

**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/84455942471>*

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
OCTOBER 6, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on October 6, 2025, in the Bondurant City Center, 200 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. Guests requesting to address the City Council
6. Presentations
 - a. Polk County Sheriff's Report
 - b. Fire Prevention Week Proclamation
 - c. Community Planning Month Proclamation
7. 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 15, 2025, City Council Meeting Minutes
 - b. Claims List
 - c. Receive & File — Dennis Lyman's Resignation Letter from the Parks & Recreation Board
 - d. O-250902-225 - (Third Reading) Ordinance rezoning Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District
 - e. - Resolution affixing a date for a public hearing to consider adopting the Mud, Camp, Spring Creeks Greenway Master Plan
 - f. - Resolution establishing a connection fee district payment plan agreement for 1920 2nd Street, NE
 - g. - Resolution approving action to order construction and set date of letting and public hearing (November 3, 6:00 p.m.) for The Garden project
 - h. - Resolution authorizing disposal of Bondurant Emergency Services equipment that is being replaced

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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- i. - Resolution approving pay request no. 10 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$569,328.72
 - j. - Resolution approving Change Order No. 1 to Sternquist Construction for the BFSD Public Infrastructure-Truman Dr. Project in the amount of \$7,700
 - k. - Resolution approving pay request no. 2 to Sternquist Construction for the BFSD Truman Dr. Project in the amount of \$384,417.79
 - l. - Resolution approving change order no. 2 for additional work not in the plans for the Grain District Lincoln Street Public Improvements in the amount of \$74,023.70
 - m. - Resolution approving pay request no. 2 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of \$268,929.39
 - n. - Resolution approving pay request no. 6 to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of \$377,638.41
 - o. - Resolution approving action to order construction and set date of letting and public hearing (November 17 at 6:00 p.m.) for the 108 Main Street, NE Parking Lot Expansion Project
 - p. - Resolution approving action to order construction and set date of bid letting and public hearing (November 3, 2025, at 6:00 p.m.) for the BFSD Public Infrastructure Storm Sewer Facilities Project.
 - q. - Resolution approving pay request No. 12 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,244,614.57
8. Action Items
- a. - Discussion and possible consideration of a resolution related to issuing a Request for Proposals for relocating a dwelling from City-owned property at 601 Lincoln Street, NE
9. Reports / Comments and appropriate action thereon:
- a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
10. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

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11. Adjournment

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Bondurant - CAD - Calls for Service

Count

Sep 2025

Call Code	Call Sub-Code	Number of Calls
ABANDONED VEHICLE		6
ACCIDENT		1
ACCIDENT	PERSONAL INJURY	1
ACCIDENT	PROPERTY DAMAGE	14
ALARM SILENT	PANIC	1
ALARM SILENT	RESIDENTIAL	1
ANIMAL CALL	BARKING DOG	1
ANIMAL CALL	BITE	1
ANIMAL CALL	CONFINED	2
ANIMAL CALL	CRUELTY/NEGLECT	2
ANIMAL CALL	INJURED	1
ANIMAL CALL	MISCELLANEOUS	1
ANIMAL CALL	STRAY	2
ASSIST OFFICER/AGENCY		2
ASSIST OFFICER/AGENCY	FIRE DEPARTMENT (PSCO USE ONLY)	12
ASSIST OFFICER/AGENCY	MEDICS (PCSO USE ONLY)	27
AUDIBLE ALARM	COMMERCIAL	2
BROADCAST	RECKLESS	1
BUILDING CHECK		29
BURGLARY	BUILDING NOT CHECKED	1
CHILD IN NEED OF ASSISTANCE (CHINA)		2
CONCENTRATED PATROL - PC ONLY		78
DEBRIS IN ROADWAY		1
DISPUTE/DISAGREEMENT		8
DISPUTE/DISAGREEMENT	CIVIL	3
DISPUTE/DISAGREEMENT	HALF ONLY	2



Polk County Sheriff's Office
Administrative Services

Bondurant - CAD - Calls for Service

Count
Sep 2025

DOMESTIC		1
DOMESTIC	PROPERTY RETRIEVAL	4
DPQ		1
DPQ	JUVENILE	6
DPQ	LOUD MUSIC	1
FIGHT		2
FIRE ALARM - PC ONLY		2
FOLLOW UP		14
FRAUD	REPORT	3
HARASSMENT		1
HARASSMENT	REPORT	4
HIT & RUN		1
HIT & RUN	JUST OCCURRED	1
HIT & RUN	REPORT	1
HOME VISIT		1
ILLEGAL PARKING		5
ILLEGAL POSSESSION	NARCOTICS	1
ILLEGAL POSSESSION	TOBACCO	3
INCOMPLETE 911 CALL		3
INCOMPLETE 911 CALL	NO ANSWER ON CALL BACK	1
INFORMATION	REPOSSED VEHICLE	2
INTOXICATED PERSON		1
INVESTIGATION ASSIGNMENT	ALL OTHER - PC ONLY	1
INVESTIGATION ASSIGNMENT	CARBON MONOXIDE DETECTOR W/O ILLNESS - PC ONLY	2
LOST PROPERTY		1
MENTAL PROBLEM		5
MESSAGE		9
MISSING PERSON	ELDERLY	1
NARCOTIC ACTIVITY		2



Bondurant - CAD - Calls for Service

Count

Sep 2025

OPEN DOOR		1
PUBLIC ASSIST (POLICE)		12
PUBLIC WORKS INFORMATION		2
RADAR SETUP		25
RECKLESS DRIVER(S)		10
RECOVERED/FOUND PROPERTY		4
RUNAWAY		2
RUNAWAY	RECOVERED	1
RUNAWAY	REPORT	1
SCHOOL BUS VIOLATION		6
SPECIAL WATCH		2
STALLED VEHICLE		9
STILL ALARM - CHOOSE SUB TYPE	VEHICLE FIRE	1
SUICIDE	THREATS	2
SUSPICIOUS		4
SUSPICIOUS	ACTIVITY	6
SUSPICIOUS	PERSON	3
SUSPICIOUS	PERSON WITH WEAPON	1
SUSPICIOUS	VEHICLE	8
TEST EVENT	POLICE ONLY	1
THEFT	IN PROGRESS	1
THEFT	REPORT	1
THREATS	REPORT	1
TRAFFIC SIGNAL PROBLEM		1
TRAFFIC STOP		143
UNKNOWN PROBLEM		2
VANDALISM		1
VANDALISM	JUST OCCURRED	1
VANDALISM	REPORT	1



Bondurant - CAD - Calls for Service

Count

Sep 2025

VEHICLE UNLOCK		3
WANTED PERSON		1
WANTED PERSON	CHECK	1
WELFARE CHECK		7
Total:		547

Proclamation

FIRE PREVENTION WEEK

WHEREAS, the City of Bondurant is committed to ensuring the safety and security of all those living in Bondurant and visiting; and

WHEREAS, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and

WHEREAS, most of the electronics used in homes daily — including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys — are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

WHEREAS, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries; and

WHEREAS, residents should follow three key calls to action: Buy only listed products, charge batteries safely, and recycle them responsibly to prevent battery-related fires; and

WHEREAS, lithium-ion batteries store a large amount of energy in a small space, and improper use such as overcharging, using off-brand chargers without safety certification, or exposing batteries to damage can result in fire or explosion; and

WHEREAS, the proper disposal and recycling of lithium-ion batteries help prevent environmental hazards and reduce fire risks in the home and community; and

WHEREAS, City of Bondurant first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

WHEREAS, the 2025 Fire Prevention Week™ theme, “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home,” serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

THEREFORE, I, Doug Elrod, Mayor, do hereby proclaim October 5–11, 2025, as Fire Prevention Week throughout Bondurant.



Doug Elrod, Mayor



COMMUNITY PLANNING MONTH PROCLAMATION

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to recovery and how planners can lead communities to equitable, resilient and long-lasting recovery; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the City of Bondurant; and

WHEREAS, we recognize the many valuable contributions made by professional community and regional planners of the City of Bondurant and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED THAT, the month of October 2025 is hereby designated as **Community Planning Month** in the City of Bondurant in conjunction with the celebration of National Community Planning Month.

Adopted this _____ day of _____, 2025.

(SEAL)

Chief Elected Official

Clerk

BONDURANT CITY COUNCIL
Minutes
September 15, 2025
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Angela McKenzie, Council Member Matt Sillanpaa, Council Member Chad Driscoll

Absent: Council Member Tara Cox, Council Member Bob Pepper

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

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Sillanpaa, to approve the agenda. Vote on Motion 3-0. Motion carried.

5. Presentations

a. National Clean Energy Week Proclamation

The Mayor presented and signed a proclamation recognizing National Clean Energy Week.

6. Guests requesting to address the City Council

Jill Altringer, Polk County Supervisor, addressed the Council and the public and provided an update on county matters.

7. 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 2, 2025, City Council Meeting Minutes

b. Claims List

**A virtual meeting was offered.*

- c. Applications for Council Approval
 - d. Receive & File - BES August Monthly Report
 - e. Receive & File - Library Board Meeting Minutes of July 2, 2025, and August 13, 2025, & Director's Report
 - f. O-250902-225 - (Second Reading) Ordinance rezoning Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District
 - g. R-250915-268- Resolution approving pay request no. 1 to Sternquist Construction for the BFSDD Truman Drive Project in the amount of \$85,606.82
 - h. R-250915-269- Resolution approving pay request no. 1 to Con-Struct Inc. for the NE Jorie Way Drainage Improvements Project in the amount of \$100,372.25
 - i. R-250915-270- Resolution Approving Pay Request No. 1 to Clouser Plumbing For Additional Work On The Grain District Lincoln Street Public Improvements Project In The Amount Of \$32,200
 - j. R-250915-271- Resolution approving proposal to add Mid-American Energy owned street lighting along 2nd Street, NW from Mallard Pointe Dr. NW to Franklin St. SW in the amount of \$10,548.16
 - k. R-250915-272- Resolution approving Quote for 2025 City Wide Roadway Restriping Project to Quality Striping Inc. in the amount of \$29,850
Motion by McKenzie, seconded by Sillanpaa, to Approve the Consent Agenda. Roll Call: Ayes: McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Cox, Pfeffer. Motion carried 3-0.
8. Action Items
- a. R-250915-273- Resolution Extending the Maturity Date of the City's Water Revenue Loan and Disbursement Agreement Anticipation Project Note

**A virtual meeting was offered.*

Motion by McKenzie, seconded by Sillanpaa, to Approve R-250915-273.
Roll Call: Ayes: McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Cox, Peffer. Motion carried 3-0.

9. Discussion Items -

a. Sidewalk Gap Discussion

The council discussed the Sidewalk Gap Study for Grant Street South, which highlighted the importance of completing the missing sidewalk segments to improve connections to schools, parks, and businesses. The discussion included prioritizing high-use areas, design standards, ADA compliance, and potential funding options, with staff noting that this will be incorporated into the upcoming five-year Capital Improvement Plan update.

Jeff Cook, 708 Jefferson Avenue SE, inquired about the timeline for widening Grant Street and asked about trail connectivity between the Gay Lea Wilson Trail and the Chichaqua Valley Trail.

Council Member Sillanpaa raised concerns about traffic issues and the lack of sidewalks in certain areas of the older part of town. He suggested the addition of stop signs at certain intersections and inquired about the process for determining whether they are necessary.

10. Reports / Comments and appropriate action thereon:

a. Mayor

Polk County Luncheon comments.

b. Council Members

Sillanpaa - MAC meeting comments, P&Z update, and other liaison updates.

McKenzie - None.

Driscoll - Water Tower Dedication comments.

c. Administrator

3CMA Award, construction closeout meeting update.

d. Directors

Murray - Upcoming P&Z meeting date change.

Kreuder - BES building update, truck delivery status, department update.

Horton - Project updates.

Klinker-Feld - Department update.

Hagan - Department update.

11. **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 Sillanpaa, to Move into Closed Session at 06:54 PM. Roll Call: Ayes: McKenzie, Sillanpaa, Driscoll. Nays: None.

**A virtual meeting was offered.*

Absent: Cox, Pepper. Motion carried 3-0.

Mayor Elrod closed the Closed Session at 07:12 PM.

12. Adjournment

Motion by Sillanpaa, seconded by McKenzie, to adjourn at 07:12 PM.

Vote on Motion 3-0. 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 September 15, 2025, 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



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

Item No. 7.b.
For Meeting of 10/6/2025
Motion

TITLE: Claims List

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The claims list contains recent financial records for the City. It includes check registers and payroll summaries detailing payments made to vendors and employees, as well as specific refunds for utility billing accounts. Total payment amounts and fund allocations are summarized for each register.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List



Check Register

Packet: APPKT02601 - 9/11/25 AUTOMATED PAYMENTS

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	09/11/2025	AP Automation	0.00	92.07	APA001196
0035	ANKENY SANITATION	09/11/2025	AP Automation	0.00	318.50	APA001197
2687	AT&T MOBILITY	09/11/2025	AP Automation	0.00	580.12	APA001198
1537	BOUND TREE MEDICAL LLC	09/11/2025	AP Automation	0.00	353.32	APA001199
0459	GALLS LLC	09/11/2025	AP Automation	0.00	59.69	APA001200
2986	JON EMERY	09/11/2025	AP Automation	0.00	240.00	APA001201
2642	KONICA MINOLTA BUSINESS SOLUTI	09/11/2025	AP Automation	0.00	282.69	APA001202
0280	MENARDS - ANKENY	09/11/2025	AP Automation	0.00	106.68	APA001203
2409	MERCY NORTH PHARMACY	09/11/2025	AP Automation	0.00	113.93	APA001204
2629	OPN ARCHITECTS	09/11/2025	AP Automation	0.00	22,187.22	APA001205
2999	PEER SUPPORT FOUNDATION	09/11/2025	AP Automation	0.00	150.00	APA001206
2997	WORKING FIRE FURNITURE & MATTI	09/11/2025	AP Automation	0.00	5,728.73	APA001207

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	15	12	0.00	30,212.95
	15	12	0.00	30,212.95

AP Automation	15	12	0.00	30,212.95
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2025	30,212.95
			<u>30,212.95</u>



Check Register

Packet: APPKT02607 - 9/15/25 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2705	AMAZON CAPITAL SERVICES	09/15/2025	AP Automation	0.00	1,609.96	APA001208
0035	ANKENY SANITATION	09/15/2025	AP Automation	0.00	329.50	APA001209
2752	AQUATIC CONTROL INC.	09/15/2025	AP Automation	0.00	8,250.00	APA001210
2687	AT&T MOBILITY	09/15/2025	AP Automation	0.00	474.39	APA001211
0049	BAKER GROUP	09/15/2025	AP Automation	0.00	5,684.97	APA001212
1949	BARNHART	09/15/2025	AP Automation	0.00	808.50	APA001213
0577	CAPITAL CITY EQUIPMENT	09/15/2025	AP Automation	0.00	2,924.80	APA001214
1228	CINTAS CORPORATION #762	09/15/2025	AP Automation	0.00	150.62	APA001215
0097	CITY OF DES MOINES	09/15/2025	AP Automation	0.00	75,747.30	APA001216
2381	CLOUSER PLUMBING TECHNOLOGIE	09/15/2025	AP Automation	0.00	32,200.00	APA001217
2653	COMISKEY GLASS	09/15/2025	AP Automation	0.00	490.00	APA001218
2739	CONTRACTOR SOLUTIONS	09/15/2025	AP Automation	0.00	15.30	APA001219
1994	CONVERGINT TECHNOLOGIES LLC	09/15/2025	AP Automation	0.00	12,687.95	APA001220
2990	FERGUSON US HOLDINGS, INC	09/15/2025	AP Automation	0.00	102.20	APA001221
2970	HARN R/O SYSTEMS INC	09/15/2025	AP Automation	0.00	15,504.00	APA001222
2984	HAWKINS INC	09/15/2025	AP Automation	0.00	290.00	APA001223
2754	HR GREEN, INC.	09/15/2025	AP Automation	0.00	27,548.25	APA001224
0226	IOWA LEAGUE OF CITIES	09/15/2025	AP Automation	0.00	520.00	APA001225
0230	IOWA ONE CALL	09/15/2025	AP Automation	0.00	213.60	APA001226
1062	IOWA PRISON INDUSTRIES	09/15/2025	AP Automation	0.00	295.02	APA001227
2223	IMAGE 360	09/15/2025	AP Automation	0.00	120.87	APA001228
2619	KONICA MINOLTA PREMIER FINANCI	09/15/2025	AP Automation	0.00	224.95	APA001229
2957	LANDSCAPE TECHNOLOGIES LLC	09/15/2025	AP Automation	0.00	176.00	APA001230
0160	LANDUS COOPERATIVE	09/15/2025	AP Automation	0.00	363.02	APA001231
0251	MICROBAC LABORATORIES, INC	09/15/2025	AP Automation	0.00	87.50	APA001232
0308	MUNICIPAL SUPPLY, INC.	09/15/2025	AP Automation	0.00	5,247.57	APA001233
1457	OREILLY AUTO PARTS	09/15/2025	AP Automation	0.00	12.92	APA001234
2930	PATRIOT CRITICAL POWER LLC	09/15/2025	AP Automation	0.00	10,226.30	APA001235
2310	TITAN MACHINERY	09/15/2025	AP Automation	0.00	4,298.40	APA001236
0930	TOMPKINS INDUSTRIES, INC.	09/15/2025	AP Automation	0.00	570.24	APA001237
2231	VERIZON WIRELESS	09/15/2025	AP Automation	0.00	1,863.41	APA001238
2887	WOODYS AUTO REPAIR SERVICE BOI	09/15/2025	AP Automation	0.00	71.97	APA001239

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	43	32	0.00	209,109.51
	43	32	0.00	209,109.51

AP Automation	43	32	0.00	209,109.51
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2025	209,109.51
			<u>209,109.51</u>



Check Register

Packet: APPKT02647 - REISSUE RONLEY KING BAND

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2741	KING PAINTING LLC	09/18/2025	Regular	0.00	450.00	65050

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	450.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	450.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2025	450.00
			450.00



Check Register

Packet: APPKT02649 - 9/29/25 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1715	A KINGS THRONE LLC	09/29/2025	AP Automation	0.00	240.00	APA001240
2935	ASCENDANCE TRUCKS, LLC	09/29/2025	AP Automation	0.00	107.29	APA001241
3003	BLOOMING PRAIRIE NURSERY, LLC	09/29/2025	AP Automation	0.00	1,043.00	APA001242
2377	BOB'S SEPTIC & PORTABLE RESTROO	09/29/2025	AP Automation	0.00	175.00	APA001243
2638	BOLTON & MENK, INC	09/29/2025	AP Automation	0.00	7,613.00	APA001244
1537	BOUND TREE MEDICAL LLC	09/29/2025	AP Automation	0.00	1,897.93	APA001245
2116	CONFLUENCE	09/29/2025	AP Automation	0.00	9,723.20	APA001246
0144	DES MOINES WATER WORKS	09/29/2025	AP Automation	0.00	15.00	APA001247
3004	EIDE BAILLY LLP	09/29/2025	AP Automation	0.00	1,661.63	APA001248
0459	GALLS LLC	09/29/2025	AP Automation	0.00	273.48	APA001249
2748	GOVERNMENTJOBS.COM, INC.	09/29/2025	AP Automation	0.00	27,390.41	APA001250
2931	HENRY ROBERT VEENSTRA JR.	09/29/2025	AP Automation	0.00	10,250.00	APA001251
3007	HOT CANYON, LLC	09/29/2025	AP Automation	0.00	3,800.00	APA001252
0226	IOWA LEAGUE OF CITIES	09/29/2025	AP Automation	0.00	195.00	APA001253
0210	IMWCA	09/29/2025	AP Automation	0.00	8,653.00	APA001254
1340	KONICA MINOLTA	09/29/2025	AP Automation	0.00	2,043.70	APA001255
2619	KONICA MINOLTA PREMIER FINANCI	09/29/2025	AP Automation	0.00	235.40	APA001256
2957	LANDSCAPE TECHNOLOGIES LLC	09/29/2025	AP Automation	0.00	435.00	APA001257
2523	MACQUEEN EQUIPMENT, LLC	09/29/2025	AP Automation	0.00	307.98	APA001258
0286	METRO WASTE AUTHORITY	09/29/2025	AP Automation	0.00	50.00	APA001259
0251	MICROBAC LABORATORIES, INC	09/29/2025	AP Automation	0.00	87.50	APA001260
2192	OMNI EMS	09/29/2025	AP Automation	0.00	1,193.22	APA001261
3002	PLAY-PRO RECREATION LLC	09/29/2025	AP Automation	0.00	39,100.00	APA001262
2017	RDG PLANNING & DESIGN	09/29/2025	AP Automation	0.00	25,788.49	APA001263
1470	SCIENCE CENTER OF IOWA	09/29/2025	AP Automation	0.00	450.00	APA001264
1504	SHIVE-HATTERY INC	09/29/2025	AP Automation	0.00	41,401.63	APA001265
2886	TERRACON CONSULTANTS, INC	09/29/2025	AP Automation	0.00	3,910.00	APA001266
2227	TYLER TECHNOLOGIES INC	09/29/2025	AP Automation	0.00	1,134.58	APA001267
2531	TYLER BUSINESS FORMS	09/29/2025	AP Automation	0.00	445.57	APA001268
1813	UNITYPOINT CLINIC-OCCUPATI MED	09/29/2025	AP Automation	0.00	233.00	APA001269
2706	VALEO NETWORKS	09/29/2025	AP Automation	0.00	3,637.92	APA001270
1161	VEENSTRA & KIMM, INC.	09/29/2025	AP Automation	0.00	23,153.60	APA001271

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	42	32	0.00	216,645.53
	42	32	0.00	216,645.53

AP Automation	42	32	0.00	216,645.53
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2025	216,645.53
			<u>216,645.53</u>



Check Register

Packet: APPKT02602 - 9/29/25 MANUAL PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
3011	BRYAN SCHMELZER	09/30/2025	Regular	0.00	52.50	65052
2993	KENNETH MOOMEY	09/30/2025	Regular	0.00	132.00	65053
2837	KATIE KLUS	09/30/2025	Regular	0.00	1,125.20	65054
2958	PIGOTT INC	09/30/2025	Regular	0.00	6,160.29	65055
3010	RON CORY	09/30/2025	Regular	0.00	495.00	65056
2995	SAM SINRAM	09/30/2025	Regular	0.00	48.00	65057
2700	SARAH MERRILL	09/30/2025	Regular	0.00	438.67	65058
2919	TKRG HOLDING LLC	09/30/2025	Regular	0.00	130.00	65059
0805	U.S. POSTAL SERVICE	09/30/2025	Regular	0.00	90.00	65060
2994	WENDY MARSH	09/30/2025	Regular	0.00	60.00	65061
0291	MIDAMERICAN ENERGY	10/06/2025	Bank Draft	0.00	10,534.38	DFT0004203
3008	GLOBALPAYMENTS INTEGRATED	09/02/2025	Bank Draft	0.00	14.75	DFT0004204
2249	ISOLVED BENEFIT SERVICES	09/19/2025	Bank Draft	0.00	416.65	DFT0004205
2249	ISOLVED BENEFIT SERVICES	09/19/2025	Bank Draft	0.00	66.68	DFT0004206
2249	ISOLVED BENEFIT SERVICES	09/19/2025	Bank Draft	0.00	30.32	DFT0004207
2249	ISOLVED BENEFIT SERVICES	09/19/2025	Bank Draft	0.00	-266.66	DFT0004208
3009	STERNQUIST CONSTRUCTION, INC.	09/26/2025	Bank Draft	0.00	85,606.82	DFT0004209
2107	CON-STRUCT INC	09/26/2025	Bank Draft	0.00	100,372.25	DFT0004210
2757	GOOGLE LLC	09/05/2025	Bank Draft	0.00	26.71	DFT0004211
0416	POSTMASTER	09/18/2025	Bank Draft	0.00	101.87	DFT0004212
0965	MANATT'S INC.	09/15/2025	Bank Draft	0.00	554,374.37	DFT0004213
0965	MANATT'S INC.	09/16/2025	Bank Draft	0.00	127,213.38	DFT0004214
2412	ALLIANCE CONSTRUCTION GROUP	09/12/2025	Bank Draft	0.00	996,607.20	DFT0004215
2433	WEX BANK	09/05/2025	Bank Draft	0.00	6,126.37	DFT0004216
2538	IOWA LAND RECORDS	09/12/2025	Bank Draft	0.00	15.00	DFT0004217
0387	TREASURER - STATE OF IOWA	09/11/2025	Bank Draft	0.00	11,677.05	DFT0004218
0387	TREASURER - STATE OF IOWA	09/11/2025	Bank Draft	0.00	2,037.81	DFT0004219
0416	POSTMASTER	09/03/2025	Bank Draft	0.00	676.73	DFT0004220
2538	IOWA LAND RECORDS	09/03/2025	Bank Draft	0.00	20.00	DFT0004221
1069	FIRST NATIONAL BANK OMAHA	09/09/2025	Bank Draft	0.00	1,091.99	DFT0004222
0144	DES MOINES WATER WORKS	09/29/2025	Bank Draft	0.00	84,099.68	DFT0004223
2336	RYAN COMPANIES US INC.	09/05/2025	Bank Draft	0.00	1,088,803.64	DFT0004224
0144	DES MOINES WATER WORKS	09/29/2025	Bank Draft	0.00	29,414.40	DFT0004225
0144	DES MOINES WATER WORKS	09/29/2025	Bank Draft	0.00	0.66	DFT0004226
1148	MCANINCH CORPORATION	09/05/2025	Bank Draft	0.00	17,568.81	DFT0004227
2254	TCM BANK NA	09/19/2025	Bank Draft	0.00	3,503.80	DFT0004228
1585	BIG GREEN UMBRELLA MEDIA INC	09/19/2025	Bank Draft	0.00	-568.00	DFT0004229
2137	JESTER INSURANCE SERVICE	09/19/2025	Bank Draft	0.00	-149.00	DFT0004230
2254	TCM BANK NA	09/19/2025	Bank Draft	0.00	704.17	DFT0004231
1069	FIRST NATIONAL BANK OMAHA	09/04/2025	Bank Draft	0.00	4,083.81	DFT0004232

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	11	10	0.00	8,731.66
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	30	30	0.00	3,124,205.64
EFT's	0	0	0.00	0.00
	41	40	0.00	3,132,937.30

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2025	3,124,370.24
999	POOLED CASH	10/2025	10,534.38
			3,134,904.62



Payroll Check Register

Checks

Pay Period: 9/8/2025-9/21/2025

Packet: PYPKT00748 - 09/08-09/21/25 PAID ON 09/26/25
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
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*** No Checks Created In This Packet ***



Payroll Check Register

Direct Deposits

Pay Period: 9/8/2025-9/21/2025

Packet: PYPKT00748 - 09/08-09/21/25 PAID ON 09/26/25

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	09/26/2025	328.08	106938
ADAMS, CASSANDRA	3148	09/26/2025	328.09	106938
ADKISSON, JENNIFER	3145	09/26/2025	749.59	106939
AGANS, PAYTON	1602	09/26/2025	2,089.56	106940
BAAS, JAMIE	4147	09/26/2025	211.84	106941
BAILEY, BOYCE E	7104	09/26/2025	1,324.70	106942
BERGESON, JOHN W	7121	09/26/2025	2,098.72	106943
BRIGGS, ASHTON S	1511	09/26/2025	908.19	106944
CARPENTER, JOHN C	5129	09/26/2025	1,718.10	106945
CASKEY, PARKER	1607	09/26/2025	59.62	106946
CASKEY, PARKER	1607	09/26/2025	139.12	106946
CLAMAN, CATHERINE JO	3146	09/26/2025	421.58	106947
CLAMAN, CATHERINE JO	3146	09/26/2025	281.05	106947
COLLISON, PATRICK F	5103	09/26/2025	2,378.34	106948
CORY, JOHN P	7120	09/26/2025	1,695.83	106949
CRITTENDEN, MATTHEW	1567	09/26/2025	1,724.36	106950
DE LOS SANTOS, JUAN DAVID	7128	09/26/2025	1,567.40	106951
DENHAM, DARIN	7129	09/26/2025	1,742.90	106952
ELLIOTT, KYLE	1568	09/26/2025	907.71	106953
GILSON, DUSTY ALAN	7124	09/26/2025	1,733.38	106954
HAGAN, SHELBY L	5118	09/26/2025	2,884.65	106955
HIGGINS, DAVID P.	7105	09/26/2025	1,890.90	106956
HORTON, JOHN C	7112	09/26/2025	3,867.50	106957
HORTON, JOHN C	7112	09/26/2025	100.00	106957
HUFF, TIMOTHY J	1559	09/26/2025	330.00	106958
HUFF, TIMOTHY J	1559	09/26/2025	1,958.42	106958
ISKE, BLAKE	1600	09/26/2025	488.36	106959
JESS, JENE' N	5123	09/26/2025	3,780.86	106960
KENT, RONALD D	7115	09/26/2025	1,206.65	106961
KING, CHRISTINA M	3143	09/26/2025	635.75	106962
KLINKER-FELD, MICHELL M	3135	09/26/2025	2,755.25	106963
KLUS, KATIE	5134	09/26/2025	1,854.21	106964
KOBER, ANDREW M	1557	09/26/2025	807.43	106965
KREUDER, AARON M	1441	09/26/2025	4,006.61	106966
KRUSE, OSCAR	1586	09/26/2025	1,234.24	106967
LEINEN, DAVID	1608	09/26/2025	824.48	106968
LIPPERT, COLTON J	1605	09/26/2025	2,602.35	106969
LUING, TIFFANY A	5133	09/26/2025	2,134.60	106970
LUNDQUIST, BRADLEY D	1555	09/26/2025	1,128.69	106971
MARSHMAN, CRAIG A	5125	09/26/2025	2,144.56	106972
MASON, KYLE	1598	09/26/2025	1,070.01	106973
MERRILL, SARAH J	1590	09/26/2025	2,623.04	106974
MEYERES, KYLEIGH	1601	09/26/2025	744.85	106975
MILLER, BRODY E	1582	09/26/2025	1,858.58	106976
MURRAY, MARGARET	5126	09/26/2025	3,488.44	106977
OLIVER, MARKETA S	8403	09/26/2025	300.00	106978
OLIVER, MARKETA S	8403	09/26/2025	4,195.24	106978
PEZLEY, ISAAC J	5132	09/26/2025	2,639.74	106979
RAUTERBERG, ANTHONY	1599	09/26/2025	2,954.82	106980
RETZLAFF, ADAM M	1609	09/26/2025	2,279.75	106981
REYNOLDS, RAY A	1537	09/26/2025	913.79	106982

Employee	Employee #	Date	Amount	Number
RICCIO, ANTHONY F	1583	09/26/2025	819.55	106983
SCHINCKE, MEGAN	3137	09/26/2025	100.00	106984
SCHINCKE, MEGAN	3137	09/26/2025	1,623.04	106984
SEXTON, WILLIAM M	7125	09/26/2025	250.00	106985
SEXTON, WILLIAM M	7125	09/26/2025	1,192.40	106985
SIEVE, BENJAMIN JOSHUA	1606	09/26/2025	2,467.96	106986
SIMONI, ANDREW	1604	09/26/2025	2,209.32	106987
SIMONI, ANDREW	1604	09/26/2025	300.00	106987
SOCKNESS TEEPLE, MEGAN E	3147	09/26/2025	2,127.75	106988
SOCKNESS TEEPLE, MEGAN E	3147	09/26/2025	250.00	106988
SPOERRY, DANIELLE M	1527	09/26/2025	1,444.78	106989
SUHR, CARLENE E.F.	3144	09/26/2025	1,532.57	106990
SUMMERS, AANNA N	1575	09/26/2025	2,229.68	106991
SUMMERS, ALAN C	1534	09/26/2025	2,151.82	106992
WELTHA, CLAYTON	1566	09/26/2025	1,071.62	106993



Payroll Check Register

Report Summary

Pay Period: 9/8/2025-9/21/2025

Packet: PYPKT00748 - 09/08-09/21/25 PAID ON 09/26/25
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	66	101,882.42
Total	66	101,882.42



Refund Check Register

Refund Check Detail

UBPKT07248 - 9/12/25 - REISSUE REFUND CHECK 10-02848-02

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
10-02848-02	MELISSA LACK	9/12/2025	65048	154.98			154.98	Deposit
Total Refunds: 1		Total Refunded Amount:		154.98				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	154.98
Revenue Total:	154.98

General Ledger Distribution

Posting Date: 09/12/2025

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER	600-000-1101	CLAIM ON POOLED CASH	-154.98	Yes
	600-050-2141	APPLIED CREDITS	154.98	
	600 Total:		0.00	
Fund: 999 - POOLED CASH	999-000-1100	POOLED CASH	-154.98	Yes
	999-050-2300	DUE TO OTHER FUNDS	154.98	
	999 Total:		0.00	
	Distribution Total:		0.00	



Refund Check Register

Refund Check Detail

UBPKT07352 - 9/25/25 - UB REFUND 05-02607-01

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
05-02607-01	KELLIE SOMERS	9/25/2025	65051	105.93			105.93	Deposit
Total Refunds: 1		Total Refunded Amount:		105.93				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	105.93
Revenue Total:	105.93

General Ledger Distribution

Posting Date: 09/25/2025

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER	600-000-1101	CLAIM ON POOLED CASH	-105.93	Yes
	600-050-2141	APPLIED CREDITS	105.93	
	600 Total:		0.00	
Fund: 999 - POOLED CASH	999-000-1100	POOLED CASH	-105.93	Yes
	999-050-2300	DUE TO OTHER FUNDS	105.93	
	999 Total:		0.00	
	Distribution Total:		0.00	



Refund Check Register

Refund Check Detail

UBPKT07339 - 9/18/25 - REISSUE REFUND CHECK TO 01-02380-11

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-02380-11	BENNETT, DORAMAE 1533 LIBERTY AVE WATERLOO, IA 50702	9/18/2025	65049	17.84			17.84	Deposit
Total Refunds: 1			Total Refunded Amount:				17.84	

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	17.84
Revenue Total:	17.84

General Ledger Distribution

Posting Date: 09/18/2025

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-17.84	Yes
	600-050-2141	APPLIED CREDITS	17.84	
	600 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-17.84	Yes
	999-050-2300	DUE TO OTHER FUNDS	17.84	
	999 Total:		0.00	
	Distribution Total:		0.00	

Dennis J. Lyman
303 Aspen Dr NE
Bondurant, IA
dennis.lyman74@gmail.com
515-778-1365

September 29, 2025

City of Bondurant
Parks and Recreation Board
Bondurant, IA

Dear Members of the Parks and Recreation Board,

After nine years of dedicated service to the City of Bondurant Parks and Recreation Board, including five years as Board Chair, I am writing to formally resign from my position, effective November 1, 2025.

Serving our community through this board has been a deeply rewarding experience. I am proud of the progress we've made together in enhancing recreational opportunities, improving public spaces, and fostering community engagement. It has been an honor to work alongside such passionate and committed individuals.

As I step away, I remain confident in the board's continued success and its ability to serve the residents of Bondurant with excellence. I am grateful for the opportunity to have contributed to our shared mission and will always value the relationships and experiences gained during my tenure.

Thank you for your support and collaboration over the years.

Warm regards,

Dennis J. Lyman



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

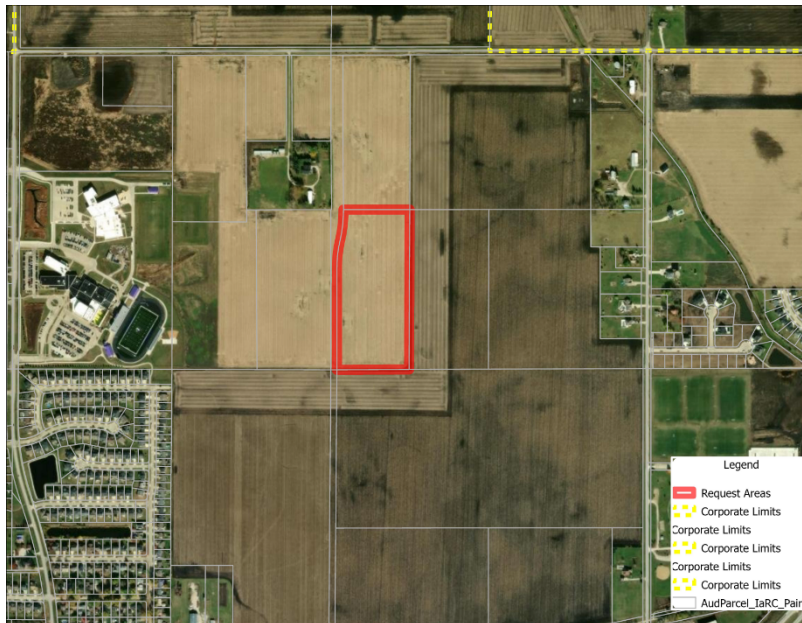
Item No. 7.d.
For Meeting of 10/6/2025
Ordinance

TITLE: - (Third Reading) Ordinance rezoning Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District

CONTACT PERSON:

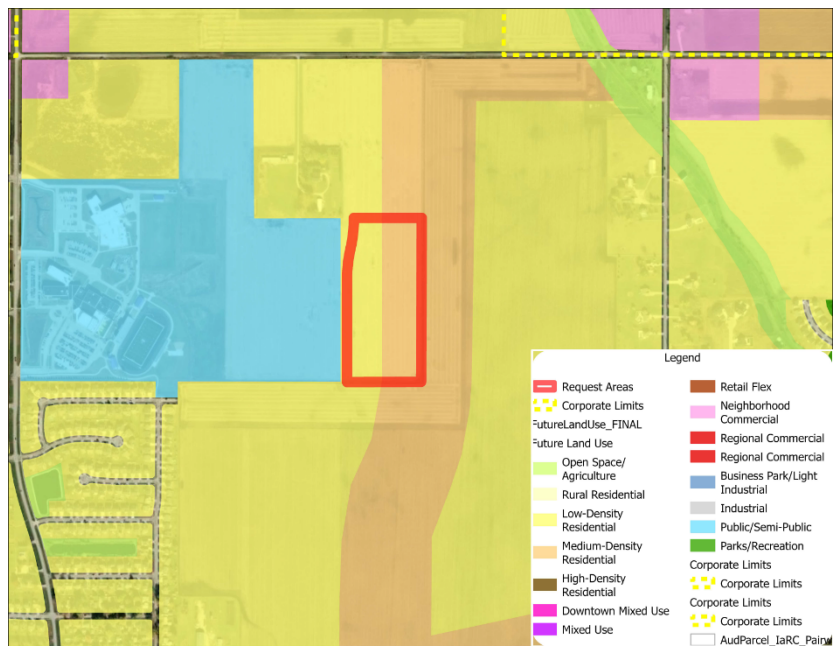
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: Paramount Land Company has submitted a rezoning request for Parcel 8022.30.200.021, located east of the future Truman Drive NE and south of 16th Street NE. The rezoning request proposes to change the zoning from A-1 Agricultural to R-3 High Density Residential. The request area is highlighted below.

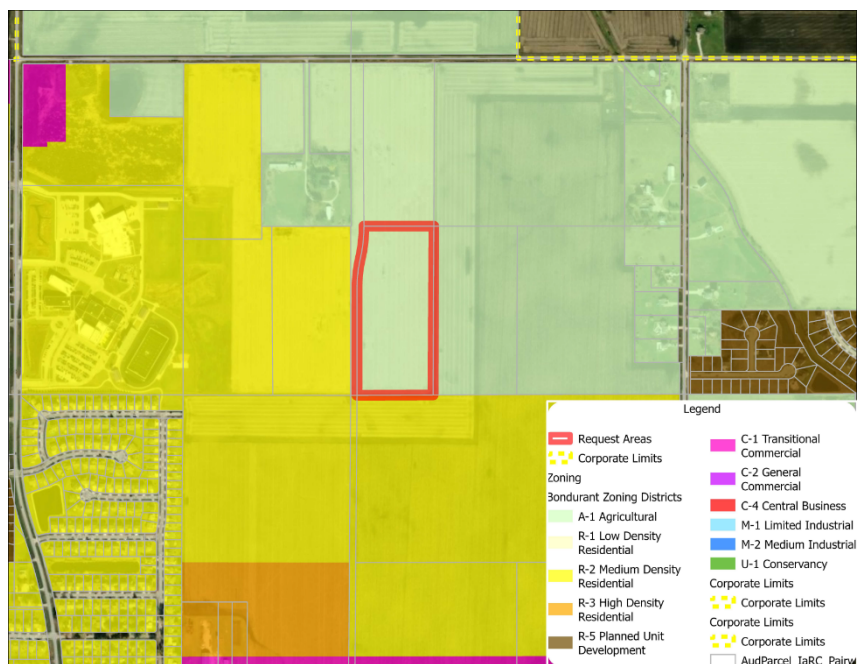


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, Comments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

Comprehensive Plan/Future Land Use Map – as a separate but related process, Paramount Land Company requested an amendment to the 2022 Future Land Use Map, which the Bondurant City Council approved on September 2, 2025. The amendment changed the parcel requested for rezoning from Low- and Medium-Density Residential to High-Density Residential to allow for a single-family detached development. The request area is outlined below on the 2022 Future Land Use Map. The High-Density Residential Future Land Use designation corresponds most closely to the City’s High-Density Residential (R-3) District. This zoning district allows for single-family residential development with 65-foot minimum width requirements. Although the Future Land Use Map amendment reflects a more intense classification of High-Density Residential, the intent of the amendment is to facilitate a single-family detached residential development. The developer acknowledges it will meet the single-family detached development standards permitted within the R-3 District of 65-foot-wide lots with a minimum 9,000-square-foot area.



Zoning – Parcel 8022.30.200.021 is currently zoned as A-1 Agricultural. Paramount Land Company is requesting to rezone the property to R-3 High Density Residential. There is R-2 Medium Density Residential District area located to the south and west of the subject property. A-1 Agricultural Districts are located to the north and east of the subject property.



Parkland Dedication – Parkland dedication, or a fee in lieu, is required for residential developments and will be addressed if/when a preliminary plat is submitted for review.

Streets – The property will be accessible from Truman Drive NE, Phase 2. The Bondurant City Council approved a design contract for the design of Truman Drive NE Phase 2 with Veenstra & Kimm in July 2025. The developer is aware that there will be a cost-share of Truman Drive NE for the equivalent of 1 land of pavement and associated grading, trail, and stormwater work. All internal streets will be reviewed if/when a preliminary plat is submitted for review.

Pedestrian Connections – Will be addressed during the eventual platting process.

Utilities – All utilities will be addressed during the eventual platting process.

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. Detailed comments will be sought during an eventual preliminary platting review process.
- Public Works – No comments received at this time. Detailed comments will be sought during an eventual preliminary platting review process.

- Emergency Services – No comments received at this time. Detailed comments will be sought during an eventual preliminary platting review process.

Comments from Notified Properties - Property owners within 200' of the requested rezoning area were notified of the rezoning request. No comments have been received to-date.

The Planning and Zoning Commission voted 6-0 to recommend approval of the rezoning request at their August 14, 2025, meeting, subject to the following rezoning condition of approval: that the development in this area shall be single-family or bi-attached homes with basements. The first reading was approved by the City Council on September 2, 2025 and the second reading on September 15, 2025.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve second ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 250902-225

CITY OF BONDURANT
ORDINANCE NO. 250902-225

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE HIGH DENSITY RESIDENTIAL (R-3)
DISTRICT ON PROPERTY LOCATED AT GEOPARCEL 8022.30.200.021

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 rezone GeoParcel 8022.30.200.021 from the Agricultural (A-1) District to the High Density Residential (R-3) District, on property further described as follows:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST, OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF BONDURANT AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 20013 ON PAGE 877 IN THE POLK COUNTY RECORDER'S OFFICE, SUBJECT TO ANY EASEMENTS OF RECORD.

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 August 14, 2025, 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 AMENDED.** The properties, above described, is hereby rezoned to the High-Density Residential (R-3) 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 _____, 2025.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: September 2, 2025

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. 7.e.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider adopting the Mud, Camp, Spring Creeks Greenway Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS:

The attached resolution affixes a date of October 20, 2025 at 6:00 p.m. for a public hearing at which the Bondurant City Council will consider adopting the Mud, Camp, and Spring Creeks Greenway Master Plan.

This plan was prepared by Confluence on behalf of the Mud, Camp, and Spring Creeks Watershed Management Authority (WMA) and Polk County Public Works. The Watershed Management Authority is a collaborative entity established under Iowa law that allows multiple jurisdictions, including cities, counties, and soil and water conservation districts, to work together on watershed-scale challenges such as flood mitigation, water quality, habitat preservation, and stormwater management. The WMA has no taxing or regulatory authority but serves as a forum for joint planning, resource sharing, and project coordination across local governments.

The Mud, Camp, and Spring Creeks Greenway Master Plan outlines a vision for interconnected greenway corridors throughout the watershed, designed to integrate flood risk reduction, water quality protection, ecological restoration, recreation, and community connectivity. Within Bondurant, Mud Creek and portions of Spring Creek flow through the community, making this plan particularly relevant for guiding efforts to protect local stream corridors and connect them to regional greenway systems. The plan identifies opportunities for riparian buffers, wetland restoration, trail linkages, and green infrastructure projects. While the recommendations are conceptual in nature, they offer important guiding principles that can be considered by each participating community. For Bondurant, the plan is not a City-prepared document but is intended to complement the City's own long-range planning documents.

The watershed planning area includes portions of several municipalities, including Bondurant, Altoona, Pleasant Hill, Mitchellville, and Runnells, as well as unincorporated areas of Polk County. Because the creeks cross municipal boundaries, the plan emphasizes regional coordination to achieve watershed-scale benefits. As this is not a City of Bondurant plan but a regional document prepared for the WMA and Polk County Public Works, no formal review or recommendation from the Planning and Zoning Commission is required. The plan is being presented directly to the City Council as a non-binding guidance document that aligns with existing City of Bondurant plans and may help inform future planning initiatives.

FUNDING SOURCE: N/A to adopt

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-274
2. MCS Watershed Master Plan
3. NOTICE OF PUBLIC HEARING

CITY OF BONDURANT
RESOLUTION NO. 251006-274

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING TO CONSIDER ADOPTING
THE MUD, CAMP, AND SPRING CREEKS GREENWAY MASTER PLAN

WHEREAS Polk County Public Works, in collaboration with the Mud, Camp, and Spring Creeks Watershed Management Authority (WMA), retained Confluence to prepare the Mud, Camp, and Spring Creeks Greenway Master Plan; AND

WEHREAS the Watershed Management Authority is a collaborative entity established under Iowa law that allows cities, counties, and soil and water conservation districts to work together on watershed-scale issues such as flood mitigation, water quality improvements, habitat preservation, and stormwater management, with no taxing or regulatory authority; AND

WHEREAS the Mud, Camp, and Spring Creeks Greenway Master Plan outlines a vision for interconnected greenway corridors across the watershed to integrate flood risk reduction, water quality protection, ecological restoration, recreation, and community connectivity; AND

WHEREAS the plan identifies opportunities for riparian buffers, wetland restoration, trail linkages, and green infrastructure projects, while serving as a conceptual and guiding framework for all participating communities; AND

WHEREAS within the City of Bondurant, Mud Creek and portions of Spring Creek flow through the community, making the plan particularly relevant for guiding efforts to protect local stream corridors and connect them with broader regional greenway systems; AND

WHEREAS the watershed planning area includes multiple jurisdictions, including Bondurant, Altoona, Pleasant Hill, Mitchellville, Runnells, and unincorporated Polk County, requiring regional coordination to achieve watershed-scale benefits; AND

WHEREAS the plan is not a City of Bondurant-prepared document but is intended to complement the City's existing long-range planning documents and may help inform potential future planning initiatives.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that a public hearing to consider adoption of the Mud, Camp, and Spring Creeks Greenway Master Plan shall be held at 6:00 p.m. on October 20, 2025, in the Council Chambers at Bondurant City Hall.

Passed this 6th day of October 2025,

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				



MUD CAMP SPRING CREEKS GREENWAY MASTER PLAN

A REGIONAL PLAN FOR ALIGNING DEVELOPMENT +
RESOURCES IN POLK COUNTY

ACKNOWLEDGMENTS:

This plan was prepared by Confluence for the Mud Camp Spring Watershed Management Authority and Polk County Public Works.

TECHNICAL ADVISORY TEAM

John Swanson, Polk County Public Works
Cassandra Druhl, Polk County Public Works
Amanda Brown, Polk County Conservation
Jennifer Welch, Polk Soil & Water Conservation District

STEERING COMMITTEE MEMBERS

Karen Oppelt, City of Altoona
John Shaw, City of Altoona
John Horton, City of Bondurant
Isaac Pezley, City of Bondurant
Madeline Sturms, City of Pleasant Hill
Michael James, Polk Soil & Water Conservation District

APPRECIATION TO STAKEHOLDER ORGANIZATIONS FOR PARTICIPATION AND CONTRIBUTIONS:

The Nature Conservancy
Neal Smith National Wildlife Refuge
Polk County Conservation
Jasper County Conservation
Iowa Natural Heritage Foundation
Iowa Department of Natural Resources
Des Moines Area Metropolitan Planning Organization
Central Iowa Trail Association
City of Altoona
City of Bondurant
City of Mitchellville
City of Pleasant Hill
City of Runnells



CONFLUENCE

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SECTION 1:

INTRODUCTION

INTRODUCTION AND KEY OBJECTIVES

The Mud, Camp, and Spring Creek Watersheds (MCS watersheds) are in the eastern portion of Polk County (**Figure 1**). They also extend into western Jasper and northwest Marion Counties. Mud Creek Watershed has a drainage area of 27,350 acres, of which 92% are rural and 8% are urban. Camp Creek Watershed includes 26,063 acres, which are 97% rural and 3% urban. Spring Creek has the smallest drainage area at 11,049 acres, of which 86% is rural and 14% is urban. Urbanization is occurring at a rapid rate, particularly in the Mud and Spring Creek Watersheds. This increases stormwater runoff in these watersheds, which results in increased flooding, nutrient pollution, and streambank erosion, which are all primary concerns.

The Mud, Camp, and Spring Creek Watershed Management Authority was formed in January 2014 and is made up of the jurisdictions of Polk County, Jasper County, Marion County, City of Altoona, City of Bondurant, City of Pleasant Hill, City of Mitchellville, City of Runnells, Polk Soil & Water Conservation District, Marion Soil & Water Conservation District, and Jasper Soil & Water Conservation District. This includes 100% of the jurisdictions eligible for the Watershed Management Authority.

The Mud, Camp, and Spring Creek watersheds represent a diverse environment traversing through urbanized and unurbanized, agricultural territory. The purpose of this master plan is to build upon the existing Watershed Management Plan, adopted in 2016, to identify specific properties and connected corridors that can be preserved as natural space to both the benefit on the long-term health of the watersheds and provide passive recreation space for our community members.



Image Credit: Polk County Conservation



KEY OBJECTIVES

The key objectives of this Master Plan are:

- 1 IMPLEMENTATION**
of recreation and connectivity improvements
- 2 PRESERVATION**
and creation of wildlife
- 3 STREAM**
and watershed protection
- 4 REDUCTION**
of the impacts from flooding

INTRODUCTION

MASTER PLANNING PROCESS

MASTER PLANNING PROCESS OVERVIEW

The development of this master plan was led by a Steering Committee with representatives from each municipality. Planning support and review was provided by a Technical Committee consisting of staff from Polk County and Polk Soil and Water Conservation District. Input for the development of this plan was further sought from the community stakeholders and residents. A summary of the public input can be found in **Appendix C**.

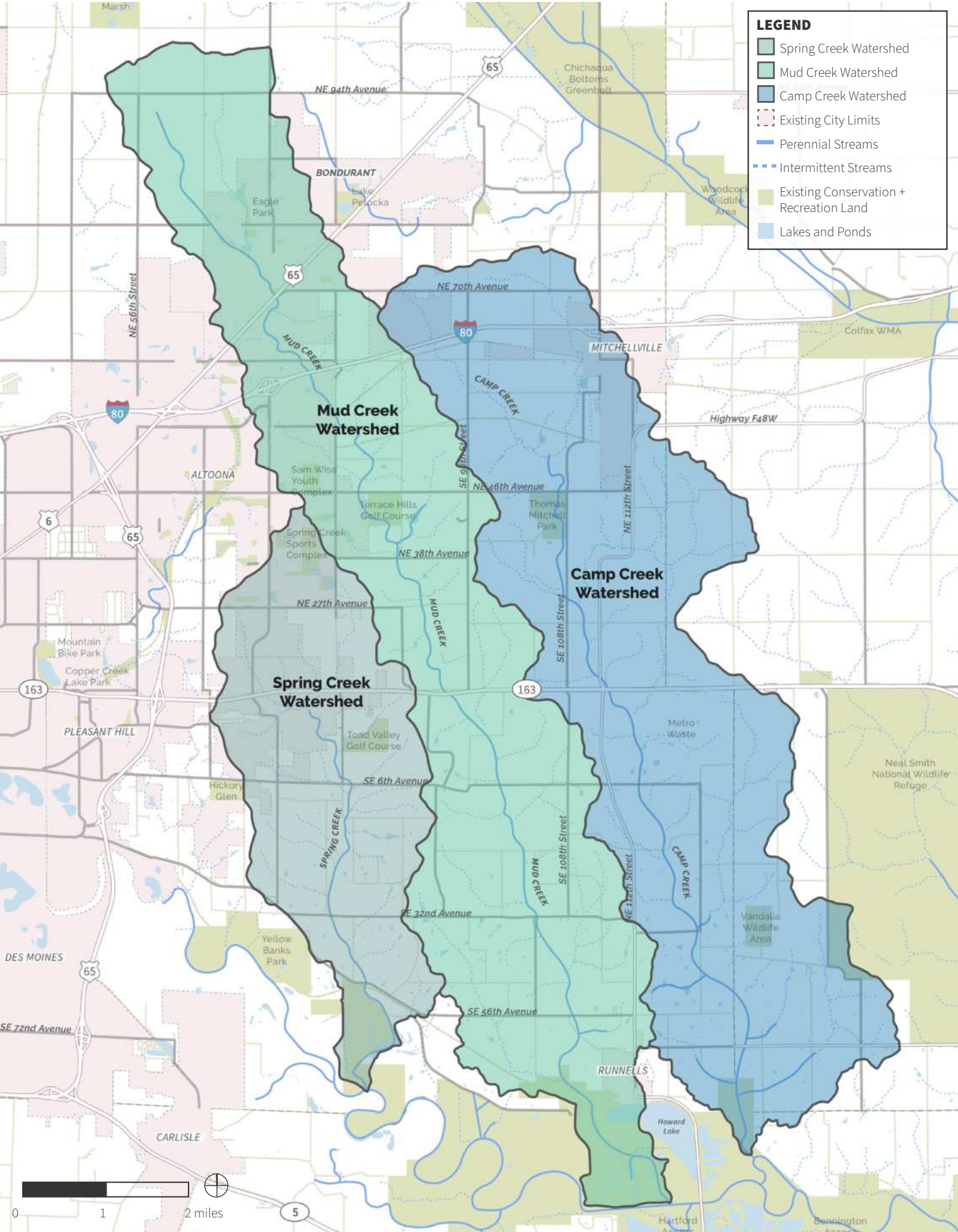
Analysis and input of the Steering Committee and public led to the following vision for this master plan:

Greenways of open space along major creeks – providing wildlife habitat and natural recreation space while reducing impacts from flooding.

- » Enhanced recreation, particularly trails that connect regional attractions and communities.
- » A regional green infrastructure system that detains runoff from urban areas.
- » Stream channels that are stable and functionally able to pass the flows coming to them, particularly within and downstream of urban areas.
- » High quality natural and cultural resource remnants protected from future development.
- » Habitat corridors linking major natural resource hubs.
- » Flooding reduction in urban areas.

Included within Section 3, 4, and 5 of this report are specific Priorities and Actions to implement the vision of this master plan. Tool options are included for certain Actions.

Figure 1 Mud, Camp, & Spring (MCS) Watersheds



SECTION 2:

THE REGIONAL LANDSCAPE

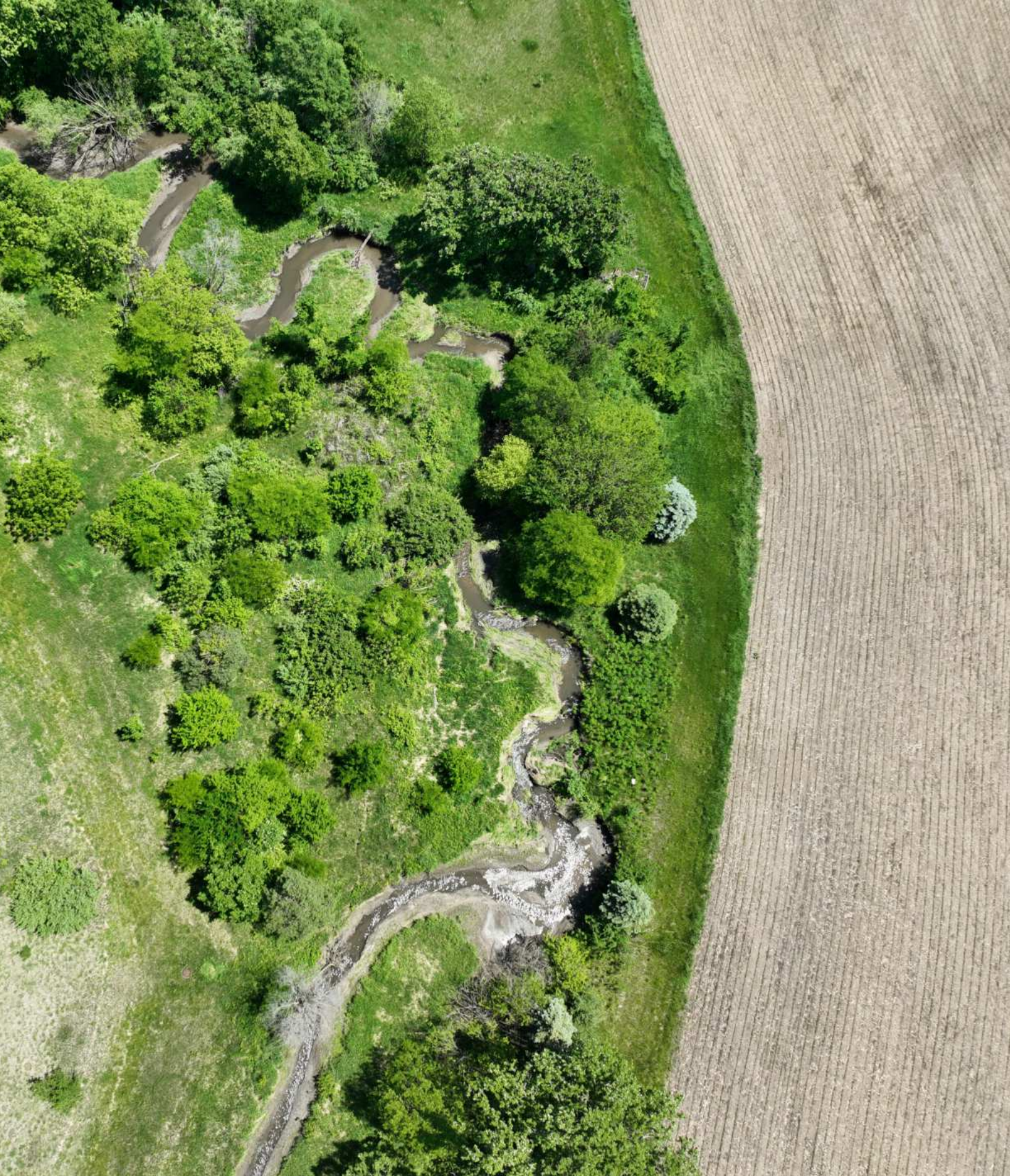
INTRODUCTION AND KEY OBJECTIVES

The regional landscape is a key consideration when greenway planning because while the greenway may only cover a small portion of the watershed, it is inherently impacted by the natural features and development patterns of the greater region. The Mud, Camp, and Spring Creek Watershed encompasses a diverse range of land use features and development type. This section reviews several key features, including:

- » Geology and Geomorphology
- » Streams Conditions
- » History and Culture
- » Land Use + Urban Growth
- » Landcover + Habitat



Image Credit: Polk County Public Works



THE REGIONAL LANDSCAPE

KEY ATTRIBUTES

KEY ATTRIBUTES

Geology and Geomorphology

The watersheds for Mud, Camp, and Spring Creeks are located on portions of two separate landform regions: the Des Moines Lobe and the Southern Iowa Drift Plain (**Figure 2**). Differences in physical appearance between the two landforms are stark, as are how water moves on the land, land use, stream conditions, and the native vegetation communities. The Des Moines Lobe landform is the land area where the most recent lobe of glaciation stagnated and melted approximately 13,000 years ago. The Southern Iowa Drift Plain, to the south, is hundreds of thousands of years older than the Des Moines Lobe and it is capped with loess deposits.

The Bemis Moraine is the place where the glacier stopped advancing, stayed in place and slowly melted approximately 13,000 years ago. The moraine is a distinct ridge on the landscape.

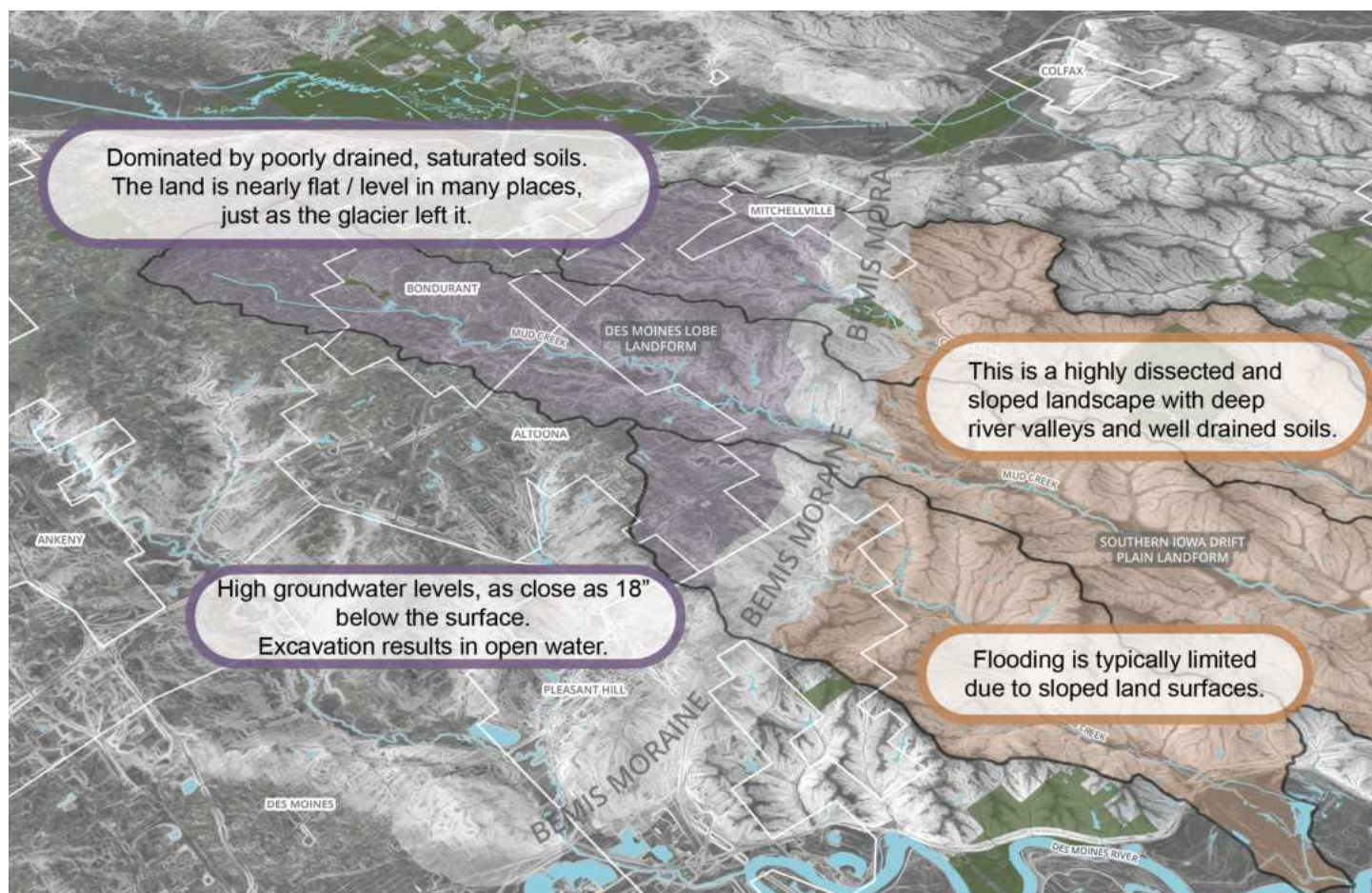


Figure 2 Landforms along the Des Moines Lobe and the Southern Iowa Drift Plan

THE REGIONAL LANDSCAPE

KEY ATTRIBUTES

KEY ATTRIBUTES

Stream Conditions

Current stream condition data is not available for the Mud, Camp, Spring watershed area. The most recent assessment was completed by Polk County in 2016. At that time, assessment characterized downcutting and laterally migrating stream channels, particularly south of the Bemis Moraine. Long stretches of high bank erosion were identified as well as mass slumping following high precipitation events. These conditions are fairly typical of Iowa in general. Eroded and downcutting stream conditions are commonly found on the edge of new urban development. Stormwater runoff patterns are significantly altered when land is converted from agricultural to urban land uses due to stormwater infrastructure. Runoff from both urban and rural areas in the watershed is known to carry eroded sediment, nutrients, and bacteria downstream.

History and Culture

Native Americans lived in Iowa since the last glacier was receding in the Des Moines Lobe landform. Tundra and forests covered the land at this time. This brief cultural history of Iowa summarizes information presented in *The Archaeological Guide to Iowa* by Whittaker et al. (2015). Paleoindians were present at this time (13,000-10,500 years ago) although little physical evidence remains. Paleoindians were small game hunters and foraged wild plants for food. Subsequent Indian populations relied more and more on agriculture and living in villages. What is known about cultural sites in and near this watershed are related to the Woodland culture (800 B.C.–A.D. 1250) up through the Protohistoric period (A.D. 1600–1800). The Woodland period is known for domestic plants, pottery, and mounds, and for increasing numbers of more settled communities occupying defined territories. The shift away from hunting and gathering to agriculture was slow, and wild foods would always remain important to prehistoric Iowans.

The Oneota cultures (during the Protohistoric period between A.D. 1600-1800) were the first observed by European explorers and traders. Indians began to acquire European goods, and large population shifts occurred because of disease and migration during the protohistoric period, so called because it typically lacks the written accounts of the later historic period. Some sites have documented habitation by both Indian and early European settlers. European settlement began in the mid to late 1700's. The United States obtained Iowa as part of the Louisiana Purchase in 1803. The Lewis and Clark expedition occurred shortly after to explore the territory. The United States government began to assert control over the region, pushing out Indian people generally from east to west. Forts were built to protect newly arriving European settlers and dissuade occupation by other groups.

THE REGIONAL LANDSCAPE

KEY ATTRIBUTES

KEY ATTRIBUTES

Land Use + Urban Growth

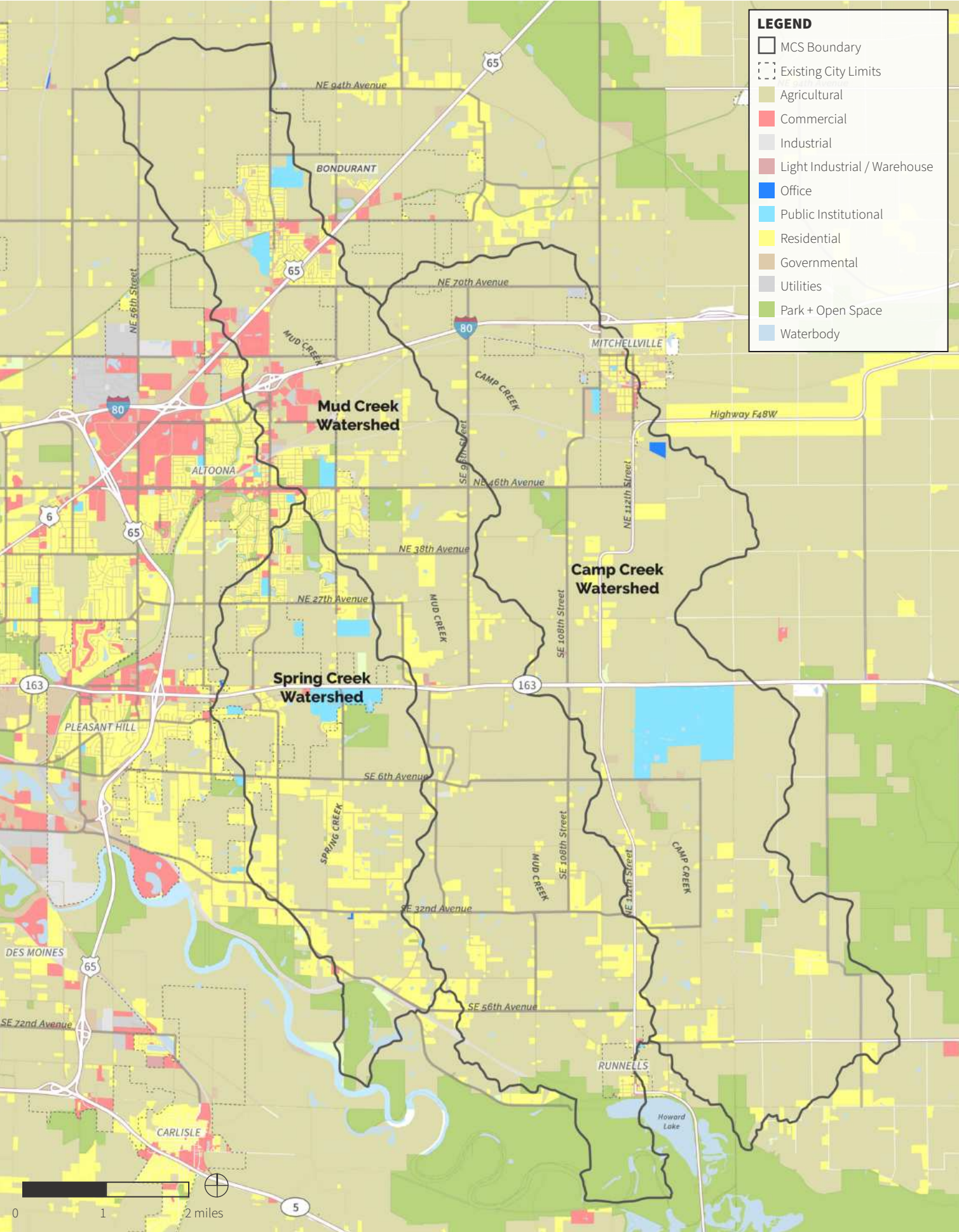
The Mud, Camp, and Spring Creek watersheds are located within the current city limits and growth boundaries of the Cities of Altoona, Bondurant, Pleasant Hill, Mitchellville, and Runnells. Of note, Altoona, Bondurant, and Pleasant Hill have been experiencing rapid growth and development over the last few decades and the pace of this development and expansion of their corporate limits is anticipated to continue. With this development comes increased pressure on the watersheds including higher stormwater runoff volumes and loss of natural vegetation. Although each community has rules in place requiring the management of stormwater, we are experiencing an increase in the rate of stormwater flow into our streams. See **Figure 3** for map of existing land use within the watersheds.

On a positive note for the watersheds, over the last 5 years, both Bondurant and Pleasant Hill have adopted stream buffer ordinances to restrict how close development can get to an existing stream. All member cities are further expanding their parks and recreation spaces and trails providing us with some new opportunities to interconnect our communities with trails and greenways.



Image Credit: Polk County Public Works

Figure 3 MCS Watershed Existing Land Use Map



THE REGIONAL LANDSCAPE

KEY ATTRIBUTES

KEY ATTRIBUTES

Landcover and Habitat

Understanding the landcover of a region, and how it is changing, is valuable information for planning. Landcover is also a critical piece of understanding the habitat potential in a region. To understand existing vegetation patterns in the MCS watershed, we mapped existing land cover types using the most recent data available (2022 USDA Iowa Cropland Data Layer) which has a ground resolution of 30 meters. Data for urban areas, trees and forest cover, perennial vegetation, and annual row crop vegetation were extracted from 2022 data (**Table 1, Figure 4**). Outside of urban areas, the MCS watershed included 64% (41,123 acres) of annual row crop vegetation and 27% perennial vegetation. Urban landcover occupied 8% of the watershed.

Multiple significant public natural areas are located just outside the watershed boundary and serve as important habitat cover. These include Chichaqua Bottoms Greenbelt, Neal Smith National Wildlife Refuge, the Des Moines River floodplain, and the Fourmile Creek Greenbelt. Within the watershed public natural areas owned by county, state and federal agencies include Yellow Banks Parks, Thomas Mitchell Park, and the Red Rock Wildlife Management Area.

Historically, watershed landcover included a variety of landcover types based on the landform region. Areas south of the Bemis Moraine, the Southern Iowa Drift Plain landform region, were comprised of tallgrass prairie and areas of oak-hickory forest. North of the Bemis Moraine, in the Des Moines Lobe landform region, the land was comprised of wet prairies, wetlands, and tallgrass prairie.

Table 1 MCS Watershed Landcover and Habitat (2022)

Type	Acres	Total Acres	%
Trees and Forest Vegetation		4,114	6%
Deciduous Forest	3,261		
Evergreen Forest	40		
Mixed Forest	813		
Perennial Vegetation		11,511.5	18%
Grassland/Herbaceous	578		
Pasture/Hay	10,933		
Wetlands		1,931	3%
Woody Wetlands	877		
Emergent (Perennial) Wetlands	1,054		
Annual Row Crop Vegetation		41,123	64%
Urban Landcover		5,398	8%

Figure 4 MCS Watershed Landcover and Habitat Map (2022)



SECTION 3:

RECREATIONAL OPPORTUNITIES

INTRODUCTION AND KEY OBJECTIVES

This plan organizes existing and future planned major destinations and recreational amenities within the watershed and just outside its boundaries. These amenities are considered hubs and related to the location of the following types of amenities:

- » Existing and Planned Significant Parks
- » Natural Resources / Open Spaces
- » School Campuses
- » Sports Complexes

Most hubs are located inside the watershed, but several significant Natural Resource Hubs lie just outside the boundary and are discussed later in this plan. This plan identifies 45 miles of recommended new regional trail between the Recreation Hubs, the cities, and other regional trails in the area (**Figure 8 and Table 3**).





RECREATIONAL OPPORTUNITIES

RECREATIONAL ANALYSIS

RECREATIONAL ANALYSIS

Figure 5 shows the location of existing recreational areas within or nearby to the MCS watershed. This includes 41 public parks or recreation areas identified in the watershed including municipal, county, state and federal. **Table 2** summarizes a range of day use activity types present according to public data sources. The most common uses included playgrounds, benches, picnic shelters, and restrooms. The least common uses included winter sports such as sledding, skiing and snowshoeing as well as birdwatching. Only one urban bow hunting site is available, and no instances of public equestrian trails were identified.

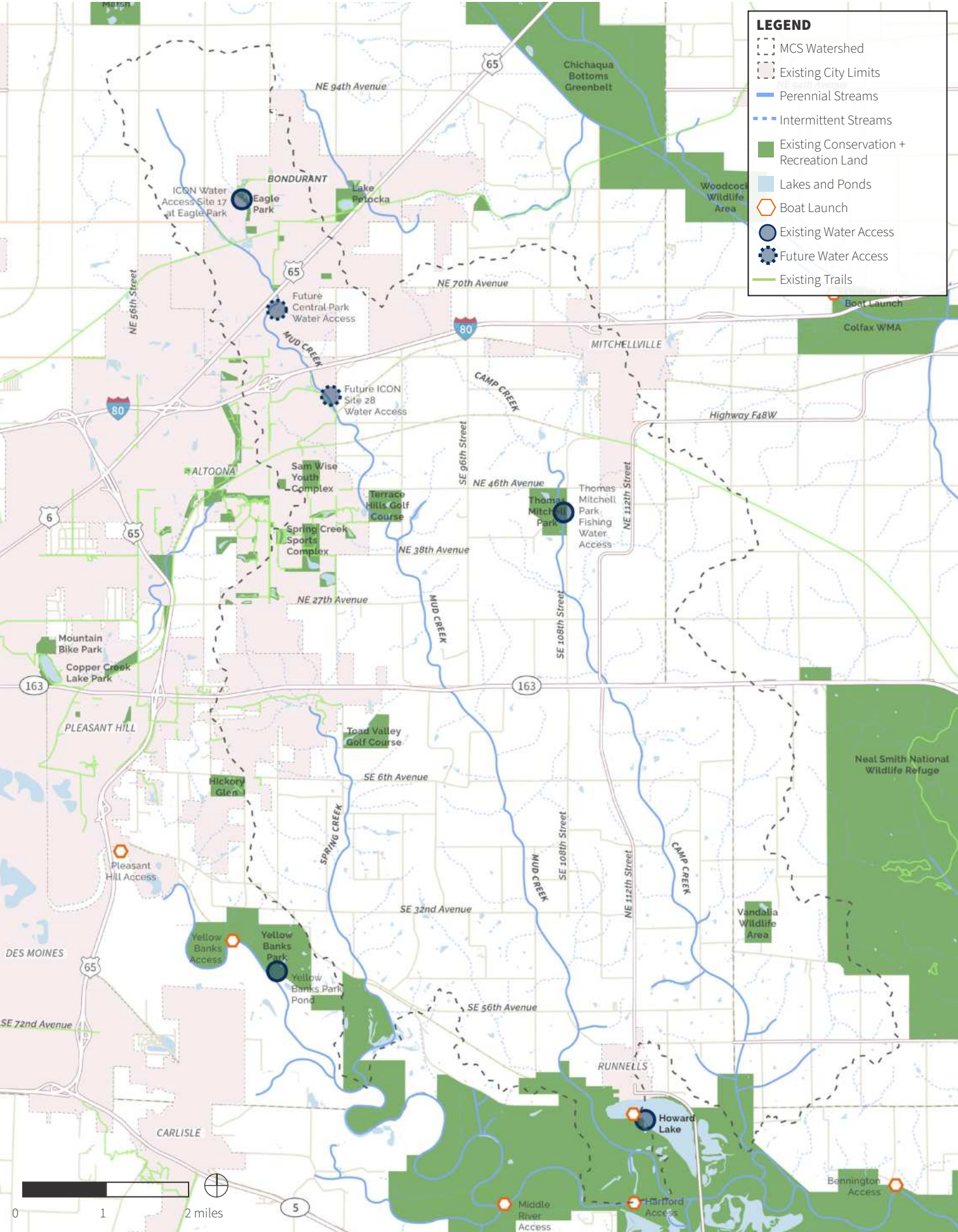
This plan recommends supporting development of additional urban bow hunting sites, equestrian trails, bird watching, and winter sports generally, although areas for these activities were not identified in this plan.

Table 2 Day Use Park Activities in the MCS Watershed

Element	Quantity
Playground	22
Picnic Shelter	20
Benches	19
Restroom	19
Pond / Lake	13
Fishing	11
Boat Access	3
Sledding	2
Canoe / Kayak	2
Hunting	2
Birdwatching	2
Skiing	2
Urban Bow Hunting	1
Snowshoeing	1



Figure 5 MCS Watershed Existing Recreation Land + Amenities



RECREATIONAL OPPORTUNITIES

RECREATIONAL ANALYSIS

EXISTING RECREATIONAL HUBS

Figure 6 shows the location of key existing recreational hubs in the MCS Greenway boundary. A brief description of each is provided below. Numbers correspond to map.

1 Thomas Mitchell Park / Mitchellville, IA

A 197-acre Polk County Conservation managed park with fishing, camping, and hiking. Accessible walkways connect a playground, restroom, horseshoe pits, shelters, ball field, and creek.

2 Eagle Park / Bondurant, IA

Eagle Park is an 39-acre open greenspace with native plantings, butterfly gardens, trails, and access to Mud Creek. The Mud Creek access point is part of the ICON Iowa Confluence Water Trails project.

3 Spring Creek Park + Sports Complex / Altoona, IA

Spring Creek Park has a kayak/canoe launch, fishing dock, boat ramp, and restrooms. The 80-acre sports complex has multiple soccer fields and a football field.

4 Sam Wise Sports Complex / Altoona, IA

A large baseball/softball sports complex with 7 baseball fields, 8 softball fields, and 5 practice fields.

5 Chichaqua Bottoms Greenbelt / Maxwell, IA

A 8,388+ acre Polk County Conservation managed wildlife area in northeast Polk County with wetlands, prairies, woodlands, and oxbows. Hiking, camping, hunting, picnicking, and bird watching also available.

6 Neal Smith National Wildlife Refuge / Prairie City, IA

A large, 6,000+ acre U.S. Fish & Wildlife managed wildlife refuge area with 4,000 acres of tallgrass prairie, a large visitor/education center, five walking trails, bike trail, auto tour, and numerous programming options.

7 Yellow Banks Park / Pleasant Hill, Iowa

A large Polk County Conservation managed park located along the Des Moines River with camping, picnic areas, hiking trails, and open air shelters.

8 Copper Creek Lake Park and Fourmile Mountain Bike Park / Pleasant Hill, IA

Copper Creek Lake Park includes a 40-acre lake surrounded by 1.22 miles of trail. Park also includes fishing, playground, picnicking, and other amenities. North of the park is the 50-acre plus mountain bike park that also has green infrastructure and other trails.

9 Hickory Glen Park / Pleasant Hill, IA

A large community park with many existing and planned amenities being constructed over phases. These include a reservoir, dog park, soccer fields, trails, butterfly garden, playground, splash pad, and classroom space.

10 Lake Petocka Park / Bondurant, IA

Lake Petocka Park includes a large lake surrounded by a 0.71 mile trail with connections to the Chichaqua Valley Trail. Also has a shelter, playground, and volleyball court.

11 Southeast Polk Jr High/High School / Pleasant Hill, IA

The schools, located along University Avenue in Pleasant Hill, serve the communities of Pleasant Hill, Altoona, Mitchellville, Runnells, and Des Moines.

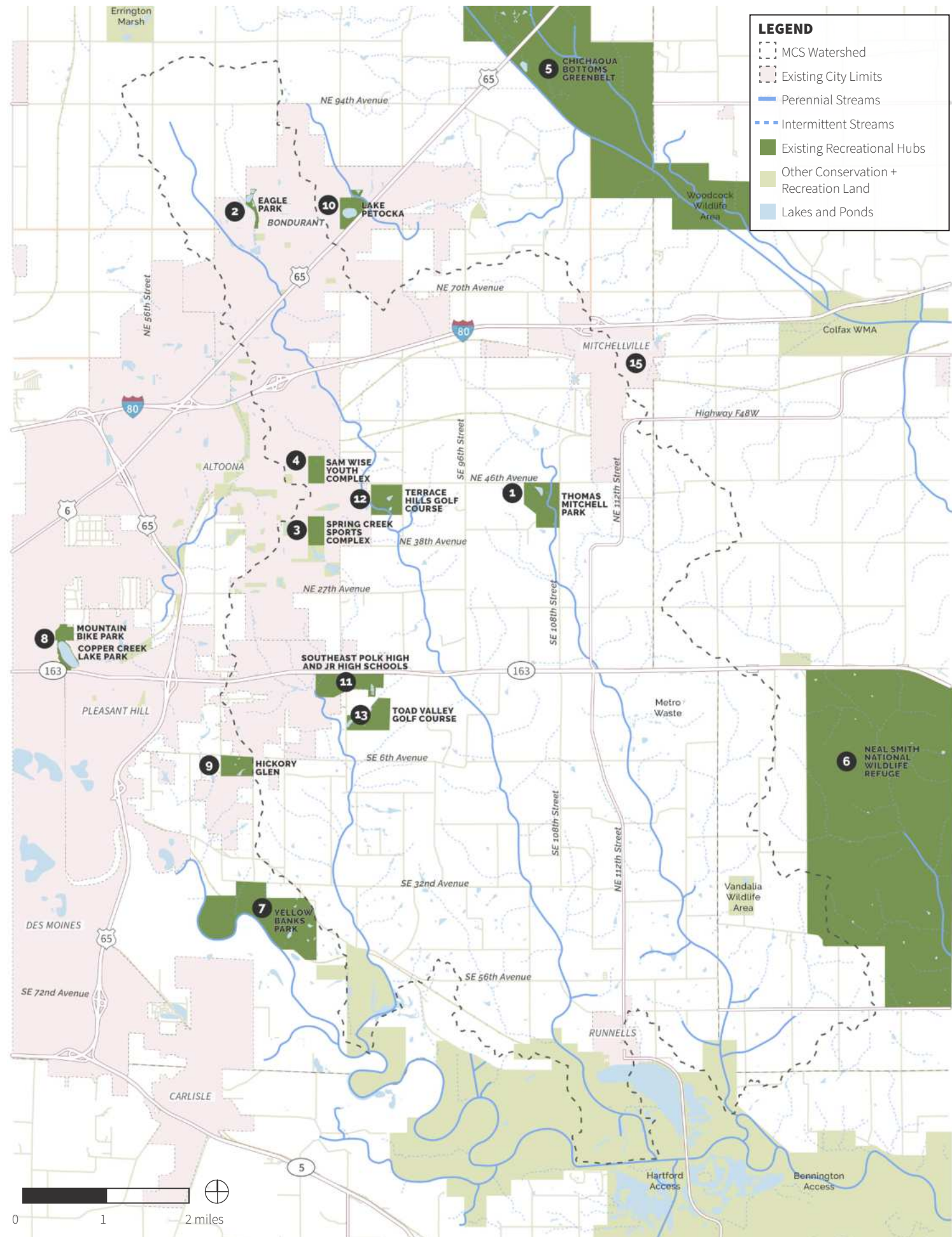
12 Terrace Hills Golf Course / Altoona, IA

A public, 18-hole championship course with driving range and short-game practice area. There is a brand new clubhouse and event venue.

13 Toad Valley Golf Course / Pleasant Hill, IA

A public, 18-hole golf course with a driving range, golfers lounge, and rentable event center.

Figure 6 MCS Watershed Existing Recreational Hubs



RECREATIONAL OPPORTUNITIES

RECREATIONAL ANALYSIS

EXISTING RECREATIONAL HUB OPPORTUNITIES

Figure 7 shows the location of key existing recreational hubs in the MCS Greenway boundary. A brief description of each is provided below. Numbers correspond to map.

1 Grain District / Bondurant, Iowa

The City of Bondurant has a Grain District Downtown Redevelopment Plan that proposes extending Downtown Bondurant into the former Landus Co-Op site along 2nd Street NE. The Chichaqua Valley Trail is planned to extend into the redevelopment along with a dynamic mixed-use development.

2 Central Park / Bondurant, Iowa

The City of Bondurant has a Central District Stormwater Improvements Master Plan, adopted in 2021, which envisions a large regional park that will use a large retention facility to help control and improve water quality along Mud Creek and serve as a community amenity. The master plan proposes a 36-acre basin south of Grant Street and east of Highway 65.

3 ICON Water Trail Site 28 / Altoona, Iowa

The ICON Iowa Confluence Water Trails plan proposes a Site 28 along Mud Creek in Altoona north of Adventure Land Drive NE. The plan proposes step-down access to Mud Creek and will include interpretive signage and respite seating.

4 Metro Waste Authority Environmental Learning Center / Runnells, Iowa

The Metro Waste Authority East Land Fill has an Educational Learning Center on the south side of the landfill in Mitchellville, Iowa. The site contains 500 acres of restored prairie, wetland, and woodland, and is available for field trips and other outreach efforts.

5 Spring Creek Diversion Wetland / Polk County, Iowa

There is a proposed large diversion wetland planned along Spring Creek near the Des Moines River southeast

of Yellow Banks Park. This wetland project could help to improve water quality and flood control in this area.

6 Howard Lake / Runnells, Iowa

Howard Lake is a diversion wetland located along Mud Creek near its confluence with the Des Moines River. Currently, the wetland is used in the fall for waterfowl hunting only. There is a long-term opportunity or goal is to expand recreational uses and opportunities for other recreational activities.

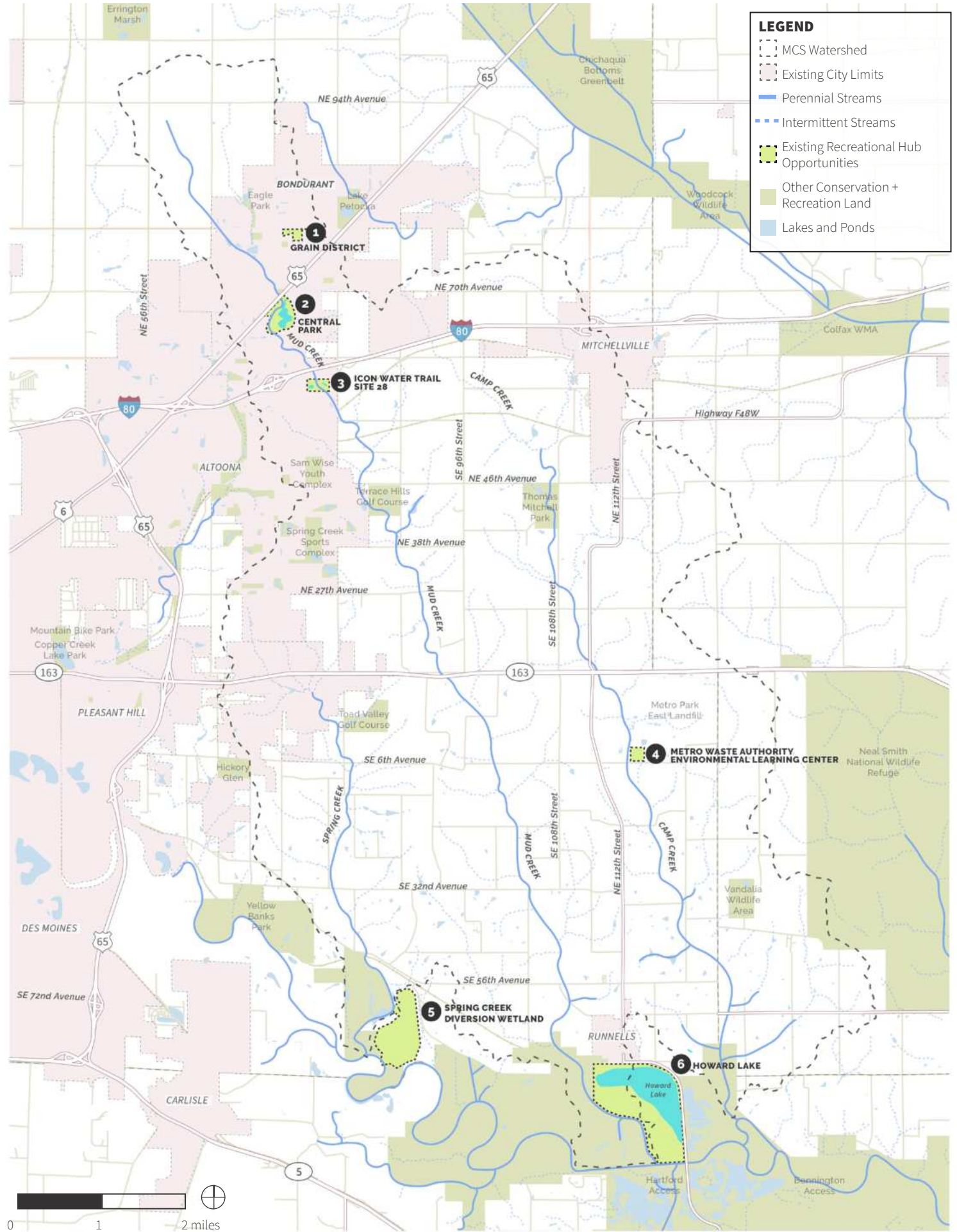


Image Credit: City of Bondurant, Iowa



Image Credit: City of Bondurant, Iowa

Figure 7 MCS Watershed Existing Recreational Hub Opportunities



RECREATIONAL OPPORTUNITIES

RECREATIONAL ANALYSIS

KEY EXISTING RECREATIONAL LINKS

Figure 8 shows the location of key existing recreational links in the MCS Greenway boundary. A brief description of each is provided below. Numbers correspond to map.

1 Chichaqua Valley Trail

The Chichaqua Valley Trail is a 26-mile long regional trail that spans from Berwick to Baxter, Iowa. A large portion of the region trail cuts through the MCS watershed boundary in Bondurant. Bondurant has a major regional trailhead along the Chichaqua Valley Trail, which is a popular destination for recreation enthusiasts.

2 Gay Lea Wilson Trail

The second regional trail located within the MCS watershed boundary is the Gay Lea Wilson Trail, that runs through Pleasant Hill and Altoona. The Gay Lea Wilson Trail connects to Ankeny, Iowa, where it connects to the Neal Smith and High Trestle Trail. Pleasant Hill and Altoona both have trailheads in their communities.

Table 3 MCS Proposed Regional Trail Segment Status

Trail Status (2024)	Miles
Existing Trail Miles	43
Future — Planned	4
Future — Proposed	12
New MCS Trail	45
Total Regional Trail Miles Proposed	104

KEY RECREATIONAL LINK OPPORTUNITIES

The MCS Greenway Master Plan proposed two additional regional trail loops to connect key recreation hubs within the MCS watershed boundary. A brief description of each is provided below. Numbers correspond to map.

3 North Regional Trail Loop

The North Regional Trail Loop would provide a loop to connect the Chichaqua Valley Trail segment near the Chichaqua Bottoms to a major proposed connection between the Gay Lea Wilson Trail spur that extends north into Altoona to the Neal Smith Wildlife Refuge. Additionally, there are proposed missing segments in the Pleasant Hill area proposed.

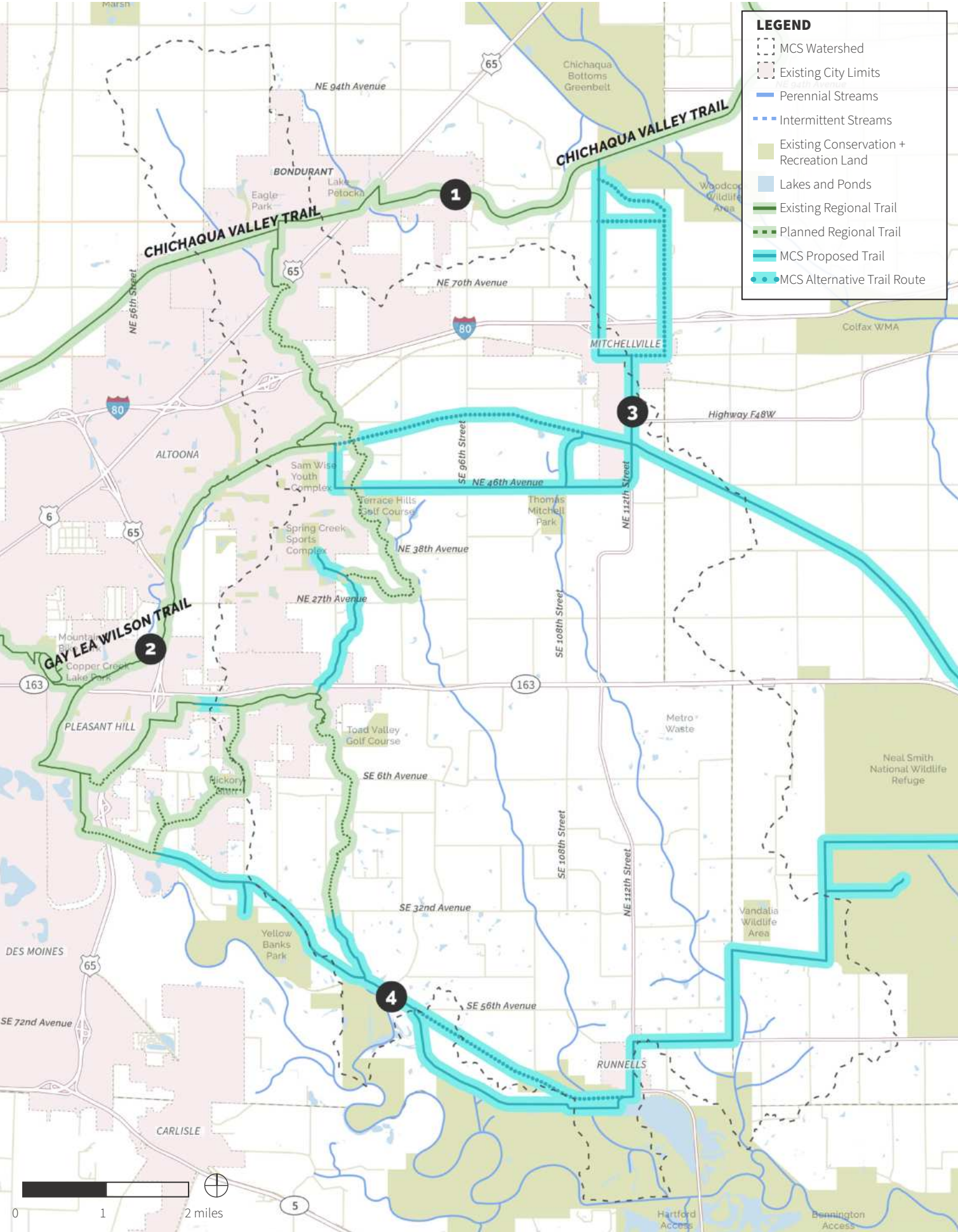
4 South Regional Trail Loop

The South Regional Trail Loop would connect Pleasant Hill and the Gay Lea Wilson Trail to Yellow Banks Park and the Des Moines River flats/Howard Creek near Runnells. Additionally, it would extend east to the Neal Smith National Wildlife Refuge located in Jasper County. Within the Neal Smith National Wildlife Refuge there would be a planned connection between the north and south regional loop to connect the entire system.



Image Credit: Polk County Public Works

Figure 8 MCS Watershed Existing + Proposed Regional Trails Map



RECREATIONAL OPPORTUNITIES

RECREATIONAL VISION AND PRIORITIES

Many outdoor recreation opportunities exist in the MCS watershed including a well-developed municipal trail system. The plan focuses on enhancing the regional connections between municipalities and within the watershed (**Figure 9**) and recommending support for additional amenity types.

RECREATIONAL VISION AND PRIORITIES

Significant recreational opportunities exist in this watershed region, including developing municipal trail networks. Current recreational development is typically focused within individual municipalities, rather than contemplated on a regional scale.

RECREATION PRIORITIES

PRIORITY

Create New Regional Links

- ACTION:** Host an annual regional trail connections meeting.
- ACTION:** Construct a South Connection Regional Trail (Vandalia).
- ACTION:** Construct a North Connection Regional Trail.

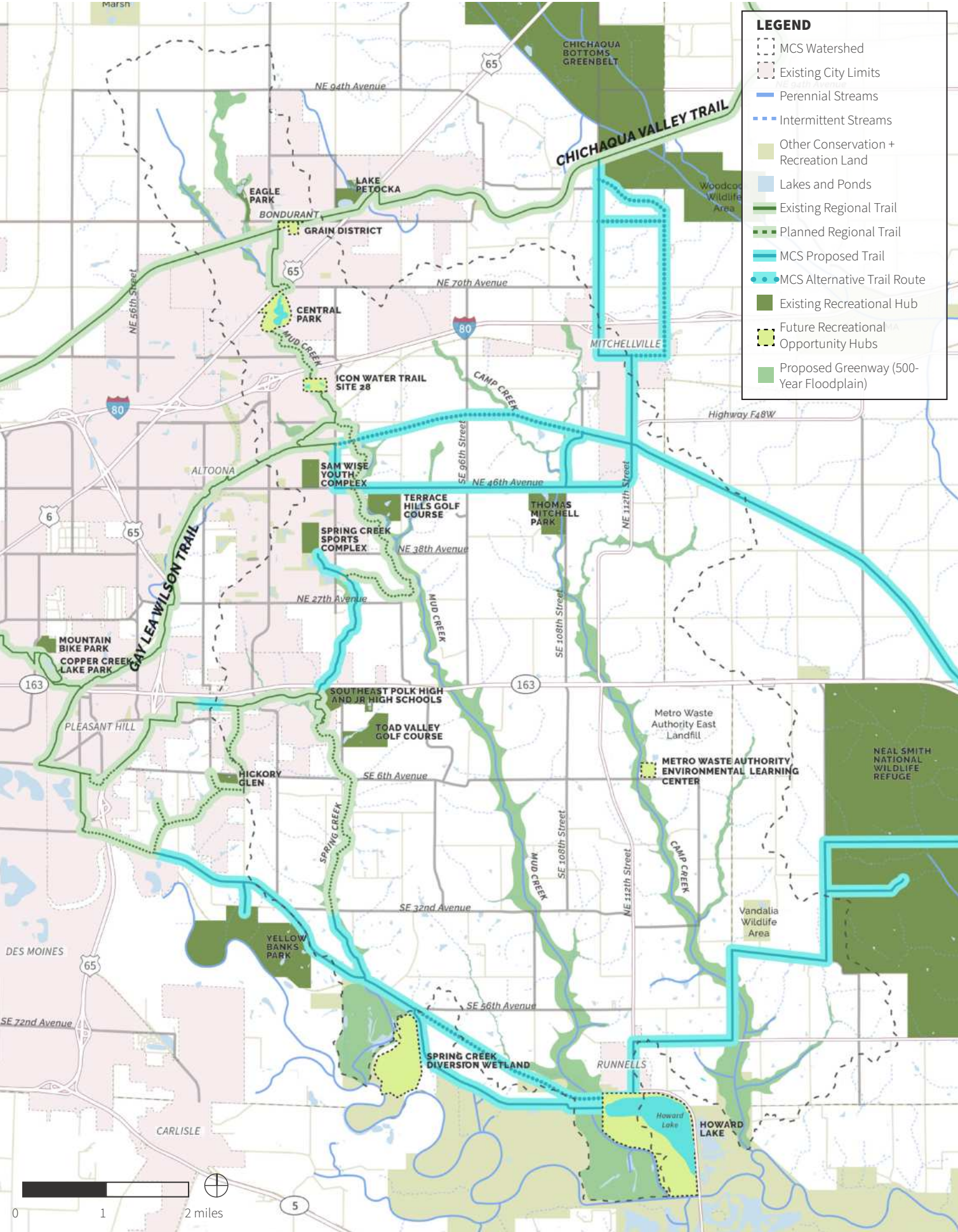
PRIORITY

Improve and Develop Recreational Hubs

- ACTION:** Further develop the Des Moines River Flats- expanding Howard Lake and construct recreational wetland along Spring Creek
- ACTION:** Develop opportunities to expand underserved recreational activities.



Figure 9 MCS Watershed Recommended Recreation Plan Map



SECTION 4:

GREEN INFRASTRUCTURE

INTRODUCTION AND KEY OBJECTIVES

How water moves across the landscape and reaches the Des Moines River was a critical consideration of this Master Plan. The patterns and volume of that flow from the upper watershed through tributaries to Mud, Camp and Spring Creeks are known to directly impact downstream channel stability, water quality, and aquatic habitat. Current and consistent stream assessment data is not available for this watershed, and past evaluations are out of date and may not have included current standards for evaluation. Generally, though, stream conditions throughout the three watersheds are understood to be degraded by lateral migration, channel downcutting, and streambank erosion. In some instances, the perennial and woody riparian buffer has been replaced by agriculture and development.

Overall, there are two ways to look at greenways from a green infrastructure perspective: as individual engineered practices or as part of a greater land use management system in which we think holistically about how water moves across a greater region. This plan identifies strategies to approach greenway planning for green infrastructure through both lenses.

Further, this plan organizes green infrastructure analysis and recommendations based on land use, with urban and suburban areas of the watershed separated from rural areas.



This green infrastructure pond in Pleasant Hill, Iowa, uses che



Rock dams made of stones to slow stormwater and allow sediment settling. Image Credit: Polk County Public Works

GREEN INFRASTRUCTURE

OVERVIEW

DEFINING GREEN INFRASTRUCTURE

In urban areas, green infrastructure includes a system of interconnected practices that filter and slow stormwater runoff as it collects through a city and is discharged into a water body. For example, Altoona and Pleasant Hill have created a series of urban detention ponds to collect, slow, and discharge stormwater runoff in newer parts of their cities. Stormwater is routed to these basins via drainage swales in between houses as well as storm sewer systems. These structures are primarily used to control the volume of water that results from large storms, preventing neighborhood flooding. However, these systems can be retrofitted to also manage water quality by installing outlet structures that control the release of stormwater from the basins.

In addition to large detention basins, several communities have implemented rebate programs to encourage homeowners to install Rainscaping (green infrastructure on a residential scale), such as rain gardens, rain barrels, and native landscaping. These practices can work in conjunction with larger efforts to hold and treat stormwater.

There are many benefits to using green infrastructure in combination with traditional gray infrastructure. GI practices can save developers, cities, and homeowners money in the long-term, since the impact on gray infrastructure is significantly reduced when connected to green infrastructure. For example, they ensure less polluted stormwater runoff enters Iowa's waterways. Other benefits include fewer localized flooding events and a decrease in streambank erosion.

As communities within the Mud Camp Spring Watershed continue to pursue new development opportunities, it is in their best interest to consider incorporating green infrastructure into their plans. Additionally, it would be beneficial for neighboring communities to work together to connect this infrastructure on a regional scale, further increasing the benefits to the greater watershed.



Tuscany Pond in Altoona, Iowa. Image Credit: Polk County Public Works

GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

GREEN INFRASTRUCTURE VISION AND PRIORITIES

How water moves across the region impacts flooding, the land people can use and develop, and downstream resources. **The vision for this master plan includes enhancing conditions for cities related to flooding in general by creating a regional approach to stormwater management.** Working regionally to leverage external funding will produce competitive applications to implementation. **Another aspect of the vision is to address streambank erosion using regional standards for sizing and engineering design as development occurs.**

In the northern section of the region, the Des Moines Lobe landform, flooding is a serious concern due to the near-level landscape, high water table, and soils that do not infiltrate. Water management in the southern section of the region, in the Southern Iowa Drift Plain landform, flooding is not a concern as nearly all areas drain to a local stream and these soils infiltrate water effectively. Soil erosion is an issue particularly on streambanks but also on steeper land slopes.

Across each community lies areas that were developed prior to stormwater detention requirements. These areas prove to be some of the most impactful areas to retrofit with stormwater management practices, reducing flows and improving downstream stream conditions. In this section, potential regional detention areas have been identified for each urban area. Communities and watershed coordinators are encouraged to target areas of urban development without stormwater management, to target retrofit projects such as stormwater wetlands, bioretention cells, soil quality restorations, and other best management practices.



Image Credit: Polk County Public Works

GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

URBAN GREEN INFRASTRUCTURE IMPROVEMENTS

There are several targeted green infrastructure improvements identified for the urban areas of the MCS Greenway. Overall, there are three main categories of improvements identified, each of which is described below and visualized in **Figure 10**.

Recommended Regional Detention

Locations for future regional stormwater detention were identified near each municipality. This included planning for traditional detention with watershed to lake ratios between 20:1 and 50:1 for areas within the Southern Iowa Drift Plain Landform. These resulted in watershed drainage areas of approximately 250 acres or less. **Table 4** summarizes basin specifics by Basin ID, which can be found in **Figure 10**.

Prairie Pothole Restorations

Traditional detention is not feasible for the area draining into the north side of Bondurant because of low slope and shallow groundwater, both of which are typical of the Des Moines Lobe landform. This plan recommends a series of restored prairie pothole wetlands in these areas as well as changes to the tile drainage system. This is discussed in greater detail on the following page.

Other Potential Projects

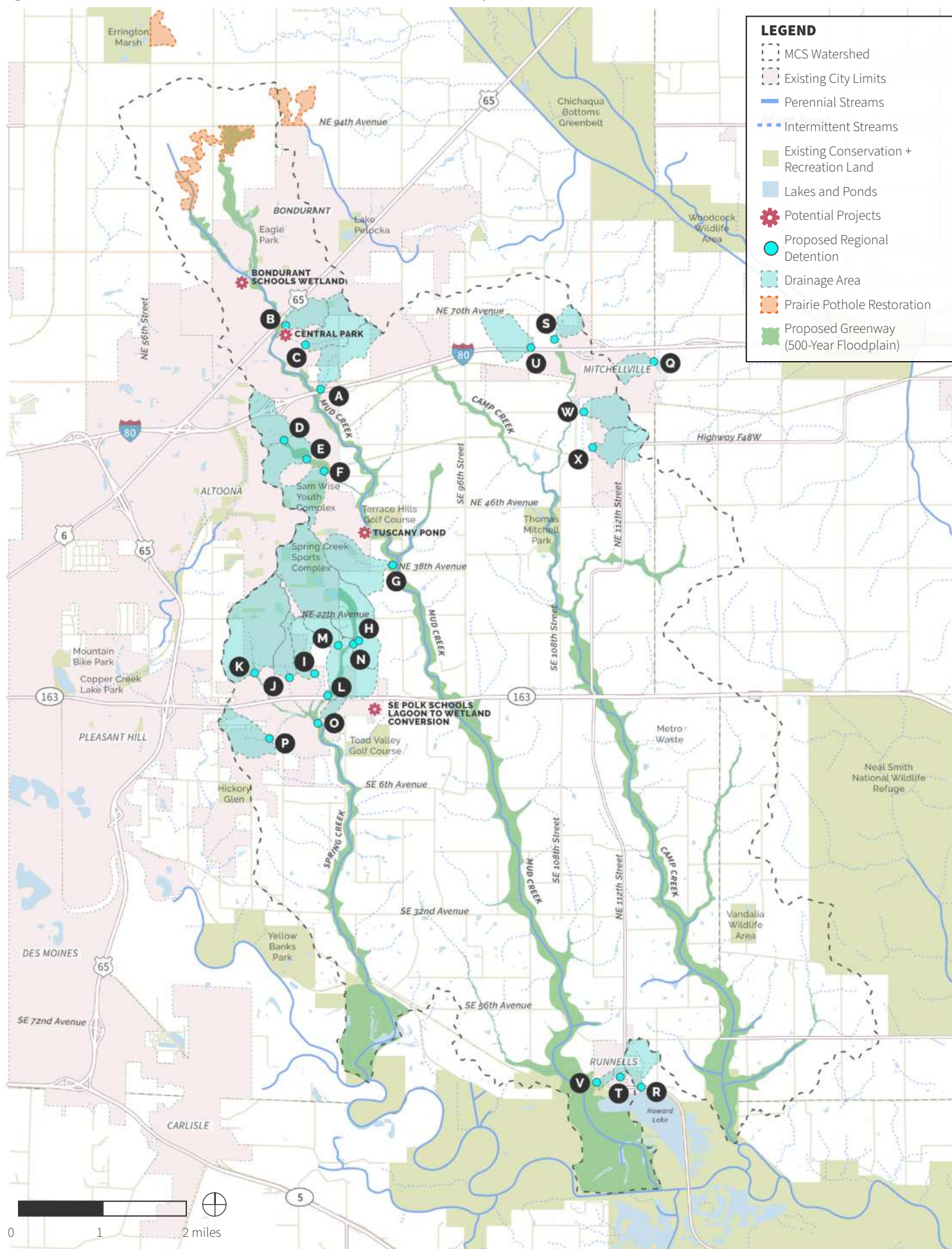
There are several potential green infrastructure projects identified within the urban areas of the MCS Greenway. This includes:

- » Bondurant Schools Wetland
- » Central Park in Bondurant
- » Tuscany Pond in Altoona
- » SE Polk Schools Lagoon to Wetland Conversion

Table 4 Proposed Regional Detention Basin Specifics

Basin ID	Jurisdiction	Drainage Area (ac)	Water at 30:1 Ratio (ac)
A	Bondurant	273	9.1
B	Bondurant	161	5.4
C	Bondurant	275	9.2
D	Altoona	236	7.9
E	Altoona	233	7.8
F	Altoona	222	7.4
G	Altoona	285	9.5
H	Altoona	304	10.1
I	Altoona	168	5.6
J	Altoona	138	4.6
K	Altoona	314	10.5
L	Altoona	345	11.5
M	Altoona	120	4.0
N	Altoona	114	3.8
O	Pleasant Hill	46	1.5
P	Pleasant Hill	254	8.5
Q	Mitchellville	115	3.8
R	Runnells	175	5.8
S	Mitchellville	100	3.3
T	Runnells	24	0.8
U	Mitchellville	240	8.0
V	Runnells	24	0.8
W	Mitchellville	198	6.6
X	Mitchellville	221	7.4

Figure 10 MCS Watershed Urban Green Infrastructure Map



GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

URBAN GREEN INFRASTRUCTURE IMPROVEMENTS

Prairie Pothole Restoration in the Bondurant Headwaters

Traditional detention structures are not feasible for the majority of the area draining into the City of Bondurant and its future growth areas due to the low slope topography and shallow groundwater of the Des Moines Lobe landform. The entire Mud Creek watershed north of Bondurant drains through the city. The City's 2020 Stormwater Master Plan assessed the capacity of the City's existing storm drain infrastructure to convey 100-Year flows. Flooding concerns were identified in several areas. Future land use included in Bondurant's 2022 Comprehensive Plan shows long term growth in much of the upstream watershed including a mixture of low, medium and high density residential and neighborhood commercial. **Figure 11** illustrates Bondurant and its upstream watershed with 100-Year flood depth grids from current flood modeling conditions (Iowa DNR BLE Flood Data, 2024).

The City's Stormwater Master Plan identifies upstream detention as one important practice to reduce flooding in the city. It also recommends designing future upstream development so runoff is detained and not discharged immediately into Mud Creek and its tributaries. The plan recommends the use of ditch plugs, or earthen berms, on Mud Creek upstream of Bondurant to detain stormwater and create shallow detention pools. **Figure 12** illustrates that the locations identified for these shallow basins are also drained wetlands that have been resistant to drainage according to soils interpretation from Iowa State University (Miller et al. 2009).

Rather than plugging Mud Creek, this plan recommends a series of restored pothole wetlands in these areas as well as changes to the tile drainage system. Restored wetlands in the purple areas would store stormwater from overland flow as well as tile drain discharge. This is similar to the concept of an earthen berm structure but, differently from an earthen berm, wetlands would also provide water quality enhancement, habitat opportunities, and desirable future neighborhood features. Tile drainage in the area would discharge into these wetlands for long term storage rather than immediately emptying into Mud Creek and moving downstream to Bondurant. These interconnected wetlands would serve as an extension to the Mud Creek Greenway.



Figure 11 Iowa DNR Baseline Elevation Flood Data (2024)

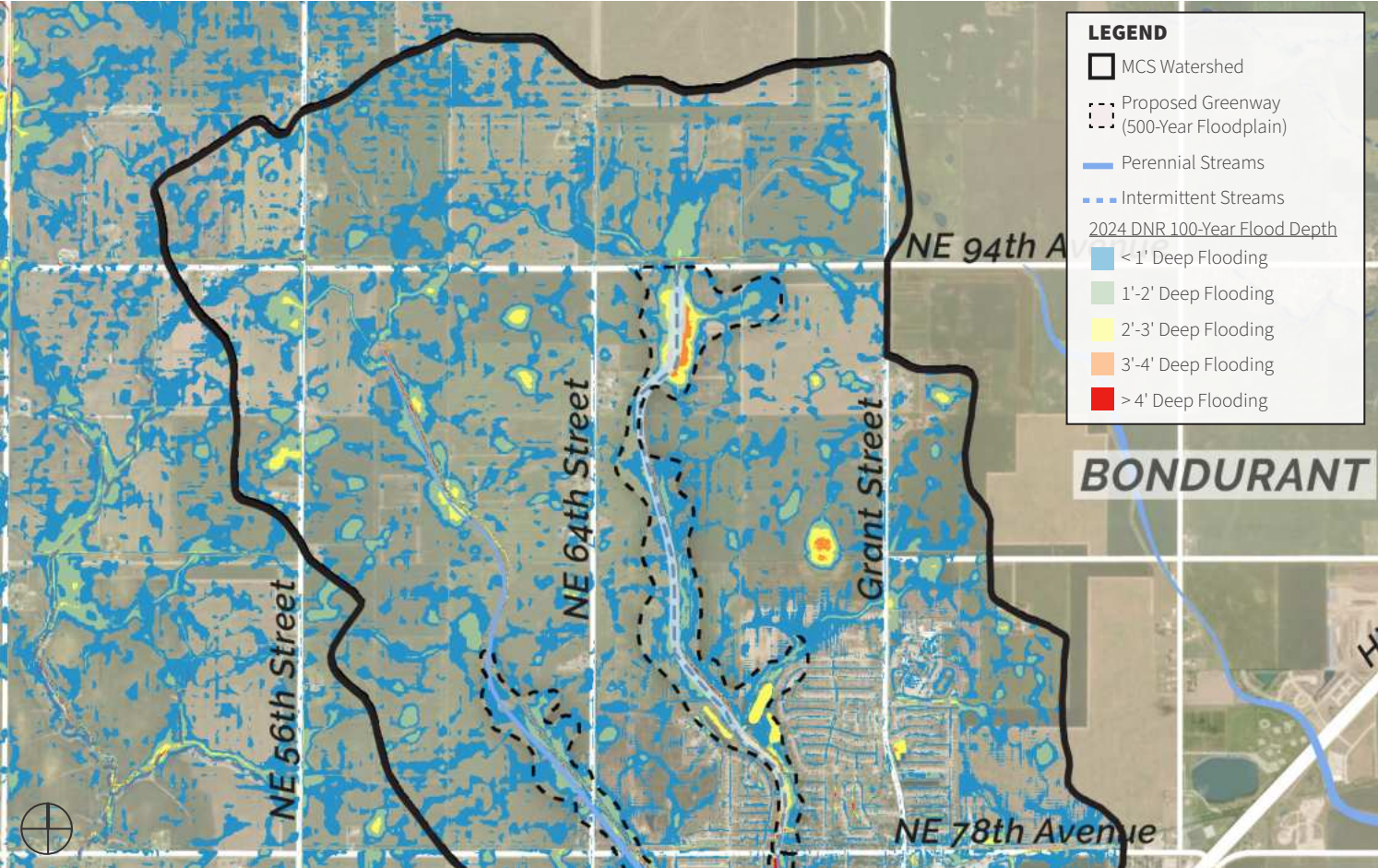
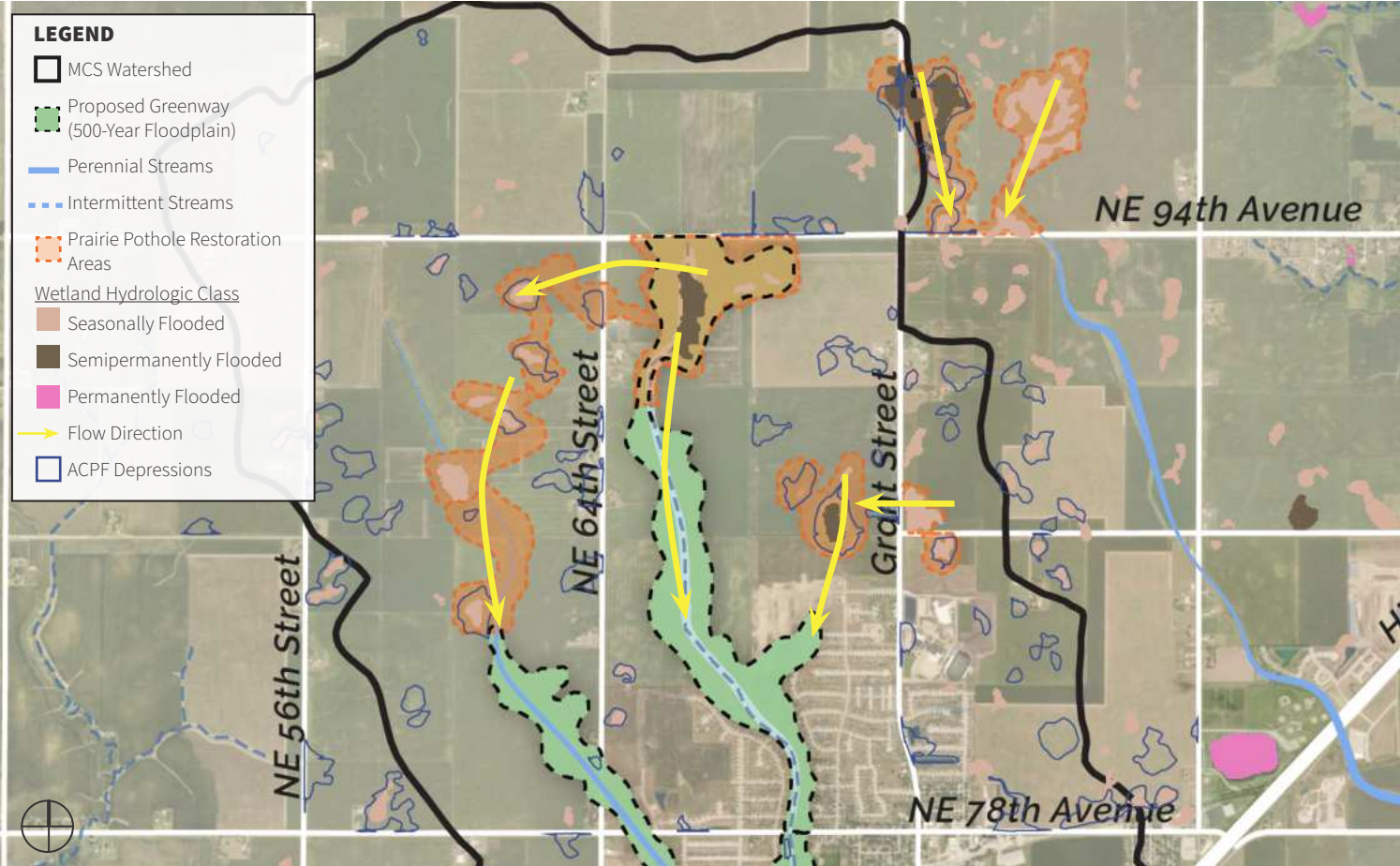


Figure 12 Flow Path of Wetlands - Prairie Pothole Restoration Area



GREEN INFRASTRUCTURE

OVERVIEW

RURAL GREEN INFRASTRUCTURE IMPROVEMENTS

As the water leaves the urban landscape it stretches through large swaths of rural lands. These areas provide different opportunities to engage with agricultural partners to improve water quality through the installation of conservation practices. Polk Soil & Water Conservation District, Polk County, and the Natural Resources Conservation Service are key organizations to lead efforts on rural lands. Several opportunities have been mapped in **Figure 13** for future targeted implementation including:

Agricultural Conservation Planning Framework (ACPF)

An Agricultural Conservation Planning Framework (ACPF) modeling was conducted approximately five years ago by the Lake Red Rock group at US Army Corps of Engineers. The following location-specific proposed conservation practices were added to this Master Plan from these data: Ponds and Nutrient Reduction Wetlands.

Oxbow Restorations + Constructed Wetlands and Ponds

Oxbow Restorations improve historic wetlands residing adjacent to stream channels, providing habitat benefits, improved water quality, and flood storage. Wetland and pond construction can improve water quality, reduce erosion, and reduce flooding. Numerous opportunities were mapped across the watersheds. One notable opportunity that was identified during plan development, was the potential conversion of the lagoons at Southeast Polk High School that are no longer in use. These lagoons could potentially be converted into wetlands, providing a unique opportunity to improve rural water quality.

Diversions Wetlands

A large wetland diversion, named Howard Lake, has been constructed along lower Mud Creek, near the town of Runnells, to create a migratory bird habitat and public hunting opportunities each fall. The plan recommends this area be further investigated to quantify management alterations for water quality improvements. Additional opportunities for similar wetlands are identified along Camp and Spring Creeks.

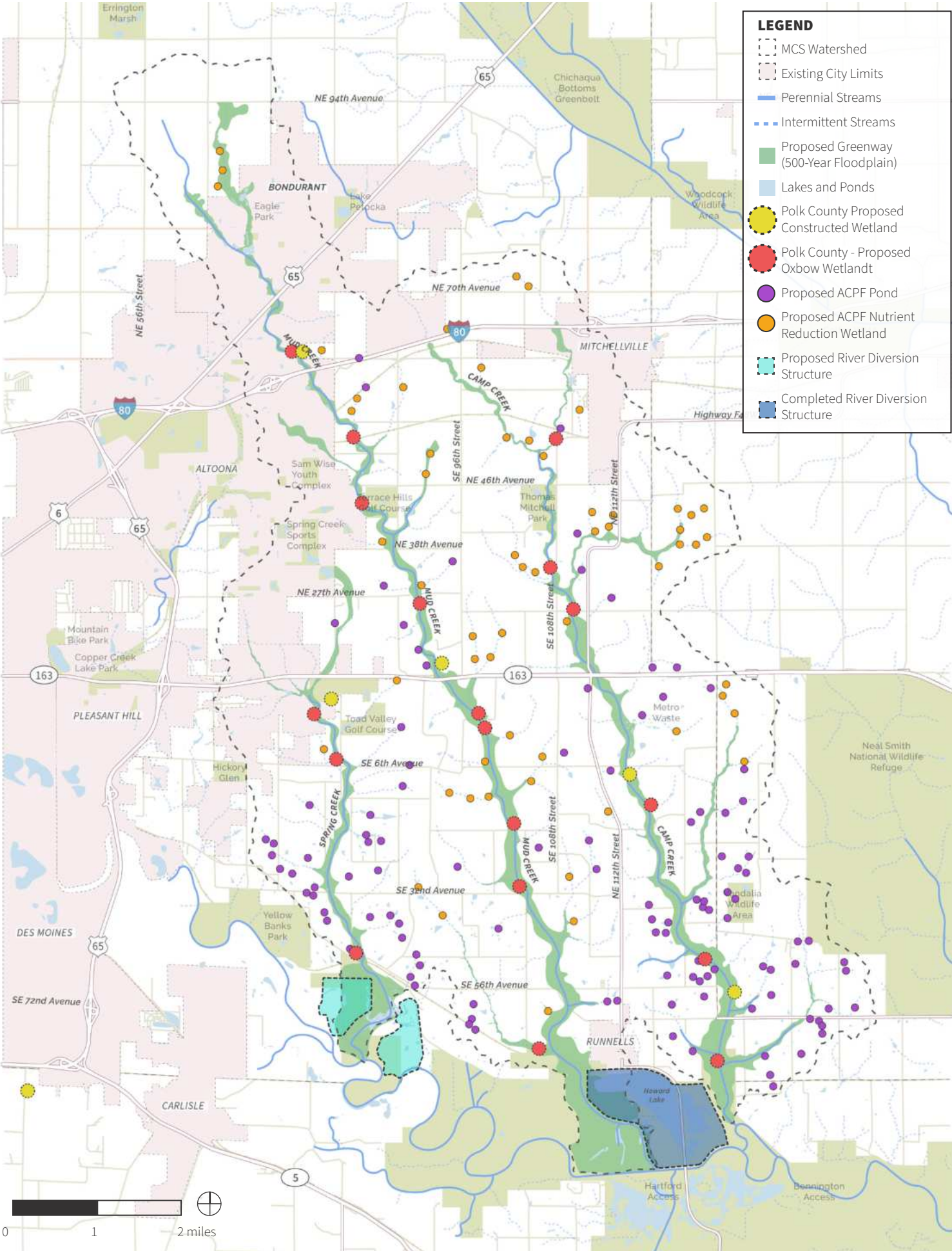
Livestock Exclusions

Livestock access to creeks is a common occurrence in the watershed, causing negative environmental impacts including increased stream bank erosion and water quality concerns. Local conservation organization have not targeted livestock ranchers in these watersheds in many years, the plan recommends developing a new program to target the exclusion of livestock from access to streams in the watersheds. Similar programs statewide incorporate exclusion fences, alternate water sources, and pasture conversions.



Image Credit: Polk County Public Works

Figure 13 MCS Watershed Rural Green Infrastructure Map



GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

RURAL GREEN INFRASTRUCTURE IMPROVEMENTS

Des Moines River Flats

The Des Moines River Flats area is located at the bottom and southern end of the watershed where Mud, Camp and Spring creeks drain into the Des Moines River. This area of the Des Moines River is included in the Red Rock Dam and Lake Red Rock flowage easement lands. The easement lands are a combination of public and private ownership up to the 760-foot elevation. The easement lands were established in the 1960's for the purpose of temporarily storing flood waters and are a combination of public and private lands. This area is a favorite destination for anglers, hunters, kayakers, and bird watchers.

Analysis of this area of the watershed focused on measures that could reduce sediment contributions from the MCS watershed to the Des Moines River as well as from the Flowage Easement Area itself. Sediment reduction recommendations include:

- » Reducing annual cropland on public land in the flowage easement: Landcover includes a combination of annual cropland and perennial vegetation that is not replanted every year. **Figure 14** illustrates the flowage easement and public land boundaries as well as the 2023 landcover within the flowage easement. Sixty-nine percent of landcover in the flowage easement is annual cropland.
- » Constructing river diversion structures on Spring and Camp creeks: Similar to the river diversion structure on Mud Creek, diversions are recommended for the two remaining streams. The Mud Creek structure creates what is known as Howard Lake. Diversion structures are a typical wildlife management practice that back up water into a shallow basin over vegetation before discharging it to the Des Moines River. They operate in the fall to provide habitat for migrating waterfowl. The structures also provide water quality benefits by collecting sediment from the Mud Creek watershed before releasing the water into the Des Moines River.

Figure 15 illustrates the future recommended condition including annual cropland vegetation identified for conversion to perennial vegetation.



Image Credit: Polk County Public Works

Figure 14 Des Moines River Flats Flowage Easements and Landcover

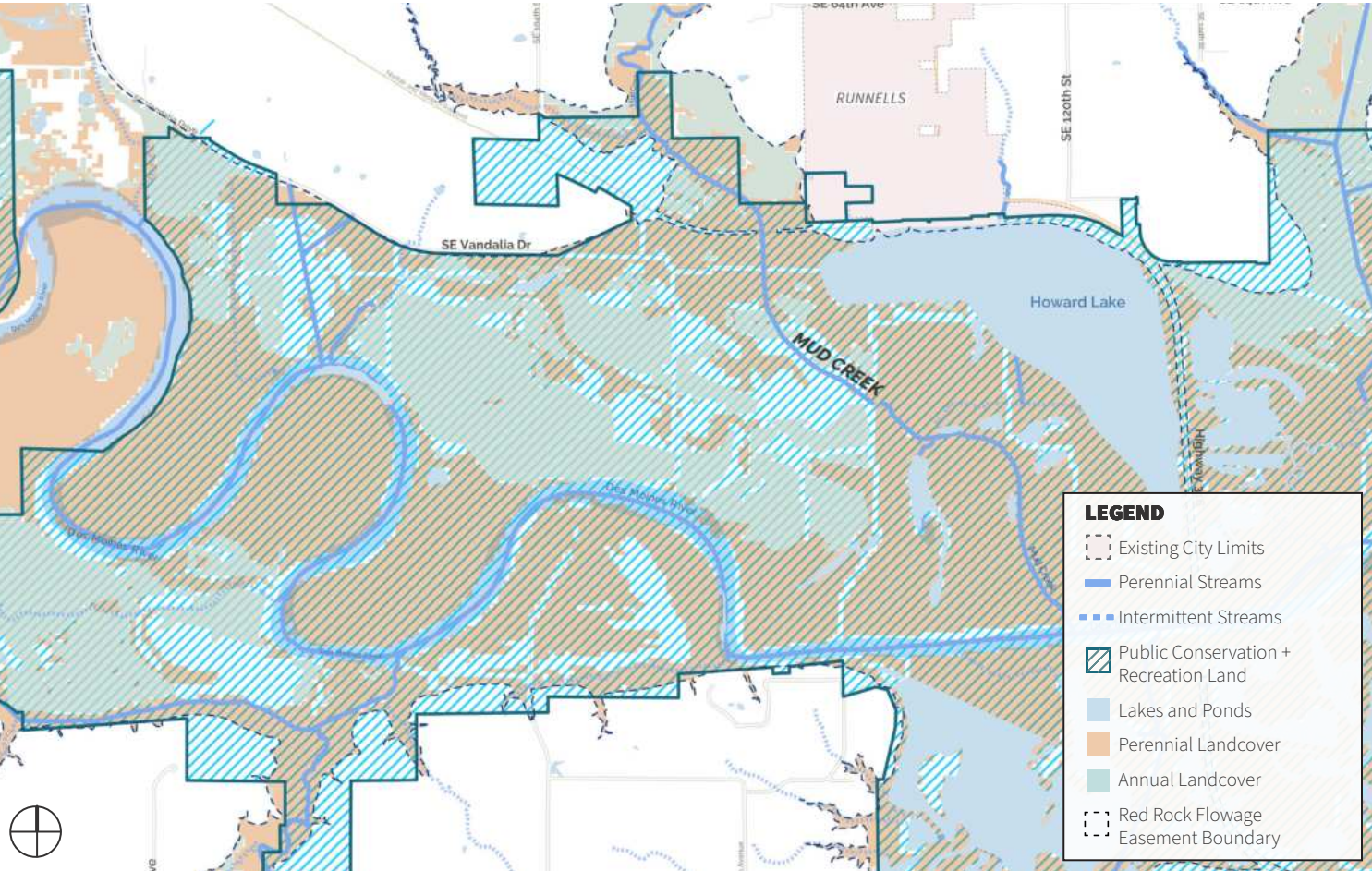
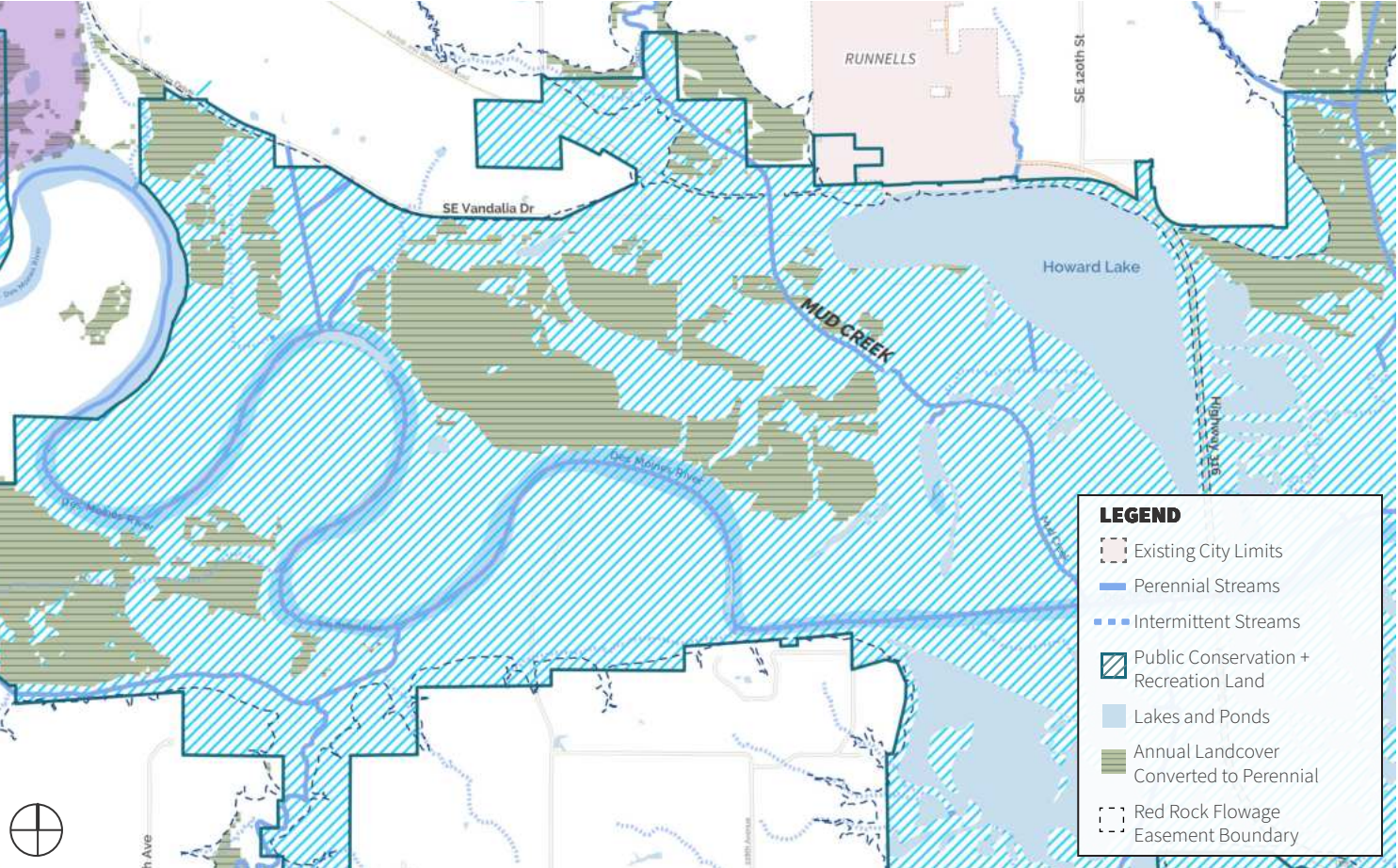


Figure 15 Annual Cropland Vegetation Conversion and River Diversion Map



GREEN INFRASTRUCTURE OVERVIEW

GREEN INFRASTRUCTURE SPOTLIGHT PROJECTS

Central Park Plan / Bondurant, Iowa

The City of Bondurant completed a Regional Commercial Master Plan in 2020 to plan for a key growth area in the community that included portions of Mud Creek. In this plan, a large regional park was identified as a goal for the area. In 2022, the City began working on a Central District Stormwater Improvements Master Plan, which included a master plan for the now named Central Park to be constructed in this area. The Central Park Master Plan will alleviate flooding associated with Mud Creek and create a new 116-acre recreational destination in the community. The park is set to connect to the Gay Lea Wilson Trail and is located just south of the Chichaqua Valley Trail that runs through Bondurant.

Once completed, Central Park is be a great example of how stormwater improvements can serve as a community amenity. By constructing a 36-acre stormwater management basin, Bondurant will help reduce flooding and improve water quality in the Mud Camp Spring watershed.

Basin Retrofit at Tuscany Pond / Altoona, Iowa

In 2024, the City of Altoona completed the reconstruction of Tuscany Pond. This project demonstrated the opportunity to retrofit a wet detention structure with an updated outlet structure to maximize benefits. In addition to improved stormwater management, the project improved public recreational opportunities and will serve as a source for water harvesting for the adjacent golf course.

Successful regional detention can combine stormwater management, park land development, and recreation. Throughout the engagement process, communities shared an interest in better understanding the opportunities to locate potential regional detention locations. Within this section regional detention basins were identified for communities to integrate into their future development planning.

The prairie pothole region at the headwaters of Mud Creek was another priority identified by stakeholders. This region offers unique challenges, with a flat topography and interconnected drained pothole wetlands, urban development and stormwater management may not be able to follow traditional standards. Rather an approach may be taken to utilize natural topography and protect overflow paths to achieve regional detention benefits. Vital to future development, the protection and creation of overland flowpaths will be key to avoiding future flood issues.



Image Credit: Polk County Public Works



Image Credit: Clean Water Iowa

GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

GREEN INFRASTRUCTURE PRIORITIES

PRIORITY

Improve Urban Stormwater Management

- ACTION:** Improve stormwater management within the greenway.
TOOL: Utilize the plan to target neighborhoods that do not currently have stormwater management. Investigate stormsewer outlets into the greenway for the installation of practices.
- ACTION:** Promote regional detention for future growth to improve water quality and reduce flooding.
TOOL: Conduct engineering studies for the identified preliminary detention locations.
- ACTION:** Target "Prairie Pothole" detention in the Mud Creek Headwaters region.
TOOL: Utilize pothole mapping to target natural detention areas and protected flow paths.

PRIORITY

Improve Rural Water Quality

- ACTION:** Construct agricultural BMP's —oxbows, wetlands, and edge-of-field practices.
TOOL: Utilize the Agricultural Conservation Planning Framework (ACPF) GIS tool to target practices within and adjacent to the greenway.
TOOL: Partner with Central Iowa Land Stewardship Program through Polk Soil & Water Conservation District to engage key landowners.
- ACTION:** Review and Analyze existing and additional wetland diversion structures near the Des Moines River Confluences.

PRIORITY

Improve Efficiency of the 500 Year Floodplain to Improve Water Quality

- ACTION:** Work with area farmers to limit livestock access to streams
- ACTION:** Encourage and support the establishment of perennial vegetation to the 500 year floodplain.

SECTION 5:

GREENWAY + NATURAL RESOURCES

INTRODUCTION AND KEY OBJECTIVES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

A continuous greenway along Mud, Camp, and Spring creeks from the bottom of the watershed to the top was the earliest consensus element in this Master Plan. Establishment of the Greenway was driven by the desire to maintain permanent open space near streams, particularly as development expands from west to east in the watershed. An additional concern identified and addressed included the impact to streams that occurs with the land is converted from rural to urban.

Defining an open space corridor ensures that recreation and important resources will co-exist with future development and will serve as amenities to residents and visitors.

Protection of the greenway is envisioned as a combination of public ownership and private lands with permanent conservation easements. This plan recommends a regional approach to acquisition and management of the Greenway as detailed in Section 6, Regional Collaboration.

The Greenway will act as a physical connection between many public recreation and conservation areas. Trails will be developed in some sections while others may have no public access. Beyond the Greenway itself, other land areas that may contain significant natural or cultural resources have been identified for possible future permanent protection.





GREENWAY + NATURAL RESOURCES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

GREENWAY BOUNDARIES

The recommended Greenway boundaries for Mud, Camp, and Spring creeks utilizes the 2024 mapped 500-Year Floodplain boundary within the watershed (**Figure 16**). This boundary also overlaps with several other established designations related to separate conservation efforts in the lower end of the watershed near the confluences with the Des Moines River. These include the Lake Red Rock Flowage Easement boundary and a TNC (The Nature Conservancy) Priority Floodplain-Wetland System for Restoration.

The combined Greenway for all three streams includes 6,379 acres of floodplain land (**Table 5**), the vast majority of which (92%) is located in the 2024 unincorporated areas of the watershed.

Ninety-four percent of land within the Greenway boundary is undeveloped. Vegetative landcover (2023 Cropland Data Layer USDA NASS) within the Greenway was nearly evenly split between perennial and annual cover types. Forty-five percent was annually cultivated cropland and fifty-five percent in various types of perennial vegetation (**Table 6**). Wetland landcover, including woody wetland and herbaceous wetland, totaled 30% of the vegetative cover.

Table 5 Acreage of Proposed Greenway

Greenway Area	MUD (ac)	CAMP (ac)	SPRING (ac)	TOTAL (ac)
By Individual Stream / HUC 12	3,275	1,952	1,153	6,379
Within Municipal Boundaries	401	32	78	512
Unincorporated Areas	2,873	1,919	1,075	5,868

Table 6 Proposed Greenway Landcover (2022)

Cover Type/Class	Ac	Total Ac
Annual		2,730
 Cultivated	2,730	
Perennial		3,289
 Forest Land		597
Deciduous Forest	454	
Evergreen Forest	1	
Mixed Forest	141	
 Wetlands		1,817
Emergent Herbaceous Wetlands	1,018	
Woody Wetlands	799	
 Herbaceous		875
Grassland	83	
Pasture / Hay	792	
Total Greenway Vegetated Land Cover		6,019

Figure 16 MCS Watershed Greenway Master Plan



GREENWAY + NATURAL RESOURCES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

EXISTING GREENWAY LANDCOVER

Unincorporated Greenway Areas

Portions of the Greenway in unincorporated areas are envisioned as a combination of public and private lands. Tracts with private ownership would not have public access while most public tracts likely would have. It's possible that some publicly owned sections could have limited access, such as during certain hunting seasons, due to conservation conditions.

The following recommendations relate to the long-term management of the Unincorporated Greenway:

- » Distinguish / prioritize sections of the greenway by effort /type of vegetation management expected & resources:
 - Habitat Preserve: contains existing remnant of native plant community, has interpretive potential, has benign surrounding uses; buffer or contains natural waters; top priority habitat restoration/management,
 - Habitat Corridor: second priority habitat management; connects habitat preserves, adequate width to sustain native plant ground layer, grades allow for rainwater infiltration, buffers natural waters
 - Natural Landscapes -- managed as a natural, low-maintenance landscape, not necessarily native vegetation; lowest landscape investment
 - Managed Urban Landscapes -- high financial investment; limited habitat value, relatively small
- » Exclude buildings and other impervious surface development within the Greenway system.
- » Work to exclude annual vegetation within the Greenway system. Currently, 45% of the Greenway acres are cultivated.
- » Provide off-stream watering access for livestock in the watershed. Mapping in 2024 by Polk County identified 36 pastures, for a total of 1,292 acres, where livestock currently have direct access to Mud, Camp, or Spring creeks or their tributaries.



Image Credit: Polk County Public Works

Municipal Greenway Areas

Portions of the Greenway within municipalities are envisioned as public land for open space, stormwater management, and trails. Each municipality will determine the type of landcover and level of maintenance of its greenway areas.

GREENWAY + NATURAL RESOURCES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

BEST PRACTICES FOR GREENWAY MANAGEMENT

Prioritize Stream Channel Stabilization with Development

Current stream assessment data does not exist for this watershed; however, streams are generally understood to be incised and unstable throughout the watershed. Streams in developing parts of the watershed are particularly impacted as drainage patterns change with the construction of storm drain systems. The plan recommends a shift in how streams are addressed. This plan recommends a regional collaborative model to address the needed modifications in streams at the time of development along with the other drainage engineering as detailed in Section 8, Regional Collaboration for a Regional Greenway.

Build Resilience into Stream & Riparian Management

Stream buffer ordinances are a critical tool in maintaining open space around drainageways. Generally, the ordinances require vegetative buffers of varying widths and restrict buildings and other structures on specific stream segments and sometimes smaller drainageways. Polk County is one of only a few Iowa counties with a stream buffer ordinance for the county's unincorporated areas. Polk County's ordinance utilizes a meander belt width standard to define the width of the buffer, which is the preferred mechanism, because it establishes the width that each segment of the stream needs as a buffer to naturally migrate laterally without causing damage to adjacent structures. Some but not all municipalities in the watershed have also adopted some form of stream buffer ordinance but there are inconsistencies between ordinances. This plan recommends a regional approach to development and adoption of a uniform buffer ordinance in the watershed as detailed in Section 8, Regional Collaboration.



Image Credit: Polk County Public Works

GREENWAY + NATURAL RESOURCES

NATURAL RESOURCE ANALYSIS

EXISTING NATURAL RESOURCE HUBS

Natural Resource Hubs represent existing, significant, public conservation areas. These hubs contain valuable vegetation and hydrology that support water quality and habitat for thousands of birds, mammals, fish, insects, and amphibian species. **Figure 17** shows the location of key existing natural resource hubs.

1 **Paul Errington Marsh WMA**

The Paul Errington Marsh Wildlife Management Area is a 305-acre marshland located in the northwest corner of the planning boundary. The WMA allows for non-toxic shot hunting of pheasant, waterfowl, and doves.

2 **Chichaqua Bottoms Greenbelt**

The Chichaqua Bottoms Greenbelt is a nearly 8,400-acre Polk County Conservation managed wildlife area in northeast Polk County with wetlands, prairies, woodlands, and oxbows. Hiking, camping, hunting, picnicking, and bird watching also available.

3 **Colfax Wildlife Management Area (WMA)**

The Colfax Wildlife Management Area (WMA) is part of the over 41,000 acres of public recreation land managed by the Iowa Department of Natural Resources to provide habitat for Iowa's native wildlife species. It is home to deer, squirrel, and waterfowl.

4 **Thomas Mitchell Park**

Thomas Mitchell Park is a 197-acre park that provides opportunity for camping, fishing, and hiking. There are accessible walkways that connect a playground, restroom, horseshoe pits, shelters, ball fields, and access to Camp Creek. Plentiful tree cover surrounds the park.

5 **Metro Waste Authority East Landfill**

The Metro Waste Authority East Landfill is located adjacent to Camp Creek just south of University Avenue/ Highway 163 in Mitchellville. The MWA maintains an environmental learning center that allows students and other visitors access to 500 acres of prairie, wetlands, woodlands, and oak savannas.

6 **Neal Smith National Wildlife Refuge**

Neal Smith National Wildlife Refuge was established in 1990 with the purpose to protect, restore and reconstruct and manage native ecosystems of tallgrass prairie, oak savanna and sedge meadow. The U.S. Fish & Wildlife refuge protects 6,000 acres of wildlife habitat and provides visitors, students, researchers and local landowners with educational, recreational and volunteer opportunities to learn about and enjoy their native tallgrass prairie heritage.

7 **Yellow Banks Park**

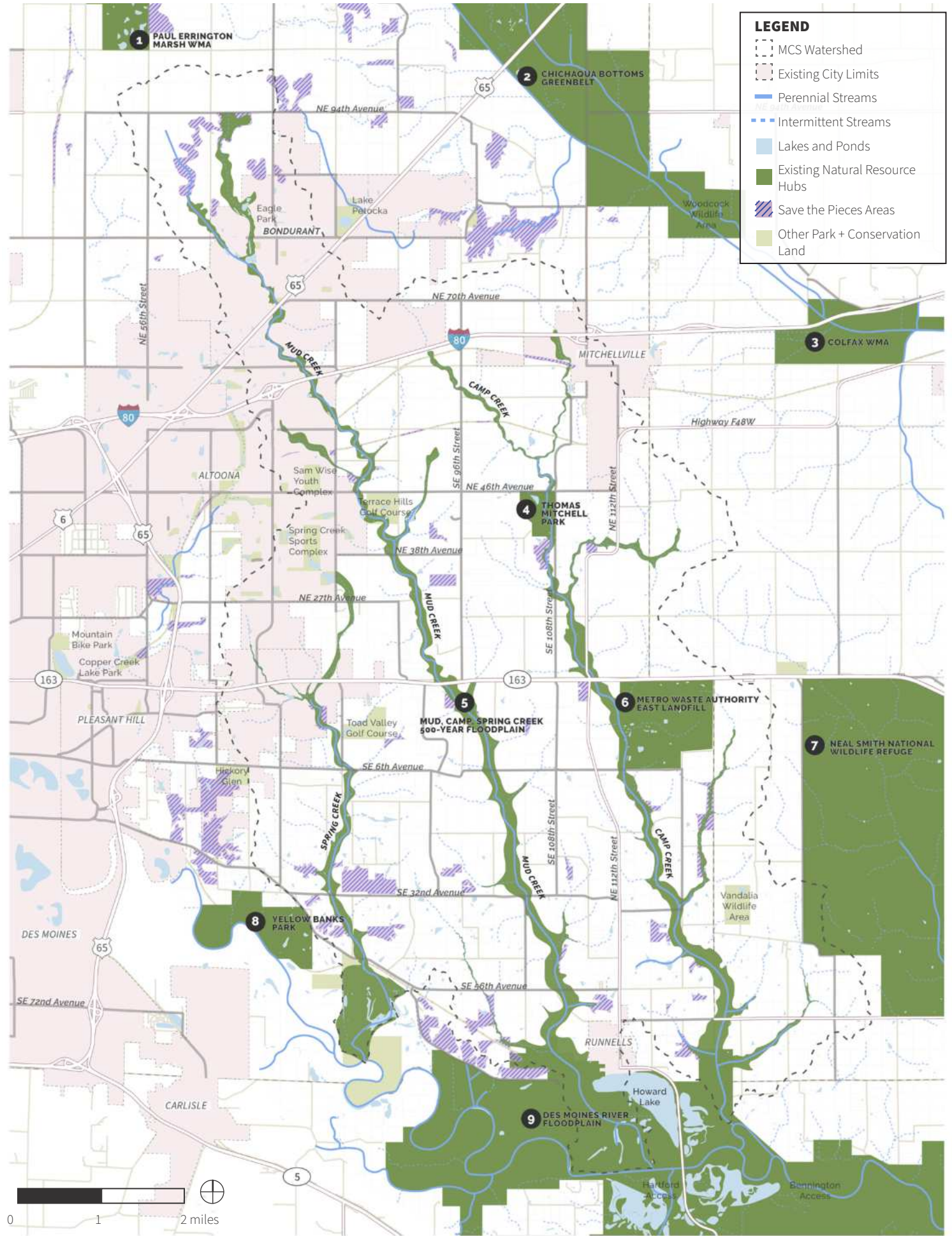
Yellow Banks Park is a large 576-acre park southeast of Pleasant Hill. The park offers camping, picnicking, shelters, hiking, playgrounds, fishing, ball fields, and two boat ramps for pond and river access.

8 **Des Moines River Floodplain**

The Des Moines River Floodplain provides numerous natural resources benefits. Covering a large area that includes existing wetlands, prairies, and woodlands. Providing a natural resources corridor stretching across Central Iowa. Currently land ownership in the Mud Camp Spring Creek area is split between private (including significant land enrolled into permanent conservation easements), county-owned, and federal-owned land.

Figure 17 also shows the location of Save the Pieces locations. **Save the Pieces** is a dataset initiated by Polk County Conservation staff over 20 years ago to identify potential remnants of quality native vegetation communities and cultural resource sites. The dataset lacks detailed value descriptions and most have not been field verified in the past 10 years. Landowners are typically unaware if their land is included. These Save the Pieces tracts are included as potential natural resource areas in this Master Plan potentially worthy of protection because of natural or cultural resources. Landowner discussions and field checking are required to determine their actual resource value and the owner's willingness to permanently protect them.

Figure 17 MCS Watershed Existing Natural Resource Hubs



GREENWAY + NATURAL RESOURCES

NATURAL RESOURCE ANALYSIS

FUTURE NATURAL RESOURCE LINKS

Natural Resource Links represent priority future physical land connection routes between existing parks, natural areas, and Natural Resource Hubs. Identified Links are conceptual routes rather than explicit desired parcels. Links were identified to aid planners working to purchase land or easements for other conservation-related easements.

Figure 18 shows the location of key natural resource links in the MCS Greenway boundary. A brief description of each is provided below. Numbers correspond to map.

There are five main missing link types:

1 *Providing East to West Connections between Mud, Camp, and Spring Creeks*

The streams currently offer good connectivity running north and south, but providing connections between the watersheds will provide additional wildlife benefits.

2 *Camp Creek to Neal Smith National Wildlife Refuge*

Stronger connections are needed between Camp Creek and the Neal Smith National Wildlife Refuge to connect these two key natural resource areas.

3 *Mud/Camp Creeks to Chichaqua Bottoms Greenbelt*

A stronger link between Mud and Camp Creek and the Chichaqua Bottoms Greenbelt could be strengthened with the use of the Chichaqua Valley Trail.

4 *Mud Creek to Errington Marsh*

The headwaters of the Mud Creek are farmed prairie potholes that are highlighted in the plan for several reasons. If restored these potholes would also provide connection the Errington Marsh.

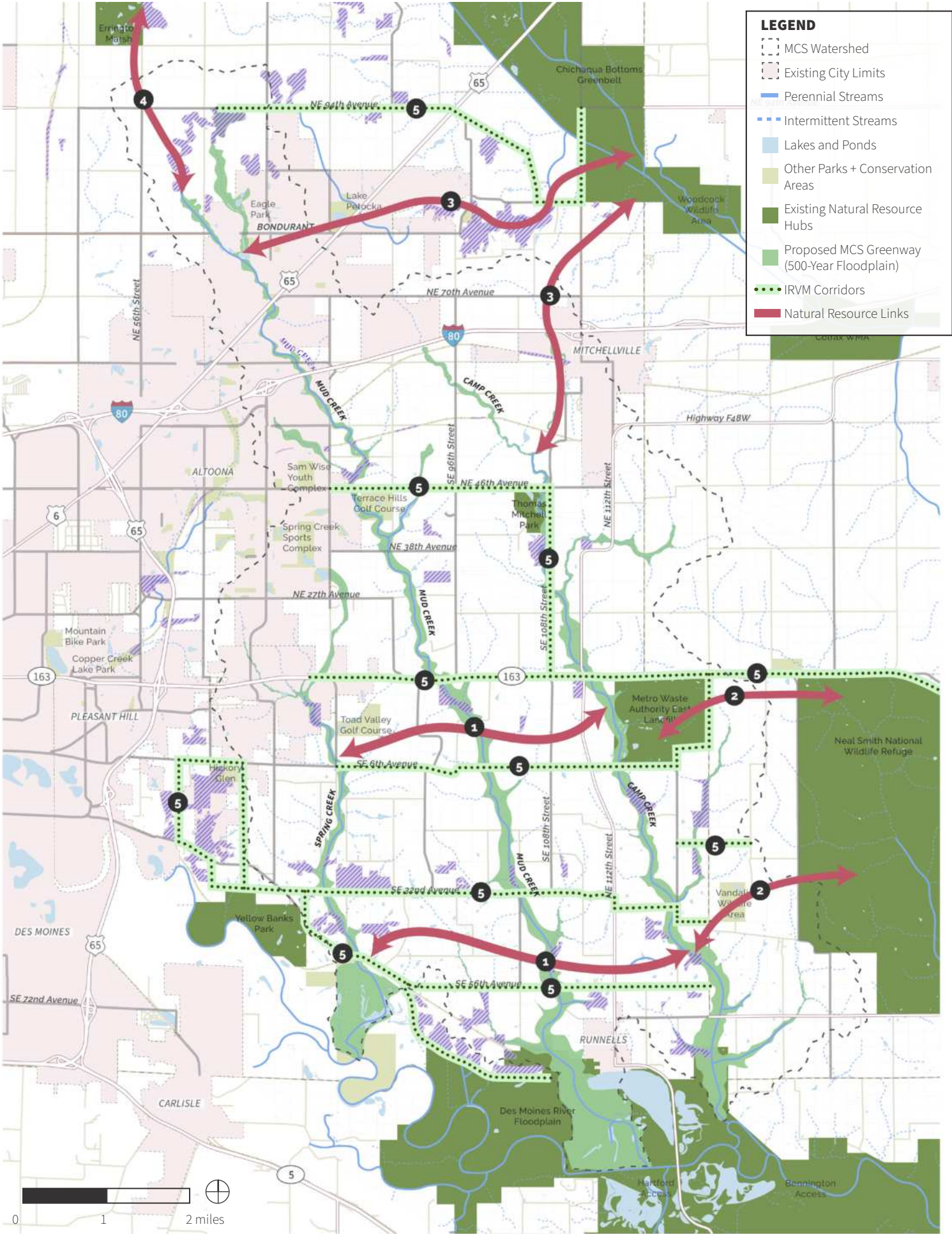
5 *Integrated Roadside Vegetation Management (IRVMCorridors)*

Polk County has recently restarted their Integrated Roadside Vegetation Management (IRVMCorridors) work, which identifies and plans physical land connections between Natural Resource Hubs, Greenways, and other habitat areas. IRVMcorridors are road corridors where native herbaceous vegetation is reestablished and managed in lieu of the traditional, non-native and cool season grasses. Native vegetation communities in these corridors can provide critical habitat links across the watershed and beyond. If restored these potholes would also provide connection the Errington Marsh.



Image Credit: Polk County Public Works

Figure 18 MCS Watershed Future Natural Resource Links



GREENWAY + NATURAL RESOURCES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

GREENWAY AND NATURAL RESOURCES PRIORITIES

PRIORITY

Protect and Expand Natural Resources Hubs

- ACTION:** Target, assess, and expand mapped ecological resources and sensitive areas (save the pieces).
TOOL: Central Iowa Land Stewardship Project (Polk SWCD).
- ACTION:** Prioritize and target the acquisition and protection of key natural resources adjoining existing hubs.
TOOL: REAP grants.
- ACTION:** Restore wetlands.
TOOL: The Nature Conservancy priority mapping tool and ACPF.

PRIORITY

Develop Natural Resources Links

- ACTION:** Restore vegetation in road and Trail ROW.
TOOL: Polk County Integrated Roadside Vegetation Management Program.
- ACTION:** Restore prairie potholes in the Mud Creek headwaters.

PRIORITY

Promote Sustainable Urban Growth that Protects and Preserves Key Natural Resources

- ACTION:** Complete a review of sensitive areas layers prior to approval of development plans
TOOL: Save the Pieces assessment and cultural resources assessment
- ACTION:** Adoption of Stream Buffer Ordinance by all communities

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SECTION 6:

REGIONAL COLLABORATION

INTRODUCTION AND KEY OBJECTIVES

OVERVIEW

The MCS Greenway system will physically touch all five cities in the watershed, connecting the Des Moines River with the headwaters areas for Mud, Camp, and Spring creeks. Due to the scale of the corridor system, regional support will be critical to its success. Regional support from Polk County and collaboration with all cities in the watershed is recommended. Regional collaboration recommendations include the development and adoption of policies to define improvement obligations and the timing of improvements:

- » Permanent Protection / Acquisition of the Greenway System / 500-Year Floodplain
- » Regional Streambank Stabilization
- » Stream Buffer Ordinance Fine Tuning

Each of these recommended strategies are outlined in greater detail on the following two pages.





REGIONAL COLLABORATION

REGIONAL WMA APPROACH

REGIONAL COLLABORATION RECOMMENDATIONS

Permanent Protection / Acquisition of the Greenway System / 500-Year Floodplain

- » Work with each member community to adopt the greenway boundary developed through this master planning process along with a set of landcover / land use restrictions.
- » Develop proposed Greenway Ownership/Management plan map – Create a parcel map identifying which greenway areas should be dedicated to a public agency versus those remaining in private ownership and preserved by easement or agreement.
- » Greenway Dedication in New Developments – Establish a uniform requirement and credit (such as a credit towards meeting a parkland dedication requirement) for the fee title dedication of priority stream buffers as part of the development review and approval process.
- » Regional Greenbelt Management – Identify Polk County as the agency that will own and manage selected priority Greenway parcels and lead oversight for Greenway acquisition or preservation by easement or agreement.

Regional Streambank Stabilization

- » Formally adopt municipal policy that requires stream stabilization and resizing at the time of development utilizing uniform standards that are overseen by Polk County Water Resources.
- » Develop policies to define improvement obligations, timing of improvements, and options for cost sharing between adjoining property owners and the relevant public agency.
- » Establish uniform regulations requiring, as part of the development review and approval process, analysis of existing streams and construction of stream improvements that may be necessary to convey the altered drainage conditions that will occur due to urbanization in order to prevent or limit the erosion of stream banks and drainageways due to development.
- » As a region, apply for funding for analysis, design and construction of this stream stabilization that would cover at least 50% of the cost. Make this funding available to developers.

REGIONAL COLLABORATION

REGIONAL WMA APPROACH

REGIONAL COLLABORATION RECOMMENDATIONS

Stream Buffer Ordinance Fine Tuning

- » Develop policies to define improvement obligations, timing of improvements. This plan recommends fine tuning of the stream buffers in the watershed including the following elements:
 - Work with each member community to adopt or alter their individual ordinances to create a uniform ordinance in this watershed-perhaps taking the landform regions into account, including both the stream and drainageway buffer types included in the original ordinance.
 - Create an official, calculated buffer limits boundary in GIS and distribute to all public agencies for application; include in comprehensive plans, land use maps, development permitting staff and departments, etc.
 - This plan recommends revisiting the stream buffer ordinance to create one uniform version for the watershed region.

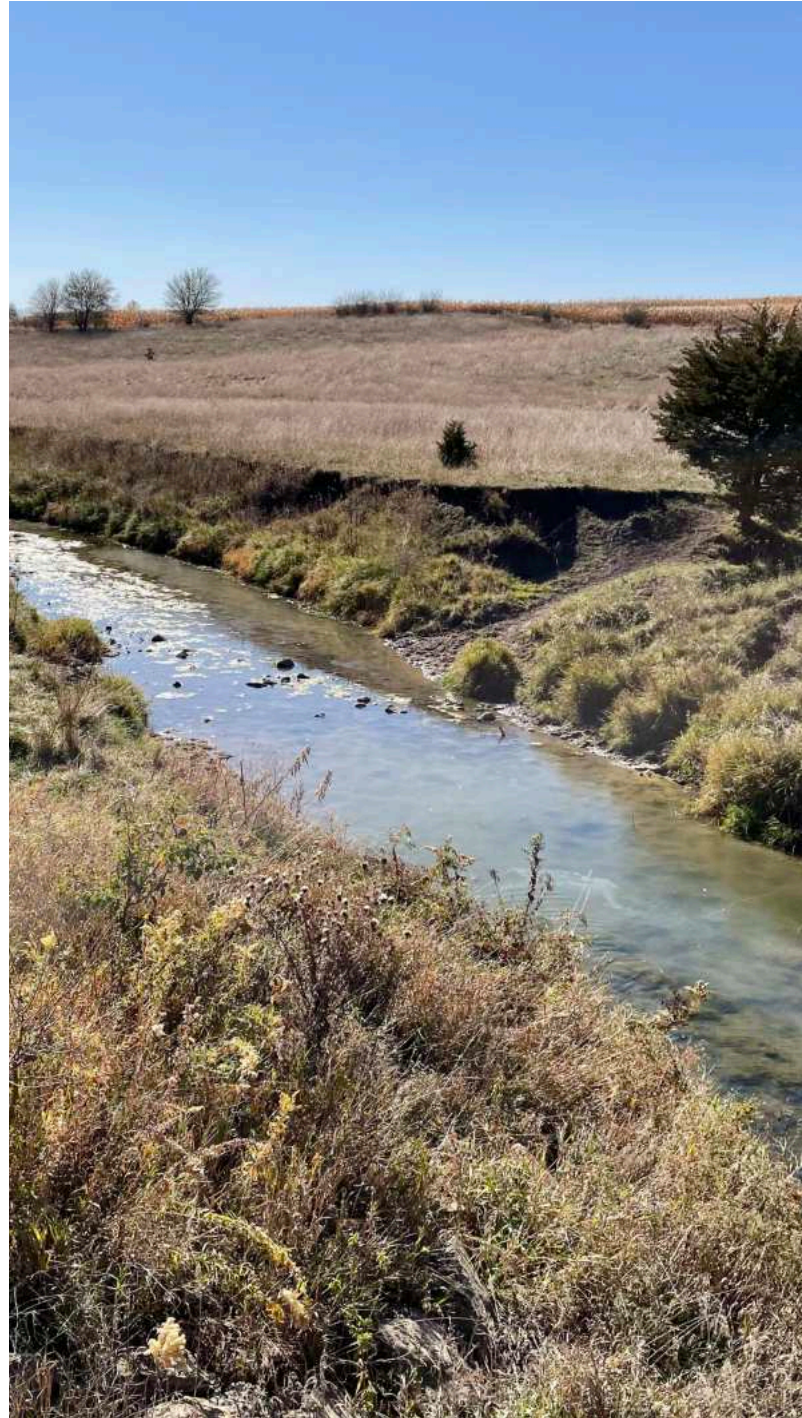


Image Credit: Polk County Public Works

SECTION 7:

IMPLEMENTATION PLAN

INTRODUCTION AND KEY OBJECTIVES

This section summarizes the priorities and actions identified in the prior sections along with timelines, high level cost estimates along with potential funding sources.

Planning for acquisition and development of Master Plan recommendations requires collaboration between agency and municipal staff stakeholders.





IMPLEMENTATION PLAN

KEY STEPS AND STRATEGIES

1. Save Our Pieces Follow Up and Targeting

- A. Polk SWCD- CILS Project.
- B. Targeted Outreach.
- C. Complete property assessment and protection/restoration plan.

2. Remove Livestock Access to Streams

- A. Develop a new livestock program, providing fencing and alternate water source.

3. IRVM Nature Corridors

- A. Develop a # year plan to convert targeted roads to natives.

4. Nature Links- Prioritize connection from Camp Creek to Neal Smith

- A. Identify and prioritize 10 priority acquisition or restoration properties.
- B. Investigate wildlife federation RCPP.

5. Municipal Greenway Acquisition

- A. Complete Field Investigation.
- B. Strategic Spring migration diversion.
- C. Meet with DNR.

6. Municipal Greenway Acquisition

- A. Complete Field Investigation.
- B. Strategic Spring migration diversion.
- C. Meet with DNR.

7. Regional Trail Connections

- A. North and South Regional Trails
- B. June annual eastern Polk County trail meeting

8. Mud Creek Headwaters- Flood Reduction and Wetland Restoration Plan

- A. Work session with Bondurant.

9. Regional Detention

- A. Prioritize and target installations
- B. Report out to each City

10. Spring Creek Diversion Wetland



Image Credit: Polk County Public Works

APPENDIX A

STREAM BUFFER ORDINANCES

POLK COUNTY ORDINANCE

Article 7. Natural Resource Protection
Section 2. Streams

Section 2. Streams

(A) Intent and Purpose

The intent of this Section is to establish regulations and procedures that govern all land uses and related development activities adjacent to streams. The streams covered by this Section are identified on FEMA FIRM Flood Insurance Rate Maps (FIRMs), for Polk County and Incorporated Areas dated February 1, 2019, and later as revised as mapped floodplain. These regulations shall require undisturbed buffers and impervious surface setbacks adjacent to streams.

The purpose of undisturbed buffers and impervious surface setbacks are:

- to protect, restore and maintain the chemical, physical and biological integrity of streams and their water resources;
- to remove pollutants delivered in urban storm water;
- to protect public water supplies;
- to maintain base flow of streams;
- to minimize erosion and control sedimentation;
- to provide infiltration for storm water runoff;
- to minimize impervious surfaces close to streams; and
- to provide riparian wildlife habitats and promote desirable aquatic habitat.

(B) Protection Criteria

(1) Buffer Requirements

- (a) No Floodway - Mapped streams in all watersheds within unincorporated Polk County with no floodway identified on the effective FIRM maps shall require a minimum 50-foot undisturbed buffer on each side of the stream's belt width, which is the stream flows measured between the outsides of opposing meander bends. "Iowa Department of Natural Resources (IDNR) Method."
- (b) Floodway - Mapped streams in all watersheds within unincorporated Polk County with floodway identified on effective FIRM maps shall require a minimum 50-foot undisturbed buffer on each side of the floodway boundary, measured from the edge of the floodway boundary, or using the method described above for No Floodway (a), whichever creates that largest stream buffer.

(2) Setback Requirements

- (a) Septic tanks and septic tank drain fields are prohibited within the undisturbed buffer area;
- (b) An additional 25-foot setback shall be maintained adjacent to the undisturbed buffer in which all impervious surfaces shall be prohibited. Storm water retention or detention facilities are permitted within this setback but prohibited within the stream channel.
- (c) New hazardous waste treatment or disposal facilities are prohibited within the stream buffer and setback.



APPENDIX A

STREAM BUFFER ORDINANCES

Article 7. Natural Resource Protection Section 2. Streams

(C) Applicability

This article shall apply to all land development activity on property containing a stream or near a stream. The Protection areas as defined above shall be met. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under State Code.

(D) Exemptions

Exemption of these activities does not constitute an exemption for any other activity proposed on a property:

- (1) Any existing use that does not change use, zoning district or size is exempt from the requirements but shall meet the requirements for compliance for any new additions, structures or grading on the property.
- (2) A perpendicular stream crossing by a driveway, street, or utility lines;
- (3) A street or driveway where buffer intrusion is the only option to provide access to a property;
- (4) Paved and unpaved trails and paths for public use;
- (5) Public water supply intake or public wastewater outfall structures;
- (6) Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
- (7) Utility lines and easements running parallel with the stream, except that all easements (permanent and construction) and clearing and grading shall recognize the sensitivity of the streams and use Best Management Practices to limit and repair the disturbance within the buffer area. This includes such impervious cover as necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
- (8) Land development activities within a dedicated street right-of-way existing as of the effective date of this ordinance.
- (9) Forestry activities on land that is zoned for forestry or agricultural uses and are not incidental to other land development activity.
- (10) Minor land-disturbing activities for the intent of emergency erosion control and bank stabilization activities (i.e. for the purposes of corrective maintenance; measures for health, safety and welfare; post storm; or other disaster relief)

(E) Variance Procedures

No variance shall be granted to the undisturbed buffer and/or setback requirements contained in this section unless a hardship exists and relief, if granted, meets the general purpose and intent of this article. Variance requests shall only be considered if the public or private project with buffer and/or setback intrusion can demonstrate that the completed project will result in maintained and/or improved water quality downstream; and yields no increase in storm water runoff.

(F) Liability

Neither the approval of a plan or issuance of a permit for any regulated activity under the provisions of this ordinance, or compliance with the provisions of this article shall relieve



Article 7. Natural Resource Protection
Section 2. Streams

any person from responsibility or liability for:

- (1) Any damage to any person, property, tributary or other water body; or
- (2) Noncompliance with any other local, State or Federal ordinances, statutes, rules or regulations.



Section 3. Drainageways

Watercourses which are defined either by soil type or by the presence of intermittent or perennial streams or topography which indicates a swale where surface sheet flows join. The following areas are drainageways, which were not identified as streams referenced above:

- (1) The land, except where areas are designated as floodplain, on either side of and within fifty (50) feet of the centerline of any intermittent or perennial stream shown on the U.S. Geological Service's 7 1/2 minute Quadrangle sheets covering the unincorporated areas of Polk County.
- (2) The land, except where areas are designated as floodplain, on either side of and within twenty-five (25) feet of the centerline of any swale identified by topography draining a minimum of five (5) acres of upstream area.
- (3) The land included within the following soil classes as mapped in the Polk County Soil Maps provided by the Soil Conservation Service: Alluvial land (Ac), Colo silty clay loam (Cn), Colo silty clay loam, channeled (Co), Colo loam, loamy subsoil variant (Cp), Colo-Judson-Nodaway complex (Cr), Colo-Terril complex (Cs), Dorchester silt loam, moderately shallow over sand (Df), Huntsville sandy loam (Hf), channeled (He), Huntsville silt loam (Nb), Riverwash (Ra), Storden-Colo complex (Sk), and the Wabash-Gravity-Nodaway complex (Wc).

(A) Determination

Drainageway areas shall be determined by reference to the following sources in the order indicated below.

- (1) USGS Topographic Maps or other topographic maps.
- (2) Soil Maps provided in the Polk County Soil Survey.
- (3) Orthographic Photos, with field verification.

(B) Design Standards

New developments shall be designed so that there is a continuous strip of open space along the course of the drainageway. Since the purpose of this protection is to preserve the natural storm drainage system, it is logical that drainage improvements and retention or detention structures would be located in these areas. In order to permit this, the open space portions of the drainageway areas may be disturbed, but only if such construction is part of an approved stormwater system that meets the following criteria:

- (1) The time of concentration of stormwater flows remains unchanged or is lengthened;
- (2) Stormwater storage capacity is unchanged or increased;
- (3) Vegetation is installed;
- (4) The resultant new drainageway has less velocity than preexisted or reduces stream bank erosion through the provision of erosion control measures;
- (5) Additional water is not backed up onto adjoining properties.



APPENDIX A

STREAM BUFFER ORDINANCES

CITY OF PLEASANT HILL

CHAPTER 104 STREAM BUFFER PROTECTION AND MANAGEMENT

Contents:

- 104.01 PURPOSE.
- 104.02 DEFINITIONS.
- 104.03 APPLICABILITY.
- 104.04 STREAM BUFFER DESIGN.
- 104.05 BUFFER MANAGEMENT AND MAINTENANCE.
- 104.06 STREAM BUFFER MANAGEMENT PLAN.
- 104.07 ENFORCEMENT.
- 104.08 EXCEPTIONS.

(Ord. No. 853, 05/01/2019)

104.01 PURPOSE.

1. The purpose of this chapter is to establish minimum requirements for the design of **buffers** to protect the streams, **wetlands**, and floodplains of Pleasant Hill; to protect the water quality of **watercourses**, reservoirs, lakes, and other significant water resources within Pleasant Hill; to protect Pleasant Hill's riparian and aquatic ecosystems; and to provide for the environmentally sound use of Pleasant Hill's land resources.
2. Buffers adjacent to stream systems provide numerous environmental protection and resource management benefits that can include the following:
 - A. Restoring and maintaining the chemical, physical, and biological integrity of the water resources.
 - B. Reducing pollutants delivered from urban stormwater.
 - C. Reducing erosion and sediment entering the stream.
 - D. Allow for stabilization of **stream banks**.
 - E. Providing infiltration of stormwater runoff.
 - F. Maintaining base flow of streams.
 - G. Contributing the organic matter that is a source of food and energy for the aquatic ecosystem.
 - H. Providing tree canopy to shade streams and promote desirable aquatic organisms.
 - I. Providing riparian wildlife habitat.
 - J. Furnishing scenic value and recreational opportunity.
 - K. Protecting the public from flooding, **property** damage and loss.
 - L. Providing sustainable, natural vegetation.
3. It is the desire of the **City** to protect and maintain the **native vegetation** in riparian and wetland areas by implementing specifications for the establishment and protection of vegetation along all stream systems within our jurisdictional authority.

104.02 DEFINITIONS.

Active Channel is the area of the stream channel that is subject to frequent flows (approximately once per one and a half years) and that includes the portion of the channel below the floodplain.

APPENDIX A

STREAM BUFFER ORDINANCES

Best Management Practices (BMP's) means a schedule of activities, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. Common BMPs are described in the Iowa Stormwater Management Manual and SUDAS. The BMPs covered are not meant to be a comprehensive list of acceptable BMPs.

Buffer is a vegetative area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake, or reservoir area. Alteration of this natural area is strictly limited.

Iowa DNR Method is a 50-foot-wide undisturbed buffer on each side of the near-stream zone (the stream's belt width), which is defined as the corridor where the stream flows measured between the outsides of opposing meander bends. (Reference: Drawing 1. Riparian Buffering, on page 7 of the River Restoration Toolbox Practice Guide 3: Riparian Buffering, dated April 2018, and prepared by the Iowa Department of Natural Resources.)

Floodway are mapped streams within the boundaries of the City of Pleasant Hill that are identified as 'floodway' on the City's Flood Insurance Rate Map.

Native Vegetation refers to vegetation originating naturally in this region of the state. Native vegetation is not to be confused with all existing vegetation.

No Floodway are mapped streams within the boundaries of the City of Pleasant Hill with no floodway identified on the effective Flood Insurance Rate Maps or as may be officially established by a licensed engineer.

Streams are perennial and intermittent watercourses identified through site inspection and United States Geological Survey (USGS) maps and further defined and categorized as follows:

1. Type I Streams are defined as perennial streams shown as solid blue lines on the United States Geological Survey seven and one-half minutes series topological map and have a drainage area of greater than 50 acres.
2. Type II Streams are defined as intermittent streams shown as dashed blue lines on the United States Geological Survey seven and one-half minutes series topological map and have a drainage area of greater than 50 acres.
3. Type III Streams are defined as intermittent streams or natural channels which are not shown on the United States Geological Survey seven and one-half minutes series topological map as either blue or dashed blue lines which have drainage areas of greater than 50 acres.

Stream Bank is the area between the stream channel and the break in the stream bank slope or the highest point of the stream channel.

Stream Channel is part of the watercourse either naturally or artificially created that contains an intermittent or perennial base flow of groundwater origin. Base flows of groundwater origin can be distinguished by any of the following physical indicators:

1. Hydrophytic vegetation, hydric soil, or other hydrologic indicators in the area(s) where groundwater enters the stream channel in the vicinity of the stream headwaters, channel bed, or channel banks.
2. Flowing water not directly related to a storm event.
3. Historical records of a local high groundwater table, such as well and stream gauge records.

SUDAS means the current Standard Urban Design and Specifications Manual, as locally amended, that specifies the stormwater guidelines and stormwater controls deemed by SUDAS to meet the goals of the U.S. Environmental Protection Agencies NPDES permit program administered by the Iowa Department of Natural Resources.

Wetland is defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

104.03 APPLICABILITY.

APPENDIX A

STREAM BUFFER ORDINANCES

This chapter shall apply to proposed improvements associated with all land development activity requiring a site plan, construction drawings, or subdivision on property containing a stream, near a stream, or drainage swale draining greater than 50 acres. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established by other regulatory avenues.

104.04 STREAM BUFFER DESIGN.

1. 1.
A stream buffer for a stream system shall consist of a native vegetative strip of land extending along both sides of a stream and its adjacent wetlands, floodplain, or slopes. The stream buffer width shall be adjusted to include contiguous sensitive areas, such as steep slopes or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands, or other water bodies.

2. 2.
The required base width for all buffers shall be determined based on the type of stream being protected, as specified in TABLE I of this chapter below:

104.04-1 Required Minimum Stream Buffer Width	
Stream	
Streams with Floodway	Floodway plus 50 feet on each side of floodway boundary
Type I or Type II Streams with No Floodway	Iowa DNR Method
Type III Streams	30 feet on each side of stream channel centerline

3. 3.
A comprehensive map of all existing stream buffer areas within the jurisdiction of the City of Pleasant Hill has been established and is on file with the City Clerk.
4. 4.
The Community Development Director or his/her designee may consider buffer design modifications in unique cases of topography or other hardship provided that the project can meet the goals outline in the purpose and intent of this chapter.
5. 5.
A stream buffer shall not be required for the portions of a stream that are less than 150 feet in length due to the stream having been previously enclosed within a pipe or box structure.
6. 6.
Impervious surfaces, septic systems and all associated equipment are prohibited within the buffer.
7. 7.
Dominant vegetation shall consist of existing or seeded/planted native trees, shrubs, perennial grasses and forbs suited to the soil and hydrology of the site and the intended purpose. No single species shall make up more than 50% of the total number of species planted. Turf grass (lawn) is not permitted.
8. 8.
Overland flow through the stream buffer area will be maintained as sheet flow.

104.05 BUFFER MANAGEMENT AND MAINTENANCE.

1. The stream buffer, including wetlands and floodplains, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources. All buffer areas should be left in a natural state and not mowed, trimmed, fertilized, or irrigated except to provide optimal plant establishment and maintenance. Weed control should be limited to legal requirements for eradication of noxious plants or for establishment of desirable plants.

APPENDIX A

STREAM BUFFER ORDINANCES

Maintenance shall normally consist of restoring natural or native plantings and following recommended practices of maintenance after establishment. Weeds and debris shall be removed as necessary. Fallen trees should be left to increase habitat for wildlife.

2. The City of Pleasant Hill will only be responsible for the management and maintenance of City-owned stream buffers.
3. Management and maintenance of privately-owned stream buffers shall be subject to drainage area and development goals and a management plan shall be developed by the owner. The requirements for a stream buffer management plan are outlined in Section 104.06.
4. At the full discretion of the City, any stream buffer may be required to be deeded to the City as part of the final plat or site plan approval process, and/or park land dedication requirement. In special circumstances, the City may accept a permanent easement for the purpose of protecting the land in and around the established stream buffer and impose any and all restrictions as determined in this chapter.
5. Temporary or permanent access easements may need to be developed during the site plan or subdivision process, if the buffer is not yet contiguous to another point of access or to otherwise ensure adequate access is provided to all areas of the buffer as necessary to perform maintenance.
6. Encroachment onto public lands is a form of trespass. The erection of structures or modifications to natural areas on public lands that have been set aside for natural resource conservation and/or public use are considered encroachments. The unauthorized placement of natural or manmade materials on or within City owned or managed property is prohibited. The unauthorized construction or placement of any structures or other "improvements" on or within City property and the unauthorized alteration (i.e. mowing) of City property in anyway is also prohibited.
7. The following structures, practices, and activities are permitted in the stream buffer, with specific design or maintenance features, subject to the review of the City of Pleasant Hill:
 - A. Roads, bridges, paths, and utilities:
 - the right-of-way should be the minimum width needed to allow for maintenance access and installation.
 - the angle of the crossing shall be as close to perpendicular as feasible to the stream or buffer in order to minimize clearing requirements.
 - B. Stream restoration projects, facilities and activities approved by the City of Pleasant Hill are permitted within the buffer.
 - C. Water quality monitoring and stream gauging are permitted within the stream buffer, as approved by the City of Pleasant Hill.
8. The following practices and activities are prohibited within the buffer, except with approval by the City of Pleasant Hill:
 - A. Clearing of existing vegetation.
 - B. Grading, stripping, or other soil disturbing practices.
 - C. Filling or dumping.
 - D. Draining the buffer area by ditching, underdrains, or other systems.
 - E. Use, storage, or application of pesticides, except for the spot spraying of noxious weeds or nonnative species consistent with recommendations of the Polk County Soil and Water Conservation District.
9. All plans prepared for recording and all right-of-way plans shall clearly:
 - A. Show the extent of any stream buffer on the subject property.
 - B. Label the stream buffer.

- C. Provide a note to reference any stream buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of Pleasant Hill."
- 10. The dedication of a stream buffer area in any form to the City of Pleasant Hill shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.

104.06 STREAM BUFFER MANAGEMENT PLAN.

1. A plan approved by the City of Pleasant Hill is required in all situations where the ownership of a stream buffer is private.
2. The plan shall contain an informative, conceptual, and schematic representation of the proposed development activity by means of maps, graphs, charts, or other written or drawn documents so as to enable an informed decision regarding the proposed development activity.
3. A buffer plan shall be submitted in conjunction with the required grading plan for any development, and the buffer should be clearly delineated on the final grading plan.
4. Boundary markers will be installed by the applicant prior to commencing clearing and grading operations. Markers will be placed at the outside edge of the buffer prior to the start of any activity adjacent to the buffer. Markers shall be clearly visible and shall be spaced at a maximum of 100 feet. The markers may be joined by marking tape or fencing.
5. The plan shall contain the following specific information:
 - A. A location or vicinity map to include maximum two feet contour intervals and scale of no greater than one-inch equals 100 feet.
 - B. Field delineated streams, springs, seeps, bodies of water, wetlands, and waterway buffer.
 - C. Stream buffer ownership information and information on the entity responsible for buffer maintenance.
 - D. The location and general measurements of established stream buffer and maintenance easements.
 - E. A list of prohibited activities, uses, or items within the buffer.
 - F. Language addressing the existing and planned vegetation maintenance within the buffer.
 - G. A general maintenance timeline of the stream buffer.
 - H. Information explaining the location and right of access for stream buffer maintenance including maintenance access points and routes.
 - I. Information on easement or access rights in and around stream buffer.
6. The plan shall be developed by an Iowa licensed Professional Engineer, Iowa licensed Landscape Architect, or representative from the Polk Soil & Water Conservation District.
7. The plan shall outline the maintenance procedures established by the owner, to ensure the proper management of the stream buffer.
8. If a maintenance procedure consists of a controlled burn, an approved burn plan for the native areas shall also be included in the management plan. The burn plan shall be approved by the City and Polk County Air Quality prior to any burning activities. If, at a later date, the owner of the management plan decides to use controlled burning as a management tool, they may develop a burn plan and seek City approval.

104.07 ENFORCEMENT.

1. The Community Development Director or his/her designee is authorized and empowered to enforce the requirements of this chapter in accordance with the procedures of this section.

2. If, upon inspection or investigation, the Director or his/her designee is of the opinion that any person has violated any provision of this chapter, he/she shall with reasonable promptness issue a notice of the violations identified while conducting an inspection or investigation. Each notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this chapter that has been violated. In addition, the notice shall set a reasonable time for the abatement and correction of the violation.
3. If the property owner fails to take corrective action, following notice prescribed for the service of civil process by the Iowa Rules of Civil Procedure, the City may do so by its own crews or by persons under its hire and assess against the property owner the City's cost therefore. The cost shall include the salaries and benefits earned by the City employees during such corrective action, a charge for City machinery used and such other costs and expenses as the City actually incurred. To the extent allowed by Iowa law, such costs and expenses may be assessed against the property owner and collected in the same manner as a property tax.
4. Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall be subject to a civil penalty as set forth in the Schedule of Civil Penalties in [CHAPTER 4](#) of this Code of Ordinances.
5. Each day that a municipal infraction occurs and/or is permitted to exist constitutes a separate offense.

104.08 EXCEPTIONS.

Exemption of these activities does not constitute an exemption of any other activity proposed on a property:

1. 1.
Any existing use that does not change use, zoning district or size is exempt from requirements but shall meet the requirements for compliance for any new development requiring a site plan or subdivision.
2. 2.
A perpendicular stream crossing by a driveway, street, or utility lines.
3. 3.
A street or driveway where buffer intrusion is the only option to provide access to a property.
4. 4.
Paved and unpaved trails and paths for public use.
5. 5.
Public water supply intake or public wastewater outfall structures.
6. 6.
Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks.
7. 7.
Utility lines and easements running parallel with the stream, except that all easements (permanent and construction) and clearing and grading shall recognize the sensitivity of the streams and use Best Management Practices to limit and repair the disturbance within the buffer area. This includes such impervious cover necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
8. 8.
Land development activities within a dedicated street right-of-way existing as of the effective date of this chapter.
9. 9.

APPENDIX A

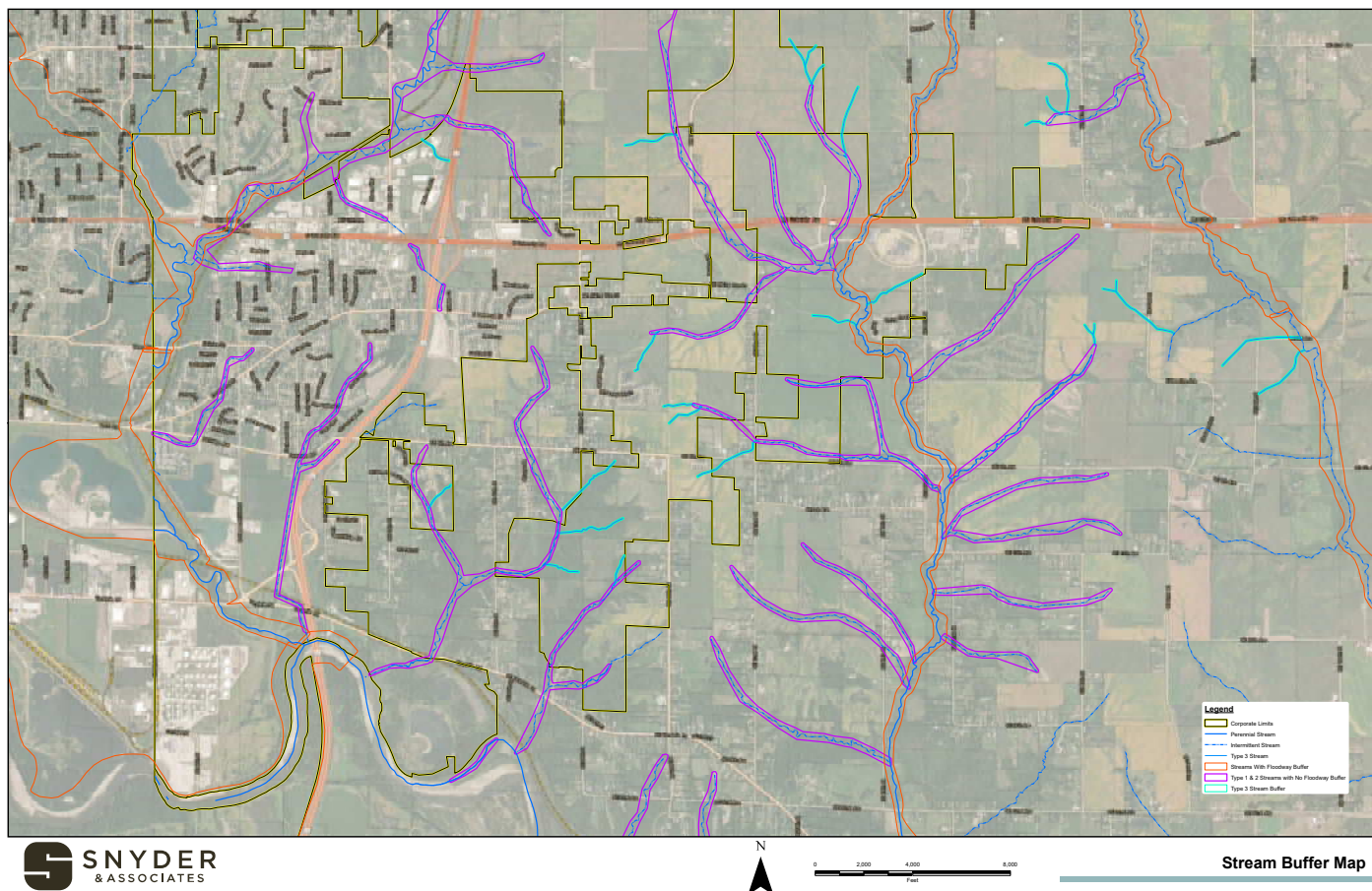
STREAM BUFFER ORDINANCES

Minor land disturbing for the intent of emergency erosion control and bank stabilization activities (i.e. for the purposes of corrective maintenance; measures for health, safety and welfare; post storm; or other disaster relief) if City of Pleasant Hill is notified about the activity and the disturbance area is less than 5,000 square feet.

Effective on: 12/31/2019

APPENDIX A

STREAM BUFFER ORDINANCES



APPENDIX A

STREAM BUFFER ORDINANCES

CITY OF BONDURANT

CHAPTER 167

STREAM BUFFER PROTECTION AND MANAGEMENT

167.01 Purpose	167.05 Buffer Management and Maintenance
167.02 Definitions	167.06 Stream Buffer Management Plan
167.03 Applicability	167.07 Enforcement
167.04 Stream Buffer Design	167.08 Exemptions

167.01 PURPOSE. The purpose of this chapter is to establish minimum requirements for the design of buffers to protect the streams and creeks that are within the jurisdiction of the City of Bondurant, Iowa; to protect the water quality of the creeks, streams and other significant water resources that are within the City of Bondurant and those that are downstream as well; and to provide for the environmentally sound use of Bondurant’s land resources.

167.02 DEFINITIONS. Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter it’s most reasonable application.

1. “Active Channel” is the area of the stream channel that is subject to frequent flows (approximately once per one and half years) and that include the portion of the channel below the floodplain.
2. “Best Management Practices (BMP’S)” means a schedule of activities, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. Common BMPs are described in the Iowa Stormwater Management Manual and SUDAS. The BMPs covered are not meant to be a comprehensive list of acceptable BMPs.
3. “Buffer” is a vegetative area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system. Alteration of the natural area is strictly limited.
4. “Floodway” are mapped streams within the boundaries of the City of Bondurant that are identified as ‘floodway’ on the City’s Flood Insurance Rate Map.
5. “Iowa DNR Method” is a 5-0foot-wide undisturbed buffer on each side of the near-stream zone (the stream’s belt width), which is defined as the corridor where the stream flows measured between the outsides of opposing meander bends. (Reference: Drawing 1. Riparian Buffering, on Page 7 of the River Restoration Toolbox Practice Guide 3: Riparian Buffering, dated April 2018, and prepared by the Iowa Department of Natural Resources.
6. “Native Vegetation” refers to vegetation originating naturally in this region of the state. Native vegetation is not to be confused with all existing vegetation.

APPENDIX A

STREAM BUFFER ORDINANCES

7. “Steams” are perennial and intermittent watercourses identified through site inspection and United States Geological Survey (USGS) maps and further defined and categorized as follows. Streams not classified as a Type I Stream or a Type 2 Stream are not subject to Chapter 167.

A. Type I Streams are defined as perennial streams that show as solid blue lines on the United States Geological Survey seven and one-half minutes series topological map and have a drainage area of greater than 50 acres.

B. Type II Streams are defined as intermittent streams as dashed blue lines on the United States Geological Survey seven and one-half minutes series topological map and have a drainage area greater than 50 acres.

8. “Stream Bank” is the area between the stream channel and the break in the stream bank slope or the highest point of the stream channel.

9. “Stream Channel” is part of the watercourse either naturally or artificially created that contains an intermittent or perennial base flow of groundwater origin. Base flows of groundwater origin can be distinguished by any of the following physical indicators:

A. Hydrophytic vegetation, hydric soil, or other hydrologic indicators in the area(s) where groundwater enters the stream channel in the vicinity of the stream headwaters, channel bed, or channel banks.

B. Flowing water not directly related to a storm event.

C. Historical records of a local high groundwater table, such as well and stream gauge records.

10. “SUDAS” means the current Standard Urban Design and Specifications Manual, as locally amended, that specifies the stormwater guidelines and stormwater controls deemed by SUDAS to meet the goals of the U.S. Environmental Protection Agency NPDES permit program administered by the Iowa Department of Natural Resources.

11. “Wetland” is defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

167.03 APPLICABILITY. This chapter shall apply to proposed improvements associated with all land development activity requiring a site plan, construction drawings, or subdivision on property containing a Type 1 or Type 2 stream or those lands subject to the required minimum stream buffer area. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established by other regulatory agencies.

167.04 STREAM BUFFER DESIGN.

APPENDIX A

STREAM BUFFER ORDINANCES

1. A stream buffer for a stream system shall consist of a native vegetative strip of land extending along both sides of a stream and its adjacent wetlands, floodplain, or slopes. The stream buffer width shall be adjusted to include contiguous sensitive areas, such as steep slopes, or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands, or other water bodies.

2. The required base width for all buffers shall be determined on the type of stream being protected, as specified in the table below.

Table I. Required Minimum Stream Buffer Width	
Type 1 or Type 2 Streams with Floodway	Floodway plus 50 feet on each side of Floodway boundary
Type 1 or Type 2 Streams with No Floodway	Iowa DNR Method

3. A comprehensive map of all existing stream buffer areas within the jurisdiction of the City of Bondurant has been established and will be provided upon request.

4. The City Administrator or his/her designee may consider buffer design modifications in unique cases of topography or other hardship provided that the project can meet the goals outlined in the purpose and intent of this chapter.

5. Impervious surfaces, septic systems and all associated equipment are prohibited within the buffer.

6. Dominant vegetation shall consist of existing or seeded/planted native trees, shrubs, perennial grasses and forbs suited to the soil and hydrology of the site and the intended purpose. No single species shall make up more than 50% of the total number of species planted. Turf grass (lawn) is not permitted.

7. Overland flow through the stream buffer area will be maintained as sheet flow.

167.05 BUFFER MANAGEMENT AND MAINTENANCE.

1. The stream buffer, including wetlands and floodplains, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources. All buffer areas should be left in a natural state and not mowed, trimmed, fertilized, or irrigated except to provide optimal plant establishment and maintenance. Weed control should be limited to legal requirements for eradication of noxious plants or for establishment of desirable plants. Maintenance shall normally consist of restoring natural or native plantings and following recommended practices of maintenance after establishment. Weeds and debris shall be removed as necessary.

APPENDIX A

STREAM BUFFER ORDINANCES

2. The City of Bondurant will be responsible for the management and maintenance of the City-owned stream buffer areas or those areas where the City accepts a permanent easement instead of ownership as specified in Section 167.05.4.

3. Management and maintenance of privately-owned stream buffers shall be subject to drainage area and development goals and a management plan shall be developed by the owner. The requirements for a stream buffer management plan are outlined in Section 167.06.

4. At the full discretion of the City, any stream buffer may be required to be deed to the City as part of the final plat or site plan approval process. In special circumstances, the City may accept a permanent easement for the purpose of protecting the land in and around the established stream buffer and impose any and all restrictions as determined by this chapter.

(Ordinance No. 210907-212)

5. Temporary or permanent access easements may need to be developed during the site plan or subdivision process, if the buffer is not yet contiguous to another point of access.

6. Encroachment onto public lands is a form of trespass. The erection of structures or modifications to natural areas on public lands that have been set aside for natural resource conservation and/or public use are considered encroachments. The unauthorized placement of natural or manmade materials on or within City owned or managed property is prohibited. The unauthorized construction or placement of any structures or other “improvements” on or within City property and the unauthorized alteration (i.e. mowing) of City property in any way is also prohibited.

7. The following structures, practices, and activities are permitted in the stream buffer, with specific design or maintenance features, subject to the review of the City of Bondurant:

A. Roads, bridges, paths, and utilities:

-the right-of-way should be the minimum width needed to allow for maintenance access and installation.

-the angle of the crossing shall be as close to perpendicular as feasible to the stream or buffer in order to minimize clearing requirements.

B. Stream restoration projects, facilities and activities approved by the City of Bondurant are permitted within the stream buffer.

C. Water Quality monitoring and stream gauging are permitted within the stream buffer, as approved by the City of Bondurant.

8. The following practices and activities are prohibited within the stream buffer area, except with the explicit approval of the City of Bondurant.

APPENDIX A

STREAM BUFFER ORDINANCES

- A. Clearing of existing vegetation.
- B. Grading, stripping, or other soil disturbing practices.
- C. Filling or Dumping.
- D. Draining the buffer area by ditching, underdrains, or other systems.

E. Use, storage, or application of pesticides, except for the spot spray of noxious weeds or nonnative species consistent with recommendations of the Polk County Soil and Water Conservation District.

9. All plans prepared for recording and all right-of-way plans shall clearly:

- A. Show the extent of any stream buffer on the subject property.
- B. Label the stream buffer.
- C. Provide a note to reference any stream buffer stating “There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of Bondurant.”

10. The dedication of a stream buffer area in any form to the City of Bondurant shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.

167.06 STREAM BUFFER MANAGEMENT PLAN.

1. A plan approved by the City of Bondurant is required in all situations where the maintenance of a stream buffer is private.

2. The plan shall contain an informative, conceptual, and schematic representation of the proposed development activity by means of maps, graphs, charts, or other written or drawn documents so as to enable an informed decision regarding the proposed development activity.

3. A buffer plan shall be submitted in conjunction with the required grading plan for any development subject to a site plan or preliminary plat review, and the buffer should be clearly delineated on the grading plan.

4. Boundary markers will be installed by the applicant prior to commencing clearing and grading operations. Markers will be placed at the outside edge of the buffer prior to the start of any activity adjacent to the buffer. Markers shall be clearly visible and shall be spaced at a maximum of 100 feet. The markers may be joined by marking tape or fencing.

5. The plan shall contain the following specific information:

APPENDIX A

STREAM BUFFER ORDINANCES

A. A location or vicinity map to include maximum two feet contour intervals and scale of no greater than one inch equals 100 feet.

B. Field delineated streams, springs, seeps, bodies of water, wetlands, and waterway buffer.

C. Stream buffer ownership information and information on the entity responsible for buffer maintenance.

D. The location and general measurements of established stream buffer and maintenance easements.

E. Language addressing the existing and planned vegetation within the buffer consistent with the requirements set forth in Section 167.04.6.

F. A general maintenance timeline of the stream buffer.

G. Other items as specified in Section 167.05.9.

6. The plan shall be developed by an Iowa licensed Professional Engineer, Iowa licensed Landscape Architect, or representative from the Polk Soil & Water Conservation District.

7. The plan shall outline the maintenance procedures established by the owner, to ensure the proper management of the stream buffer.

8. If a maintenance procedure consists of a controlled burn, an approved burn plan for the native areas shall also be included in the management plan. The burn plan shall be approved by the City and Polk County Air Quality prior to any burning activities. If, at a later date, the owner of the management plan decides to use controlled burning as a management tool, they may develop a burn plan and seek City approval.

(Ordinance No. 230821-221)

167.07 ENFORCEMENT.

1. The City Administrator or his/her designee is authorized and empowered to enforce the requirements of this chapter in accordance with the procedures of this section.

2. If, upon inspection or investigation, the Administrator or his/her designee is of the opinion that any person has violated any provision of this chapter, he/she shall with reasonable promptness issue a notice of the violations identified while conducting an inspection or investigation. Each notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this chapter that has been violated. In addition, the notice shall set a reasonable time for the abatement and correction of the violation.

APPENDIX A

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3. If the property owner fails to take corrective action, following notice prescribed for the service of civil process by the Iowa Rules of Civil Procedure, the City may do so by its own crews or by persons under its hire and assess against the property owner the City's cost therefore. The cost shall include the salaries and benefits earned by the City employees during such corrective action, a charge for City machinery used and such other costs and expenses as the City actually incurred. To the extent allowed by Iowa law, such costs and expenses may be assessed against the property owner and collected in the same manner as a property tax.

4. Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall be subject to a civil penalty as set forth in Chapter 4 of this Code of Ordinances.

5. Each day that a municipal infraction occurs and/or is permitted to exist constitutes a separate offense.

167.08 EXEMPTIONS.

Exemption of these activities does not constitute an exemption of any other activity proposed on a property:

1. Any existing use that does not change use, zoning district or size is exempt from requirements but shall meet the requirements for compliance for any new development requiring a site plan or subdivision.
2. A perpendicular stream crossing by a driveway, street, or utility lines.
3. A Street or driveway where buffer intrusion is the only option to provide access to a property.
4. Paved and unpaved trails and paths for public use.
5. Public water supply intake or public wastewater outfall structures.
6. Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks.
7. Utility lines and easements running parallel with the stream, except that all easements (permanent and construction) and clearing and grading shall recognize the sensitivity of the streams and use Best Management Practices to limit and repair the disturbance within the buffer area. This includes such impervious cover necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
8. Land development activities within a dedicated street right-of-way existing as of the effective date of this chapter.
9. Minor land disturbing for the intent of emergency erosion control and bank stabilization activities (i.e. for the purposes of corrective maintenance; measures for

APPENDIX A

STREAM BUFFER ORDINANCES

health, safety and welfare/ post storm/ or other disaster relief) if City of Bondurant is notified about the activity and the disturbance area is less than 5,000 square feet.

(Ordinance No. 18-221)

APPENDIX B

OTHER PLANS

Conclusions and recommendations from the following existing plans guided and informed development of the MCS Watershed Master Plan:

- » CONNECT: Central Iowa Bicycle and Pedestrian Transportation Action Plan 2020. An Action Plan for Projects, Programs, and Policies. 2009. Des Moines Area Metropolitan Planning Organization. [connect-august-5-2009-final.pdf \(dmampo.org\)](#)
- » IOWA IN MOTION 2050: Iowa DOT State Transportation Plan. 2022. Iowa Department of Transportation. [Iowa in Motion 2050 \(iowadot.gov\)](#)
- » Bondurant Stormwater Master Plan Draft. 2020. City of Bondurant, Iowa.
- » Bondurant Central District Stormwater Improvements Master Plan. 2022. City of Bondurant
- » Mud-Camp-Spring Creek Watershed Management Plan. 2016. Mud, Camp, Spring Creek Watershed Management Authority, Ankeny, Iowa
- » Iowa Senate File SF 455, an Act relation to the regulation of topsoil and storm water at construction sites. [SF455_GovLetter.pdf](#)
- » Miller, B.A., W.G. Crumpton, and A.G. van der Valk. 2009. Spatial distribution of historical wetland classes on the Des Moines Lobe, Iowa. Wetlands 29(4):1146-1152. doi:10.1672/08-158.1.
- » Climate Resilient Communities: Iowa Impact Report 2023. The Nature Conservancy
- » Polk County “Save the Pieces” Data
- » Green Infrastructure: Linking Landscapes and Communities. 2006. Mark A. Benedict and Edward T. McMahon. Washington: Island Press

APPENDIX C

STAKEHOLDER INPUT SUMMARY

STAKEHOLDER INTERVIEWS:

Dave McCloney, President	Central Iowa Trail Association
John Shaw & Natalie Jacobson	City of Altoona
Devin Gaudette, Mayor Pro-Tem	City of Runnells
Dylan Mullenix	Des Moines Metro Planning Organization
Jeff Cook	Friends of Chichaqua Valley Trail
Andy Kellner	IDNR — Wildlife Biologist
Todd Gosselink	IDNR — Biologist
Joe McGovern, President	Iowa Natural Heritage Foundation
Paul Gibbins	ISU Extension & Polk SWCFD
Keri Van Zante, Director	Jasper County Conservation
Andrew Diallesandro	Neil Smith Wildlife Refuge
Rich Leopold, Director	Polk County Conservation
Adam Fendrick, Parks Planner	Polk County Conservation
Doug Sheeley	Polk County Conservation
Dirk Halupnik, Superintendent	SE Polk Community School District
Josh Spies	The Nature Conservancy, Iowa
Karen Wilke	The Nature Conservancy, Iowa
Amber Markha	The Nature Conservancy, Iowa

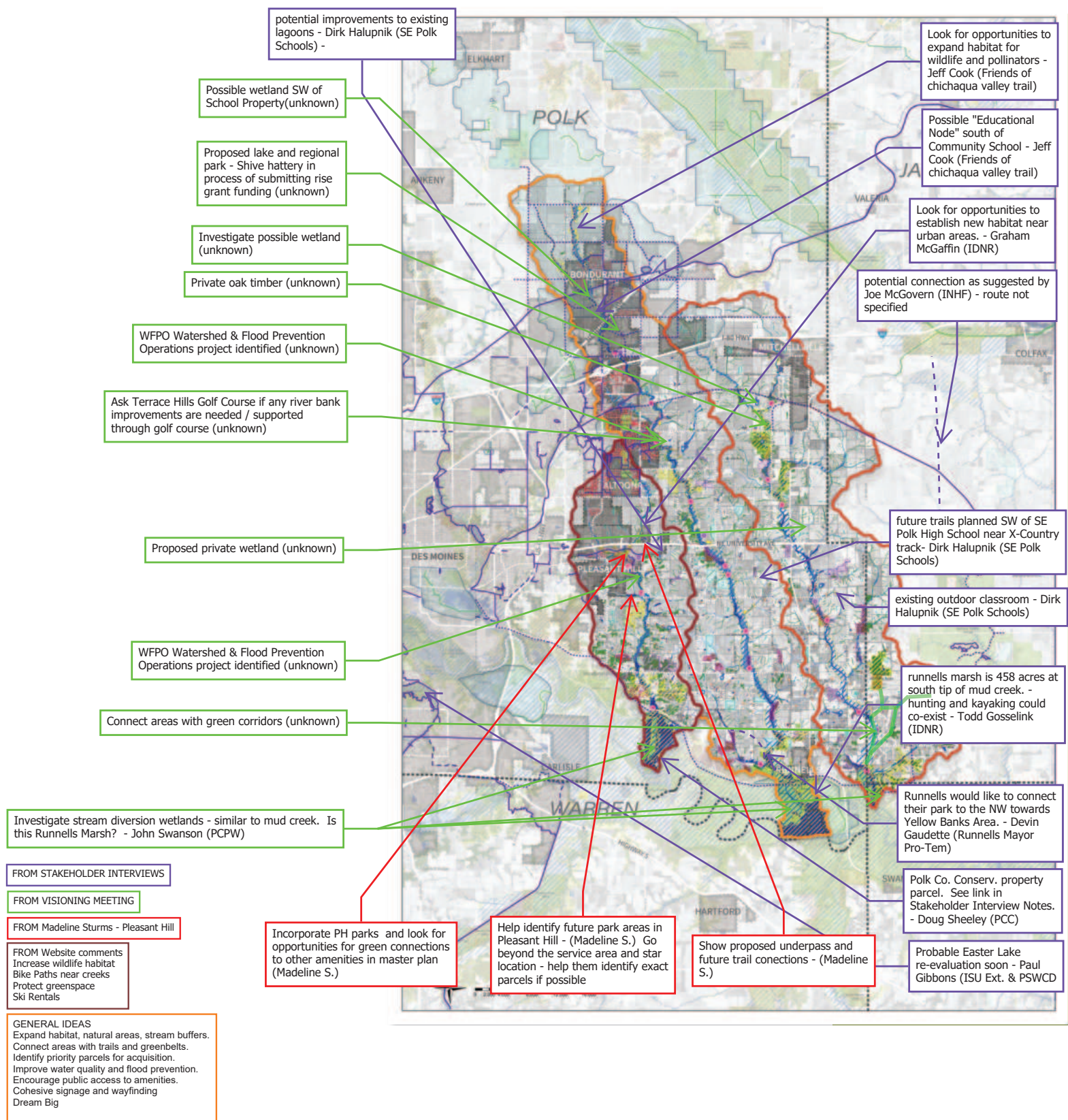
APPENDIX C

STAKEHOLDER INPUT SUMMARY

STAKEHOLDER INPUT FROM SOCIAL PINPOINT PROJECT WEB PAGE:

Date Submitted	Please submit any general comments, ideas and questions here.
February 10, 2024, 09:33 AM	Giving us access to the areas where water is year round so we can explore. In areas where it dries up in the summer, keep the grasses long to keep erosion to a minimum.
February 10, 2024, 08:12 PM	Thank you for all the work you do. Green spaces are so important, particularly with all the growth Bondurant is experiencing.
February 9, 2024, 06:59 PM	It'd be nice to connect the trails in Altoona which are not yet connected! And connect Mud, Camp, and Spring to each other with one connector hooking up to another trail in Altoona.
February 9, 2024, 05:29 PM	You need to stop flowing more water in both of them. The amount of land that has been swept away in my property at Mud Creek runs through is a lot. Never had a problem until you altered running the storm sewers into it and all the building that has taken place. It floods frequently.

Figure 19 Stakeholder Input Map



NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on October 20, 2025 in the Bondurant Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider adoption of the Mud, Camp, and Spring Creeks Greenway Master Plan as a guiding framework that complements the City's existing plans and informs future planning efforts. All interested parties are encouraged to attend.



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

Item No. 7.f.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution establishing a connection fee district payment plan agreement for 1920 2nd Street, NE

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The attached resolution approves the also attached Connection Fee District Payment Plan Agreement for the property located at 1920 2nd Street NE. SM Hentges & Sons, Inc. recently purchased this property for their business operations.

This property is located within both an area water connection fee district and an area sanitary sewer connection fee district, where the property owner must pay the following connection fee district fees:

Urban Service Area Sanitary Sewer Connection Fee District (Zone B): \$19,231.36

2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, Water Connection Fee District: \$4,370.04

Total Connection Fee District Fees: \$23,601.40

The property owner has requested that a payment plan be established, allowing for payment of these connection fees over a period of 12 months. This approach provides flexibility for the property owner while ensuring full payment of the required fees within a reasonable timeframe.

Consistent with past practice, the payment plan agreement requires payments to be made on a quarterly basis during the 12-month period. The following payment schedule will apply:

- **First Payment Due:** Within 30 days of agreement approval
- **Second Payment Due:** Within 6 months of agreement approval

- **Third Payment Due:** Within 9 months of agreement approval
- **Fourth (Final) Payment Due:** Within 12 months of agreement approval

Each quarterly installment will equal one-fourth of the total assessed fees, with the final installment completing full payment of the connection fee district obligations.

It should be noted that the City has allowed similar payment plan agreements for other development sites in the past. Approval of this resolution will authorize execution of the quarterly payment plan agreement for 1920 2nd Street NE under the same terms.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-275
2. CONNECTION FEE DISTRICT PAYMENT PLAN AGREEMENT

CITY OF BONDURANT
RESOLUTION NO. 251006-275

RESOLUTION ESTABLISHING A CONNECTION FEE DISTRICT PAYMENT PLAN
AGREEMENT FOR 1920 2ND STREET, NE

WHEREAS SM Hentges & Sons, Inc. is the owner of property located at 1920 2nd Street NE, Bondurant, Iowa; AND

WHEREAS this property is located within both the Urban Service Area Sanitary Sewer Connection Fee District (Zone B) and the 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street Water Connection Fee District; AND

WHEREAS pursuant to City Code, the following connection fee district fees are owed for this property:

- Urban Service Area Sanitary Sewer Connection Fee District (Zone B): \$19,231.36
- 2nd Street NE Water Connection Fee District: \$4,370.04
- Total Fees: \$23,601.40

WHEREAS the Property Owner has requested that a payment plan be established to allow for payment of these fees in quarterly installments over twelve (12) months; AND

WHEREAS consistent with past practice, the City is willing to approve such a payment plan to provide flexibility for the Property Owner while ensuring full payment of the required fees within a reasonable timeframe; AND

WHEREAS, the Connection Fee District Payment Plan Agreement sets forth the terms of payment, including:

- First Payment: Due within 30 days of City Council approval of the Agreement
- Second Payment: Due within 6 months of approval
- Third Payment: Due within 9 months of approval
- Fourth (Final) Payment: Due within 12 months of approval
- Each payment equaling one-fourth of the total fees (\$5,900.35 per installment)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the City Council hereby approves the Connection Fee District Payment Plan Agreement with SM Hentges & Sons, Inc. for the property located at 1920 2nd Street NE.

Passed this 6th day of October,

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				

**CONNECTION FEE DISTRICT PAYMENT PLAN AGREEMENT
1920 2ND STREET NE**

This Agreement is entered into this ____ day of _____, 2025, by and between the CITY OF BONDURANT, IOWA, an Iowa municipal corporation (hereinafter referred to as "City"), and SM HENTGES & SONS, INC., an entity organized under the laws of the State of _____ (hereinafter referred to as "Property Owner").

RECITALS

WHEREAS the Property Owner is the owner of property located at 1920 2nd Street NE, Bondurant, Iowa, ("Property"); AND

WHEREAS the Property is located within both the Urban Service Area Sanitary Sewer Connection Fee District (Zone B) and the 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, Water Connection Fee District (collectively, the "Connection Fee Districts"); AND

WHEREAS pursuant to City Code, properties within these districts are obligated to pay the following connection fee district fees:

- Urban Service Area Sanitary Sewer Connection Fee District (Zone B):
\$19,231.36
- 2nd Street NE Water Connection Fee District: **\$4,370.04**
- **Total Connection Fee District Fees: \$23,601.40**

WHEREAS the Property Owner has requested that a payment plan be established to allow the connection fees to be paid in installments over twelve (12) months; AND

WHEREAS the City has permitted similar payment plans for other properties in past practice and is willing to extend the same arrangement here.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the City and the Property Owner agree as follows:

1. Payment Obligation.

The Property Owner shall remit to the City the total sum of \$23,601.40, representing the total Connection Fee District Fees due for the Property.

2. Payment Plan.

The total obligation shall be paid in four (4) equal quarterly installments over a twelve (12) month period, each in the amount of \$5,900.35, in accordance with the following schedule:

- **First Payment:** Due within thirty (30) days of City Council approval of this Agreement
- **Second Payment:** Due within six (6) months of approval
- **Third Payment:** Due within nine (9) months of approval
- **Fourth (Final) Payment:** Due within twelve (12) months of approval

3. Delinquency.

Any installment not received by the due date shall be deemed delinquent. The City reserves the right to assess interest or penalties in accordance with City Code and to pursue any remedy available at law or equity to enforce collection.

4. Binding Effect.

The terms and conditions of this Agreement shall be binding upon and inure to the benefit of the City and the Property Owner, and their respective successors, heirs, and assigns.

5. Assignment.

This Agreement may be assigned by the Property Owner only with prior written consent of the City.

6. Amendments.

This Agreement shall not be amended, modified, or changed without prior written consent of both the City and the Property Owner.

SIGNATURES

CITY OF BONDURANT, IOWA

By: _____

Mayor

ATTEST:

City Clerk

(SEAL)

STATE OF IOWA)

) SS

COUNTY OF POLK)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, Mayor of the City of Bondurant, Iowa, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged the execution of the same.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

PROPERTY OWNER: SM HENTGES & SONS, INC.

By: _____

Name:

Title:

STATE OF _____)

) SS

COUNTY OF _____)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, to me known to be the _____ of SM Hentges & Sons, Inc., and acknowledged execution of the foregoing instrument.

NOTARY PUBLIC



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

Item No. 7.g.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving action to order construction and set date of letting and public hearing (November 3, 6:00 p.m.) for The Garden project

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

The attached resolution approves action to order construction and sets the date of letting and public hearing for November 3, 2025, at 6:00 p.m. at 200 Second Street NE, Bondurant, Iowa, for The Garden project.

In 2024, the Bondurant City Council engaged the services of Shive-Hattery, in coordination with the artist group i/thee, to lead schematic design and engineering for The Garden, a functional public art installation at the ARTocka Trail Loop. i/thee's concept envisions a meandering boardwalk that extends out over Lake Petocka. The design and development of The Garden has been shaped by community engagement and is a direct implementation of recommendations included in the City's Art, Culture, & Wayfinding Master Plan.

The Bondurant City Council previously approved a similar resolution in June 2025, with bids due in July 2025. However, no bids were received during that first round. Following this outcome, Shive-Hattery and i/thee made adjustments to the plans and timeline with the intent of attracting more bidders in the current round.

The current action authorizes solicitation of competitive bids and affirms the final plan set for use in bidding.

The Garden Project – Proposed Timeline:

- October 6, 2025 – City Council: Order construction and set date of letting and public hearing
- October 7–October 29 – Bidding

- October 30, 2025 – Bid Letting
- November 3, 2025 - City Council: Public hearing and award project to contractor
- Anticipated Construction: Spring 2026

FUNDING SOURCE: Bonds supported by LOSST and TIF as well as Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-276
2. 00 1113_AdvertisementForBids
3. 00 1115_NoticeOfPublicHearing
4. 2025-10-02_ReBid-Dwgs
5. 2025-10-02_Rebid-ProjManual

CITY OF BONDURANT
RESOLUTION NO. 251006-XXX

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET DATE
OF LETTING AND PUBLIC HEARING FOR THE GARDEN PROJECT

WHEREAS the City Council orders construction for The Garden Project; AND

WHEREAS bids for the project are due and will be opened on October 30, 2025, at 2:00 p.m. at Bondurant City Hall, 200 2nd Street NE, Bondurant, Iowa 50035; AND

WHEREAS a public hearing on the proposed plans, specifications, form of contract, and estimate of cost for The Garden project is scheduled for November 3, 2025, at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa 50035.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction and to set the date of bid letting and public hearing for The Garden project is hereby approved as presented.

Passed this 6th day of October,

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				

SECTION 00 1113

ADVERTISEMENT FOR BIDS

PROJECT: CITY OF BONDURANT - THE GARDENS AT LAKE PETOCKA

BIDS DUE: October 30, 2025 at 2:00 PM at Bondurant City Hall, 200 2nd Street NE, Bondurant, IA 50035

TO:

THE Owner (HEREINAFTER REFERRED TO AS Owner):

City of Bondurant

200 2nd Street NE

Bondurant, IA 50035

Architect (hereinafter referred to as Architect/Engineer):

Shive-Hattery, Inc.

4125 Westown Parkway, Suite 100

West Des Moines, IA 50266

PREBID MEETING: There is no formal pre-bid meeting. Interested bidders are encouraged to visit the site prior to bidding. The project site is open to the public, therefore no prior authorization is needed prior to the site visit.

TO: POTENTIAL BIDDERS

Sealed bids will be received by the Owner at Bondurant City Hall, 200 2nd Street NE, Bondurant, IA 50035 until 2:00 PM, Central Time, on October 30, 2025.

Sealed bids will be opened and publicly read at the Bondurant City Hall, 200 2nd Street NE at 2:05 PM, Central Time, on October 30, 2025 or at such later time and place as may then be fixed.

Bids will be considered by the Owner at a public meeting to be held at Bondurant City Hall, 200 2nd Street, Bondurant, IA 50035 at 6:00 PM, Central Time, on November 3, 2025 or at such later time and place as may then be fixed.

The general nature of the work is as follows:

The Boardwalk at Lake Petocka located in Bondurant Iowa includes construction of an elevated boardwalk extending over the north side of the lake. The proposed boardwalk will be 10 feet wide and approximately 140 feet in length. The project also included concrete abutment ramps for access, a helical pile foundation system with contractor delegated design and installation, and construction of the steel boardwalk substructure, wood decking and railings. Additional features include integrated raised planting bed, seating areas, and the installation of a floating kayak dock and gangway which will be procured by the owner.

The Boardwalk at Lake Petocka
Project # 2240018600

The work may commence any time after the Notice to Proceed has been provided and shall be Substantially Complete (boardwalk and railings installed) on June 30, 2026. The project must reach Final Completion in October, 2026.

Bidding documents may be examined at the Architect/Engineer's office, at the Owner's office, online at, and at the following location(s):

Action Reprographics, actionrepro.com, 5037 NE 14th Street, Des Moines, IA

Master Builders of Iowa mbionline.com, 221 Park Street, Des Moines, IA 50309
mbiplanroof-dsm@mbionline.com

Substitution Requests (see Section 00 4325) and Bidder Questions are due to the Architect/Engineer by 3:00 PM on October 24, 2025.

Copies of the Bidding documents may be obtained by Bidders and Subbidders at the Architect/Engineer's office [or some other location with name, address and telephone number inserted here] in accordance with the Instructions to Bidders upon depositing the sum of twenty-five dollars (\$25.00) for each set of documents. A Master Builders card may be presented in place of a deposit. The deposit will be refunded in full upon return of the documents in good condition within fourteen days after award of project.

Each Bidder shall accompany the Bid with a Bid security, in a separate envelope, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of the contract corporate surety bond or bonds, acceptable to the Owner, for the faithful performance of the contract, in an amount equivalent to one hundred percent of the amount of the contract. The bidder's security shall be in an amount equivalent to 5% of the bid amount, and shall be in the form of a cashier's or certified check drawn on a bank in Iowa or a bank chartered under the laws of the United States of America, or a certified bank share draft drawn on a credit union in Iowa or chartered under the laws of the United States of America or a bid bond with corporate surety satisfactory to the Owner. The bid security will be held by the Owner until a contract is fully executed and bonds are approved by the Owner.

No bid may be withdrawn for a period of 30 days after the date of the scheduled closing time for the receipt of bids.

It is the intent of the Owner to award a contract to the lowest responsible, responsive bidder provided the bid has been submitted in accordance with the bidding requirements. The Owner reserves the right to waive informalities or irregularities. The Owner reserves the right to reject any or all bids.

Published by order of the City Council of Bondurant, Iowa.

By: Maggie Murray
Title: Planning & Community Development Director
Publish: by October 17, 2025

END OF SECTION

**SECTION 00 1115
NOTICE OF PUBLIC HEARING**

CITY OF BONDURANT - THE GARDENS AT LAKE PETOCKA

To Whom It May Concern:

You are hereby notified that at 6:00 PM, Central Time on November 3, 2025, at the Bondurant City Hall, 200 2nd Street, Bondurant, IA 50035, there will be a public hearing on the proposed plans, specifications, form of contract, and estimated cost of the project. Any persons interested may appear and file objections to the proposed plans, specifications, form of contract, or cost of such improvement.

The following is a description of the Public Improvement: The Boardwalk at Lake Petocka located in Bondurant Iowa includes construction of an elevated boardwalk extending over the north side of the lake. The proposed boardwalk will be 10 feet wide and approximately 140 feet in length. The project also included concrete abutment ramps for access, a helical pile foundation system with contractor delegated design and installation, and construction of the steel boardwalk substructure, wood decking and railings. Additional features include integrated raised planting bed, seating areas, and the installation of a floating kayak dock and gangway which will be procured by the owner.

The location of the project is as follows:

Lake Petocka Park
521 Pleasant Street NE
Bondurant, IA 50035

Proposed drawings, specifications, and form of contract may be examined online at planroom.actionrepro.com.

Published by order of the City Council, of Bondurant, State.

By: Maggie Murray

Title: Planning & Community Development Director

Publish: by October 30, 2025

END OF SECTION

2



CITY OF BONDURANT
200 2nd ST NE
BONDURANT, IOWA 50035

SHIVE-HATTERY, INC.
ATTN: DAVID FLIEHLER
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
PHONE: 515-223-8104
EMAIL: DFLIEHLER@SHIVE-HATTERY.COM

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	PROJECT QUANTITIES AND ESTIMATE REFERENCE NOTES
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
L101	LANDSCAPE PLAN
S000	STRUCTURAL GENERAL INFORMATION
S001	SPECIAL INSPECTIONS
S100	BOARDWALK FRAMING PLAN
S101	PLANTER BOX FRAMING
S200	3D VIEWS
S500	DETAILS
S501	DETAILS
A101	DOCK FLOOR PLAN AND SECTIONS
A102	3D PLAN AND ELEVATION
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A500	DETAILS
A501	DETAILS

3. ALL ELEVATIONS ARE TO NAV88 DATUM UNLESS OTHERWISE NOTED.
2. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
4. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
5. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
7. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
8. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
9. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
10. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
11. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
12. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
13. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
14. ALL SLOPES IN DRIVES AND PARKING AREAS SHALL BE UNIFORM TO AVOID PONDING.
15. ALL DIMENSIONS TO FORM GRADE UNLESS NOTED OTHERWISE.
16. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
17. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.

18. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
19. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
22. CONTRACTOR SHALL NOT DISTURB VEGETATION OUTSIDE GRADING LIMITS. CONTRACTOR SHALL MINIMIZE DISTURBANCE WITHIN GRADING LIMITS TO THAT NECESSARY TO ACHIEVE PROPOSED GRADES AS SHOWN.
23. ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SODDED OR SEEDDED. REFER TO PLANS.
24. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE OPEN LANE OF TRAFFIC AT ALL TIMES WHEN PERFORMING WORK WITHIN THE PUBLIC RIGHT OF WAY. CONTRACTOR TO PROVIDE TRAFFIC CONTROL ACCORDING TO MUTCD STANDARDS AND COORDINATE WITH THE CITY OF BONDURANT FOR ANY AND ALL PERMITTING RELATED TO TRAFFIC CONTROL IN THE PUBLIC R.O.W.
25. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
26. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
27. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
28. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
29. CONTRACTOR TO INSTALL AND MAINTAIN ORANGE CONSTRUCTION FENCE AROUND PROJECT LIMITS. CONTRACTOR SHALL ASSUME PEDESTRIAN TRAFFIC WILL BE IN THE AREA THROUGHOUT THE PROJECT DURATION AND ADEQUATELY BARRICADE THE PROJECT SITE FROM PUBLIC ACCESS.
30. EXTREME CARE SHALL BE TAKEN WHILE WORKING AROUND, OVER, AND WITHIN THE WATER OF LAKE PETOCKA TO PROTECT THE ADJACENT BODY FROM SEDIMENT AND CONSTRUCTION DEBRIS. COORDINATION BETWEEN THE CONTRACTOR AND THE CITY WILL BE NECESSARY TO IDENTIFY POTENTIAL CONFLICTS BETWEEN CONSTRUCTION OPERATIONS AND SPORTING EVENTS SCHEDULED AT BONDURANT RECREATIONAL SPORTS COMPLEX (BRSC)

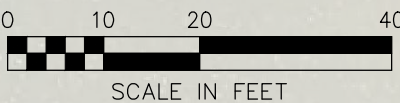
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
	Signature: <u><i>Alexander C. Brase</i></u>
	Date: <u>10-02-2025</u>
	Printed or typed name: ALEXANDER C. BRASE License Number: 23203 My License Renewal Date is: DECEMBER 31, 2025 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL 'S' SHEETS

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
	Signature: <u>David R. Fliehler</u> 10-02-2025 Date
	Printed or typed name: DAVID R. FLIEHLER
	License Number: 23509
My License Renewal Date is: DECEMBER 31, 2025	
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL 'C', 'L' AND 'A' SHEETS	

CITY OF BONDURANT
LAKE PETOCKA, JR HAINES PARKWAY,
BONDURANT, IOWA 50035

800.798.0313 | SHIVE-HATTERY.COM

C000



1. ALL PLANTS SHALL BE PER THE RECOMMENDATIONS AND REQUIREMENTS OF THE CURRENT AND I AMERICAN STANDARDS FOR NURSERY STOCK'.
2. PROTECT ALL STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. IF CONFLICTS EXIST BETWEEN PROPOSED PLANTING LOCATIONS AND OTHER STRUCTURES AND UTILITIES, CONTRACTOR SHALL COORDINATE PLANTING ADJUSTMENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THE PLANT SCHEDULES. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLANT QUANTITIES SHALL PREVAIL.
5. PROVIDE A SPADE-CUT EDGE AT THE PERIMETER OF ALL MULCHED PLANTING AREAS THAT ABOUT TURF AREAS.
6. SEEDING AREAS SHALL RECEIVE 6" DEPTH TOPSOIL, USING SUEX ENRICHED TOPSOIL FIRST.
7. APPLY PRE-EMERGENT WEED PREVENTER TO ALL PLANTING AREAS PRIOR TO MULCHING. TOP-DRESS PLANTING AREAS WITH DOUBLE-SHREDDED HARDWOOD MULCH TO A DEPTH OF 3".
8. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE RESTORED WITH TURF GRASS SEEDING TO MEET THE REQUIREMENTS OF THE SEEDING SPECIFICATION, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
9. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
10. PERENNIAL BED EXTENTS SHALL BE STAKED ON THE PROJECT SITE BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION. PERENNIAL BED EXTENTS MAY BE ADJUSTED BY THE OWNER'S REPRESENTATIVE TO MEET FIELD CONDITIONS.
11. INSTALL ALL ITEMS PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

Autodesk Docs:2240018600 Bondurant - The Gardens at Lake Petocka\2240018600-S-R04-Bondurant - The Gardens at Lake Petocka.rvt
9/25/2025 11:44:05 AM

	A	B	C	D	E	F																																							
	DESIGN INFORMATION	GENERAL NOTES		HELICAL PIERS	STRUCTURAL STEEL																																								
1	1. CODES: A. INTERNATIONAL BUILDING CODE (IBC) 2021 B. AMERICAN CONCRETE INSTITUTE - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) C. AMERICAN INSTITUTE OF STEEL CONSTRUCTION - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360) D. ALLOWABLE STRENGTH DESIGN (ASD) E. AMERICAN SOCIETY OF CIVIL ENGINEERS AND STRUCTURAL ENGINEERING INSTITUTE (ASCE/SEI 7) - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES F. AMERICAN WELDING SOCIETY D1.1 G. AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2. DESIGN LOADS PER THE 2021 IBC (RISK CATEGORY II) A. DEAD LOADS STRUCTURE SELF WEIGHT AS SHOWN SOIL B. LIVE LOADS PEDESTRIAN C. ROOF SNOW LOAD GROUND SNOW LOAD, Pg FLAT ROOF SNOW LOAD, Pf (0.8*Pg) MINIMUM ROOF SNOW LOAD, Pm SNOW EXPOSURE FACTOR, Ce SNOW IMPORTANCE FACTOR, Is THERMAL FACTOR, Ct SNOW DRIFT: REFER TO SNOW DRIFT DIAGRAM D. WIND PRESSURE (ASCE 7-16) WIND SPEED, Vult (LOCAL EMEND.) NOMINAL DESIGN WIND SPEED, Vasd WIND EXPOSURE INTERNAL PRESSURE COEFFICIENT MWFRS DESIGN WIND LATERAL PRESSURE E. SEISMIC DESIGN DATA SEISMIC IMPORTANCE FACTOR MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss MAPPED SPECTRAL RESPONSE ACCELERATIONS, S1 SITE CLASS SPECTRAL RESPONSE COEFFICIENTS, Sds SPECTRAL RESPONSE COEFFICIENTS, Sd1 SEISMIC DESIGN CATEGORY BASIC SEISMIC FORCE-RESISTING SYSTEM: "NOT SPECIFICALLY DESIGNED" DESIGN BASE SHEAR, V = Cs x W SEISMIC RESPONSE COEFFICIENT, Cs RESPONSE MODIFICATION FACTOR, R ANALYSIS PROCEDURE: - EQUIVALENT LATERAL FORCE F. DEFLECTION CRITERIA a. FLOOR LIVE LOAD 3. SOILS INFORMATION BASED ON GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS, INC., REPORT NO. PN251233, DATED JUNE 6, 2025. 4. MINIMUM FROST PROTECTION DEPTH MEASURED FROM GRADE	140 PCF 100 PSF 30 PSF 24 PSF 20 PSF 0.9 1.0 1.2 115 MPH 90 MPH C +/-0.18 25 PSF 1.0 0.061 0.052 D 0.065 0.083 B 0.022 x W KIPS 0.022 3.0 L/360 (-3'-6")	1. THE GENERAL STRUCTURAL NOTES ARE INTENDED TO SUPPLEMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS EXIST BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS NOTIFY THE ENGINEER OF ANY SUCH CONFLICTS. 2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL PROJECT DRAWINGS AND SPECIFICATIONS. REFER TO ALL DRAWINGS FOR THE COORDINATION OF THE WORK IN THIS PROJECT. 3. THE INTENT OF THESE PLANS AND NOTES IS TO PRESENT THE PROJECT REQUIREMENTS. MAJOR DETAILS HAVE BEEN SHOWN ON THE DRAWINGS. HOWEVER, CERTAIN MINOR DETAILS MUST BE WORKED OUT IN THE FIELD OR SHOP DRAWING PROCESS BY THE CONTRACTOR. 4. ELEVATIONS GIVEN ON PLANS ARE IN REFERENCE TO THE FINISHED FLOOR ELEVATION (+100'-0") WHICH IS EQUAL TO THE CIVIL DATUM OF (960.50'). 5. UNLESS NOTED OTHERWISE, DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS. 6. THE STRUCTURE IS DESIGNED TO BE STABLE AND SELF-SUPPORTING AFTER THE IT IS FULLY ERCTED AND ALL CONNECTIONS ARE COMPLETED. UNLESS NOTED OTHERWISE, THE DRAWINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION TEMPORARY BRACING, GUYS AND TIE-DOWNS NECESSARY FOR THE ERECTION PROCESS. 7. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. 8. CONTRACTOR'S CONSTRUCTION AND ERECTION SEQUENCE SHALL CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF THE STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. 9. EXISTING CONDITIONS: A. DURING CONSTRUCTION THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION (DISCOVERY). SUCH CONDITIONS MAY INTERFERE WITH THE NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK DURING CONSTRUCTION. IT MAY ALSO CONSIST OF DAMAGED OR DETERIORATION OF STRUCTURAL MATERIALS OR COMPONENTS WHICH COULD JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL DISCOVERIES WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE WORK OR JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE PRIOR TO PROCEEDING WITH THE WORK RELATED TO SUCH DISCOVERIES. B. CONTRACTOR SHALL INVESTIGATE THE SITE DURING EARTHWORK OPERATIONS FOR FILL MATERIAL OR BURIED STRUCTURES. IMMEDIATELY, NOTIFY THE ENGINEER IF ANY SUCH MATERIALS OR STRUCTURES ARE DISCOVERED. 10. BEFORE SUBMITTING A BID, EACH BIDDER SHALL VISIT THE SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS. CONSTRUCTION REQUIREMENTS, RESTRICTIONS, QUANTITIES AND EQUIPMENT NECESSARY TO COMPLETE THE WORK. THE BID SHALL INCLUDE ALL ITEMS REQUIRED TO COMPLETE THE WORK WITHIN THE EXISTING CONDITIONS. DISRUPTION OF THE OWNERS NORMAL ACTIVITIES AROUND THE CONSTRUCTION SITE SHALL BE KEPT TO A MINIMUM. 11. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS AND OMISSIONS BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE BORNE BY THE RESPONSIBLE CONTRACTOR. 12. ANY ENGINEERING DESIGN PROVIDED BY OTHER AND SUBMITTED FOR REVIEW OR RECORD SHALL BEAR THE STAMP AND SIGNATURE OF A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT EXISTS. 13. CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER TO ESTABLISH CONSTRUCTION SEQUENCING AROUND ANY OCCUPIED AREAS. CONTRACTOR SHALL NOT PROCEED TO OCCUPIED AREAS UNTIL AUTHORIZED BY THE OWNER. 14. CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE MATERIALS RESULTING FROM CONSTRUCTION FROM THE SITE, UNLESS NOTED OTHERWISE. 15. CONTRACTOR SHALL MINIMIZE CREATION OF DUST, DIRT AND WINDBORNE DEBRIS FROM BLOWING ACROSS THE SITE AND ONTO ADJACENT SITES.	1. HELICAL PIERS ARE TO BE DESIGNED USING THE VALUES DEFINED IN THE GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS, INC., REPORT NO. PN251233, DATED JUNE 6, 2025. A. SEE HELICAL PILE LOADING ON SHEET S001. 2. REFER TO GEOTECHNICAL REPORT FOR SOIL BORING LOGS AND ADDITIONAL SUBSURFACE PARAMETERS NECESSARY FOR THE INSTALLATION OF THE PILES. 3. HELICAL PIERS SHALL BE DESIGNED TO SUPPORT THE SPECIFIED COMPRESSIVE LOADS INDICATED. THE OVERALL LENGTH, HELIX CONFIGURATION AND MINIMUM TORSIONAL RESISTANCE OF HELICAL PIER SHALL BE SUCH THAT REQUIRED CAPACITY IS DEVELOPED BY THE HELIX PLATES IN THE APPROPRIATE BEARING STRATUM. 4. HELICAL PIER SYSTEM SHALL MEET A MAXIMUM SETTLEMENT REQUIREMENT OF 1 INCH OF TOTAL SETTLEMENT UNDER DESIGN LOAD AND MAXIMUM 1/2 INCH IN DIFFERENTIAL SETTLEMENT. 5. HELICAL PIER SECTIONS SHALL HAVE SHAFT SECTIONS OF HOT-ROLLED ROUND SOLID STEEL BARS MEETING THE REQUIREMENTS OF ASTM A29 OR STRUCTURAL STEEL PIPE, SEAMLESS OR STRAIGHT SEAM WELDED MEETING THE REQUIREMENTS OF ASTM A53, A252, A500, A513 OR A618. A. MINIMUM PIPE SIZE: 3 1/2" DIAMETER B. MINIMUM EMBEDMENT: 20' C. MINIMUM LATERAL BRACING: SINGLE BATTERED PILE PER FRAME. 6. HELICAL PIER LEAD SECTIONS SHALL BE HOT-ROLLED LOW ALLOY STEEL SHEET, STRIP OR PLATE MEETING THE REQUIREMENTS OF ASTM A572, A566, OR A1018 GRADE 50. MINIMUM PLATE THICKNESS OF 3/8" AND MEETING DESIGN REQUIREMENTS. 7. HELICAL PIER SECTIONS SHALL BE HOT-DIP GALVANIZED PER ASTM A123 OR A153. 8. RECYCLED STEEL MAY NOT BE USED FOR HELICAL PIER SECTIONS. ONLY VIRGIN PIPE MAY BE USED. 9. ALL COUPLING BOLTS SHALL CONFORM TO ASTM A320 GRADE 7 OR ASTM A325 AND BE HOT-DIPPED GALVANIZED. 10. HELICAL PIERS SHALL BE INSTALLED USING TORQUE INDICATOR EQUIPMENT THAT IS CAPABLE OF PROVIDING CONTINUOUS MEASUREMENT OF APPLIED TORQUE THROUGHOUT THE INSTALLATION. TORQUE INDICATOR SHALL BE CALIBRATED PRIOR TO START OF WORK. 11. HELICAL PIERS SHALL BE CENTERED AT THE PROPER LOCATION INDICATED IN THE DRAWINGS TO MEET THE FOLLOWING TOLERANCES: A. MAXIMUM LATERAL DEVIATION FROM THE CORRECT LOCATION AT CUT-OFF ELEVATION SHALL BE 1.5" B. MAXIMUM DEVIATION FROM DESIGN CUT OFF ELEVATION SHALL BE 1" C. VERTICAL DEVIATION NO GREATER THAN 3% 12. IF OBSTRUCTIONS ARE ENCOUNTERED AT A DEPTH THAT CANNOT BE REMOVED OR DRILLED THROUGH, CONTRACTOR SHALL NOTIFY THE ENGINEER.	1. STRUCTURAL STEEL SHALL CONFORM TO THE REFERENCED EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". 2. STRUCTURAL STEEL MATERIALS STANDARDS ANGLES, CHANNELS & PLATES SQUARE AND RECTANGULAR HSS STANDARD PIPE SECTIONS ASTM A36 ASTM A500, GR C ASTM A53, GR B Fy = 36 KSI Fy = 50 KSI Fy = 35 KSI 3. STRUCTURAL STEEL CONNECTION STANDARDS: HIGH STRENGTH BOLTS TENSION CONTROL BOLT/NUT/WASHER HEAVY HEX NUT WASHERS WELDING ELECTRODES (CARBON STEEL) AWS 5.1, E70XX 4. WELDING SHALL BE IN ACCORDANCE WITH STRUCTURAL WELDING CODE, AWS D1.1, LATEST EDITION, AND SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY USING PROPER ELECTRODES FOR MATERIAL BEING WELDED. PROVIDE WELD SIZE IN ACCORDANCE WITH AISC SPECIFICATIONS, BUT NOT LESS THAN 3/16" FILLET, CONTINUOUS UNLESS OTHERWISE NOTED. 5. ALL HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS." SEE DRAWINGS FOR BOLTS SIZES. USE 3/4" DIAMETER, A325 BOLTS UNLESS NOTED OTHERWISE. 6. WHEN TENSION CONTROL BOLTS ARE INDICATED "TC" ON THE DRAWINGS, PROVIDE HIGH STRENGTH "TENSION CONTROLLED" BOLTS MEETING ASTM F1852, TYPE 1. 7. ALL BOLTED CONNECTIONS ARE BEARING TYPE, UNLESS INDICATED AS TENSION CONTROLLED (TC) OR SLIP CRITICAL (SC). PROVIDE STANDARD HOLES FOR BEARING TYPE CONNECTION WHICH ARE 1/16" WIDER DIAMETER THAN THE BOLT. 8. ALL EXTERIOR EXPOSURE ANGLES, FRAMING, STEEL LINTEL ASSEMBLIES, BRICK RELIEF ANGLES AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED, ITEMS INDICATED TO BE GALVANIZED SHALL BE HOT-DIP GALVANIZED IN COMPLIANCE WITH ASTM A123. 9. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS. STEEL SHALL BE HAND TOOLED CLEANED (SSPC-SP2) OR POWER TOOL CLEANED (SSPC-SP3). 10. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD. 11. ALL MISCELLANEOUS STEEL AS SHOWN OR REFERENCED ON THE ARCHITECTURAL DRAWINGS SHALL BE FABRICATED AND INSTALLED AS PART OF THE STRUCTURAL STEEL. 12. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORES, GUYS, BRACES AND OTHER SUPPORTS DURING ERECTION TO KEEP STRUCTURAL STEEL SECURE, PLUMB AND IN ALIGNMENT AGAINST TEMPORARY CONSTRUCTION LOADS AND LOADS EQUAL TO DESIGN LOADS. REMOVE ALL TEMPORARY SUPPORTS WHEN PERMANENT STRUCTURAL STEEL FRAMING AND CONNECTIONS ARE COMPLETED. 13. MAINTAIN ERECTION TOLERANCES OF STRUCTURAL STEEL WITHIN AISC 303, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES." 14. DO NOT ENLARGE MISALIGNED BOLT HOLES BY BURNING OR THERMAL CUTTING. REAM HOLES THAT MUST BE ENLARGED TO INSTALL BOLTS.																																								
				CAST-IN-PLACE CONCRETE	STEEL DECK																																								
				1. ALL CONCRETE SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTES PUBLICATIONS: ACI 301, ACI 305.1, ACI 306.1, ACI 315, AND ACI 318 UNLESS NOTED OTHERWISE. 2. CONCRETE COMPRESSIVE STRENGTH (28 DAY) F'c = 4000 PSI 3. CONCRETE REINFORCEMENT STANDARDS: DEFORMED BARS ASTM A615 Fy = 60 KSI 4. ALL CONCRETE SHALL BE STONE AGGREGATE UNLESS NOTED OTHERWISE. SUBMIT MIX DESIGN AND DOCUMENTATION FOR APPROVAL PER ACI 318. 5. REINFORCEMENT PROTECTION A. CONCRETE PLACED AGAINST EARTH - 3" B. CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER OR EARTH: a. BARS #5 AND SMALLER - 1 1/2" b. BARS LARGER THAN #5 - 2" C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: a. SLABS, WALLS, AND JOISTS - 3/4" b. BEAMS, COLUMNS - 1 1/2" 6. WHERE REQUIRED, DOWELS SHALL MATCH THE SIZE, NUMBER AND SPACING OF THE MAIN REINFORCING UNLESS NOTED OTHERWISE. 7. ALL SPLICES, STANDARD HOOKS, AND DEVELOPMENT LENGTHS TO BE PER THE REFERENCED EDITION OF ACI 318. MAKE BARS CONTINUOUS AROUND CORNERS. ALL SPLICES SHALL BE BY CONTACT LAP. 8. ALL SPLICES SHALL BE A CLASS "B" TENSION SPLICE AS DEFINED IN ACI 318. PROVIDE LAP SPLICES LENGTHS AS FOLLOWS: <table><tr><th>BAR SIZE</th><th>4000 PSI</th><th>TYPICAL</th><th>TOP BARS</th></tr><tr><td>#3</td><td>19"</td><td>25"</td><td></td></tr><tr><td>#4</td><td>25"</td><td>33"</td><td></td></tr><tr><td>#5</td><td>31"</td><td>41"</td><td></td></tr><tr><td>#6</td><td>37"</td><td>49"</td><td></td></tr><tr><td>#7</td><td>54"</td><td>71"</td><td></td></tr><tr><td>#8</td><td>62"</td><td>81"</td><td></td></tr><tr><td>#9</td><td>70"</td><td>91"</td><td></td></tr><tr><td>#10</td><td>79"</td><td>102"</td><td></td></tr><tr><td>#11</td><td>87"</td><td>114"</td><td></td></tr></table> LAP SPLICE LENGTHS GIVEN, ASSUME CLEAR SPACING BETWEEN BARS OF 2 BAR DIAMETERS, AND A MINIMUM CLEAR COVER OF 1 BAR DIAMETER. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" ON FRESH CONCRETE BENEATH THE BARS. 9. WALLS AND GRADE BEAMS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE, UNLESS APPROVED BY THE ENGINEER. 10. CONSTRUCTION JOINTS IN STRUCTURAL CONCRETE WORK MUST BE MADE AT CENTER OF SPAN OR AT CENTER OF SUPPORT WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN. 11. THERE SHALL BE NO ADDITIONAL OPENINGS LARGER THAN 10" IN CONCRETE WALLS AND SLABS NOT SHOWN. REFER TO CONCRETE OPENING DETAIL FOR ADDITIONAL REINFORCEMENT AROUND OPENINGS. 12. REINFORCING STEEL SHALL BE SECURELY FASTENED INTO FORMS PRIOR TO POURING CONCRETE. WET SETTING OF REINFORCING STEEL WILL NOT BE ACCEPTED PER ACI. 13. CONCRETE MIX - FOUNDATIONS COARSE AGGREGATE FINE AGGREGATE WATER/CEMENT RATIO SLUMP (NO WATER REDUCER) SLUMP (WITH WATER REDUCER) AIR CONTENT 100% PASSING 1" SIEVE 100% PASSING 3/8" SIEVE 0.45 4" +/- 1" 4" TO 8" 6% +/- 1.5%	BAR SIZE	4000 PSI	TYPICAL	TOP BARS	#3	19"	25"		#4	25"	33"		#5	31"	41"		#6	37"	49"		#7	54"	71"		#8	62"	81"		#9	70"	91"		#10	79"	102"		#11	87"	114"		1. ALL METAL DECK SHALL BE DESIGNED, MANUFACTURED, AND INSTALLED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE STEEL DECK INSTITUTE - "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, ROOF DECKS AND CELLULAR METAL FLOOR DECK WITH ELECTRICAL DISTRIBUTION" AND UNDERWRITER REQUIREMENTS (I.E. FACTORY MUTUAL). 2. STEEL DECK AND ACCESSORIES SHALL BE FABRICATED FROM STEEL SHEETS CONFORMING TO THE FOLLOWING STANDARDS: GALVANIZED STEEL DECK ASTM A653, GR 50 3. PROVIDE METAL DECK MANUFACTURED BY A MEMBER OF THE STEEL DECK INSTITUTE OF THE TYPE AND GAUGE INDICATED ON THE DRAWINGS. 4. GALVANIZED STEEL ROOF, FLOOR AND COMPOSITE DECK SHALL BE SHEET MATERIAL CONFORMING TO ASTM A924 WITH A MINIMUM G60 COATING. 5. MINIMUM DECK BEARING ON STEEL MEMBERS SHALL BE 1 1/2". INSTALL DECK WITH A MINIMUM 2" END LAPS CENTERED OVER SUPPORT MEMBERS. COMPOSITE FLOOR DECK ENDS SHALL NOT BE LAPPED. 6. DECK MANUFACTURER SHALL PROVIDE ALL RIDGE AND VALLEY PLATES, FLOOR DECK FILLERS, AND COLUMN CLOSURES NECESSARY TO COMPLETE THE DECK INSTALLATION. ALL DECK AND ACCESSORIES SHALL BE GALVANIZED, 20 GA. MINIMUM. 7. WHERE NOT INDICATED IN THE DRAWINGS, ATTACH DECK TO SUPPORTING STEEL MEMBERS WITH EITHER PUDDLE WELDS OR POWDER ACTUATED FASTENERS: A. (4) 5/8" DIAMETER PUDDLE WELDS PER 36 INCH WIDE SHEET (36/4 PATTERN). FASTEN SIDELAPS CONDITIONS WITH #10 SELF DRILLING SCREWS. MINIMUM OF ONE SCREW AT EACH MID SPAN OR AT 24" ON CENTER MAXIMUM. ATTACH DECK TO EDGES AT MEMBERS PARALLEL TO CORRUGATIONS WITH 5/8" DIAMETER PUDDLE WELDS AT MINIMUM 6" ON CENTER. B. APPROVED EQUIVALENT POWDER ACTUATED FASTENERS THAT MEET THE SAME CAPACITY VALUES AS WELDED CONNECTIONS. 8. DO NOT HANG ANY PIPING, DUCT WORK OR EQUIPMENT GREATER THAN 50LBS FROM STEEL ROOF DECK. 9. AFTER DECK INSTALLATION, PREPARE AND REPAIR DAMAGED GALVANIZED COATINGS ON BOTH SURFACES OF THE DECK WITH GALVANIZED REPAIR PAINT ACCORDING TO ASTM A780 AND MANUFACTURER'S WRITTEN INSTRUCTIONS. 10. VERIFY ALL OPENING SIZES AND LOCATIONS WITH THE APPROPRIATE TRADES. REINFORCE DECK OPENINGS FROM SIX (6) INCHES TO TWELVE (12) INCHES IN SIZE WITH L2x2x1/4 STEEL ANGLES. PLACE FRAMING ANGLES PERPENDICULAR TO FLUTES. EXTEND A MINIMUM TWO (2) FLUTES BEYOND EACH SIDE OF OPENING AND WELD TO DECK AT EACH FLUTE. REFER TO TYPICAL DETAIL FOR LARGER OPENINGS.
BAR SIZE	4000 PSI	TYPICAL	TOP BARS																																										
#3	19"	25"																																											
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#10	79"	102"																																											
#11	87"	114"																																											
				SUBMITTALS																																									
	1. CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL THE FOLLOWING SUBMITTALS FOR EACH MATERIAL INDICATED BELOW. 2. CONCRETE REINFORCING A. SUBMIT CONCRETE REINFORCEMENT SHOP DRAWINGS IN ACCORDANCE WITH ACI 315 FOR APPROVAL. a. DETAIL BARS IN ACCORDANCE WITH "ACI DETAILING MANUAL", PUBLICATION SP-66 AND THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". 3. CAST-IN-PLACE CONCRETE A. SUBMIT CONCRETE MIX DESIGNS FOR EACH APPLICATION LOCATION INDICATED IN THE DRAWINGS. B. SUBMIT SHOP DRAWING OF EMBEDDED STEEL ELEMENTS AND CONNECTIONS. 4. STRUCTURAL STEEL A. STRUCTURAL STEEL SHOP DRAWINGS SHOWING COMPLETE DIMENSIONS, DETAILS, SIZES, AND GRADES OF STEEL MEMBERS AND CONNECTIONS. SIZE, TYPE, AND NUMBER OF WELDS SHALL BE PREPARED AND SUBMITTED FOR APPROVAL PRIOR TO FABRICATION OF STEEL COMPONENTS. B. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE DETAILED IN COMPLIANCE WITH THE AISC "DETAILING FOR STEEL CONSTRUCTION". STRUCTURAL STEEL SHALL BE FABRICATED AND ERCTED IN COMPLIANCE WITH AISC 360 - "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". 5. STEEL DECKING A. SUBMIT STEEL DECK SHOP DRAWING INDICATING PLANS, SIZES, LENGTHS, SPACINGS, BEARING CONDITIONS AND CONNECTION REQUIREMENTS. 6. WOOD FRAMING A. PROVIDE WOOD SHOP DRAWINGS WHICH INCLUDE THE FOLLOWING: a. WOOD SHOP DRAWINGS SHOWING COMPLETE DIMENSIONS, DETAILS, MEMBER SIZES, SPECIES AND GRADES OF WOOD. b. DETAIL CONNECTIONS AT MEMBER ENDS AND ADJACENT CONSTRUCTION, INCLUDING CONNECTION HARDWARE. c. LOCATIONS AND DETAILS OF ANCHORAGE DEVICES TO BE EMBEDDED IN OR ATTACHED TO STRUCTURE OR OTHER CONSTRUCTION. d. PROVIDE ENGINEERING DESIGN ANALYSIS AND CALCULATIONS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.	CMP ACB CONSTRUCTION 10/02/2025 2240018600	DRAWN BY APPROVED BY ISSUED FOR ISSUE DATE PROJECT NUMBER FIELD BOOK																																										
3																																													
4																																													
	A	B	C	D	E	F																																							

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PETOCKA - ARTOCKA DOCK

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BONDURANT, IOWA 50035

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West Des Moines, IA 50266 | SHIVE-HATTERY.COM

STRUCTURAL
GENERAL
INFORMATION

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Autodesk Docs:2240018600 Bondurant - The Gardens at Lake Petoskey, 2240018600 S-R04-Bondurant - The Gardens at Lake Petoskey.rvt
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STATEMENT OF SPECIAL INSPECTIONS

THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED AS A CONDITION FOR PERMIT ISSUANCE IN ACCORDANCE WITH THE SPECIAL INSPECTION AND STRUCTURAL TESTING REQUIREMENTS OF THE BUILDING CODE. IT INCLUDES A SCHEDULE OF SPECIAL INSPECTION SERVICES APPLICABLE TO THE STRUCTURAL COMPONENTS OF THIS PROJECT. IF APPLICABLE, IT INCLUDES REQUIREMENTS FOR SEISMIC RESISTANCE AND/OR REQUIREMENTS FOR WIND RESISTANCE. THIS STATEMENT OF SPECIAL INSPECTIONS ENCOMPASSES THE FOLLOWING DISCIPLINES:

[X] STRUCTURAL

[] ARCHITECTURAL

[] MECHANICAL / ELECTRICAL / PLUMBING

[] OTHER

GENERAL, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED BELOW IN ACCORDANCE WITH THE [2021 INTERNATIONAL BUILDING CODE (IBC 2021) CHAPTER 17 "STRUCTURAL TESTS AND SPECIAL INSPECTIONS"]. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN THE INDIVIDUAL TECHNICAL SPECIFICATIONS.

APPROVED AGENCY, AN APPROVED AGENCY SHALL PROVIDE ALL INFORMATION AS NECESSARY FOR THE BUILDING OFFICIAL TO DETERMINE THAT THE AGENCY MEETS THE APPLICABLE REQUIREMENTS.

THE SPECIAL INSPECTION COORDINATOR SHALL KEEP RECORDS OF ALL INSPECTIONS AND SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. DISCOVERED DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF SUCH DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE SPECIAL INSPECTION PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITIES.

INTERIM REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING COMPLETION OF ALL REQUIRED SPECIAL INSPECTIONS, TESTING AND CORRECTIONS OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY. JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

QUALIFICATIONS OF INSPECTORS AND TESTING TECHNICIANS

THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTION AND TESTING ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE CREDENTIALS OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED IF REQUESTED.

KEY FOR MINIMUM QUALIFICATIONS OF INSPECTION AGENTS:

WHEN THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE DEEMS IT APPROPRIATE THAT THE INDIVIDUAL PERFORMING A STIPULATED TEST OR INSPECTION HAVE A SPECIFIC CERTIFICATION OR LICENSE AS INDICATED BELOW, SUCH DESIGNATIONS SHALL APPEAR BELOW THE AGENT ON THE SCHEDULE.

PE/SE

STRUCTURAL ENGINEER - A LICENSED SE OR PE SPECIALIZING IN THE DESIGN OF BUILDING STRUCTURE

PE/GE

GEOTECHNICAL ENGINEER - A LICENSED PE SPECIALIZING IN SOIL MECHANICS AND FOUNDATIONS

EIT

ENGINEER-IN-TRAINING - A GRADUATE ENGINEER WHO HAS PASSED THE FUNDAMENTS OF ENGINEERING EXAMINATION

AMERICAN CONCRETE INSTITUTE (ACI) CERTIFICATION

ACI-CFTT CONCRETE FIELD TESTING TECHNICIAN - GRADE 1

ACI-CCI CONCRETE CONSTRUCTION INSPECTOR

ACI-LTT LABORATORY TESTING TECHNICIAN - GRADE 1 & 2

ACI-STT STRENGTH TESTING TECHNICIAN

AMERICAN WELDING SOCIETY (AWS) CERTIFICATION

AWS-CWI CERTIFIED WELDING INSPECTOR

AWS/AISC-SSI CERTIFIED STRUCTURAL STEEL INSPECTOR

AMERICAN SOCIETY OF NON-DESTRUCTIVE TESTING (ASNT) INSPECTION

ASNT NON-DESTRUCTIVE TESTING TECHNICIAN - LEVEL II OR III

INTERNATIONAL CODE COUNCIL (ICC) CERTIFICATION

ICC-RCSI REINFORCED CONCRETE SPECIAL INSPECTOR

ICC-SWSI STRUCTURAL STEEL AND WELDING SPECIAL INSPECTOR

NATIONAL INSTITUTE OF CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET)

"NICET-CT CONCRETE TECHNICIAN - LEVELS I, II, III, & IV"

"NICET-ST SOILS TECHNICIAN - LEVELS I, II, III & IV"

"NICET-GET GEOTECHNICAL ENGINEERING TECHNICIAN - LEVEL I, II, III & IV"

EXTERIOR DESIGN INSTITUTE (EDI) CERTIFICATION

EDI-EIFS EIFS THIRD PARTY INSPECTOR

CONTRACTOR'S RESPONSIBILITY REGARDING INSPECTIONS

1. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING (SCHEDULED AT LEAST 5 BUSINESS DAYS BEFORE START OF CONSTRUCTION). MEETING SHOULD INCLUDE ALL RESPONSIBLE PARTIES (A/E, S/IS, FIELD INSPECTOR). MEETING IS FOR ENTIRE PROJECT, NOT PHASE OF WORK.

2. PRE-CONSTRUCTION MEETING IS TO BE CONDUCTED BY THE CONTRACTOR WITH MEETING MINUTES TO BE TAKEN AND DISTRIBUTED TO ALL MEMBERS ATTENDING. MEETING MINUTES TO INCLUDE A SIGN-IN SHEET FOR ALL PARTIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING INSPECTIONS AND TESTS. SUFFICIENT NOTICE AND LEAD TIME MUST BE ALLOWED FOR THE INSPECTION AND TESTING TO BE PERFORMED WITHOUT IMPENDING CONSTRUCTION OPERATIONS.

4. THE CONTRACTOR MUST COOPERATE WITH THE INSPECTIONS AND TESTING AGENCIES. SAFE ACCESS MUST BE PROVIDED TO ALL INSPECTION AND TEST TO BE PERFORMED. THIS MAY REQUIRE THE CONTRACTOR TO PROVIDE SCAFFOLDING, LADDERS OR LIFTS.

5. WHEN DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR MUST TAKE CORRECTIVE ACTIONS TO COMPLY WITH THE CONTRACT DOCUMENTS OR REMEDY THE DEFICIENCIES AS DIRECTED BY THE REGISTERED DESIGN PROFESSIONAL.

6. THE SPECIAL INSPECTION AND QUALITY ASSURANCE PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY TO PERFORM QUALITY CONTROL.

7. THE CONTRACTOR IS RESPONSIBLE FOR TESTING SERVICES THAT ARE REQUIRED FOR MATERIAL SUBMITTALS AND THAT NOT PART OF THE SPECIAL INSPECTIONS PROGRAM (E.G. AGGREGATE TESTS, CONCRETE MIX DESIGNS, TESTING OF CONTROLLED FILL, MATERIALS, ETC.).

SOILS	SERVICE	EXTENT	AGENT
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	FIELD INSPECTION	PERIODIC	PE/GE/EIT
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	FIELD INSPECTION	PERIODIC	PE/GE/EIT
3. PERFORM SIEVE TESTS (ASTM D422 & D1140) AND MODIFIED PROCTOR TESTS (ASTM D1557) OF EACH SOURCE OF FILL MATERIAL	FIELD INSPECTION	PERIODIC	PE/GE/EIT
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	FIELD INSPECTION	PERIODIC	PE/GE/EIT

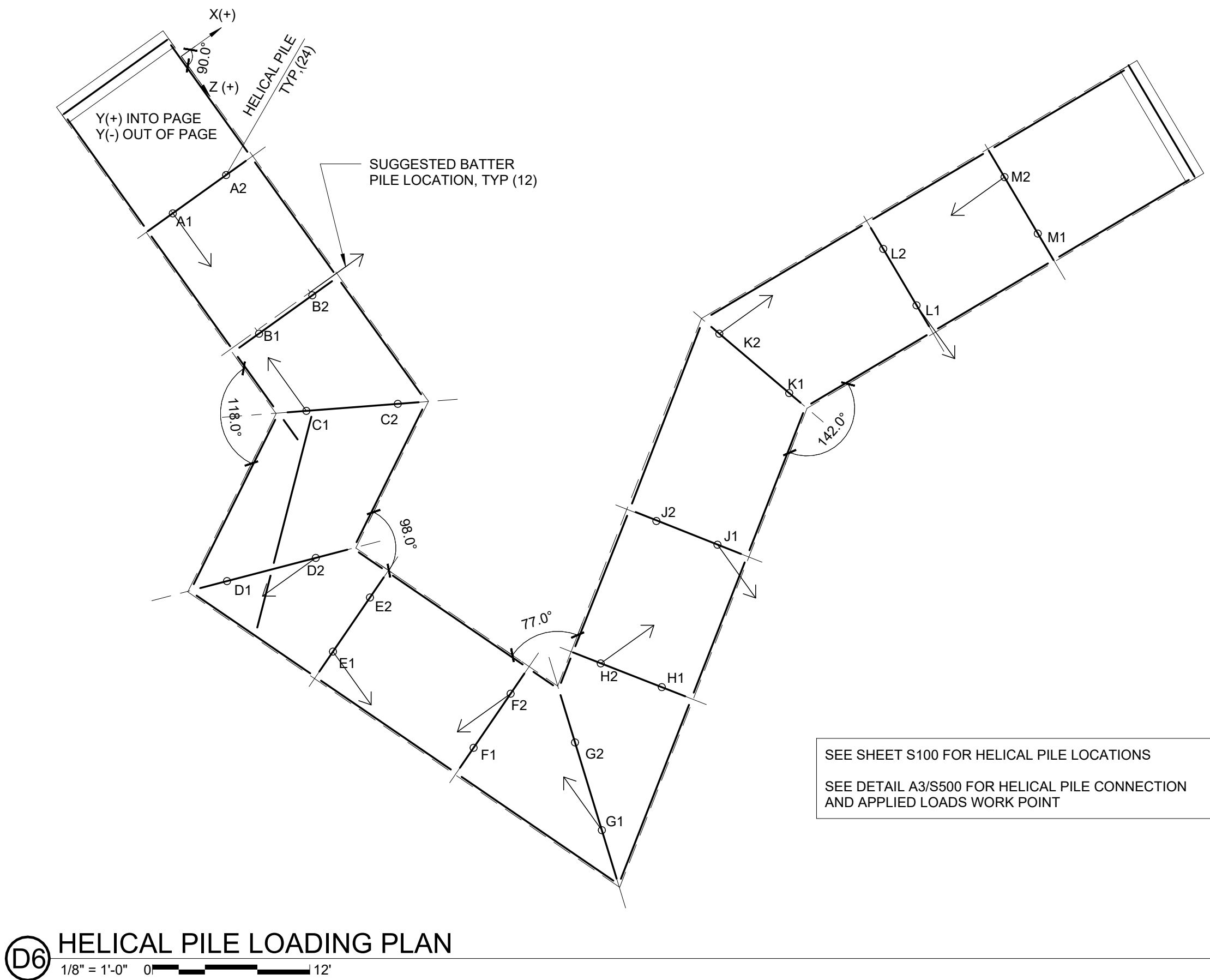
HELICAL PILE FOUNDATIONS	SERVICE	EXTENT	AGENT
1. VERIFY INSTALLATION EQUIPMENT, PILE DIMENSIONS, TIP ELEVATIONS, FINAL DEPTH, FINAL INSTALLATION TORQUE AND OTHER DATA AS REQUIRED.	FIELD INSPECTION	CONTINUOUS	

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STEEL CONSTRUCTION	SERVICE	EXTENT	AGENT
1. FABRICATOR CERTIFICATION	AISC CERTIFIED FABRICATOR REQUIRED BY SPECIFICATION	EACH SUBMITTAL	AWS/AISC-ICC-SWSI
2. MATERIAL VERIFICATION. REVIEW CERTIFIED MILL TEST REPORTS AND IDENTIFICATION MARKINGS ON WIDE-FLANGE SHAPES, HIGH STRENGTH BOLTS, NUTS, AND WELDING ELECTRODES	FIELD INSPECTION	PERIODIC	AWS/AISC-ICC-SWSI
3. EMBEDMENTS: VERIFY DIAMETER, GRADE, TYPE, LENGTH, AND EMBEDMENT. SEE CONCRETE CONSTRUCTION FOR ANCHORS	FIELD INSPECTION	PERIODIC	
4. VERIFY MEMBER LOCATIONS, BRACES, STIFFENERS, AND APPLICATION OF JOINT DETAILS AT EACH CONNECTION COMPLY WITH CONSTRUCTION DOCUMENTS			
5. STRUCTURAL STEEL WELDING:			
A. INSPECTION TASKS PRIOR TO WELDING (OBSERVE OR PERFORM FOR EACH WELDED JOINT OR MEMBER, THE QA TASKS LISTED IN AISC 360, TABLE N5.4-1)	FIELD INSPECTION	PERIODIC AT ALL WELDED JOINTS	
B. INSPECTION TASKS DURING WELDING (OBSERVE OR PERFORM FOR EACH WELDED JOINT OR MEMBER, THE QA TASKS LISTED IN AISC 360, TABLE N5.4-2)	FIELD INSPECTION	PERIODIC AT ALL WELDED JOINTS	
C. INSPECTION TASKS AFTER WELDING (OBSERVE OR PERFORM FOR EACH WELDED JOINT OR MEMBER, THE QA TASKS LISTED IN AISC 360, TABLE N5.4-3)	FIELD INSPECTION	PERIODIC AT ALL WELDED JOINTS	
D. NON-DESTRUCTIVE TESTING (NDT) OF WELDED JOINTS:			
1) COMPLETE PENETRATION WELDS	FIELD ULTRASONIC TESTING - 100%	PERIODIC	
2) THERMALLY CUT SURFACES OF ACCESS HOLES WHEN MATERIAL >2"	FIELD MAGNETIC PARTICLE OR PENETRANT TESTING	PERIODIC	
3) WELDED JOINTS SUBJECT TO FATIGUE WHEN REQUIRED BY AISC 360, APPENDIX 3, TABLE A-3.2	FIELD RADIOGRAPHIC OR ULTRASONIC TESTING	PERIODIC	
4) FABRICATOR'S NDT REPORTS WHEN FABRICATOR PERFORMS NDT	VERIFY REPORTS	EACH SUBMITTAL	
6. STRUCTURAL STEEL BOLTING:	FIELD INSPECTION		
A. INSPECTION TASKS PRIOR TO BOLTING (OBSERVE OR PERFORM TASKS FOR EACH BOLTED CONNECTION, IN ACCORDANCE WITH QA TASKS LISTED IN AISC 360, TABLE N5.6-1)		PERIODIC AT ALL BOLTED CONNECTIONS	
B. INSPECTION TASKS DURING BOLTING (OBSERVE THE QA TASKS LISTED IN AISC 360, TABLE N5.6-2)		PERIODIC AT ALL BOLTED CONNECTIONS	
1) PRE-TENSIONED AND SLIP-CRITICAL JOINTS			
A) TURN-OF-NUT WITH MATCHING MARKINGS		CONTINUOUS	
B) DIRECT TENSION INDICATOR		CONTINUOUS	
C) TWIST-OFF TYPE TENSION CONTROL BOLT		CONTINUOUS	
D) TURN-OF-NUT WITHOUT MATCHING MARKINGS		CONTINUOUS	
E) CALIBRATED WRENCH		CONTINUOUS	
2) SNUG-TIGHT JOINTS		PERIODIC	
C. INSPECTION TASKS AFTER BOLTING (PERFORM TASKS FOR EACH BOLTED CONNECTION IN ACCORDANCE WITH QA TASKS LISTED IN AISC 360, TABLE N5.6-3)		PERIODIC AT ALL BOLTED CONNECTIONS	
WOOD CONSTRUCTION	SERVICE	EXTENT	AGENT
1. INSPECTION OF THE FABRICATION PROCESS OF WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES	PARTICIPATION IN TRUSS PLATE INSTITUTE QUALITY ASSURANCE PROGRAM REQUIRED PER SPECIFICATION		
2. FOR HIGH-LOAD DIAPHRAGMS, VERIFY NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, NAIL OR STAPLE DIAMETER AND LENGTH, NUMBER OF FASTENER LINES, AND THAT SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS AGREE WITH APPROVED BUILDING PLANS	FIELD INSPECTION	PERIODIC	
CONCRETE CONSTRUCTION	SERVICE	EXTENT	AGENT
1. INSPECT SIZE, SPACING, COVER, POSITIONING AND GRADE OF REINFORCING STEEL. VERIFY THAT REINFORCING BARS ARE FREE OF FORM OIL OR OTHER DELETERIOUS MATERIALS. INSPECT BAR LAPS AND MECHANICAL SPLICES. VERIFY THAT BARS ARE ADEQUATELY TIED AND SUPPORTED OF CHAIRS OR BOLSTERS.	FIELD INSPECTION	PERIODIC	ACI-CCI ICC-RCSI
2. REINFORCING STEEL WELDING	FIELD INSPECTION		
A. VERIFICATION OF WELDABILITY OF STEEL OTHER THAN ASTM A707		PERIODIC	
B. INSPECTION TASKS DURING WELDING (OBSERVE OR PERFORM FOR EACH WELDED JOINT OR MEMBER, THE QA TASKS LISTED IN AISC 360, TABLE N5.4-2)		CONTINUOUS	
3. INSPECT SIZE, POSITIONING AND EMBEDMENT OF ANCHOR RODS. INSPECT CONCRETE PLACEMENT AND CONSOLIDATION AROUND ANCHORS	FIELD INSPECTION	PERIODIC	
4. INSPECTION OF ANCHORS AND REINFORCING STEEL POST-INSTALLED IN HARDENED CONCRETE: PER RESEARCH REPORTS INCLUDING VERIFICATION OF ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE DIMENSIONS, HOLE CLEANING PROCEDURES, ANCHOR SPACING, EDGE DISTANCES, CONCRETE MINIMUM THICKNESS, ANCHOR EMBEDMENT AND TIGHTENING TORQUE	FIELD INSPECTION	PERIODIC OR AS REQUIRED BY THE RESEARCH REPORT ISSUED BY AN APPROVED SOURCE	ACI-CCI ICC-RCSI
5. REVIEW CONCRETE BATCH TICKETS AND VERIFY COMPLIANCE WITH APPROVED MIX DESIGN. VERIFY THAT WATER ADDED AT THE SITE DOES NOT EXCEED THAT ALLOWED BY THE MIX DESIGN	FIELD INSPECTION	PERIODIC	ACI-CCI ICC-RCSI
6. TEST CONCRETE COMPRESSIVE STRENGTH (ASTM C31 & C39), SLUMP (ASTM C143), AIR-CONTENT (ASTM C231 OR C173) AND TEMPERATURE (ASTM C1064).	FIELD INSPECTION	CONTINUOUS	ACI-CFTT ICC-STT
7. INSPECT PLACEMENT OF CONCRETE. VERIFY THAT CONCRETE CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION OR CONTAMINATION. VERIFY THAT CONCRETE IS PROPERLY CONSOLIDATED.	FIELD INSPECTION	CONTINUOUS	ACI-CCI ICC-RCSI
8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	FIELD INSPECTION	PERIODIC	ACI-CCI ICC-RCSI
9. INSPECTION OF FORMWORK FOR SHAPE, LINES, LOCATION AND DIMENSIONS	FIELD INSPECTION	PERIODIC	ACI-CCI ICC-RCSI
10. CONCRETE STRENGTH TESTING AND VERIFICATION OF COMPLIANCE WITH CONSTRUCTION DOCUMENTS	FIELD TESTING AND REVIEW OF LABORATORY REPORTS	PERIODIC	
11. PERFORM FLOOR FLATNESS AND/OR LEVELNESS TESTING (ASTM E1155) FOR ALL SLAB-ON-GRADE AND ELEVATED SLABS PER SPECIFICATION.	FIELD INSPECTION	CONTINUOUS	ACI-CCI ICC-RCSI

HELICAL PILE REACTIONS (KIPS)										
LOAD CASE	DEAD LOAD	LIVE LOAD	SNOW LOAD	WIND LOAD X		WIND LOAD Z		WIND LOAD Y	ICE LOAD	
	(Y)	(Y)	(Y)	(X)	(Z)	(X)	(Z)	(Y)	(Y)	(X, Z)
(Factors)	(1.0)	(1.0)	(1.0)	±1.0	±1.0	±1.0	±1.0	±1.0	±1.0	±1.0
A1	0.74	5.42	1.29	0.00	-1.38	0.00	-1.17	-1.07	-9.67	3.1
A2	1.78	5.51	1.36	0.00	0.00	0.00	0.00	-1.13	-9.67	3.1
B1	-0.20	4.38	0.97	0.00	0.00	0.00	0.00	-0.80	-9.67	3.1
B2	10.90	3.83	1.38	-1.77	0.00	-0.32	0.00	-1.15	-9.67	3.1
C1	8.85	5.32	1.67	0.00	-1.12	0.00	-3.35	-1.39	-9.67	3.1
C2	11.43	2.54	1.09	0.00	0.00	0.00	0.00	-0.91	-9.67	3.1
D1	2.49	2.78	1.27	0.00	0.00	0.00	0.00	-1.05	-9.67	3.1
D2	13.92	5.50	1.35	-7.70	0.00	1.32	0.00	-1.12	-9.67	3.1
E1	2.29	5.64	1.41	0.00	0.72	0.00	-0.12	-1.17	-9.67	3.1
E2	0.57	4.28	1.04	0.00	0.00	0.00	0.00	-0.87	-9.67	3.1
F1	1.36	6.43	1.54	0.00	0.00	0.00	0.00	-1.29	-9.67	3.1
F2	0.66	3.89	0.93	-2.66	0.00	0.73	0.00	-0.78	-9.67	3.1
G1	1.54	5.98	1.43	0.00	0.92	0.00	-7.45	-1.19	-9.67	3.1
G2	0.66	4.25	1.02	0.00	0.00	0.00	0.00	-0.85	-9.67	3.1
H1	1.27	6.45	1.55	0.00	0.00	0.00	0.00	-1.29	-9.67	3.1
H2	0.76	3.81	0.91	-3.34	0.00	-0.24	0.00	-0.76	-9.67	3.1
J1	-0.33	6.03	1.44	0.00	0.48	0.00	-2.80	-1.20	-9.67	3.1
J2	10.95	5.16	1.63	0.00	0.00	0.00	0.00	-1.36	-9.67	3.1
K1	1.22	6.45	1.50	0.00	0.00	0.00	0.00	-1.25	-9.67	3.1
K2	16.46	2.71	1.40	-5.26	0.00	-2.74	0.00	-1.17	-9.67	3.1
L1	0.10	5.20	1.21	0.00	1.57	0.00	-4.09	-1.00	-9.67	3.1
L2	4.30	6.04	1.60	0.00	0.00	0.00	0.00	-1.33	-9.67	3.1
M1	1.17	6.25	1.50	0.00	0.00	0.00	0.00	-1.25	-9.67	3.1
M2	1.25	6.25	1.50	-1.83	0.00	1.40	0.00	-1.25	-9.67	3.1



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CITY OF BONDURANT LAKE
PETOCKA - ARTOCKA DOCK

CITY OF BONDURANT
LAKE PETOCKA, JR HAINES PARKWAY,
BONDURANT, IOWA 50035

DRAWN BY	CMP
APPROVED BY	ACB
ISSUED FOR	CONSTRUCTION
ISSUE DATE	10/02/2025
PROJECT NUMBER	2240018600
FIELD BOOK	

SPECIAL INSPECTIONS

S001

Autodesk Docs:2240018600 Bondurant - The Gardens at Lake Petoskey Bondurant - The Gardens at Lake Petoskey.rvt
9/22/2025 11:44:08 AM



- FRAMING PLAN NOTES**
- SEE SHEET S000 FOR GENERAL NOTES AND REQUIRED SPECIAL INSPECTIONS.
 - SEE CIVIL AND ARCHITECTURAL PLANS FOR DIMENSIONS AND INFORMATION NOT SHOWN ON THESE PLANS.
 - NORTH ARROW SHOWN IS FOR STRUCTURAL REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL BUILDING ORIENTATION.
 - T/2x8 JOISTS = 9'-11 1/4" UNLESS NOTED OTHERWISE.
 - T/HSS10x3 1/2x1/4 = 9'-9 3/4" UNLESS NOTED OTHERWISE.
 - T/HSS6x3x1/4 = 9'-9 3/4" UNLESS NOTED OTHERWISE.
 - T/HSS4x4x1/4 = 9'-9 3/4" UNLESS NOTED OTHERWISE.
 - HSS BEAMS SHALL BE CONNECTED PER DETAIL C1/S500.
 - 2x8 JOISTS TO BE CONNECTED PER DETAILS C2 AND E2 ON S500.

KEYNOTES	
KEY	NOTE
S01	1 1/2" B20 METAL DECK, GALVANIZED
S02	1X6 DECKING PER ARCH. FFE = 100'-0"
S03	L3 1/2X3 1/2X1/4 W/ 2X4 BLOCKING. T/ANGLE TO MATCH T/HSS10X3 1/2X1/4. ANGLE TO EITHER BE DIRECTLY ATTACHED TO HSS10X3 1/2X1/4 SUPPORTS W/ 3/16" FILLET WELD ALL AROUND OR WITH PL1/4X3X0'-3" SHEAR TABS. FIELD WELD SHEAR TAB TO HSS AND ANGLE TO SHEAR TAB W/ 3/16" FILLET ALL AROUND.

CITY OF BONDURANT LAKE
PETOCKA - ARTOCKA DOCK

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FIELD BOOK	

BOARDWALK
FRAMING PLAN

S100

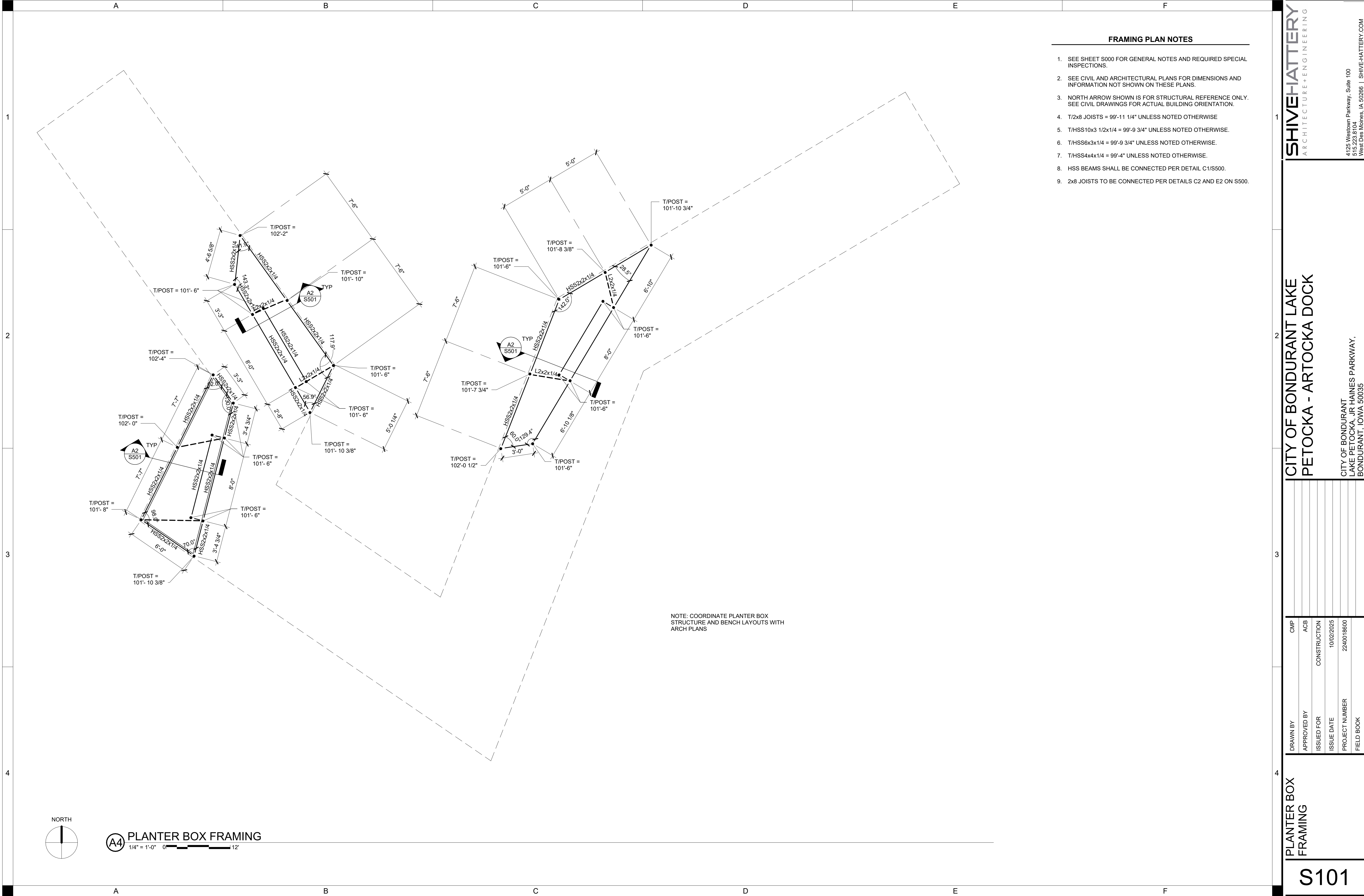
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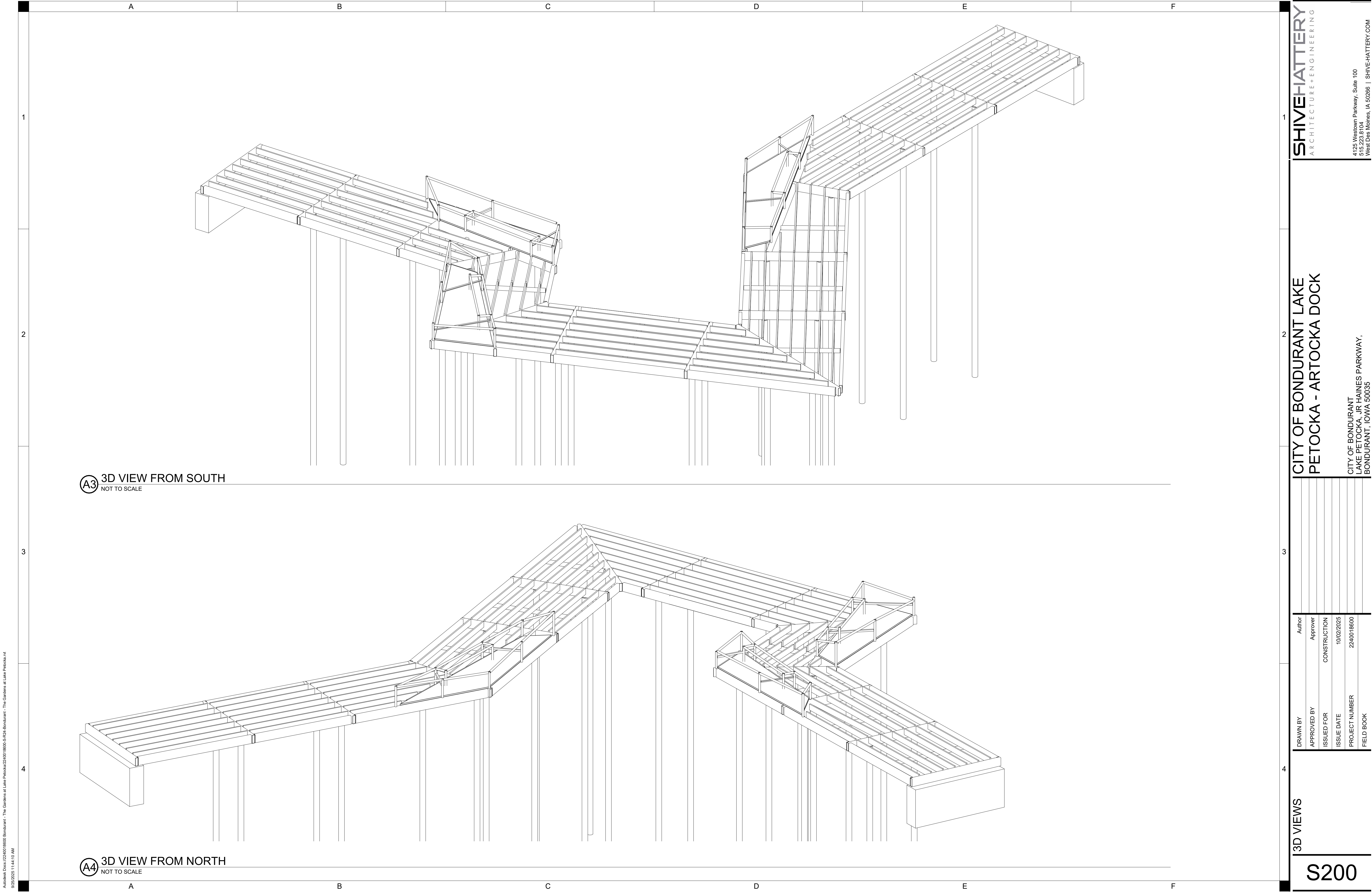
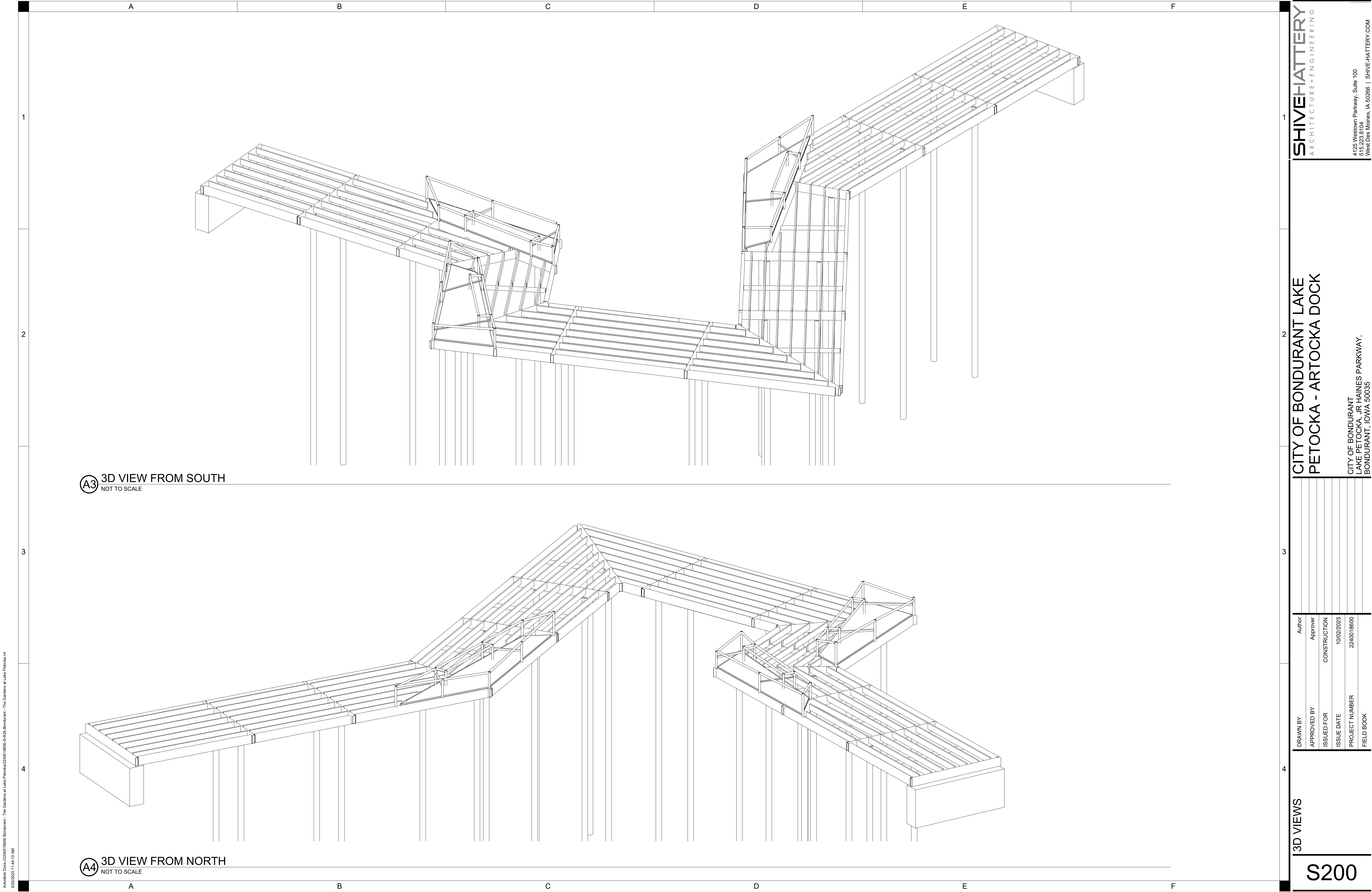
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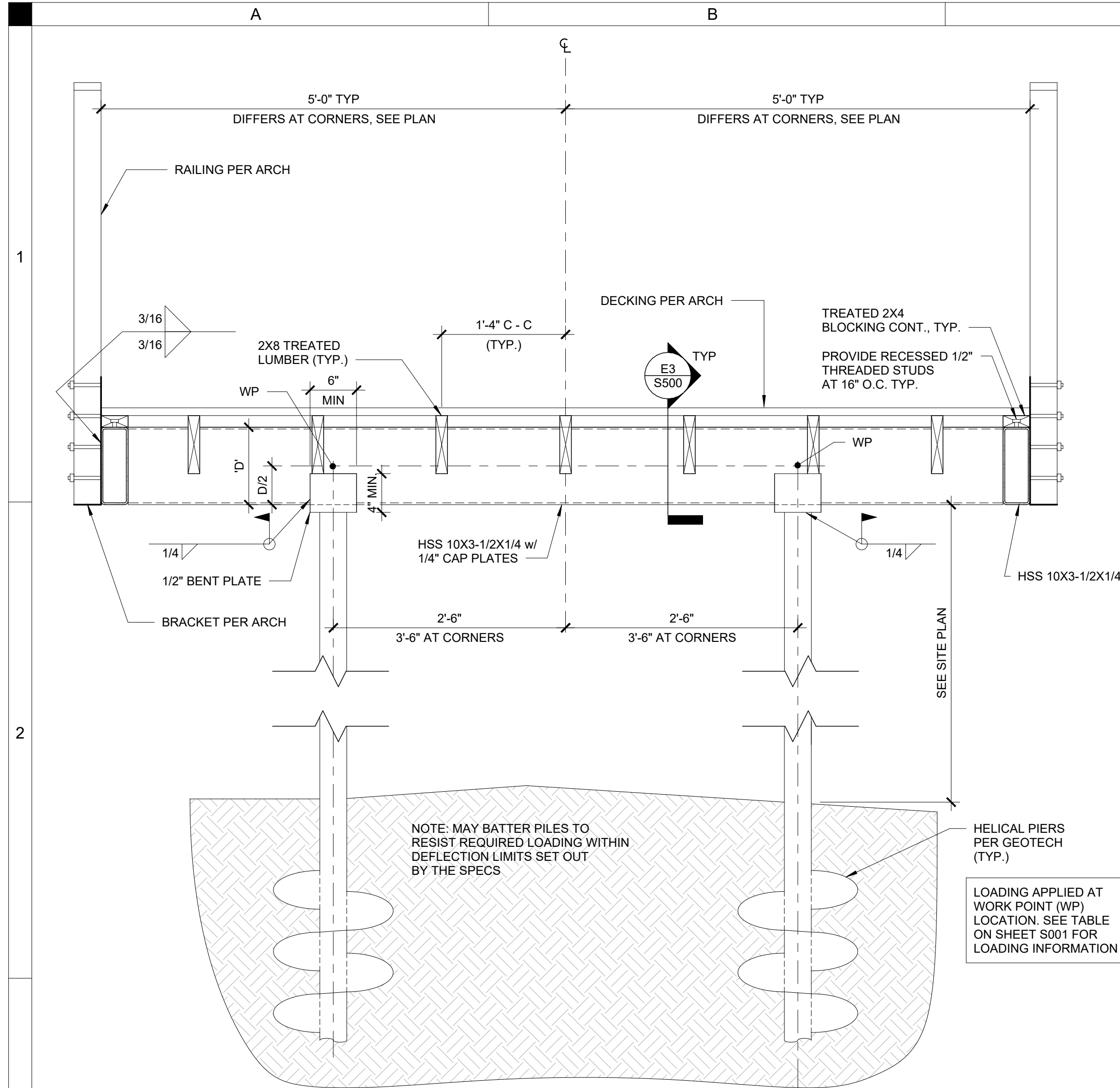




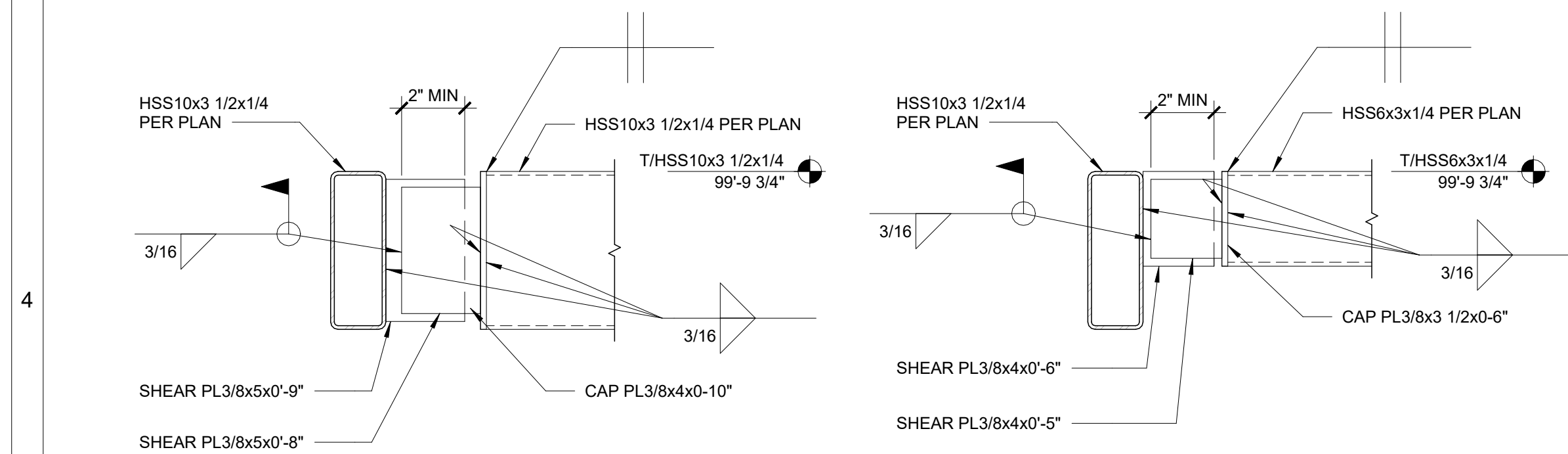
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DRAWN BY	Author	SHIVE-HATTERY		ARCHITECTURE+ENGINEERING	
APPROVED BY	Approver	4125 Westown Parkway, Suite 100		515.223.8104	
ISSUED FOR	CONSTRUCTION	West Des Moines, IA 50266		SHIVE-HATTERY.COM	
ISSUE DATE	10/02/2025				
PROJECT NUMBER	2240018600				
FIELD BOOK					

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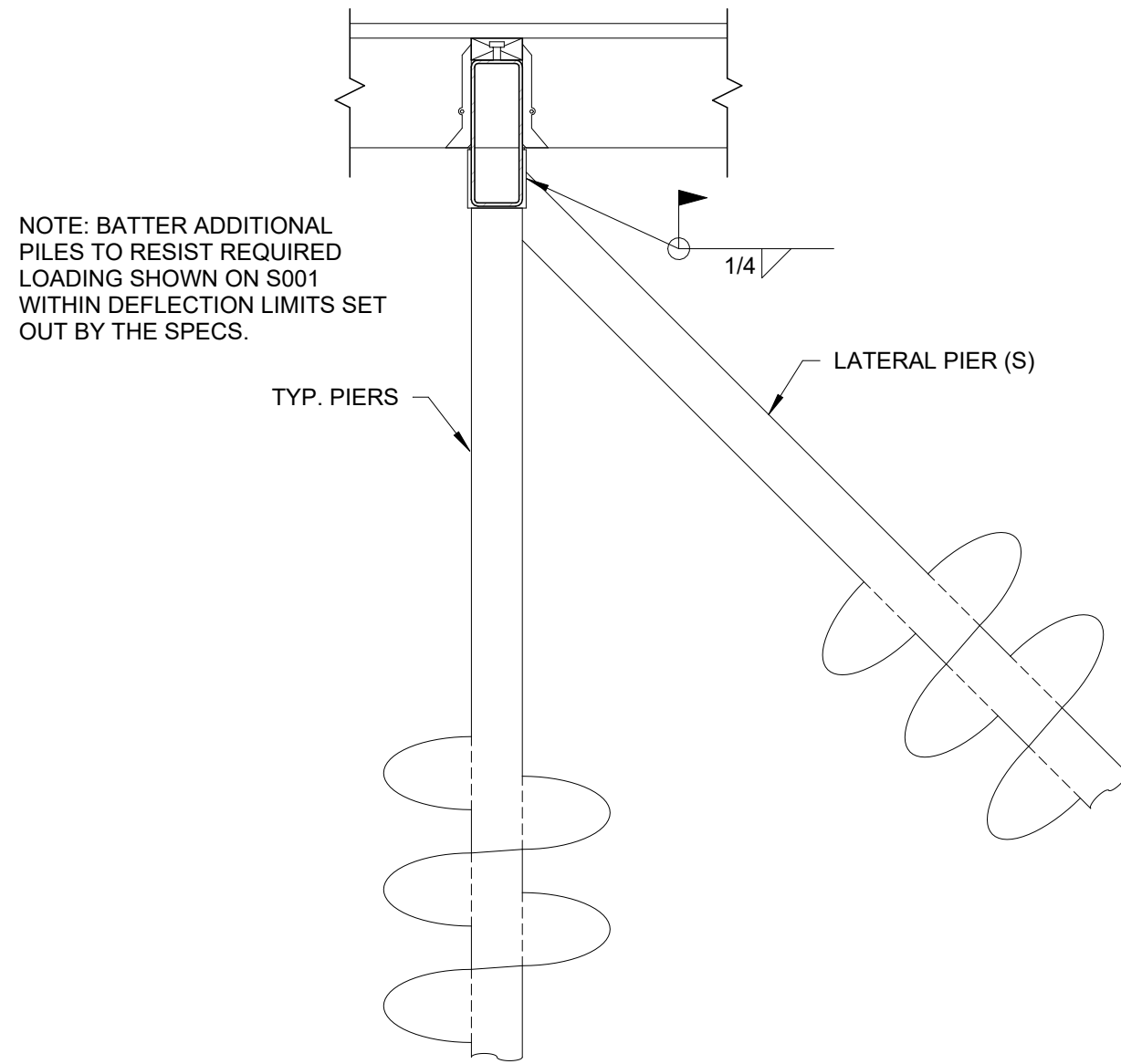
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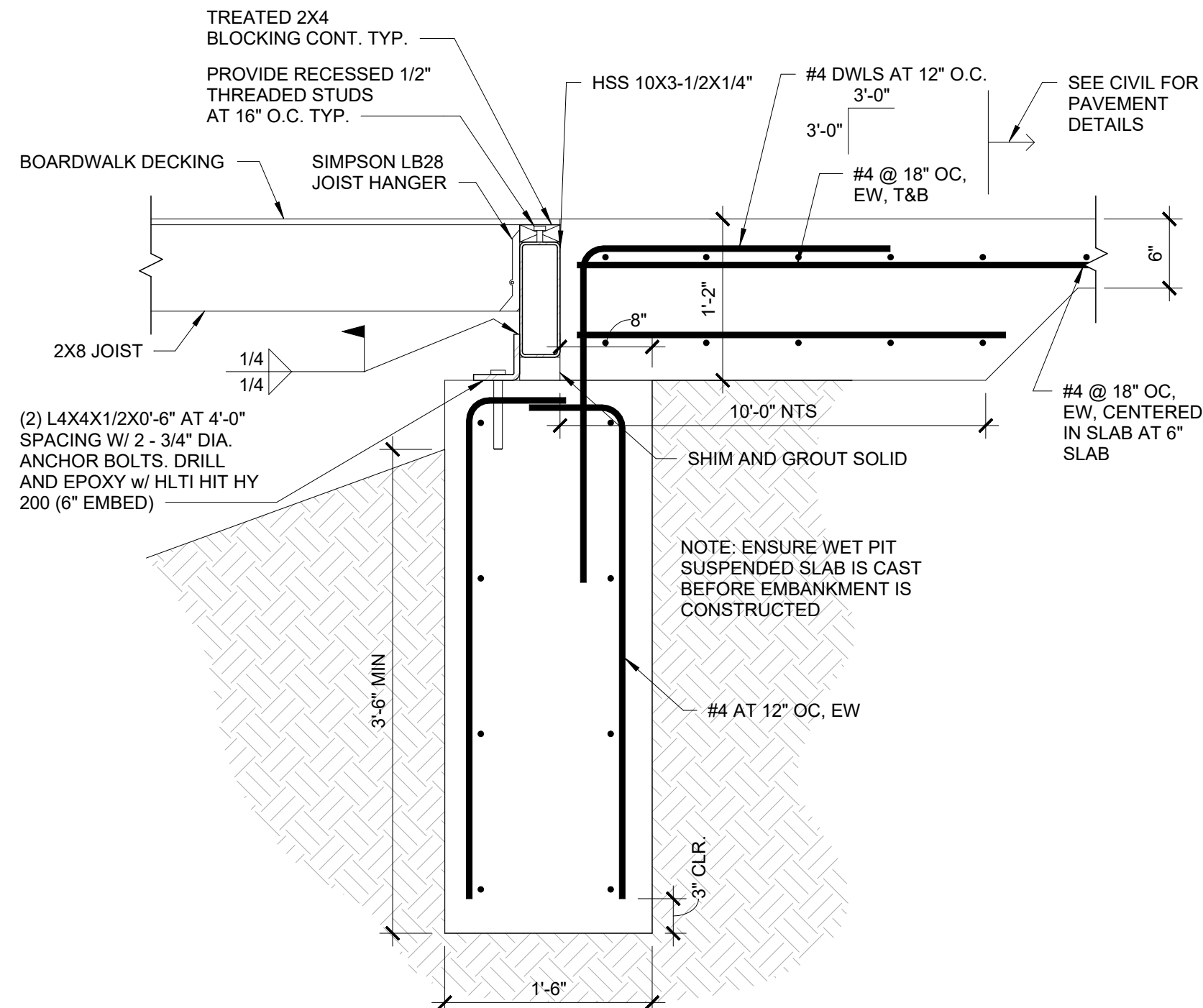
A3 TYP BOARDWALK DETAIL
1" = 1'-0" 0' 1'-6"



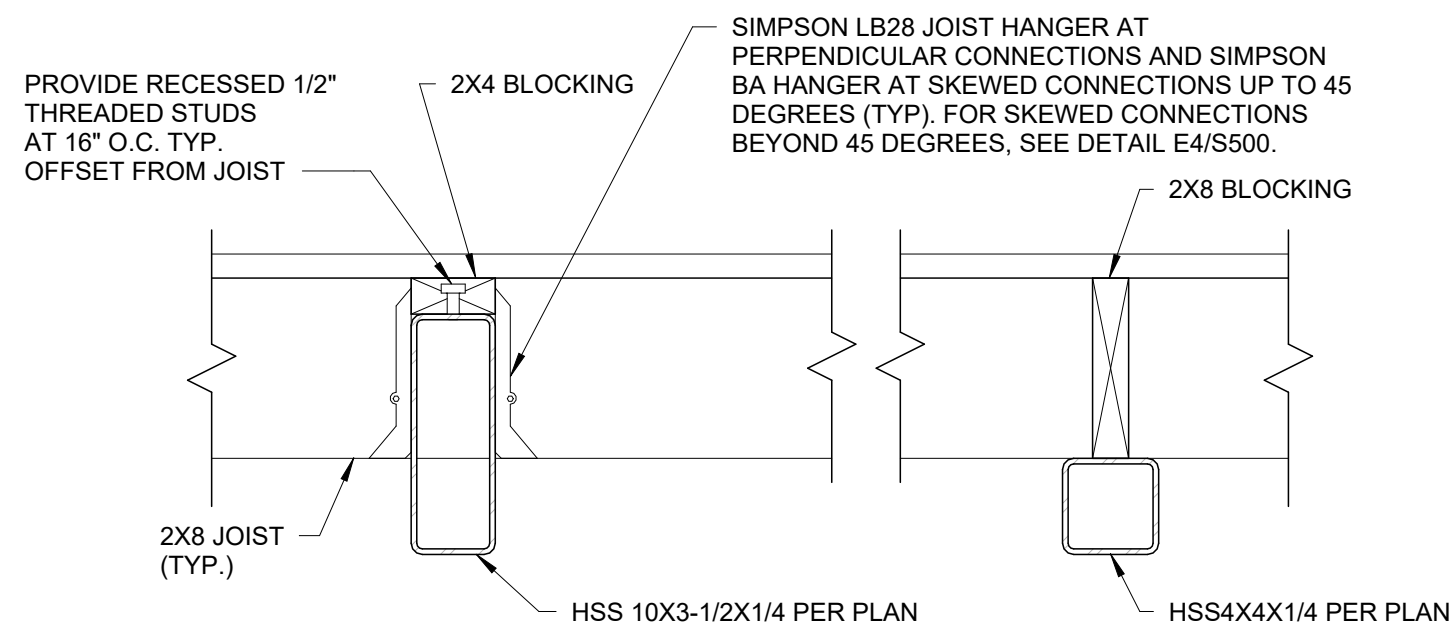
A4 TYP HSS CONNECTIONS
1 1/2" = 1'-0" 0' 1'



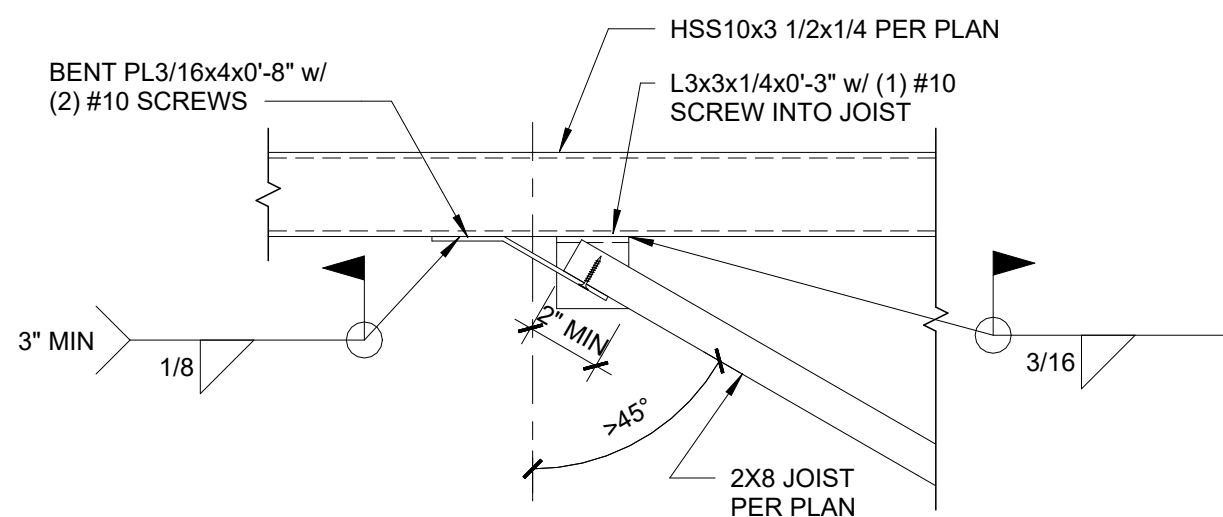
C2 LATERAL (BATTER) HELICAL PIER DETAIL
1" = 1'-0" 0' 1'-6"



E2 BOARDWALK ABUTMENT CONNECTION DETAIL
1" = 1'-0" 0' 1'-6"



E3 TYP BOARDWALK SECTION
1 1/2" = 1'-0" 0' 1'

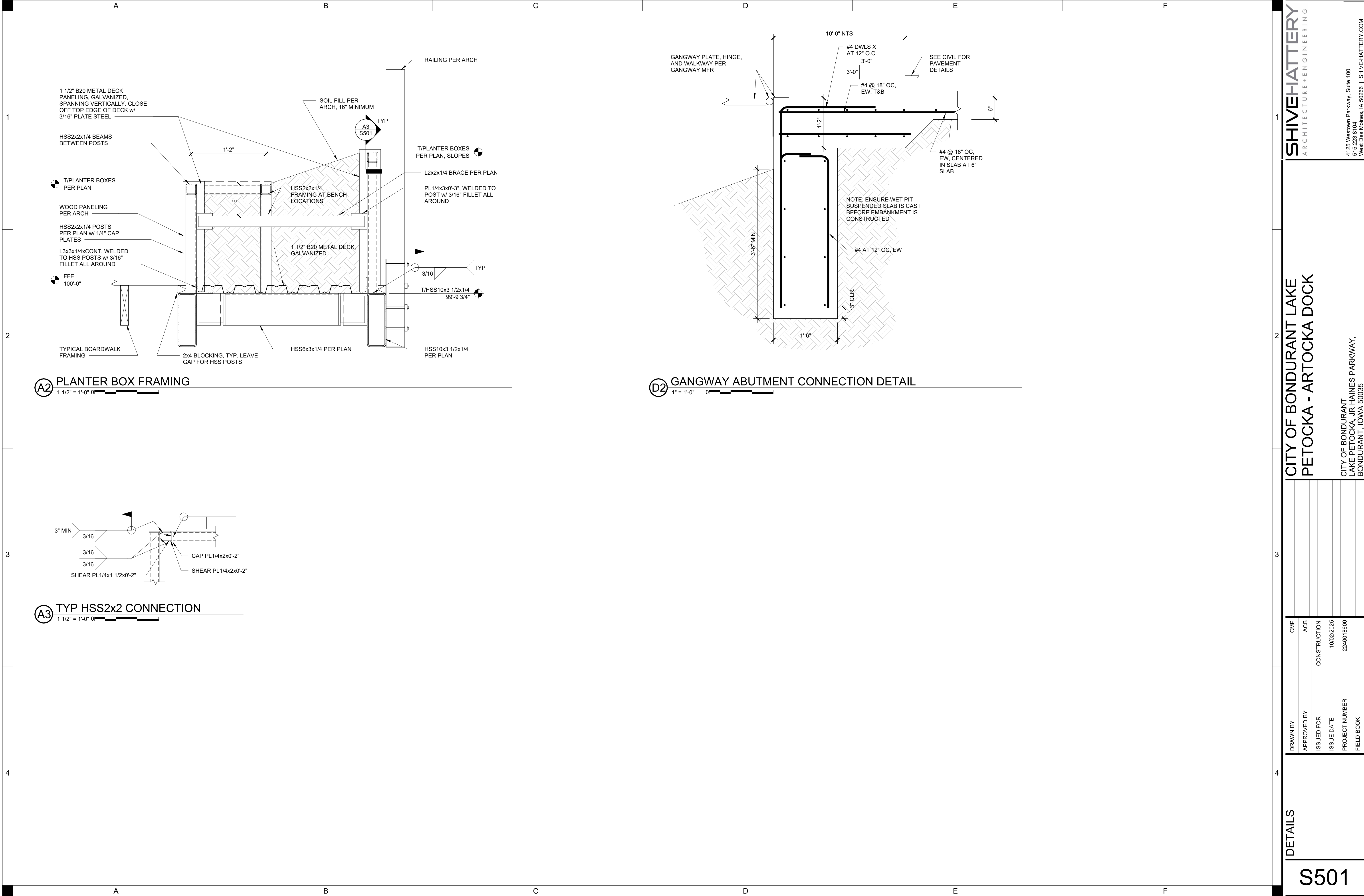


E4 2x8 CONNECTION AT GREATER THAN 45 SKEW
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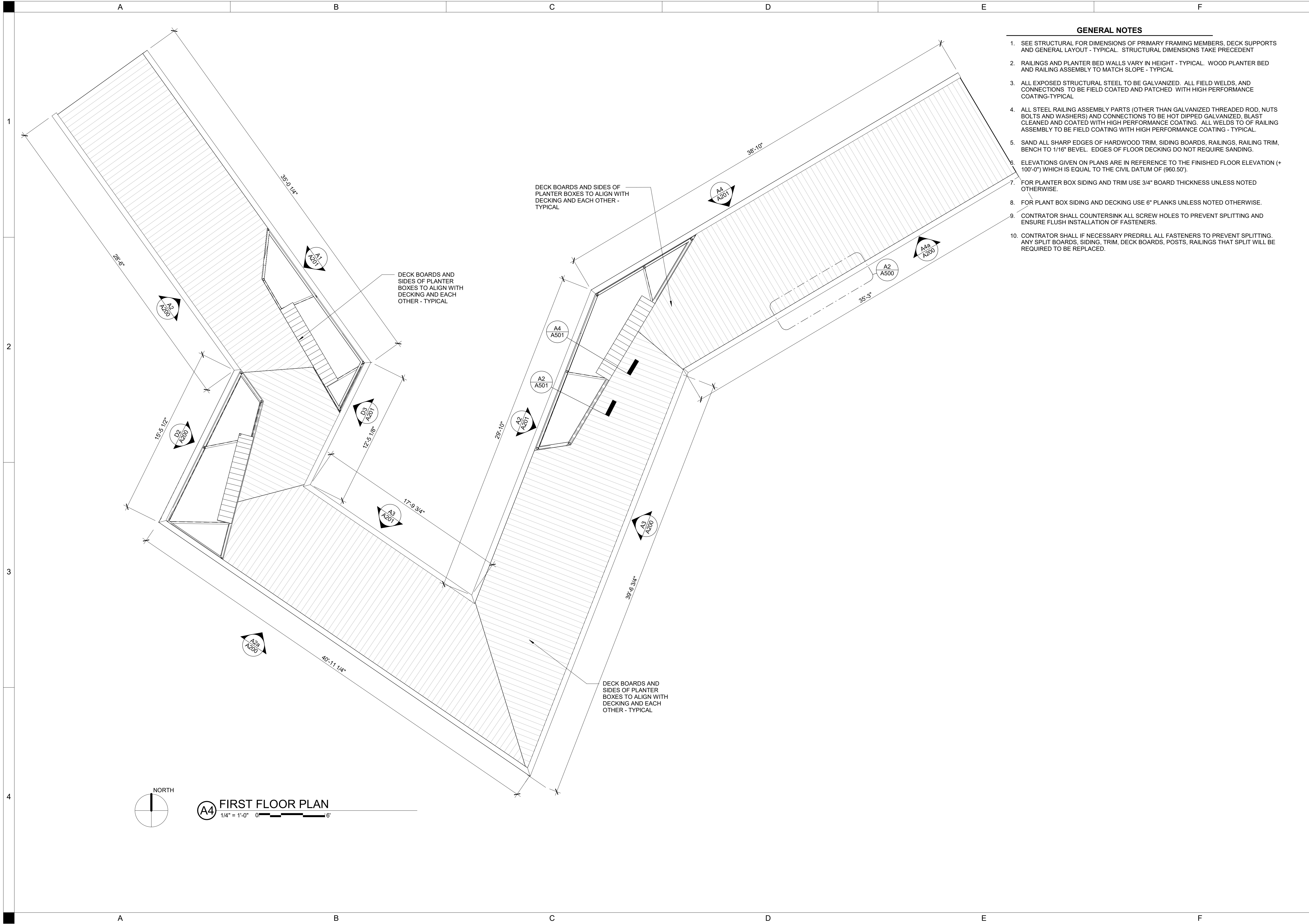
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ISSUED FOR	CONSTRUCTION
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GENERAL NOTES

1. SEE STRUCTURAL FOR DIMENSIONS OF PRIMARY FRAMING MEMBERS, DECK SUPPORTS AND GENERAL LAYOUT - TYPICAL. STRUCTURAL DIMENSIONS TAKE PRECEDENT
2. RAILINGS AND PLANTER BED WALLS VARY IN HEIGHT - TYPICAL. WOOD PLANTER BED AND RAILING ASSEMBLY TO MATCH SLOPE - TYPICAL
3. ALL EXPOSED STRUCTURAL STEEL TO BE GALVANIZED. ALL FIELD WELDS, AND CONNECTIONS TO BE FIELD COATED AND PATCHED WITH HIGH PERFORMANCE COATING-TYPICAL
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5. SAND ALL SHARP EDGES OF HARDWOOD TRIM, SIDING BOARDS, RAILINGS, RAILING TRIM, BENCH TO 1/16" BEVEL. EDGES OF FLOOR DECKING DO NOT REQUIRE SANDING.
6. ELEVATIONS GIVEN ON PLANS ARE IN REFERENCE TO THE FINISHED FLOOR ELEVATION (+ 100'-0") WHICH IS EQUAL TO THE CIVIL DATUM OF (960.50').
7. FOR PLANTER BOX SIDING AND TRIM USE 3/4" BOARD THICKNESS UNLESS NOTED OTHERWISE.
8. FOR PLANT BOX SIDING AND DECKING USE 6" PLANKS UNLESS NOTED OTHERWISE.
9. CONTRATOR SHALL COUNTERSINK ALL SCREW HOLES TO PREVENT SPLITTING AND ENSURE FLUSH INSTALLATION OF FASTENERS.
10. CONTRATOR SHALL IF NECESSARY PREDRILL ALL FASTENERS TO PREVENT SPLITTING. ANY SPLIT BOARDS, SIDING, TRIM, DECK BOARDS, POSTS, RAILINGS THAT SPLIT WILL BE REQUIRED TO BE REPLACED.

DOCK FLOOR
PLAN AND
SECTIONS

A101

CITY OF BONDURANT LAKE
PETOCKA - ARTOCKA DOCK

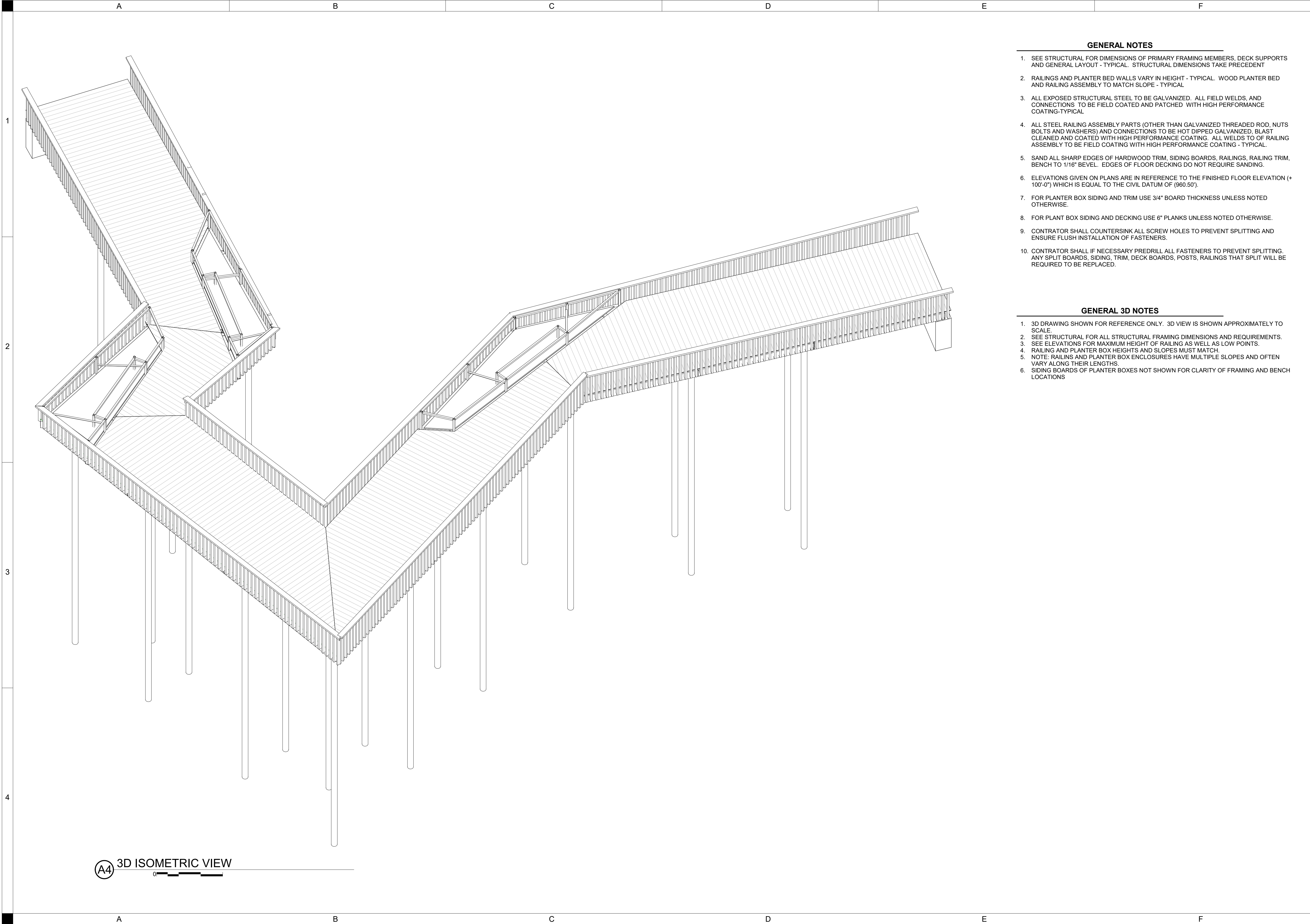
CITY OF BONDURANT
LAKE PETOCKA, JR HAINES PARKWAY,
BONDURANT, IOWA 50035

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APPROVED BY	PR
ISSUED FOR	DRF
ISSUE DATE	06/20/2025
PROJECT NUMBER	2240018600
FIELD BOOK	Field Book

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GENERAL NOTES

1. SEE STRUCTURAL FOR DIMENSIONS OF PRIMARY FRAMING MEMBERS, DECK SUPPORTS AND GENERAL LAYOUT - TYPICAL. STRUCTURAL DIMENSIONS TAKE PRECEDENT
2. RAILINGS AND PLANTER BED WALLS VARY IN HEIGHT - TYPICAL. WOOD PLANTER BED AND RAILING ASSEMBLY TO MATCH SLOPE - TYPICAL
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GENERAL 3D NOTES

1. 3D DRAWING SHOWN FOR REFERENCE ONLY. 3D VIEW IS SHOWN APPROXIMATELY TO SCALE.
2. SEE STRUCTURAL FOR ALL STRUCTURAL FRAMING DIMENSIONS AND REQUIREMENTS.
3. SEE ELEVATIONS FOR MAXIMUM HEIGHT OF RAILING AS WELL AS LOW POINTS.
4. RAILING AND PLANTER BOX HEIGHTS AND SLOPES MUST MATCH.
5. NOTE: RAILINS AND PLANTER BOX ENCLOSURES HAVE MULTIPLE SLOPES AND OFTEN VARY ALONG THEIR LENGTHS.
6. SIDING BOARDS OF PLANTER BOXES NOT SHOWN FOR CLARITY OF FRAMING AND BENCH LOCATIONS

3D PLAN /
ELEVATION

A102

CITY OF BONDURANT LAKE
PETOCKA - ARTOCKA DOCK

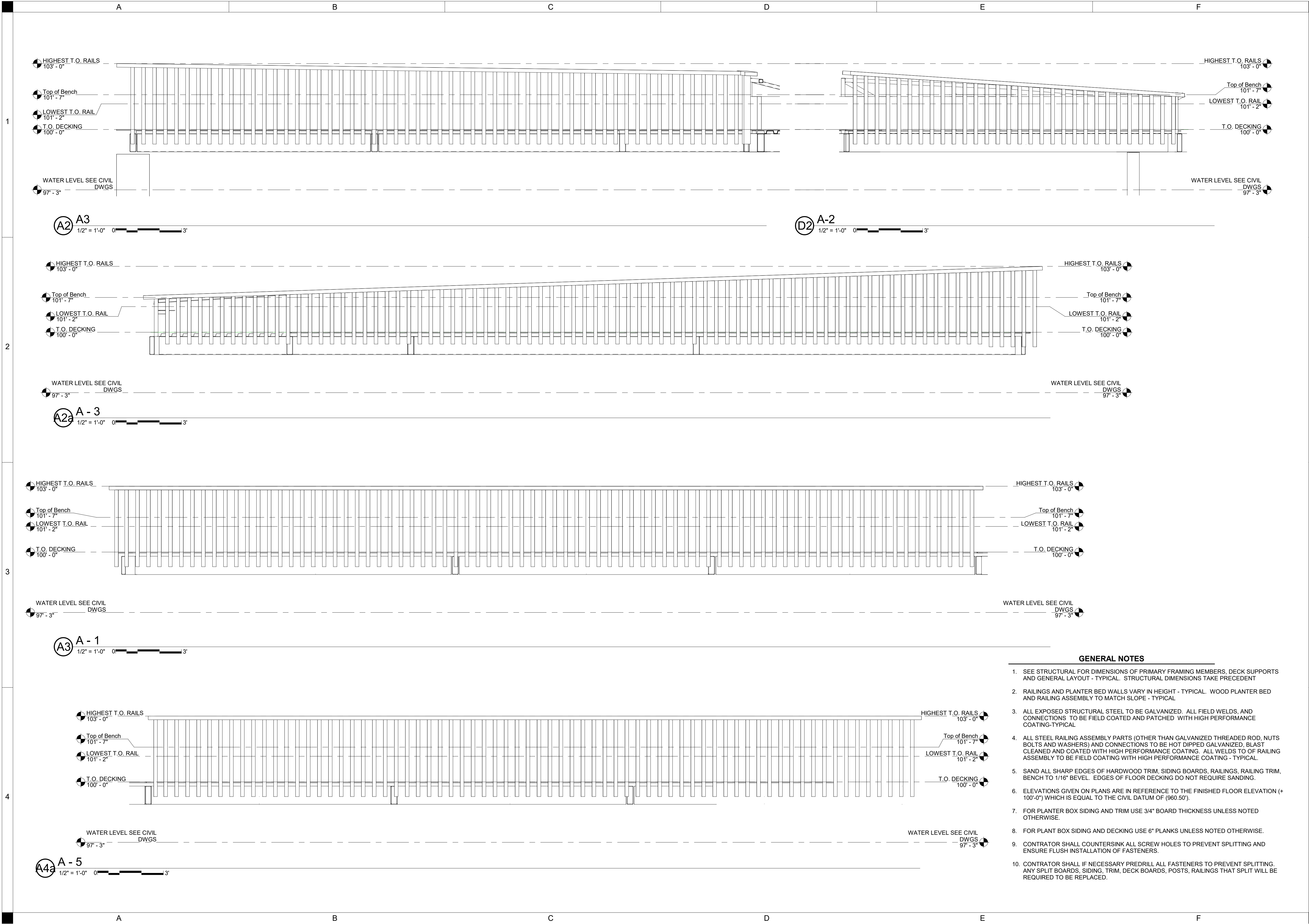
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LAKE PETOCKA, JR HAINES PARKWAY,
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APPROVED BY	Approver
ISSUED FOR	DRF
ISSUE DATE	06/20/2025
PROJECT NUMBER	2240018600
FIELD BOOK	Field Book

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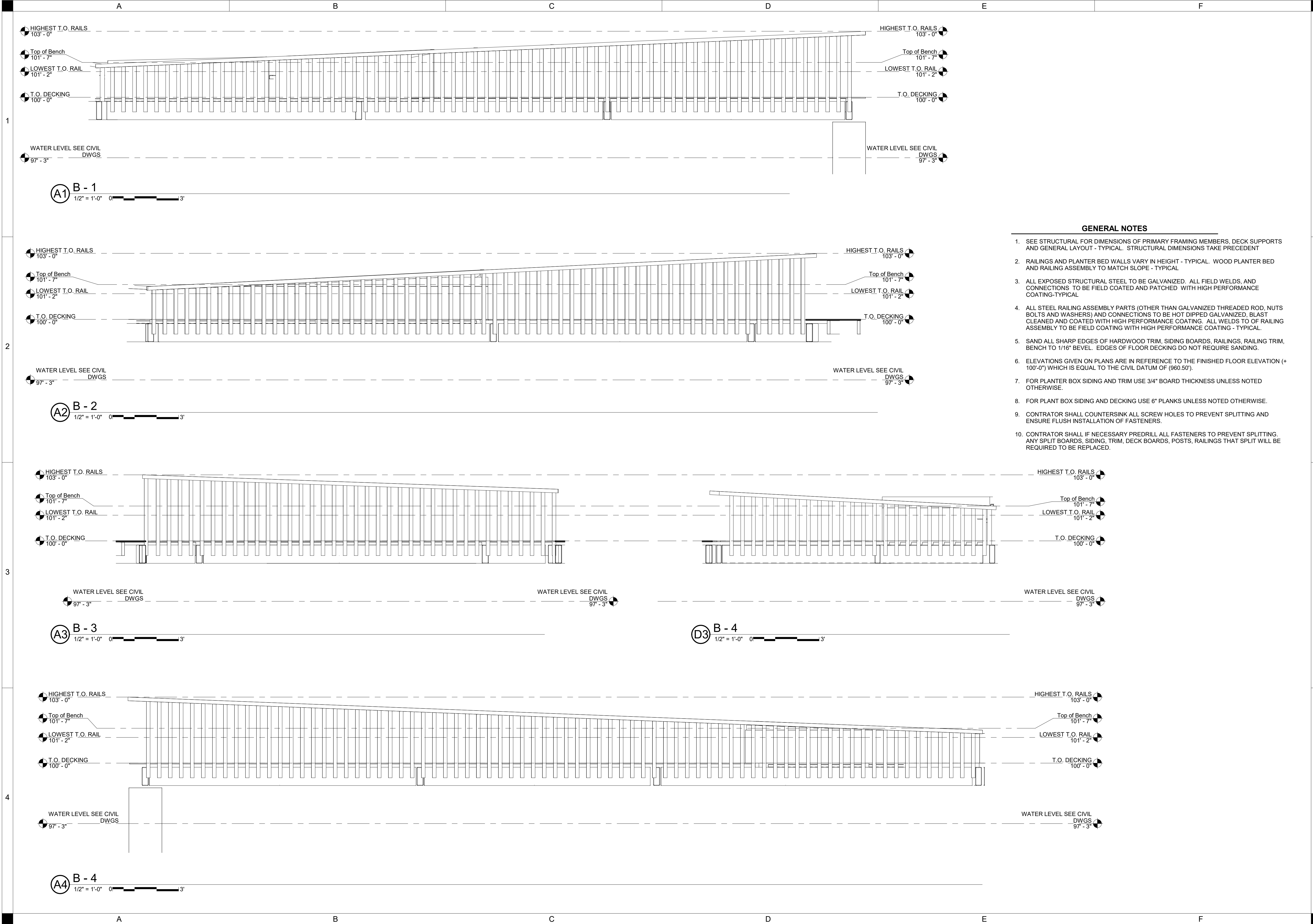
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ISSUE DATE	06/20/2025
PROJECT NUMBER	22400-18600
FIELD BOOK	Field Book

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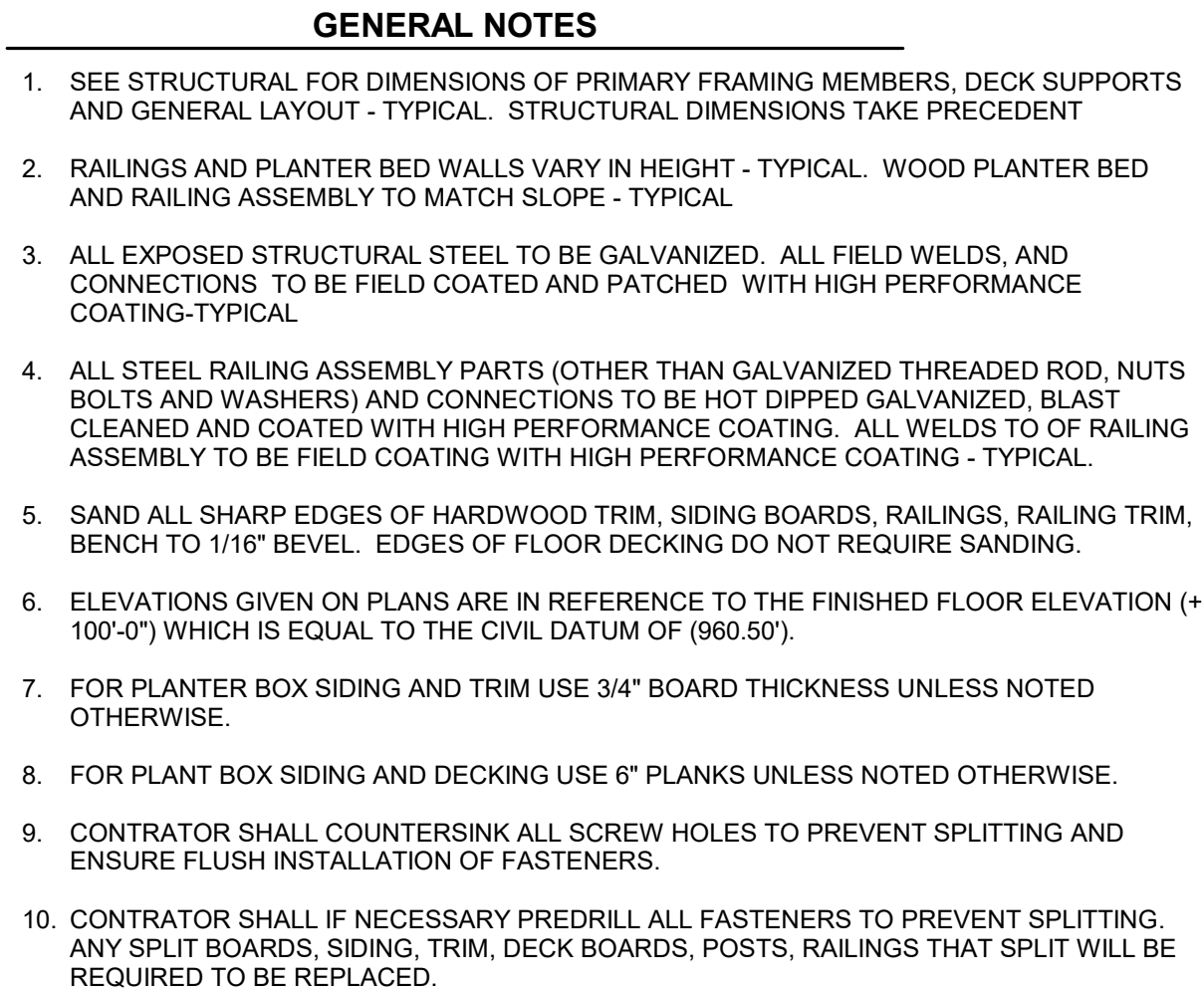
CITY OF BONDURANT LAKE
PETOCKA - ARTOCKA DOCK

CITY OF BONDURANT
LAKE PETOCKA, JR HAINES PARKWAY,
BONDURANT, IOWA 50035

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APPROVED BY	Approver	ISSUE DATE	2240018600	
	DRF	06/20/2025		Field Book

EXTERIOR
ELEVATIONS

A201



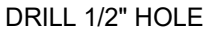
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1 1/2" = 1'-0" 0' 1'



1 1/2" = 1'-0" 0' 1'



1 1/2" = 1'-0" 0 1

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**SECTION 00 0101
PROJECT TITLE PAGE**

**PROJECT MANUAL
FOR
THE BOARDWALK AT LAKE PETOCKA**

OWNER:

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

PROJECT NUMBER: 2240018600

PROJECT LOCATION

Lake Petocka Park
521 Pleasant Street NE
Bondurant, IA 50035

ARCHITECT/ENGINEER:

Shive-Hattery, Inc.
222 Third Ave. SE, Suite 300
Cedar Rapids, IA 52401

BIDS DUE DATE:

October 30, 2025
2:00 PM
Bondurant City Hall, 200 2nd Street NE
Bondurant, IA 50035

ISSUED FOR CONSTRUCTION: OCTOBER 2, 2025

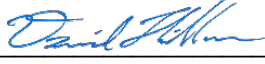
END OF SECTION

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SECTION 00 0105

CERTIFICATIONS PAGE

STATE OF 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.  10-02-2025 Signature Date Printed or typed name: David R. Fliehler License Number: 23509 My license renewal date is: 12-31-2025 Pages, Sheets, or Divisions covered by this Seal: Divisions 00, 01, 06, 07, 09, and 32
	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.  10-02-2025 Signature Date Printed or typed name: Alex Brase License Number: 23203 My license renewal date is: 12-31-2025 Pages, Sheets, or Divisions covered by this Seal: Division 05

END OF SECTION

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**SECTION 00 0110
TABLE OF CONTENTS**

PROCUREMENT AND CONTRACTING REQUIREMENTS

1.1 DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS

- A. 00 0101 - Project Title Page
- B. 00 0105 - Certifications Page
- C. 00 0110 - Table of Contents
- D. 00 0115 - List of Drawing Sheets
- E. 00 1113 - Advertisement for Bids
- F. 00 1115 - Notice Of Public Hearing
- G. 00 2113 - Instructions to Bidders
- H. 00 2115 - Supplemental Instructions to Bidders
- I. 00 3100 - Available Project Information
- J. 00 4000 - Procurement Forms and Supplements
- K. 00 4100 - Bid Form
- L. 00 4100.01 - Bidder Status Form
- M. 00 4100.02 - Authorization to Transact Business Worksheet
- N. 00 4100.03 - Non-Collusion Affidavit
- O. 00 4325 - Substitution Request Form - During Procurement
- P. 00 5000 - Contracting Forms and Supplements
- Q. 00 5200 - Agreement Form
- R. 00 5350 - Insurance and Bonds - A101 Exhibit A
- S. 00 6325 - Substitution Request Form - During Construction
- T. 00 7100 - Contracting Definitions
- U. 00 7200 - General Conditions
- V. 00 7300 - Supplementary Conditions

SPECIFICATIONS

2.1 DIVISION 01 -- GENERAL REQUIREMENTS

- A. 01 1000 - Summary
- B. 01 2000 - Price and Payment Procedures
- C. 01 2300 - Alternates
- D. 01 2500 - Substitution Procedures
- E. 01 2600 - Contract Modification Procedures
- F. 01 3000 - Administrative Requirements

- G. 01 3216 - Construction Progress Schedule
- H. 01 4000 - Quality Requirements
- I. 01 4216 - Definitions
- J. 01 5000 - Temporary Facilities and Controls
- K. 01 6000 - Product Requirements
- L. 01 7000 - Execution and Closeout Requirements
- M. 01 7419 - Construction Waste Management and Disposal
- N. 01 7800 - Closeout Submittals

2.2 DIVISION 05 -- METALS

- A. 05 1200 - Structural Steel Framing
- B. 05 3100 - Steel Decking
- C. 05 5000 - Metal Fabrications

2.3 DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES

- A. 06 1000 - Rough Carpentry
- B. 06 1500 - Wood Decking
- C. 06 2013 - Exterior Finish Carpentry

2.4 DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

- A. 07 1400 - Fluid-Applied Waterproofing

2.5 DIVISION 09 -- FINISHES

- A. 09 9600 - High-Performance Coatings

2.6 DIVISION 32 -- EXTERIOR IMPROVEMENTS

- A. 32 9100 - Landscape Planting
- B. 32 9219 - Seeding

END OF SECTION

**SECTION 00 0115
LIST OF DRAWING SHEETS**

SEE DRAWINGS COVER SHEET C000.

END OF SECTION

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SECTION 00 1113

ADVERTISEMENT FOR BIDS

PROJECT: CITY OF BONDURANT - THE GARDENS AT LAKE PETOCKA

BIDS DUE: October 30, 2025 at 2:00 PM at Bondurant City Hall, 200 2nd Street NE, Bondurant, IA 50035

TO:

THE Owner (HEREINAFTER REFERRED TO AS Owner):

City of Bondurant

200 2nd Street NE

Bondurant, IA 50035

Architect (hereinafter referred to as Architect/Engineer):

Shive-Hattery, Inc.

4125 Westown Parkway, Suite 100

West Des Moines, IA 50266

PREBID MEETING: There is no formal pre-bid meeting. Interested bidders are encourage to visit the site prior to bidding. The project site is open to the public, therefore no prior authorization is needed prior to the site visit.

TO: POTENTIAL BIDDERS

Sealed bids will be received by the Owner at Bondurant City Hall, 200 2nd Street NE, Bondurant, IA 50035 until 2:00 PM, Central Time, on October 30, 2025.

Sealed bids will be opened and publicly read at the Bondurant City Hall, 200 2nd Street NE at 2:05 PM, Central Time, on October 30, 2025 or at such later time and place as may then be fixed.

Bids will be considered by the Owner at a public meeting to be held at Bondurant City Hall, 200 2nd Street, Bondurant, IA 50035 at 6:00 PM, Central Time, on November 3, 2025 or at such later time and place as may then be fixed.

The general nature of the work is as follows:

The Boardwalk at Lake Petocka located in Bondurant Iowa includes construction of an elevated boardwalk extending over the north side of the lake. The proposed boardwalk will be 10 feet wide and approximately 140 feet in length. The project also included concrete abutment ramps for access, a helical pile foundation system with contractor delegated design and installation, and construction of the steel boardwalk substructure, wood decking and railings. Additional features include integrated raised planting bed, seating areas, and the installation of a floating kayak dock and gangway which will be procured by the owner.

The Boardwalk at Lake Petocka
Project # 2240018600

The work may commence any time after the Notice to Proceed has been provided and shall be Substantially Complete (boardwalk and railings installed) on June 30, 2026. The project must reach Final Completion in October, 2026.

Bidding documents may be examined at the Architect/Engineer's office, at the Owner's office, online at, and at the following location(s):

Action Reprographics, actionrepro.com, 5037 NE 14th Street, Des Moines, IA

Master Builders of Iowa mbionline.com, 221 Park Street, Des Moines, IA 50309
mbiplanroof-dsm@mbionline.com

Substitution Requests (see Section 00 4325) and Bidder Questions are due to the Architect/Engineer by 3:00 PM on October 24, 2025.

Copies of the Bidding documents may be obtained by Bidders and Subbidders at the Architect/Engineer's office [or some other location with name, address and telephone number inserted here] in accordance with the Instructions to Bidders upon depositing the sum of twenty-five dollars (\$25.00) for each set of documents. A Master Builders card may be presented in place of a deposit. The deposit will be refunded in full upon return of the documents in good condition within fourteen days after award of project.

Each Bidder shall accompany the Bid with a Bid security, in a separate envelope, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of the contract corporate surety bond or bonds, acceptable to the Owner, for the faithful performance of the contract, in an amount equivalent to one hundred percent of the amount of the contract. The bidder's security shall be in an amount equivalent to 5% of the bid amount, and shall be in the form of a cashier's or certified check drawn on a bank in Iowa or a bank chartered under the laws of the United States of America, or a certified bank share draft drawn on a credit union in Iowa or chartered under the laws of the United States of America or a bid bond with corporate surety satisfactory to the Owner. The bid security will be held by the Owner until a contract is fully executed and bonds are approved by the Owner.

No bid may be withdrawn for a period of 30 days after the date of the scheduled closing time for the receipt of bids.

It is the intent of the Owner to award a contract to the lowest responsible, responsive bidder provided the bid has been submitted in accordance with the bidding requirements. The Owner reserves the right to waive informalities or irregularities. The Owner reserves the right to reject any or all bids.

Published by order of the City Council of Bondurant, Iowa.

By: Maggie Murray
Title: Planning & Community Development Director
Publish: by October 17, 2025

END OF SECTION

**SECTION 00 1115
NOTICE OF PUBLIC HEARING**

CITY OF BONDURANT - THE GARDENS AT LAKE PETOCKA

To Whom It May Concern:

You are hereby notified that at 6:00 PM, Central Time on November 3, 2025, at the Bondurant City Hall, 200 2nd Street, Bondurant, IA 50035, there will be a public hearing on the proposed plans, specifications, form of contract, and estimated cost of the project. Any persons interested may appear and file objections to the proposed plans, specifications, form of contract, or cost of such improvement.

The following is a description of the Public Improvement: The Boardwalk at Lake Petocka located in Bondurant Iowa includes construction of an elevated boardwalk extending over the north side of the lake. The proposed boardwalk will be 10 feet wide and approximately 140 feet in length. The project also included concrete abutment ramps for access, a helical pile foundation system with contractor delegated design and installation, and construction of the steel boardwalk substructure, wood decking and railings. Additional features include integrated raised planting bed, seating areas, and the installation of a floating kayak dock and gangway which will be procured by the owner.

The location of the project is as follows:

Lake Petocka Park
521 Pleasant Street NE
Bondurant, IA 50035

Proposed drawings, specifications, and form of contract may be examined online at planroom.actionrepro.com.

Published by order of the City Council, of Bondurant, State.

By: Maggie Murray

Title: Planning & Community Development Director

Publish: by October 30, 2025

END OF SECTION

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**SECTION 00 2113
INSTRUCTIONS TO BIDDERS**

SUMMARY

AIA Document AIA A701 Instructions to Bidders, is the Instructions to Bidders and is hereby made a part of these Documents to the same extent as if bound herein. This form can be purchased from the American Institute of Architects State Office as follows:

AIA Iowa
400 Locust Street, Suite 100
Des Moines, IA 50309
Phone: 515-244-7502
Fax: 515-244-5347
www.aiaiowa.org

Refer to Document 00 2115 Supplementary Instructions to Bidders for additions and amendments to these Instructions to Bidders.

END OF SECTION

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**SECTION 00 2115
SUPPLEMENTAL INSTRUCTIONS TO BIDDERS**

ARTICLE 1: DEFINITIONS

No Supplements

ARTICLE 2: BIDDER'S REPRESENTATIONS

Add the following Subparagraphs to Paragraph 2.1:

2.1.5 Work shall commence within 10 days after the date of the executed Agreement, and must be substantially completed by October 24, 2025. The project must reach final completion by November 21, 2025.

2.1.6 The Bidder is fully experienced and properly qualified to perform the class of work provided for herein, and that it is properly licensed, equipped, organized and financed to perform such work. The Bidder shall act as an independent contractor and not as the agent of Owner in performing the Contract. The Bidder shall maintain complete control over its employees and all of its subcontractors. Nothing contained in this Contract or any subcontract awarded by Bidder shall create any contractual relationship between any such subcontractor and Owner. The Bidder shall perform all work in accordance with its own methods subject to compliance with the Contract and shall adhere to the schedule of progress and completion deadlines.

2.1.7 The Bidder has included all work associated with the Contract Documents in their Bid, regardless of any direction given by or dictated by any Bid Depositories, other Agencies or Municipalities not specifically party to the Contract. The Bidder shall coordinate the scopes of work to be performed by themselves and their individual Subcontractors prior to bid sufficiently to ensure that all work associated with the Contract Documents, regardless of the Drawing or Specification Section in which they appear, are covered in the Bid.

2.1.8 The Bidder has familiarized themselves with federal, state, and local laws, ordinances, rules and regulations affecting performance of the Work and employment of labor.

Add the following Paragraph 2.2 and Subparagraphs 2.2.1 thru 2.2.3:

2.2. Preference

2.2.1 The State of Iowa, its agencies, and its political subdivisions, including cities, school districts and public utilities are required by Iowa Code Section 73A.21 to require a reciprocal resident bidder and resident labor force preference.

2.2.2 A "Resident Bidder" means a person or entity authorized to transact business in the State of Iowa and having a place of business for transacting business within the state at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. If another state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

2.2.3 A resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country other than Iowa if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident.

ARTICLE 3: BIDDING DOCUMENTS

Delete Subparagraph 3.1.1 and substitute the following Subparagraph 3.1.1:

3.1.1 Copies of the Bidding documents may be obtained by Bidders and Subbidders at the Architect/Engineer's office [or some other location with name, address and telephone number inserted here] in accordance with the Instructions to Bidders upon depositing the sum of twenty-five dollars (\$25.00) for each set of documents. A Master Builders card may be presented in place of a deposit. The deposit will be refunded in full upon return of the documents in good condition within fourteen days after award of contract.

Add subparagraphs 3.2.1.1, 3.2.1.2 and 3.2.1.3 as follows:

3.2.1.1 If a discrepancy between different parts of the contract documents exists, the more stringent or higher cost requirement shall apply.

3.2.1.2 Bidders will not be entitled to any additional compensation or any extension of the Contract Time for conditions that can be determined by examining the site and the Bidding and Contract Documents.

3.2.1.3 Prior to bid, it is the responsibility of each bidder, sub-contractor, and material supplier to examine the documents for the work of all trades that may have an effect on the work that the bidder, sub-contractor, or supplier intends to perform.

Add subparagraphs 3.3.2.1 and 3.3.2.2 as follows:

3.3.2.1 Substitution requests must be submitted by prospective bidders on 00 4325 - Substitution Request Form. Substitution requests from manufacturers, distributors, or other entities that are not bidding as a general contractor will be rejected without review.

3.3.2.2 Approval of a substitution request does not in any way diminish the contractor's obligation to meet the specified requirements or the Architect's design intent.

Delete Subparagraph 3.4.3 and replace with the following:

3.4.3 Addenda will be issued in order to be received by all planholders of record not less than 48 Hours prior to the date and time that bids are due, except an addendum withdrawing the Request for Bids or one which includes postponement of the date for receipt of bids.

ARTICLE 4: BIDDING PROCEDURES

4.1 Preparation of Bids

Delete Subparagraph 4.1.5 and replace with the following:

4.1.5 All Alternates are not required to be bid.

Add the following Subparagraph 4.1.8

4.1.8 Items shall be purchased free of any sales tax, as provided for in Section 7 of House File 2672 amends Section 422.42, subsections 15 and 16, Code Supplement 2001 and Section 10 amends Section 422.47, Code Supplement 2001, by adding new subsection 5.

Add the following Subparagraph 4.1.9:

4.1.9 The Contractor shall take note and comply with all governing laws, rules, and regulations affecting the Work. This may include such laws, rules, and regulations as:

4.1.9.1. Licensing of Contractors for special requirements, e.g. hazardous waste removal.

4.1.9.2. Requirements for special construction permits.

4.1.9.3. Exemption from sales tax, if applicable.

4.1.9.4. Wage rates and employment requirements when required by law or by Owner.

4.1.9.5. Local labor requirements.

4.1.9.6. Non-discriminatory hiring practices.

4.1.9.7. Targeted small business participation.

4.2 Bid Security

Delete Subparagraph 4.2.1 and substitute the following Subparagraph:

4.2.1 Each Bidder shall accompany the bid with a bid security, in a separate envelope, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of the Contract, a corporate surety bond or bonds, acceptable to the Owner, for the faithful performance of the Contract, in an amount equivalent to 100% of the amount of the Contract. The Bidder's security shall be in an amount equivalent to 5% of the Bid Amount, and shall be in the form of a cashier's or certified check drawn on a bank in Iowa 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 or a bid bond from a corporate surety satisfactory to the Owner. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. The amount of the bid security shall not be forfeited to the Owner in the event the Owner fails to comply with Paragraph 6.2. Bid security of the successful bidder will be held by the Owner until an Agreement is fully executed and bonds are received and acceptable to the Owner.

4.3 Submission of Bids

Delete Subparagraph 4.3.1 and substitute the following Subparagraphs 4.3.1 and Subparagraph(s):

4.3.1 All copies of the Bid and other documents, not including the bid security, required to be submitted with the Bid, shall be enclosed in a sealed opaque envelope. The bid security, if any, shall be submitted in a separate sealed opaque envelope. Each envelope shall bear the return address of the bidder and shall be addressed as follows:

TO: City of Bondurant

The Boardwalk at Lake Petocka
Project # 2240018600

Address: Bondurant City Hall, 200 2nd Street NE, Bondurant, IA 50035

BID FOR: The Boardwalk at Lake Petocka

or as applicable:

BID SECURITY FOR: The Boardwalk at Lake Petocka

4.3.1.1 If the Bid, the bid security, if any, and other documents required to be submitted with the Bid are sent by mail, the sealed envelopes shall be enclosed in a separate mail envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

4.4 Modification or Withdrawal of Bid

Add Subparagraph 4.4.1.1 as follows:

4.4.1.1 The specific time period during which Bids may not be withdrawn shall be as stated on the Bid Form bound herein.

Add Article 4.5 Pre-Bid Conference as follows:

4.5 Pre-Bid Conference

4.4.5 There is no formal pre-bid meeting. Interested bidders are encourage to visit the site prior to bidding. The project site is open to the public, therefore no prior authorization is needed prior to the site visit.

ARTICLE 5: CONSIDERATION OF BIDS

5.1 Opening of Bids

Paragraph 5.1 No Supplements

Delete subparagraph 5.3.1 and substitute the following subparagraph:

5.3.1 It is the intent of the Owner to award a contract or multiple contracts to the lowest responsible, responsive Bidder(s) provided the Bid(s) has/have been submitted in accordance with the requirements of the Bidding Documents and does/do not exceed the funds available. The Owner shall have the right to waive informalities and irregularities in a Bid or Bids received and to accept the Bid(s) which, in the Owner's judgment, is/are in the Owner's best interests.

ARTICLE 6: POST-BID INFORMATION

Add Subparagraph 6.1.1 as follows:

6.1.1 Out-of-state-bidders shall furnish documentation prior to execution of the Agreement that confirms the Bidder is in compliance with Chapter 91C Construction Contractors and Chapter 490 Business Corporation Division XV Foreign Corporations of the Code of Iowa.

ARTICLE 7: PERFORMANCE BOND AND PAYMENT BOND

No Supplements.

ARTICLE 8: FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

Add the following Paragraph 8.1 Execution of Agreement:

8.1 The selected Bidder shall, within ten (10) calendar days after receipt of Notice of Award, sign and deliver the required number of executed counterparts of the Agreement along with any required attached documents. Within ten (10) calendar days after receipt of executed documents from the selected Bidder, the Owner shall deliver one fully executed counterpart to the Contractor.

END OF SECTION

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**SECTION 00 3100
AVAILABLE PROJECT INFORMATION**

PART 1 GENERAL

1.1 EXISTING CONDITIONS

- A. Geotechnical Report: Entitled Geotechnical Exploration Report, Allender Butzke Engineers, Inc., dated June 6, 2025 / Updated June 18, 2025.

1. A copy of this report is attached for review following this section.

1.2 OWNER PROVIDED - CONTRACTOR INSTALLED MATERIALS

- A. Accessible Kayak Launch: AccuDock.

1. A copy of the product specs and installation instructions is attached for review following this section.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

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JUNE 6, 2025
UPDATED JUNE 18, 2025

PN 251233

GEOTECHNICAL EXPLORATION

**LAKE PETOCKA BOARDWALK
JR. HAINES PARKWAY AND PLEASANT STREET NE
BONDURANT, IOWA**

PERFORMED FOR

**CITY OF BONDURANT
200 2ND STREET NE
BONDURANT, IA 50035**

ALLENDER BUTZKE ENGINEERS INC.

GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION Q. C.



June 18, 2025

City of Bondurant
200 2nd Street NE
Bondurant, IA 50035
Attn: Maggie Murray

RE: Geotechnical Exploration
Lake Petocka Boardwalk
Jr. Haines Parkway and Pleasant
Street NE
Bondurant, Iowa
PN 251233

Dear Ms. Murray:

As authorized, Allender Butzke Engineers Inc. (ABE) has completed the geotechnical exploration for the above referenced project. The geotechnical exploration was conducted to evaluate physical characteristics of subsurface conditions with respect to design and construction of this project. The enclosed report summarizes the project characteristics as we understand them, presents the findings of the borings and laboratory tests, discusses the observed subsurface conditions, and provides geotechnical engineering recommendations for this project.

We appreciate the opportunity to provide our geotechnical engineering services for this project. If you have any questions or need further assistance, please contact us at your convenience. We are also staffed and equipped to provide construction testing and inspection services on this project as well as environmental site assessments.

Respectfully submitted,
ALLENDER BUTZKE ENGINEERS INC.

Stacia L. Zink, P.E.
Project Engineer

Stacy G. Brocka, P.E.
Principal Engineer

	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.	
	Stacia L. Zink, P.E.	License Number 20819
	My license renewal date is December 31, 2025.	
	Pages covered by this seal: <u> All Pages </u>	

1 Email Above

1 Email Shive-Hattery;

Attn: David Fliehler, P.E.

GEOTECHNICAL EXPLORATION

LAKE PETOCKA BOARDWALK JR. HAINES PARKWAY AND PLEASANT STREET NE BONDURANT, IOWA

PN 251233

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GEOTECHNICAL EXPLORATION

LAKE PETOCKA BOARDWALK JR. HAINES PARKWAY AND PLEASANT STREET NE BONDURANT, IOWA

PN 251233

June 6, 2025

Updated June 18, 2025

PROJECT INFORMATION

The City of Bondurant, with design assistance from Shive-Hattery, is planning the installation of a new meandering boardwalk extending out over the water on the north side of Lake Petocka in Bondurant, Iowa. We understand the boardwalk is preliminarily planned to be supported by helical piles.

FIELD EXPLORATION

The requested two (2) soil borings were conducted at this site to depths near 31 and 51 feet below existing grades on May 28, 2025. Approximate locations of the borings are shown on the enclosed Site Plan. Boring locations and ground surface elevations were determined by ABE using GPS survey equipment. The boring surface elevations, indicated on the enclosed Boring Logs, were Iowa Real-Time Network (RTN) derived. Methods of drilling, sampling, standard laboratory testing, and classifying of subsurface materials are discussed in the Boring Log Description/Legend pages of the Appendix.

SUBSURFACE CONDITIONS

Site Geology

This project site is located within a geomorphic region known as the "Des Moines Glacial Lobe". The Wisconsin glacial till was the last glacier to advance into north central Iowa. The Wisconsin glacial till present near the surface typically consists of sandy lean clay with random zones of high sand and silt content. Loess is typically encountered underlying the Wisconsin glacial till. The loess is an eolian "wind-blown" deposit derived from flood plain sediments associated with major glacial meltwater streams and tends to have relatively uniform silt and clay particle sizes.

Pre-Illinoian glacial till deposits are typically present below the loess. The upper weathered portion of the Pre-Illinoian glacial till, referred to as paleosol, is typically a high clay content soil. The less weathered portions of the deeper Pre-Illinoian glacial till consist of a more homogeneous mixture of sand, silt and clay.

Soil Profile

Detailed descriptions of soils encountered by this exploration are provided on the Boring Logs enclosed in the Appendix. The Profile of Borings (Plate A-1) presented in the Appendix depicts the relative deposit elevations in the borings. Following is a discussion of the subsurface materials encountered in the borings. Unless otherwise indicated, the depths of soil stratum and groundwater levels are referenced from below existing grade at the individual boring locations at the time of drilling.

Topsoil – Very dark brown lean to fat clay (CL-CH) topsoil with organic matter was encountered at the ground surface in Boring Nos. 1 and 2. The moist topsoil extended to a depth of 1 to 1.5 feet.

Local Alluvium – Dark brown lean to fat clay (CL-CH) local alluvium was encountered underlying the topsoil. The moist and stiff cohesive alluvium extended to a depth near 4.5 feet.

Wisconsinan Glacial Till – Wisconsinan glacial till consisting of gray sandy lean clay (CL) with traces of gravel was encountered underlying the local alluvium. The moist and stiff Wisconsinan glacial till extended to a depth near 14.5 feet.

Loess – Gray lean clay (CL) loess was encountered underlying the Wisconsinan glacial till. The lower extent of the loess was observed near a depth of 28 feet in Boring No. 2. Boring No. 1 terminated in the moist to very moist and medium stiff to very stiff loess near a depth of 31 feet.

Paleosol – Gray-brown fat clay (CH) paleosol with traces of sand was encountered underlying the loess in Boring No. 2. The moist and stiff to very stiff paleosol extended to a depth of 49.5 feet.

Pre-Illinoian Glacial Till – Brown-gray sandy lean to fat clay (CL-CH) Pre-Illinoian glacial till with traces of gravel was encountered underlying the paleosol. Boring No. 2 terminated in the moist and very stiff Pre-Illinoian glacial till near a depth of 51 feet.

Groundwater Level Observations

The borings were monitored during and shortly after drilling operations to detect moisture seepage and groundwater accumulation. The results of our groundwater level observations are noted on the Boring Logs enclosed in the Appendix.

During drilling operations, moisture seepage was noted near a depth of 6 feet in Boring No. 1. At the completion of drilling operations, groundwater accumulation was observed in Boring No. 1 near a depth of 3.5 feet and was noted to be flowing into the borehole quickly. It should be recognized that these short-term water levels are not necessarily a true indication of the groundwater table. Long-term observations would be necessary to accurately define the groundwater variations at this site.

Local alluvium soils typically develop under high seasonal groundwater levels at or near the surface. Therefore, we interpret that past seasonal high groundwater tables at the project site have been near or above the ground surface. Fluctuation of groundwater levels can occur due to seasonal variations in the amount of rainfall, surface drainage, subsurface drainage, site topography, irrigation practices, ground cover (pavement or vegetation), and water levels in Lake Petocka.

ANALYSIS AND RECOMMENDATIONS

Moderately Expansive Soils

The lean to fat clay (CL-CH) topsoil and local alluvium encountered in the upper 4.5 feet in Boring Nos. 1 and 2 are moderately plastic and are considered moderately expansive. These soils are subject to moderate volumetric change with changes in soil moisture content which can cause movement and distress to lightly loaded slabs and pavements. The most severe problems occur where higher clay content soils (CL-CH, CH) are in a natural state of low moisture or are highly compacted at moisture contents near or below optimum moisture content on a relatively incompressible base. Subsequent moisture content increases below the slab or pavement after construction then cause the moderately expansive soils to swell appreciably. If the moisture content does not fluctuate much, then the soil swelling and heave will be minor. It is advisable not to construct slabs or pavements within or immediately above the moderate to highly plastic soils.

To reduce slab movements due to expansive soils, we recommend that moderately expansive soils present within 1 foot below the bottom of the boardwalk slab be over-excavated to a minimum depth of 1 foot below subgrade elevation and be replaced with low plasticity (Liquid Limit (LL) of 45 or less and Plasticity Index (PI) of 23 or less) cohesive soil, cohesionless soil or chemically stabilized on-site plastic soils. The granular base typically placed directly below the slab is considered part of this 2 feet thick buffer zone.

As an alternative to importing low plasticity soils to this site, the on-site plastic soils could be chemically stabilized with 4 percent Portland cement based on the soils maximum dry unit weight as determined from Standard Proctor (ASTM D698). We recommend a rotary pulvamixer be used to thoroughly incorporate the Portland cement into the soil.

Site Preparation and Grading

Prior to the placing of slabs or pavements on this site, or before any fill is placed, the organic and loose materials in addition to all vegetation must be stripped. We expect that a minimum stripping depth of 6 inches will be required. The stripping depths may vary due to localized variations in vegetation cover and subgrade stability. The strippings could be used for landscaping purposes in non-critical areas where support for foundations, slabs, and pavements is not required. Existing slopes to receive fill should be adequately benched and deeply scarified to integrate any new fill sections with the existing terrain. The subgrade should then be proof-rolled to delineate zones of soft soils present near the surface which may require additional removal or compaction.

We recommend that low plasticity cohesive (Liquid Limit of 45 or less and Plasticity Index of 23 or less) or cohesionless soils, free of rubble and organics, be used as compacted fill within 1 foot of movement sensitive structures. Inorganic existing soil such as the sandy lean clay (CL) Wisconsin glacial till and lean clay (CL) loess would be suitable soil types for these fill applications. The expansive lean to fat clay (CL-CH) local alluvium should not be placed within 1 foot of movement sensitive structures, however, lean to fat clay (CL-CH) (CH) soils could be used in general fill applications outside of proposed structures.

The on-site soils can be excavated utilizing conventional excavation equipment. Granular soils can generally be suitably compacted with vibratory compaction equipment whereas cohesive soils are more suitable for compaction with sheepsfoot or pneumatic type compactors. Care should be exercised in properly backfilling and compacting all trenches, especially utility trenches under or adjacent to the pavement. Loosely compacted or sand backfilled trenches can

collect surface water and inadvertently direct it to the pavement subgrade and cause softening of the soil as well as increasing frost heave potential.

The following Table A lists recommended minimum compaction requirements for cohesive and cohesionless fill materials in specific applications. For cohesive soils, moisture contents within a range of -1 to +4 percent of the material's optimum moisture content are necessary to achieve the desired fill qualities. Soil compacted closer to its optimum moisture content will exhibit greater stability under repeated construction traffic.

TABLE A
RECOMMENDED DEGREE OF COMPACTION GUIDELINES

Construction Application	Standard Proctor (ASTM D698) Cohesive Soil	Standard Proctor (ASTM D698) Cohesionless Soil	*Relative Density (D4253 & D4254) Cohesionless Soil
Class 1	95%	98%	70%
Class 2	90%	93%	45%
Class 3	85%	88%	20%

Class 1 - Subgrade for building foundations, slabs-on-grade, pavements and other critical backfill areas.

Class 2 - Backfill adjacent to structures not supporting other structures - Minor subsidence possible.

Class 3 - Backfill in non-critical areas - Moderate subsidence possible.

*Use Relative Density technique (ASTM D4253 & D4254) where Standard Proctor technique (ASTM D698) does not result in a definable maximum dry density and optimum moisture content.

At the time of this geotechnical exploration, moisture contents of the near surface local alluvium and Wisconsinan glacial till deposits were generally near or slightly above the recommended moisture content range for compaction. Depending upon precipitation levels prior to and during construction, adjustment of soil moisture content may be required in order to lower or raise the moisture to within the recommended moisture content range. Controlled wetting and discing may be necessary to raise soil moisture content of dry soils. Discing and aeration is generally the most economical method to lower soil moisture content, if climatic conditions allow. Chemical modification (drying) of very moist soils with Portland cement or quicklime can be accomplished if construction scheduling does not permit field drying. Common chemical modification methods may not be reactive when temperatures are near or below 40° Fahrenheit if grading or fill placement at the site will be conducted during colder weather.

Excavation Stability and Dewatering

Boring information indicates excavations at the site will encounter predominately cohesive soils with the possibility of wet sand seams or glacial outwash layers within the Wisconsin glacial till. If excavations encounter only cohesive soils with no wet sand seams or layers, it is expected that the water seepage can be controlled by permitting it to drain into temporary construction sumps and be pumped outside the perimeter of the excavations. More extensive dewatering such as sand points and wells may be required for excavations which extend down into water bearing sand layers. We recommend that prior to excavating in saturated sand, water levels be lowered and maintained 2 feet or more below the bottom of excavations to prevent upward seepage forces which could reduce subgrade support.

The extent of bracing or sloping of open cut excavations will be dependent upon depth of cut, groundwater conditions, soils encountered, length of time the excavation will be open, area available for excavation and local governing regulations. Predominately cohesive soils may appear to stand nearly vertical in shallow excavations for short periods of time. However, soil creep, surcharge loads, precipitation, subsurface moisture seepage, construction activity vibrations and other factors may cause these soils to cave within an unpredictable period of time. Excavations encountering sand may tend to cave rapidly, especially if water is flowing through the sand. Unstable granular excavation walls may also cause surrounding cohesive soils to become unstable. Temporary shoring, flattening of the excavation slopes or use of trench boxes may be required to maintain a safe condition. Determining the appropriate OSHA classifications of the soil types encountered and implementing the required provisions for sloping, shoring, and bracing of excavations throughout the project during construction are the responsibility of the contractor per OSHA.

Foundation Design

We understand the proposed meandering boardwalk will extend out over the water on the north side of Lake Petocka. In our opinion, foundation support options for the proposed boardwalk would include helical or push piers bearing in the natural on-site soils. These options are design-build foundation systems which would be designed and installed under the direction of a specialty contractor.

Helical pier installation involves hydraulically screwing several square or round steel shafts with 2 to 4 helical plates spaced several feet apart welded to the bottom section into reliable bearing materials. Subsequent shaft sections are added as the pier is screwed into the ground. Typical individual load carrying capacities of 30 to 60 kips, possibly more, are capable

with helical piers. Production pier capacities can be estimated during installation by monitoring torque hydraulic pressures. Estimated allowable shear strength and end bearing values for the encountered soil layers are presented in the following Table B.

**TABLE B
HELICAL PIER SOIL PARAMETERS**

Soil Type	Approximate Elevations (ft)	Allowable Shear Strength (psf)	Allowable Bearing Capacity (psf)
Topsoil / Local Alluvium	Above 956	N/A ¹	N/A
Wisconsinan Glacial Till	956 to 946	400	N/A
Loess	946 to 932	500	2,000
Paleosol	Below 932	1,200	8,000

1) Ignore shear strength values above frost depths (0 to 3.5 feet below final grades).

Push piers are steel pipe sections which are hydraulically pushed into competent bearing soil layers. Similarly to helical piers, installation pressures can be monitored to provide an estimate of load carrying capacity.

Seismic Site Class

Boring information indicates that the soil profile at this site to depths of approximately 51 feet below existing grades generally consists of Wisconsinan glacial till, loess, paleosol, and Pre-Illinoian glacial till. Our review of nearby public well records indicates that locally the Pre-Illinoian glacial till extends to bedrock near depths of 80 to 90 feet or more.

The soils observed in the borings consist of stiff soils transitioning to very stiff soils below 28 feet. As described in Table 1613.5.2 Site Class Definitions in the International Building Code, we interpret that the soil profile at this site would be classified as Site Class D. A more detailed seismic study by measuring the shear wave velocity may confirm the above site class or could result in a higher site class.

Pavement Subgrade Preparation

Uniform subgrade support is critical in pavement performance. As discussed in the *Moderately Expansive Soils* section of this report, there is risk of movement and cracking associated with constructing new pavements over the moderately expansive local alluvium soils encountered at this site. The risk of pavement movements may be acceptable to the owner for economic reasons, as pavements are more easily repaired than footings and floor slabs. In our experience, movements that pavements experience due to the on-site moderately expansive soils are similar to movements that pavements experience due to frost heave are similar that pavements. Considering that proposed pavements will be subject to frost heave movements, the risk of movement due to moderately expansive soils may be acceptable to the owner. It would also be reasonable for the owner to consider past pavement performance of the existing trail when evaluating that risk.

If the owner prefers to take a more proactive approach to reduce pavement movement due to moderately expansive soils, pavements could bear on 1 foot or more of low plasticity cohesive (Liquid Limit of 45 or less and Plasticity Index of 23 or less), chemically stabilized on-site plastic soils, or cohesionless soils, such as drained crushed rock similar to Iowa DOT 4123 Modified Subbase.

We recommend proof-rolling and technical observations be conducted by an ABE geotechnical engineer during subgrade preparation. As a minimum, we recommend that the prepared subgrade depth be at least 1 foot deep after fine grading or trimming and extend 2 feet beyond the edge of the pavements. The recommended 1 foot of compacted subgrade may necessitate undercutting and reworking soils in cut areas. Subgrade preparation to 1 foot depths for some soil types may not be suitable under repeated heavy construction vehicle loads and may require stabilization to greater depths.

Subgrade preparation should be completed shortly before paving operations commence and is to be maintained in suitable condition until paved. Damages caused by construction traffic or deterioration due to adverse weather are to be repaired prior to paving.

Depending upon conditions encountered at the time of construction, it may be necessary to moisture condition existing soils to achieve the recommended moisture content range of -1 to +4 percent of optimum moisture content. Soils compacted closer to optimum moisture content will exhibit greater stability under construction traffic loading. Suitable cohesive soil compacted to a minimum of 95 percent of maximum dry density determined by ASTM D698 would provide a design support capability equivalent to a CBR value of 3 or a modulus of subgrade reaction

value of 100 pounds per cubic inch. Subgrade compaction, moisture content and depth should be verified by an ABE representative.

Frost Heave

Key elements contributing to frost heave including freezing temperatures, available water, and fine-grained frost susceptible soils are generally present at sites in Iowa. As a result, frost heave problems are generally common (and most noticeable) in pavements or sidewalks adjacent to non-frost susceptible elements such as manholes, light poles, and exterior doors or frost protected stoops. Frost heave can cause pavement cracks to develop parallel to and several feet from curbs. This generally occurs where cleared paved areas exposed to freezing temperatures heave more than adjoining paved areas insulated by piled snow. Areas cleared of snow not exposed to periodic sunshine during the winter, such as under canopies, on the north shaded side of buildings and other shaded areas may experience more frost heave than other sunshine exposed areas. Sometimes it is not readily apparent why frost heave problems occur at one location and not at another seemingly similar location.

While it is appropriate to implement measures to reduce frost heave such as insulation, replacing frost susceptible soils with less frost susceptible soils, void forms, sealing cracks/joints to reduce surface water infiltration, or drainage improvements (surface and subsurface), these measures may simply move the frost heave problem to a different location where preventative measures have not been implemented. Having a smooth transition between heaved and non-heaved areas is desirable, but may be difficult and/or costly to accomplish. We are available to consult with you to discuss options for your consideration to reduce frost heave potential on this project.

GENERAL

The analyses and recommendations in this report are based in part upon the data obtained from the soil borings performed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations which may occur between borings or across the site. The nature and extent of such variations may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.

It is recommended that the geotechnical engineer be provided the opportunity to review the plans and specifications so that comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is

further recommended that the geotechnical engineer be retained for testing and observation during earthwork and foundation construction phases to help determine that the design requirements are fulfilled.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, expressed or implied, is made. In the event that any changes in the nature, design or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions of this report modified or verified in writing by the geotechnical engineer.

The scope of our service was not intended to include any environmental assessment or exploration for the presence of hazardous or toxic materials in the soil, surface water, groundwater, or air on, below or adjacent to this site.

APPENDIX

BORING LOG DESCRIPTION/LEGEND

(page 1 of 3)

The material types encountered during the drilling operations were recorded on field logs. The profile represented on the Boring Log is based on final classification performed by a geotechnical engineer using the field logs, laboratory observation and testing. The material stratigraphy demarcation lines shown on the Boring Logs indicate changes in soil characteristics, however, actual soil changes or variations may occur as a gradual transition. Soil profile discussion, Log Boring information, water levels and recommendations presented in this report are based upon measured depths below ground levels existing at time of the field exploration, unless otherwise specified.

DRILLING AND SAMPLING

The borings were conducted with either a truck or all-terrain rotary drill rig using the drilling methods indicated on each Boring Log. Soil sampling and/or in-situ testing such as Shelby Tube (ST), split-spoon (SS), drive cone (DC), or core (C) was conducted at depth intervals which were selected in consideration of the characteristics of the proposed construction. Generally undisturbed soil samples are taken at 5 foot depth intervals or change in soil types. Disturbed soil samples from the auger, either jar size or bulk size samples, may be taken at intermediate intervals for the purpose of soil classification or laboratory testing. Borings conducted for soil classification only, will show no designation of sampling although disturbed sampling is performed. Soil samples obtained in the field were identified and sealed for transportation to the laboratory for performance of pertinent physical testing and engineering classification.

Drilling Methods

- CFA - Continuous Flight Auger: 4, 6, or 8-inch diameter (ASTM D1452).
- RD - Rotary Drilling: Using drilling fluid in cased or uncased boring (ASTM D2113).
- HSA - Hollow Stem Auger: 6 or 8-inch diameter, continuous flight auger remains in boring with soil removed from the hollow stem through which undisturbed sampling is conducted.
- HA - Hand Auger: 4-inch or less diameter.

Sample Types

- ST - Shelby Tube: Thin-walled tube samples of cohesive soils (ASTM D1587).
- SS - Split Spoon with 140 lb. manual hammer: Standard penetration test and split-barrel samples (ASTM D1586).
- SSA - Split Spoon with 140 lb. automatic hammer: Standard penetration test and split-barrel samples (ASTM D1586).
- DC - Drive Cone: Dynamic in-place testing of soil using a 2-inch diameter cone with a 60 degree point driven into the soil for continuous 1-foot intervals in the same manner as Split Spoon, no sample is obtained.
- C - Core: Sampling hard soil or bedrock with a diamond core barrel in a rotary drill boring (ASTM D2113).
- SPT - Standard Penetration Test: Number of blows required to drive sampler (split spoon or drive cone) into the soil with a 140-pound weight dropping a distance of 30-inches (ASTM D1586), number of blows recorded for each 6-inch interval in an 18-inch (or more) penetration depth, values shown are for each 6-inch interval (if series of number sets are shown) or a total of the last two 6-inch intervals (if only one number is shown) which is commonly referred to as "N" in blows per foot. High resistance is indicated by a high number of blows for a lesser penetration depth listed in inches.
- BS - Bulk Sample: Disturbed.
- CPT - Cone Penetration Test: Quasi-static in-place testing of soils using a 60 degree cone and friction sleeve which are steadily pushed into the soil and measure skin friction and end bearing (ASTM D3441).

STANDARD LABORATORY TESTING

Representative undisturbed soil samples obtained by the Shelby Tube sampler were tested for moisture content (ASTM D2216), density (dry) and unconfined compressive strength (ASTM D2166) in the laboratory. Results of these tests appear on the respective Boring Logs. Additional soil testing including particle size analysis (ASTM D422) and Atterberg Limits (ASTM D4318) may be conducted, if necessary, to define in more detail pertinent soil characteristics for classification in accordance with the Unified Soil Classification System. Specialized laboratory tests (if conducted) to determine pertinent soil characteristics are discussed in the "Laboratory Testing" section of the report.

WATER LEVEL MEASUREMENT

Water levels indicated on the Boring Logs are the levels measured in the borings at the times indicated. In pervious soils, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of groundwater levels is not possible with short term observations.

BORING LOG DESCRIPTION/LEGEND

(page 2 of 3)

DESCRIPTIVE SOIL CLASSIFICATION

Soil description is based on the Unified Classification System as outlined in ASTM Designations D-2487 and D-2488. This classification is primarily based upon visual and apparent physical soil characteristics, comparison with other soil samples, and our experience with the soil. Additional laboratory testing may be conducted, if necessary to define in more detail pertinent soil characteristics. The Unified Soil Classification group symbol shown on the boring logs corresponds with the group names listed below. The description includes soil constituents, moisture conditions, color and any other appropriate descriptive terms.

Group Symbol	Group Name	Group Symbol	Group Name	Group Symbol	Group Name	Group Symbol	Group Name
GW	Well-Graded Gravel	SW	Well-Graded Sand	CL	Lean Clay	CH	Fat Clay
GP	Poorly-Graded Gravel	SP	Poorly-Graded Sand	ML	Silt	MH	Elastic Silt
GM	Silty Gravel	SM	Silty Sand	OL	Organic Clay Organic Silt	OH	Organic Clay Organic Silt
GC	Clayey Gravel	SC	Clayey Sand			PT	Peat

RELATIVE PROPORTIONS			GRAIN SIZE TERMINOLOGY	
Descriptive Term(s) (Of components also present in sample)	Sand and Gravel % of Dry Weight	Fines % of Dry Weight	Major Component of Sample	Size Range
Trace	<15	<5	Cobbles	12 in. to 3 in. (300mm to 75mm)
With	15-30	5-12	Gravel	3 in. to #4 sieve (75mm to 4.75mm)
Modifier	>30	>12	Sand	#4 to #200 sieve (4.75mm to 0.074mm)
			Silt or Clay	Passing #200 sieve (.074 mm)

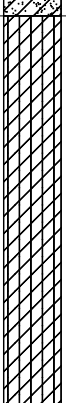
CONSISTENCY OF FINE-GRAINED SOILS			RELATIVE DENSITY OF COARSE-GRAINED SOILS	
Unconfined Compressive Strength, Qu, psf	Consistency	SPT, bpf	SPT, bpf	Relative Density
< 500	Very Soft	0-2	0-4	Very Loose
500-1,000	Soft	2-4	4-10	Loose
1,000-2,000	Medium Stiff	4-8	10-30	Medium Dense
2,000-4,000	Stiff	8-15	30-50	Dense
4,000-8,000	Very Stiff	15-30	50-80	Very Dense
8,000-16,000	Hard	30-100	80+	Extremely Dense
> 16,000	Very Hard	>100		

BORING LOG DESCRIPTION/LEGEND

(page 3 of 3)

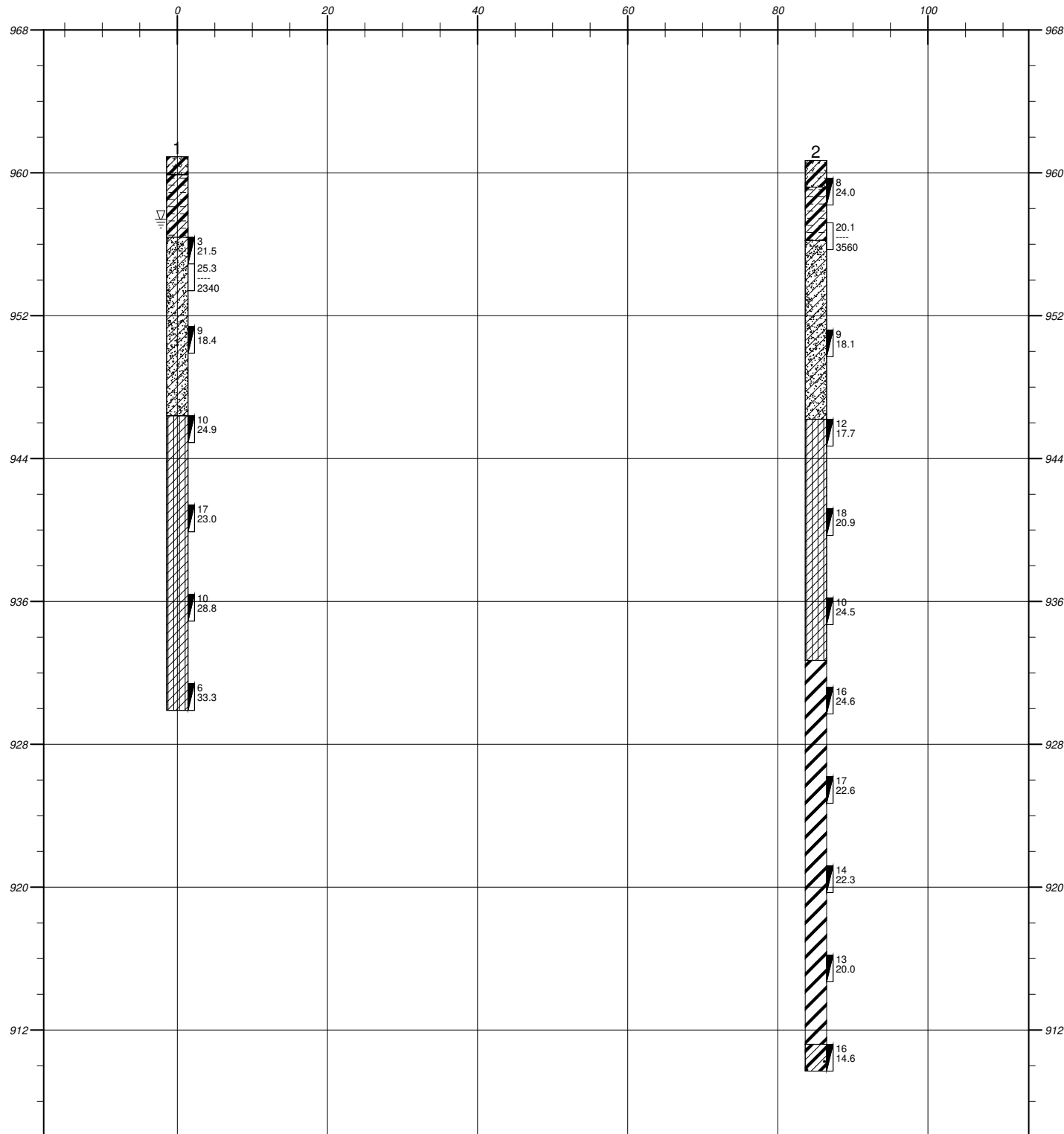
ABBREVIATIONS

COMMONLY USED ABBREVIATIONS	
ft. or ' - feet	elev. - Elevation
in. or " - inches	% - Percent
psf - pounds per square foot	No. - Number
plf - pound per lineal foot	TB - Test Boring
pcf - pounds per cubic feet	N - blow count (SPT, bpf)
kip - 1000 pounds	USCS - Unified Soil Classification System
ksf - 1000 pounds per square foot	LL - Liquid Limit
klf - 1000 pounds per lineal foot	PL - Plastic Limit
tsf - tons per square foot	PI - Plasticity Index
bpf - blows per foot (SPT, N)	

BORING LOG NO. <u>1</u> NORTHING <u>622212.8</u> EASTING <u>1656251.2</u>								Project No.: <u>251233</u>				
Project: Lake Petocka Boardwalk Jr. Haines Parkway & Pleasant Street NE ondurant, Iowa								Client: City of Bondurant 200 Second Street NE Bondurant, Iowa 50035				
Surface Elevation: <u>960.9'</u> Datum: <u>Iowa RTN Derived</u>								Date Drilled: <u>5/28/2025</u> Drilling Depth, ft.: <u>31</u>				
Drilling Method: <u>4" CFA/HSA</u> Page: <u>1</u> of <u>1</u>												
Elevation ft.	Depth ft.	Sample No.	Type	SPT bpf	Moisture Content, %	Dry Density pcf	Unconfined Compressive Strength psf	Material Description*	Graphic Log	USCS	Water Level	Depth ----- Elevation ft.
960	0							Very dark brown lean to fat clay with organics, moist TOPSOIL		CL-CH		1 959.9
		1	SSA	3	21.5			Dark gray lean to fat clay, moist LOCAL ALLUVIUM		CL-CH		4.5 956.4
		7	ST		25.3	----	2340	Gray sandy lean clay, trace gravel, moist Moisture seepage near 6' WISCONSINAN GLACIAL TILL		CL		
952	8			9	18.4							
		2	SSA									
				10	24.9			Gray lean clay, moist to very moist		CL		14.5 946.4
944	16			17	23.0			LOESS				
		3	SSA									
		4	SSA									
936	24			10	28.8							
		5	SSA									
				6	33.3							31
928	32							End of Boring				929.9
		6	SSA									
920	40											
912	48											

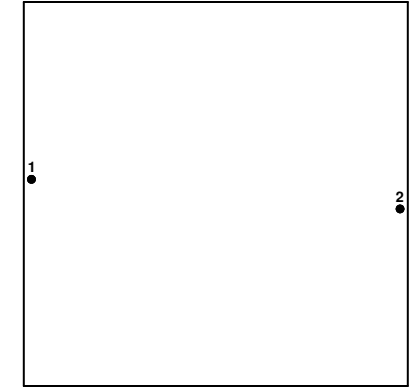
*The stratification lines represent the approximate boundary lines between material types: in-situ, the transition may be gradual.

Water Level Observation Time: at completion hrs. days Depth to water: <u>3.5</u> ft.  ft.  ft. 	ALLENDER BUTZKE ENGINEERS, INC. Geotechnical Environmental Construction Q.C.
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PROFILE OF BORINGS

Plan View (NORTH)



Profile of Borings Legend

Symbol	Description	Symbol	Description
Strata symbols			
	Lean to Fat Clay Topsoil		Standard penetration test
	Lean to Fat Clay Alluvium		Undisturbed thin wall Shelby tube
	Sandy Lean Clay		
	Lean Clay		
	Fat Clay		
	Sandy Lean to Fat Clay		
Misc. Symbols			
	Water table at completion		

ALLENDER BUTZKE ENGINEERS, INC.



Lake Petocka Boardwalk
Jr. Haines Parkway & Pleasant Street NE
ondurant, Iowa

PN 251233

Vertical Scale: 1 inch = 8 feet

Plate A-1



Plan is intended to show the approximate boring locations only.

2024 Polk County Aerial Imagery

ALLENDER BUTZKE ENGINEERS INC.

3660 109th Street
Urbandale, IA 50322



Lake Petocka Boardwalk
Jr. Haines Pkwy and Pleasant St NE
Bondurant, Iowa

PN 251233

Site Plan

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NOTES



PRODUCT SPECS AND INSTALLATION INSTRUCTIONS

16' x 18' ADA Transfer Package





Gangway and Ramp Specifications

1. Gangways and Ramps

1-A. AccuDock aluminum gangways and ramps are built with 6005-T5 marine grade aluminum to customer's desired length and width. All AccuDock gangways and ramps are built to withstand a 50 pounds per square foot live load rating. Typically, gangway and ramp construction will be as follows:

1-A1. Core Fabrication - Will be done with either 2" x .125" aluminum square ribbed tubing or 3" x .125" aluminum square ribbed tubing depending on the overall dimensions of the gangway or ramp. Gangway sides are built as a truss, where the center stanchions are typically 5' center to center (or as close to 5' as possible depending on the length of the gangway), and they are built into the structure of the design and take a pre-stressed arch shape for additional strength. Underneath support trusses are included as needed, where the stanchions are composed of the same aluminum square tube as the core structure and the stringer is either 2" x 2" x .25" architectural angle or 3" x 3" x .375" architectural angle depending on the size of the gangway or ramp. Additional 45° square tube gussets are built in on select gangway and ramp ends where extra structural stability is needed.

1-A2. Standard Decking - Will be 1" x 12" 6005-T5 aluminum ribbed and knurled non-skid aggressive surface, with decking supports at no more than 24" on centers. On each end of the deck boards, the boards will be supported by a 1" x 1" x .125" architectural angle which spans the distance of the gangway or ramp. All decking members will be welded to these pieces of angle, and thus will be welded to the structure of the gangway. No deck screws will be used to attach standard aluminum decking. On gangways, the distance from the standing surface of the decking to the top of the side truss will be no less than 42".

1-A3. Additional Decking - Several options are available to match desired decking on float surface. Additional decking options include, but are not limited to: Wolf PVC deck boards or Plastic Thru-flow style decking. The Wolf PVC deck boards will be supported on each end of the board with 2" x 1" x .125" architectural angle, where the 2" side will be oriented underneath the deck boards. The boards will be screwed down through the angle to secure them to the gangway. Additionally, the Wolf PVC deck boards will be supported by stringers at no more than 16" center to center.

1-B. AccuDock gangway and ramp attachment points will vary per customer's location as well as dock attachment desires/availability. Typical gangway and ramp attachments include, but are not limited to:

1-B1. Landside Hinge Attachment - A piano hinge design made up of various lengths of dock connector welded to the face of a piece of flat bar and with a 1-1/4" SCH 80 aluminum pipe hinge pin with a PVC Pipe bushing. Hinges to have no more than 1/8" gap between knuckles (dock connector) horizontally, and to have smooth transition as to not create a trip hazard. Landside of hinge material TBD based upon each specific requirement (Typically 6" x .375" flat bar or 8" x .375" flat bar). The gangway or ramp side of the hinge material is typically 3" x .5" flat bar or 4" x .5" flat bar depending on the size of the gangway or ramp.

FOR MORE INFORMATION CALL 954.785.7557 OR
EMAIL SALES@ACCUDOCK.COM
WWW.ACCUDOCK.COM



1-B2. Landside Spike Attachment – Vertical hoops which are typically small lengths of dock connector that are welded to the side of the gangway or ramp and are to accept 1-1/2" pipe to be driven into the ground.

1-B3. Dockside Hinge Attachment – A piano hinge design made up of various lengths of dock connector welded to the face of a piece of flat bar and with a 1-1/4" SCH 80 aluminum pipe hinge pin with a PVC pipe bushing. Hinges to have no more than 1/8" gap between knuckles (dock connector) horizontally, and to have smooth transition as to not create a trip hazard. Dockside hinge material will typically be either 3" x 3" x .25" structural angle or 9" x .375" flat bar depending on the specific type of AccuDock system that the gangway or ramp is being attached. The gangway or ramp side of the hinge material is typically 3" x .5" flat bar or 4" x .5" flat bar depending on the size of the gangway or ramp.

1-B4. Dockside Roller Attachment – These roller assemblies are attached to the underside of the gangway or ramp and land on the floating dock to allow the dock to rise and fall with fluctuating water levels. The roller assembly is composed of two tabs that are composed of 2" x .375" flat bar that are welded to the underside of the gangway or ramp. Also, there is a 5/8" stainless steel round rod that is used as the axel going through the roller and the flat bar tabs. The roller is a 12" long by 2-3/8" diameter polyurethane round tube manufactured by Stoltz. The number of roller assemblies attached to the gangway or ramp depends on its width.

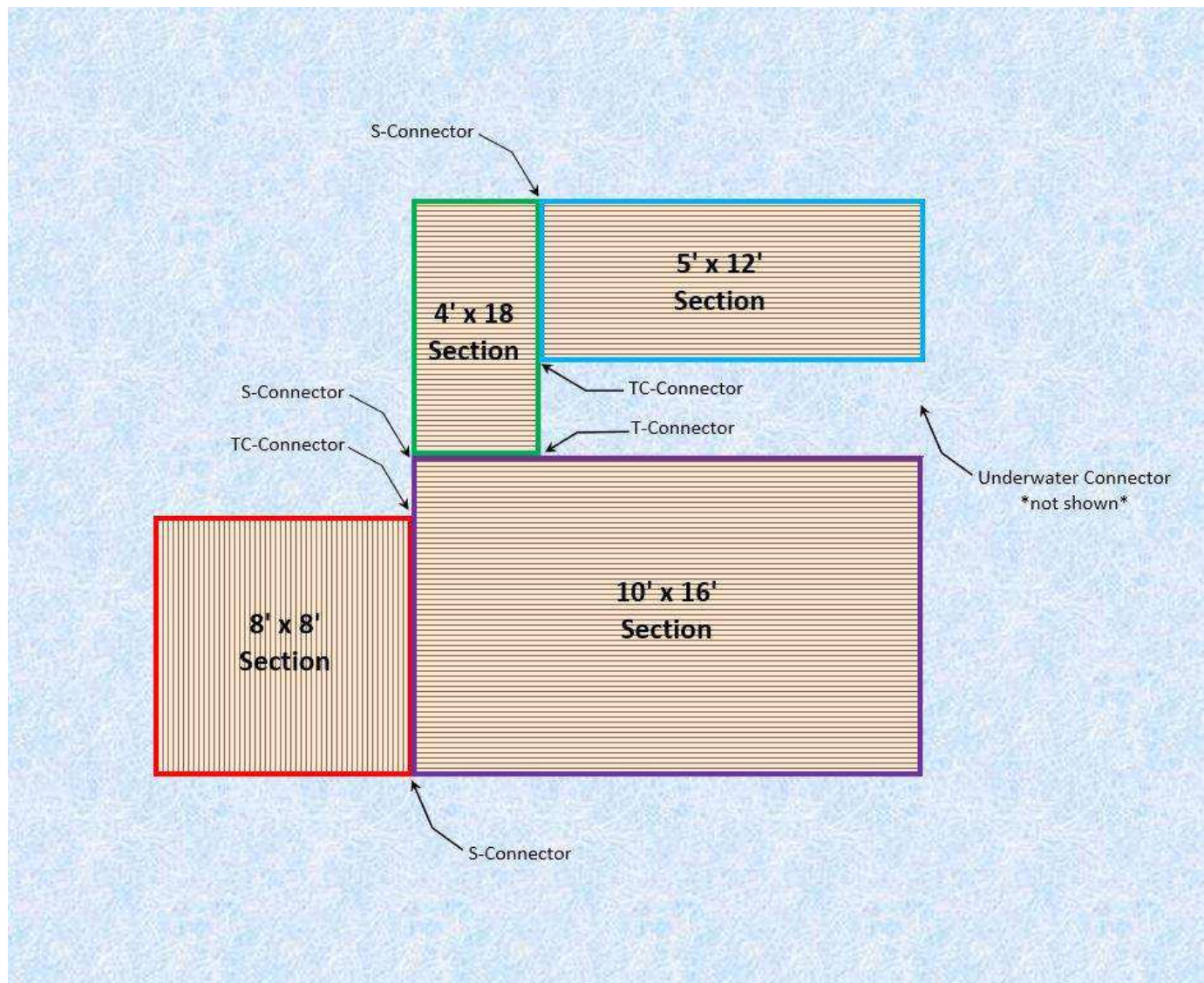
1-B5. Transition Plate – Transition assemblies are composed of two parts: a mounting plate and a transition plate. The mounting plate is welded to the end of the gangway or ramp and is composed of either 3" x .5" flat bar or 4" x .5" flat bar depending on the size of the gangway or ramp, and it has a 1" x 1" x .25" architectural angle that is welded to the face to create a lip for the transition plate to rest. The transition plate is composed of a sheet of 1/4" diamond plate (dimensions are custom to the customer's needs), with a piece of 1" x 1" x .25" architectural angle that is welded to the bottom of the diamond plate, therefore the angle can sit inside the angle of the mounting plate.

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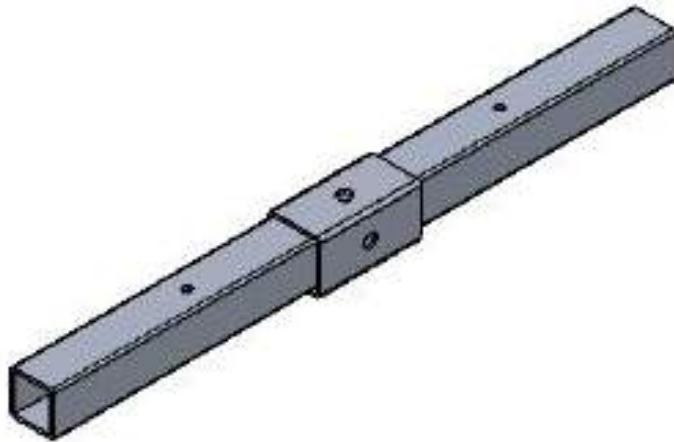
INSTALLATION INSTRUCTIONS

16' x 18' SECTIONS AND CONNECTORS





INSTALLATION INSTRUCTIONS



S-Style Connector to Decked Dock

BEFORE INSTALLATION

Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your AccuDock.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

The part list below does not provide quantities due to the variation of hardware required for each installation. Every installation is unique and may require different quantities.

Part	Qty	
S-Style Connector (CON-S20)	-	
5/16"-18 x 3" Hex Bolt	-	
5/16" Lock Washer	-	
5/16"-18 Hex Nut	-	
1/2"-13 x 1" Hex Bolt	-	

Note: To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

TOOLS NEEDED

Cordless Drill with 5/16" Drill Bit

Screw Gun with #3 Phillips Bit

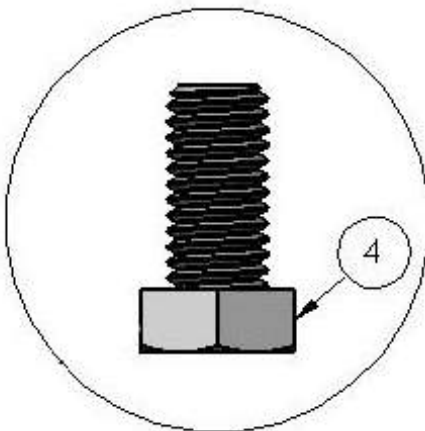
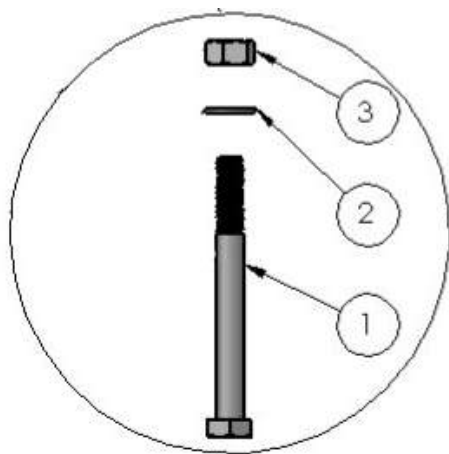
Clamps (Spring Clamps)

1/2" and 3/4" Wrench

1/2" and 3/4" Socket Wrench

Mallet or Hammer

HARDWARE LIST

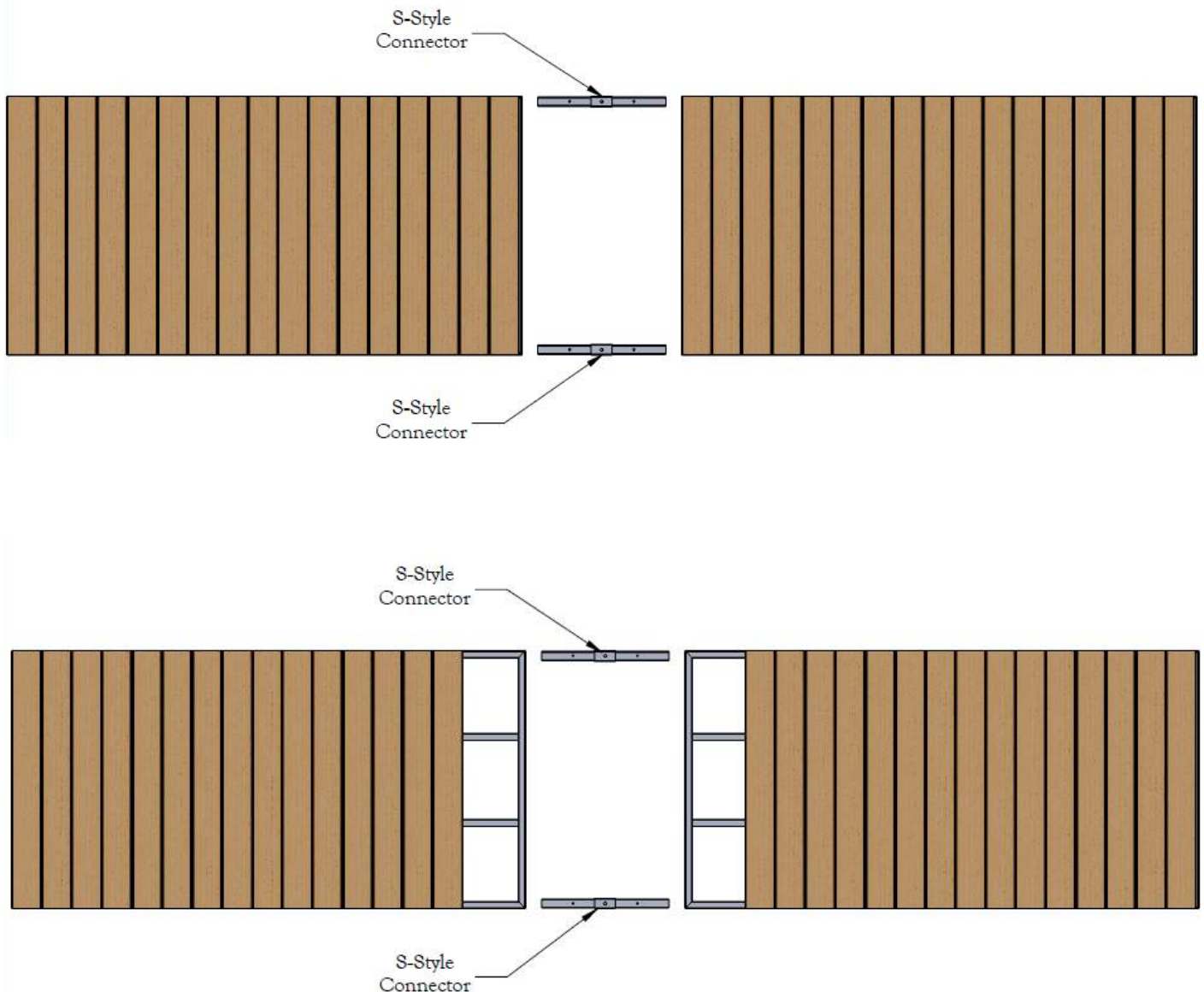


Label	Description
1	5/16"-18 x 3" Hex Bolt
2	5/16" Lock Washer
3	5/16"-18 Hex Nut
4	1/2"-13 x 1" Hex Bolt

STEP ONE

First, layout the floating dock sections in an open area where you can easily connect, along with your S-Style Connector (s). Make sure you have all connectors needed along with hardware and tools nearby before beginning the assembly. This will help your assembly process be more efficient. Next, remove the PVC deck boards closest to the connection point where the S-Style Connector will be inserted.

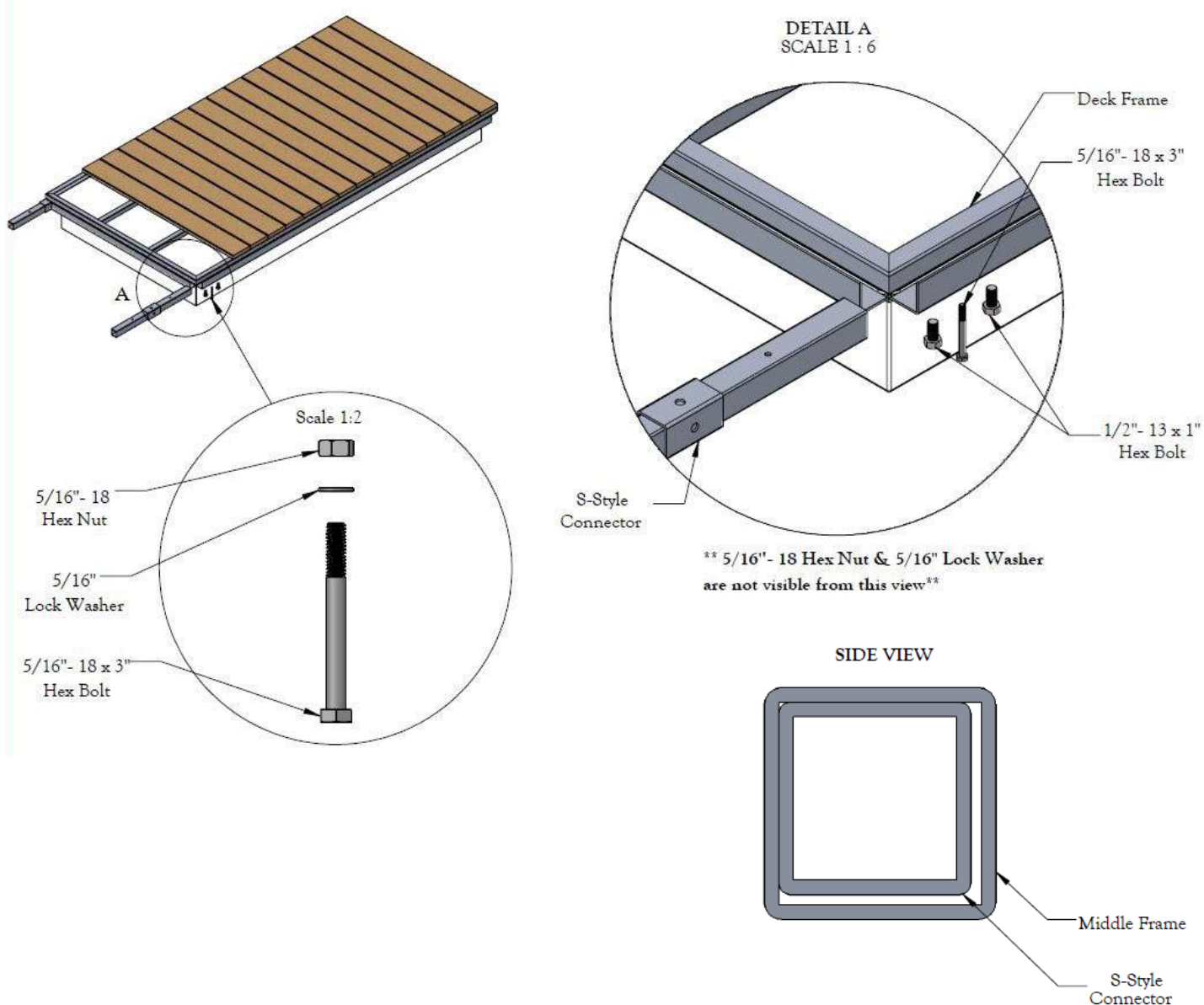
Note: It is recommended to install your dock in the water rather than land since it may be easier to maneuver.



STEP TWO

The S-Style Connector will be inserted into the aluminum float frame. Before inserting the S-Style Connector, ensure that the existing 5/16" hole on the Connector lines up with the pre-drilled hole on the aluminum float frame, float lid, and the deck frame. If there is no existing hole on the connector, then one must be drilled using a drill with a 5/16" drill bit. See Detail A.

Note: When inserting the S-Style Connector remember to always keep the connector in the right position with the sides with the larger gaps facing outwards, down and out. When oriented correctly, there must be a slight gap between the middle frame and the connector on the bottom and the right side, as shown in the side view illustration below.

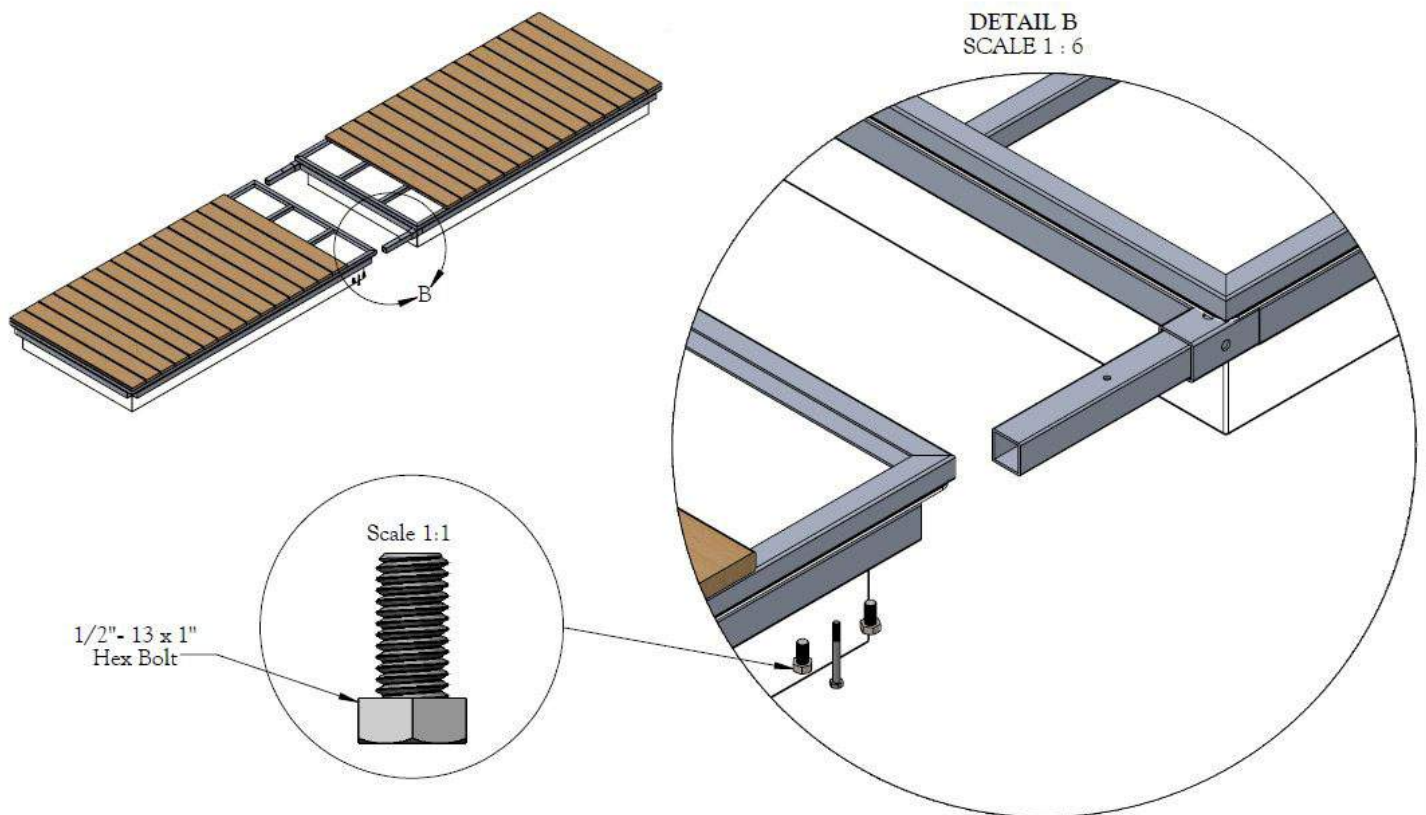


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STEP THREE

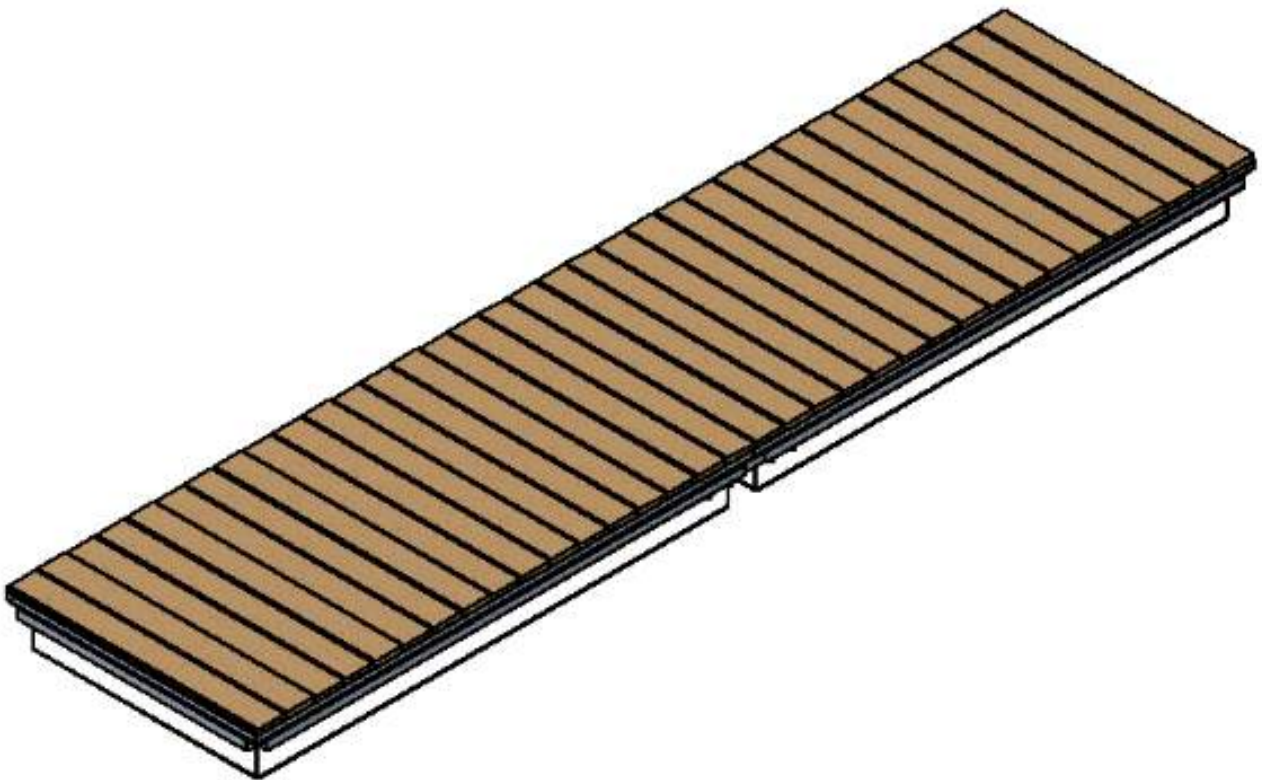
Once the S-Style Connector is lined up in the aluminum float frame, insert the 5/16" Hex Bolts from the bottom up. Insert the Lock Washers and Hex Nuts from the top. Insert the other side of the connector into the second floating dock section by repeating the same steps. Once the S-Style Connector (s) are in place, push both floating dock sections together so that they are aligned. Secure the connection using clamps. Tighten all 5/16" hardware until bolts are snug.

Next, apply anti-seize to the 1/2" Hex Bolts (anti-seize has been provided by AccuDock). Insert the bolts from the bottom up and into the 1/2" Hex Nuts that were pre-welded onto the aluminum float frame. Once all Hex Bolts are in place, hand tighten the bolts and fully secure attachment by using a 3/4" wrench. See Detail B.



STEP FOUR

Lastly, remove that clamps and re-install the PVC deck boards. Be sure to tighten all bolts and inspect your work. You are now ready to attach your AccuDock to your structure.

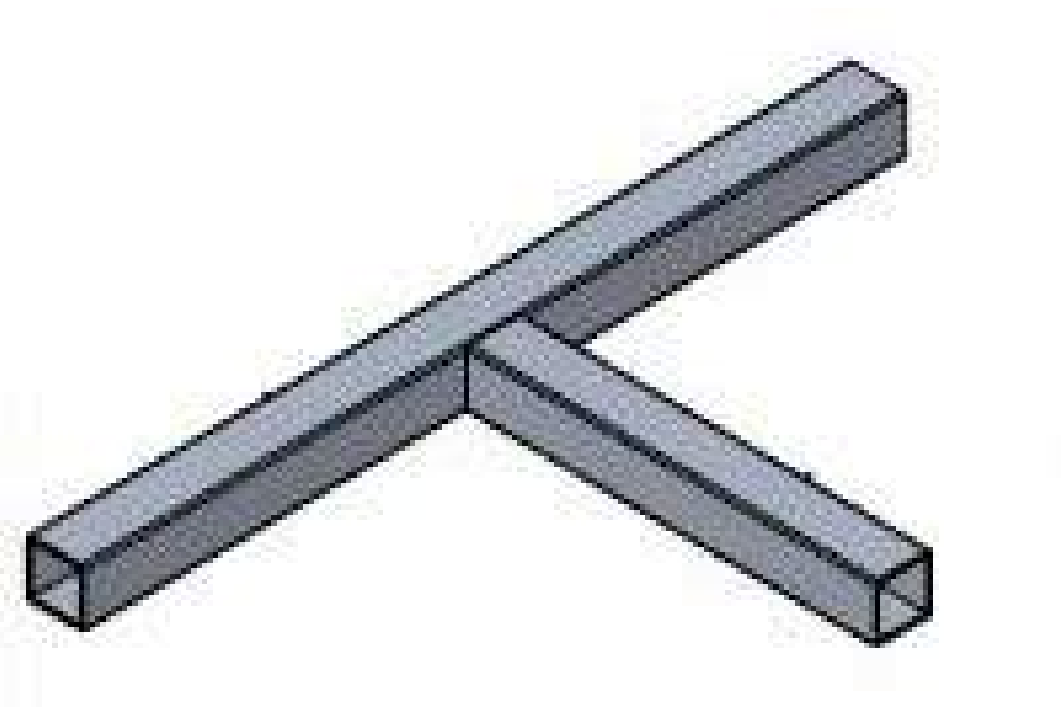




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INSTALLATION INSTRUCTIONS



T-Style Connector to Decked Dock

BEFORE INSTALLATION

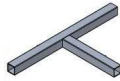
Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your AccuDock.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

The part list below does not provide quantities due to the variation of hardware required for each installation. Every installation is unique and may require different quantities.

Part	Qty	
T-Style Connector (CON-T10)	-	
5/16"-18 x 3" Hex Bolt	-	
5/16" Lock Washer	-	
5/16"-18 Hex Nut	-	
1/2"-13 x 1" Hex Bolt	-	

Note: To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

TOOLS NEEDED

Cordless Drill with 5/16" Drill Bit

Screw Gun with #3 Phillips Bit

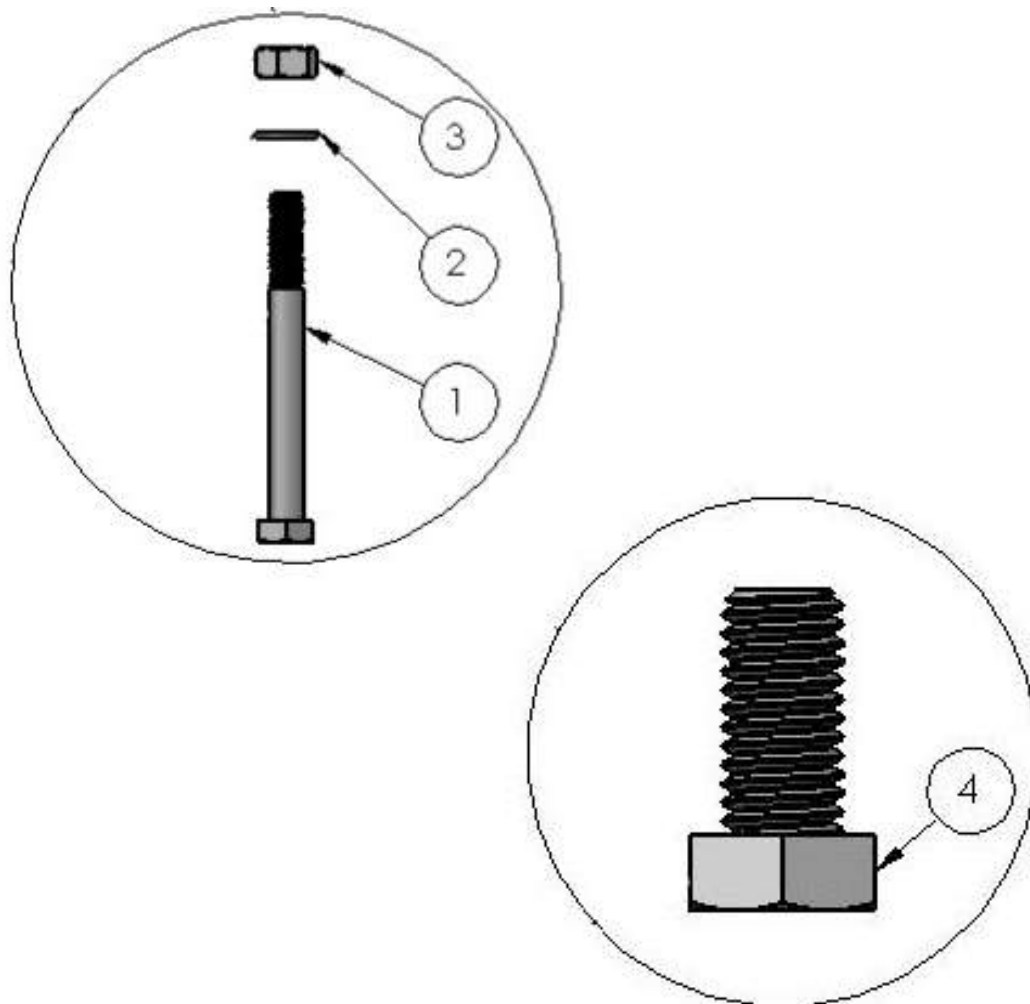
Clamps (Spring Clamps)

1/2" and 3/4" Wrench

1/2" and 3/4" Socket Wrench

Mallet or Hammer

HARDWARE LIST

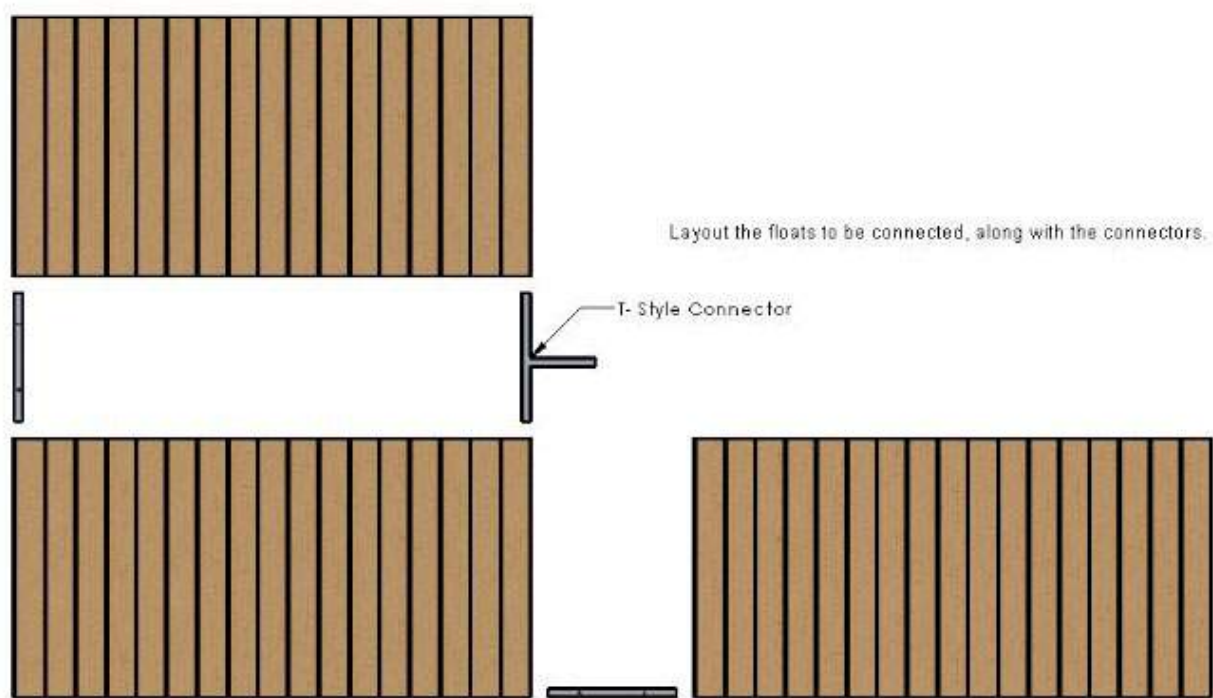


Label	Description
1	5/16"-18 x 3" Hex Bolt
2	5/16" Lock Washer
3	5/16"-18 Hex Nut
4	1/2"-13 x 1" Hex Bolt

STEP ONE

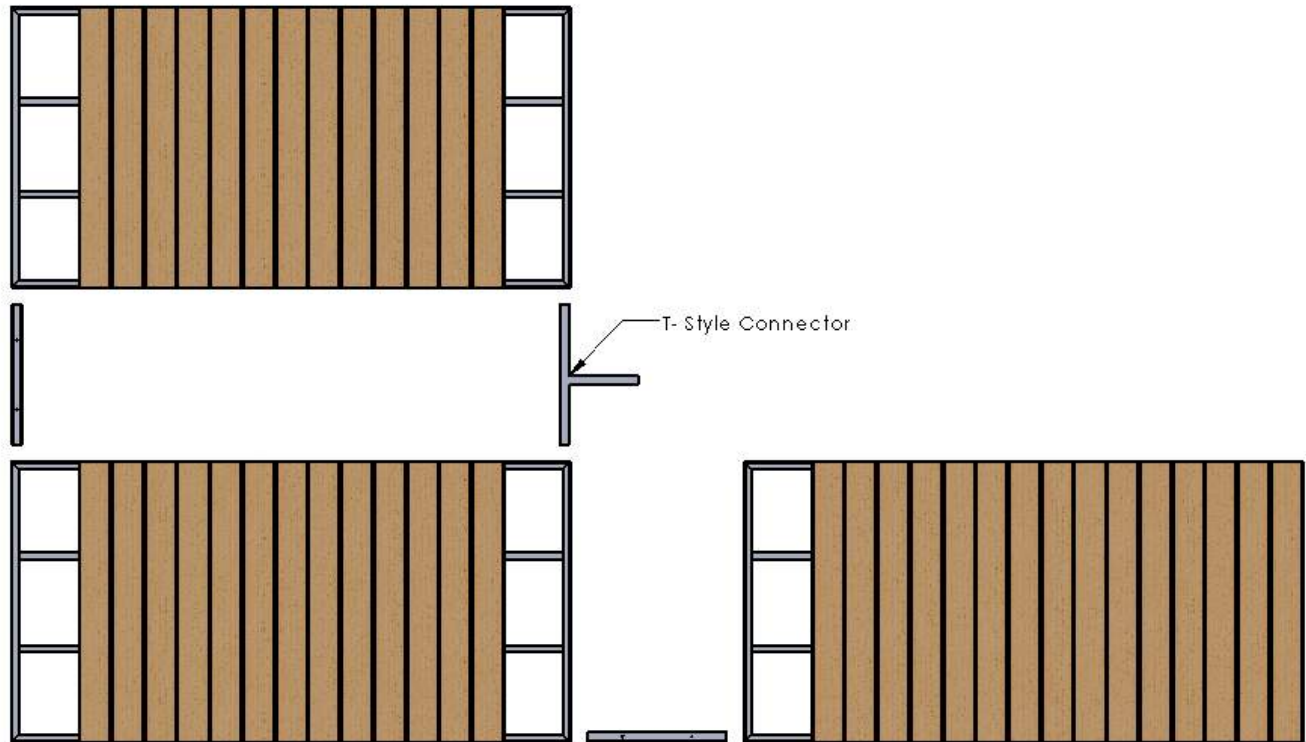
First, layout the floating dock sections in an open area where you can easily connect, along with your T-Style Connector. Make sure you have all connectors needed along with hardware and tools nearby before beginning the assembly. This will help your assembly process be more efficient.

Note: It is recommended to install your dock in the water rather than land since it may be easier to maneuver.



STEP TWO

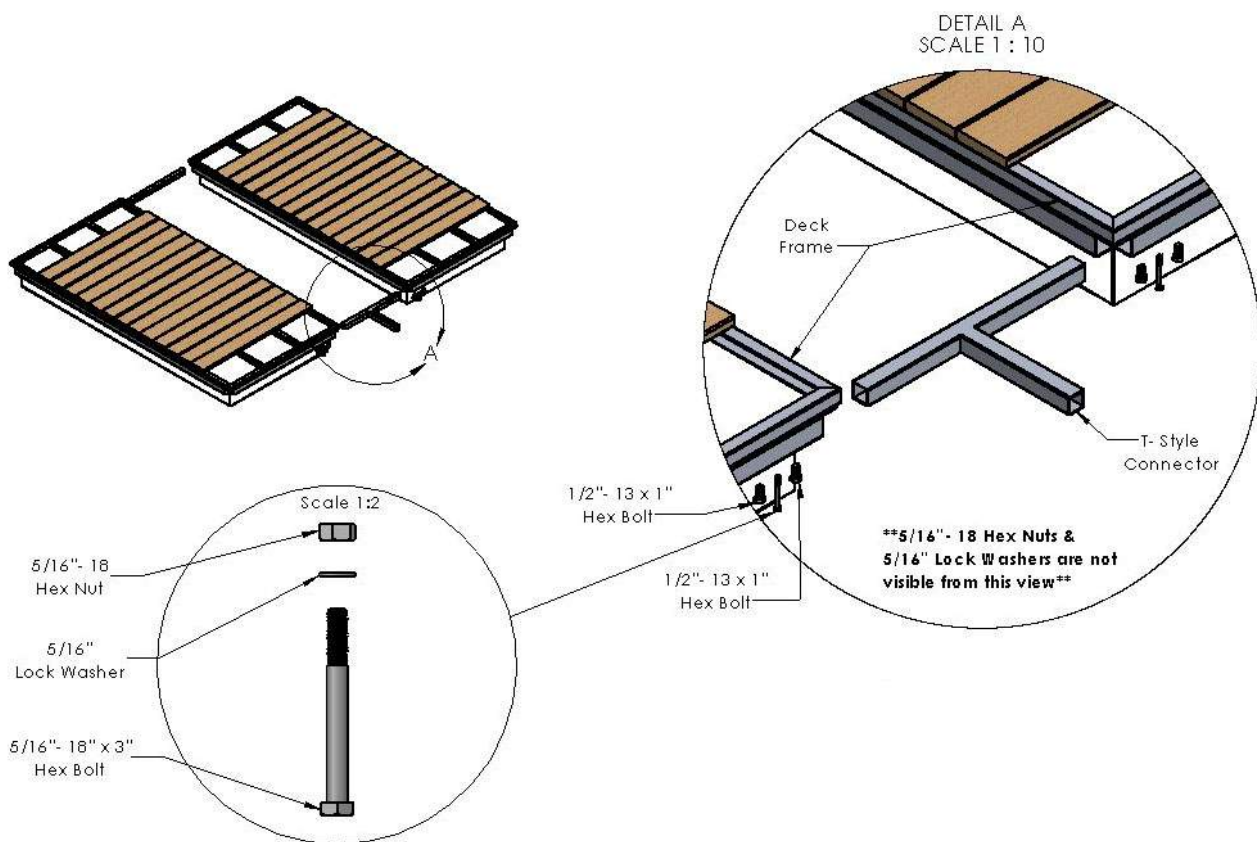
Next, remove the PVC deck boards closest to the connection point where the T-Style Connector will be inserted.



STEP THREE

The T-Style Connector will be inserted into the aluminum float frame. Before inserting the Connector, ensure that the existing 5/16" hole on the T-Style Connector lines up with the pre-drilled hole on the aluminum float frame, float lid, and the deck frame. If there is no existing hole on the connector, then one will need to be drilled using a drill with a 5/16" drill bit. Before drilling the 5/16" hole through the connector, make sure it is in as far as it can go to ensure a tight connection. Once the T-Style Connector is lined up in the aluminum float frame, insert the 5/16" Hex Bolts from the bottom up. Insert the Lock Washers and Hex Nuts from the top. Insert the other side of the connector into the second floating dock section by repeating the same steps along with insertion of the hardware. See Detail A.

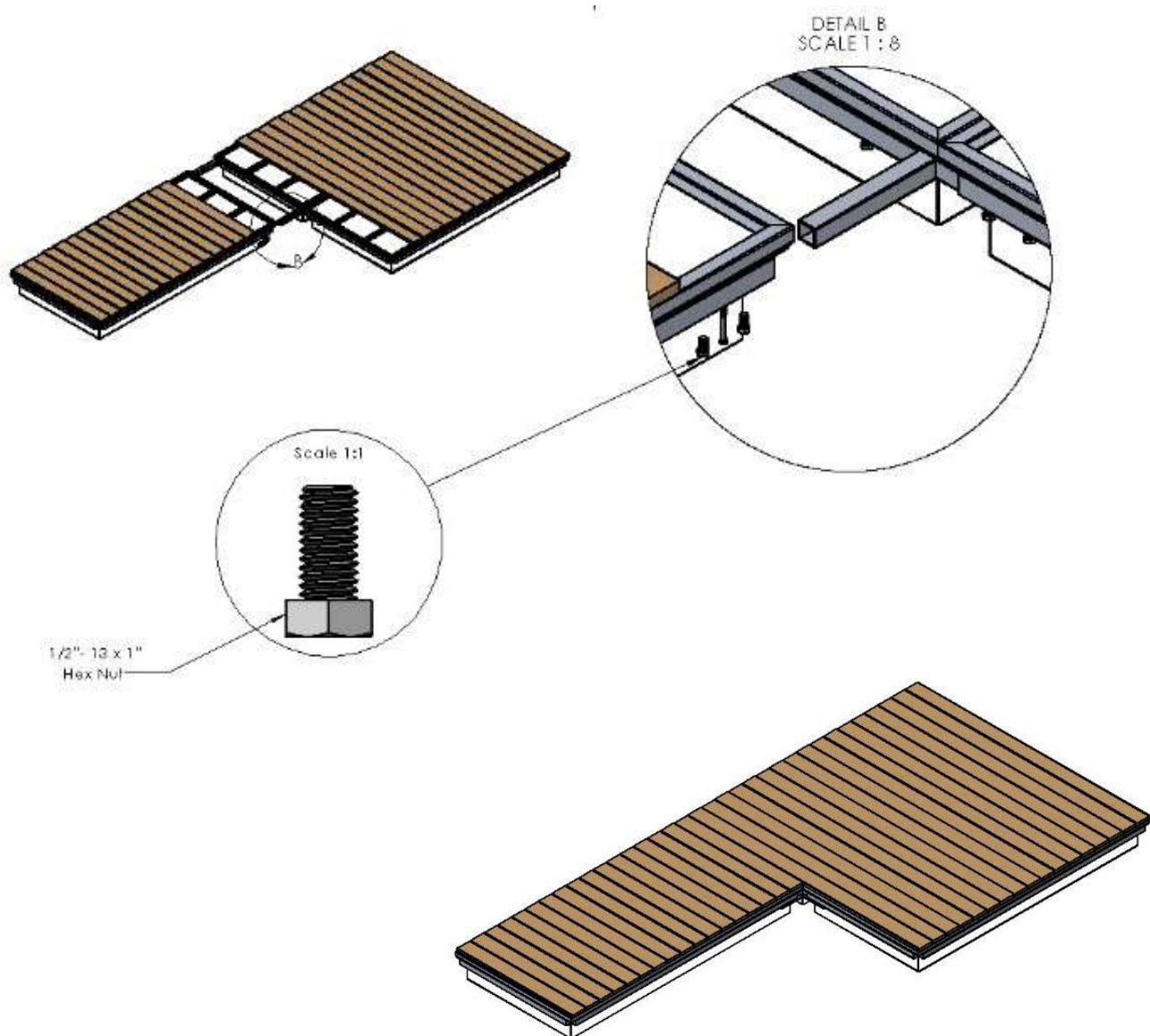
Note: The orientation of each T-Style Connector is important, make sure that both sides of the connector reach the outermost set bolts, if not then connector may have to be flipped over. Before drilling the 5/16" hole through the T-Style Connector, make sure it is in as far as it can go to ensure a tight connection.



STEP FOUR

Once the T-Style Connector is in place, push floating dock sections together so that they are aligned. Secure the connection using clamps. Tighten all 5/16" hardware until bolts are snug. Do not over tighten. Next, apply anti-seize to the 1/2" Hex Bolts (anti-seize has been provided by AccuDock). Insert the bolts from the bottom up and into the 1/2" Hex Nuts that were pre-welded onto the aluminum float frame. Once all Hex Bolts are in place, hand tighten the bolts and fully secure attachment by using a 3/4" wrench. See Detail B.

Lastly, remove that clamps and re-install the PVC deck boards. Be sure to tighten all bolts and inspect your work. You are now ready to attach your AccuDock to your structure.

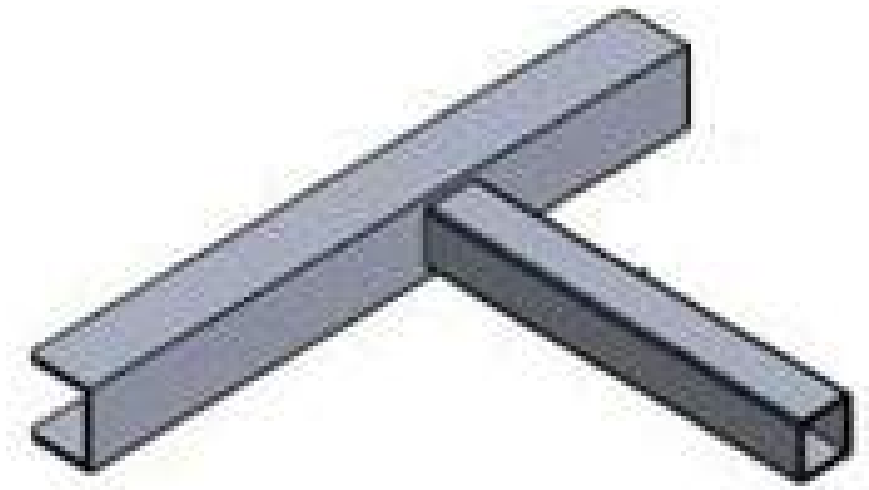




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INSTALLATION INSTRUCTIONS



TC-Style Connector to Decked Dock

BEFORE INSTALLATION

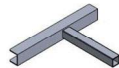
Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your AccuDock.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

The part list below does not provide quantities due to the variation of hardware required for each installation. Every installation is unique and may require different quantities.

Part	Qty	
TC-Style Connector (CON-TC)	-	
5/16"-18 x 3" Hex Bolt	-	
5/16" Lock Washer	-	
5/16"-18 Hex Nut	-	
1/2"-13 x 1" Hex Bolt	-	

Note: To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

TOOLS NEEDED

Cordless Drill with 5/16" Drill Bit

Screw Gun with #3 Phillips Bit

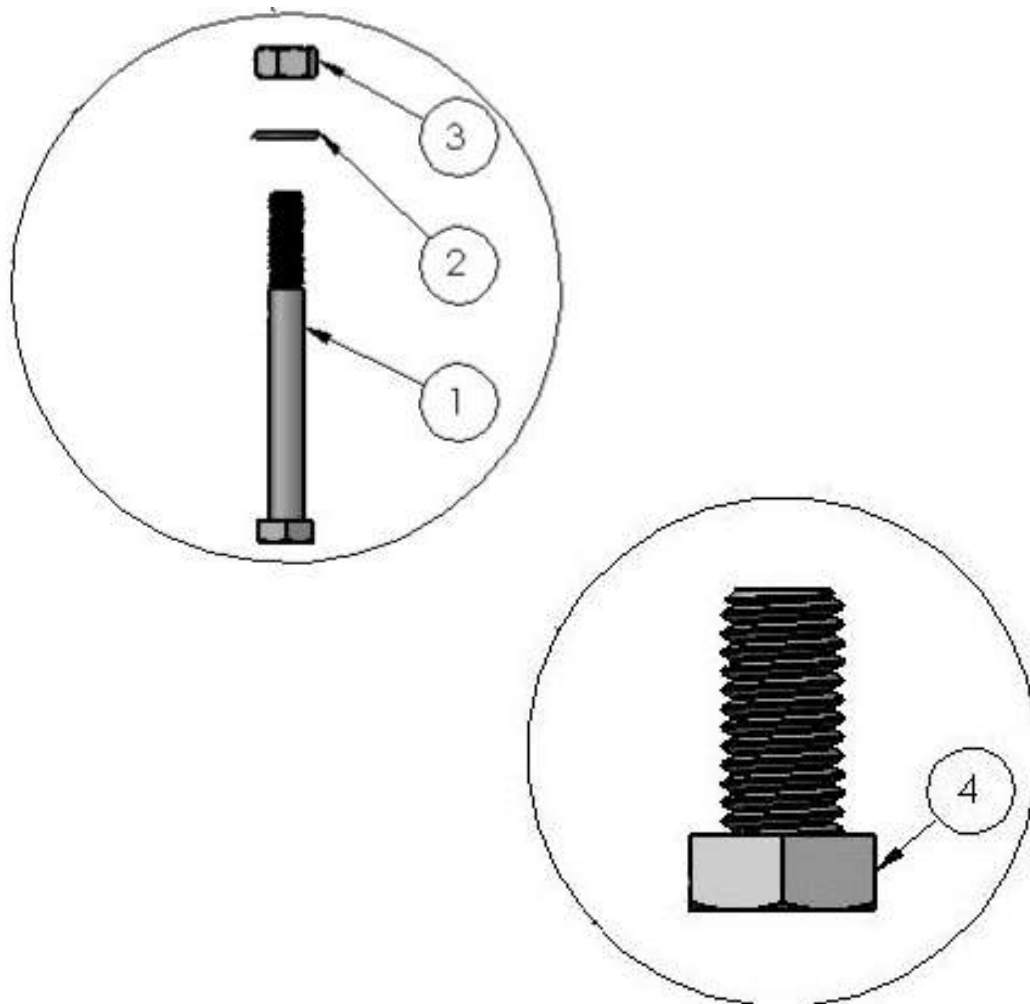
Clamps (Spring Clamps)

1/2" and 3/4" Wrench

1/2" and 3/4" Socket Wrench

Mallet or Hammer

HARDWARE LIST

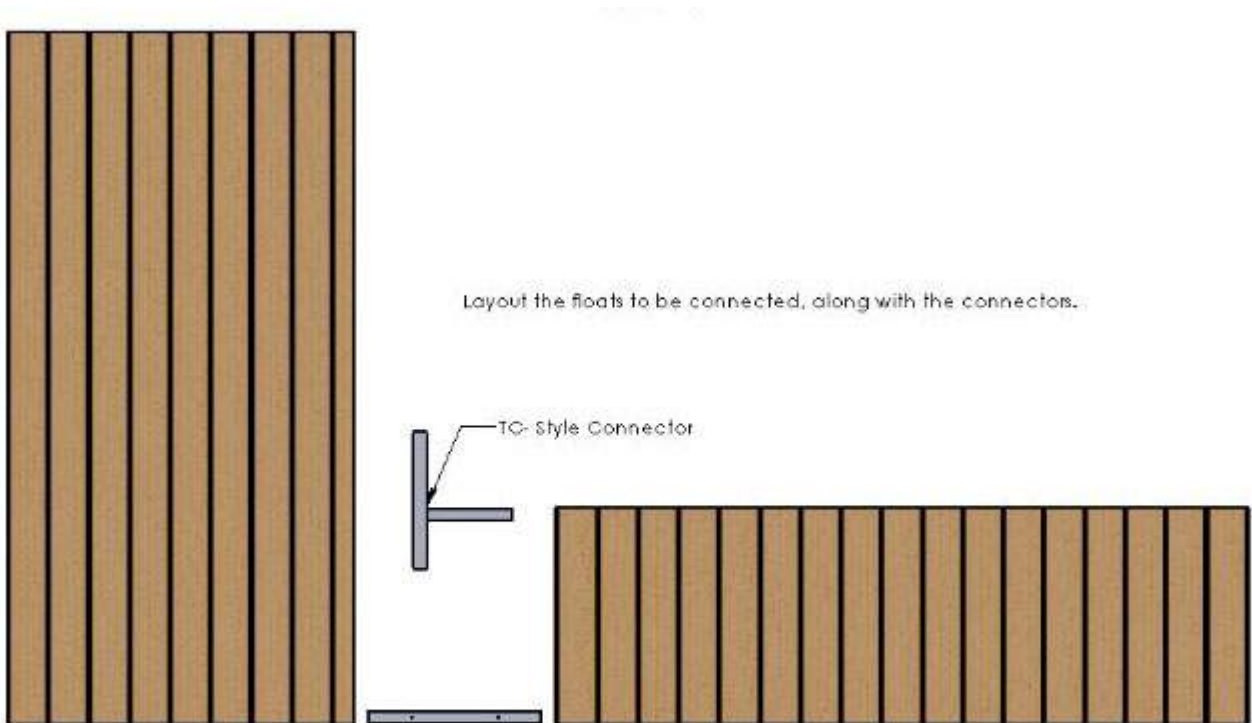


Label	Description
1	5/16"-18 x 3" Hex Bolt
2	5/16" Lock Washer
3	5/16"-18 Hex Nut
4	1/2"-13 x 1" Hex Bolt

STEP ONE

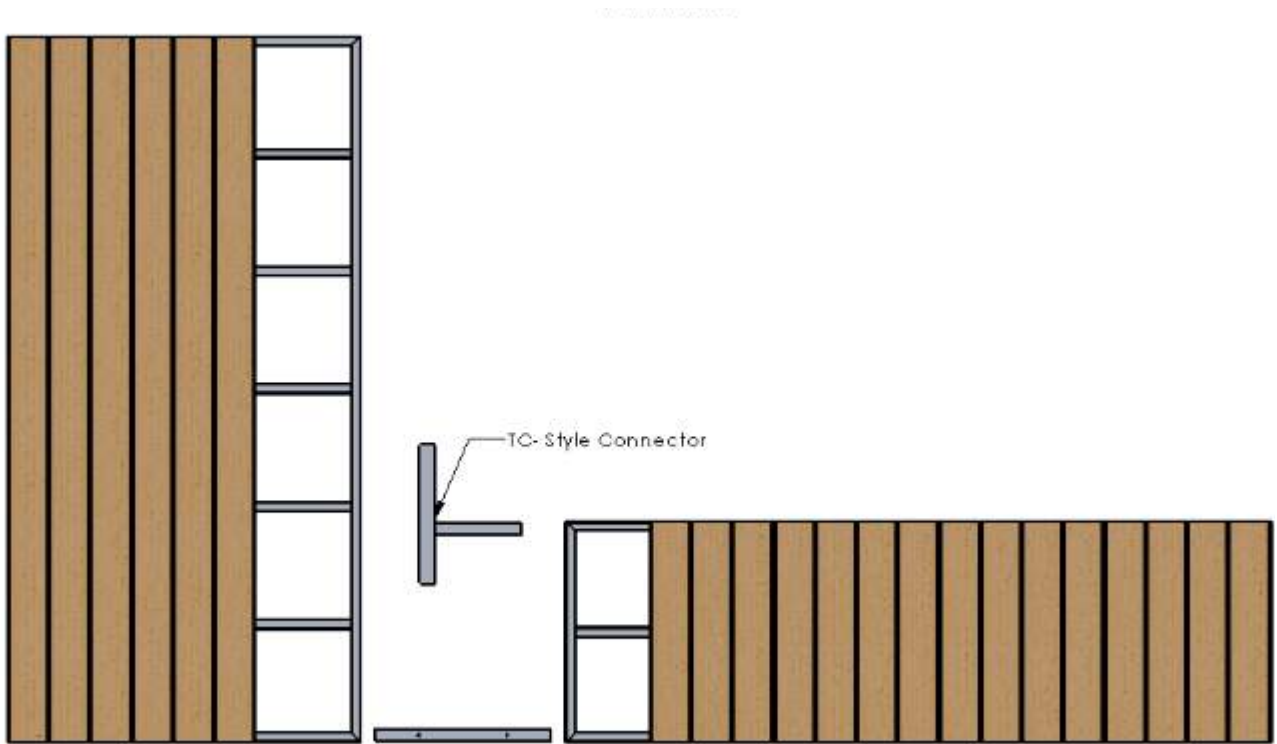
First, layout the floating dock sections in an open area where you can easily connect, along with your TC-Style Connector. Make sure you have all connectors needed along with hardware and tools nearby before beginning the assembly. This will help your assembly process be more efficient.

Note: It is recommended to install your dock in the water rather than land since it may be easier to maneuver.



STEP TWO

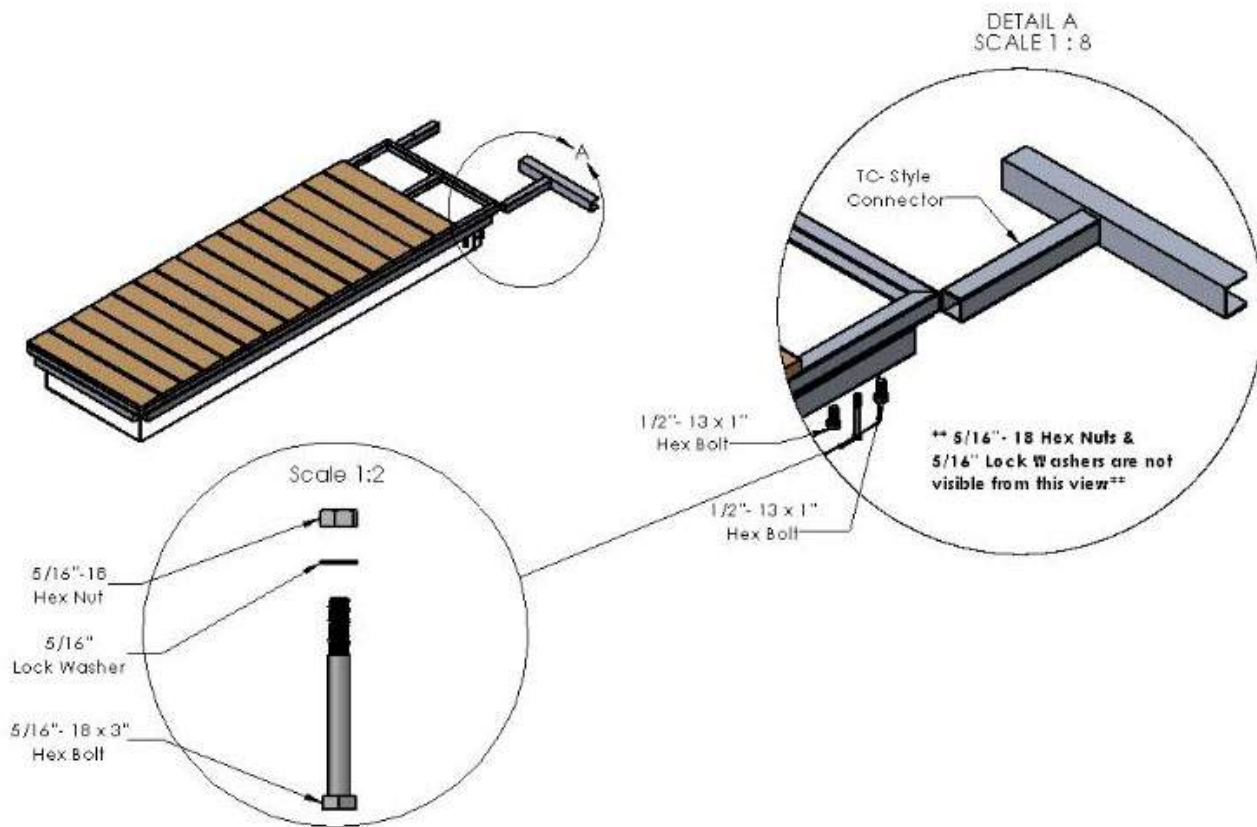
Next, remove the PVC deck boards closest to the connection point where the TC-Style Connector will be inserted.



STEP THREE

The TC-Style Connector will be inserted into the aluminum float frame. Before inserting the Connector, ensure that the Connector lines up with the aluminum frame on both floating dock sections. There will be no existing holes on the Connector therefore holes will need to be drilled using a Drill with a 5/16" drill bit. Before drilling any 5/16" holes through the connector, make sure that the Connector is in as far as it can go to ensure a tight connection. Once the Connector is lined up in the aluminum float frame, insert 5/16" Hex Bolt from the bottom up. Insert the Lock Washer and Hex Nut from the top. See Detail A.

Note: The orientation of each TC-Style Connector is important, make sure that the channel reaches two 5/16" bolt holes on the other float dock section before attaching. The channel side on the TC-Style Connector is typically pre-installed at the facility, if so please disregard step.

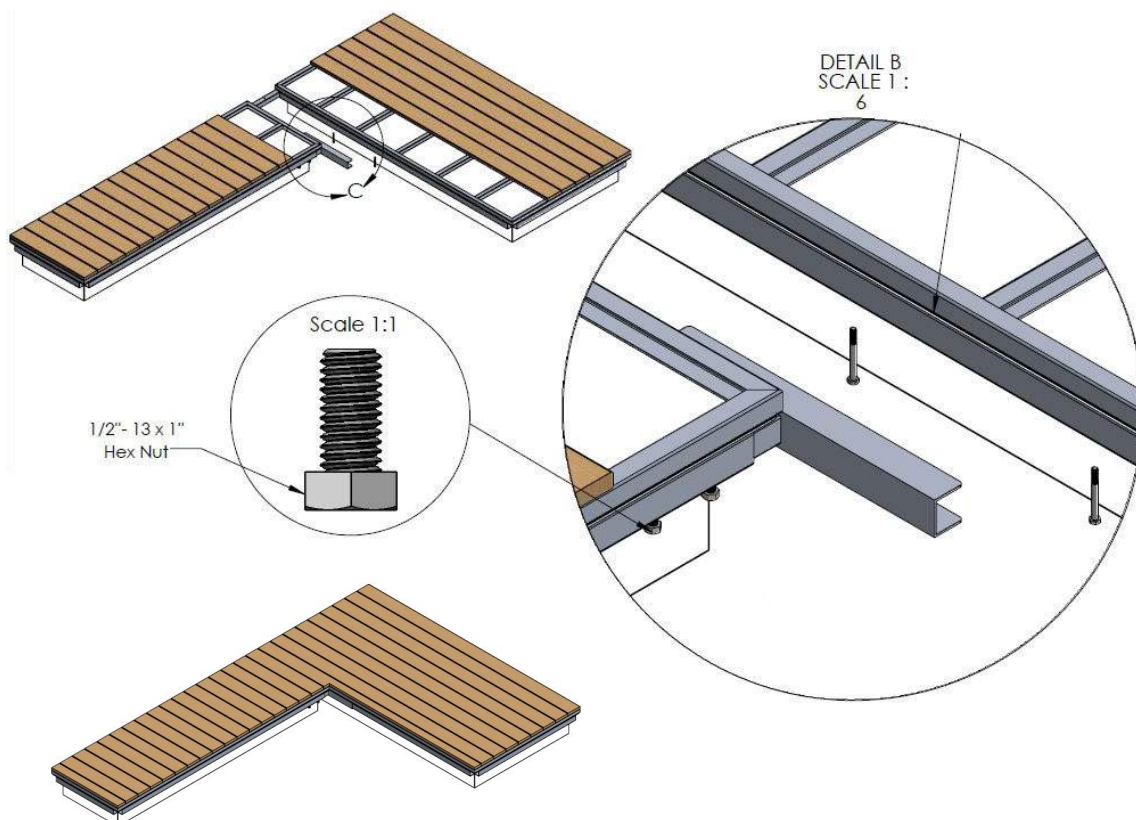


STEP FOUR

Next, locate the area in which the open ended section of the TC-Style Connector will be inserted (second floating dock section). Loosen up any bolts that may be found holding the deck frame to aluminum frame while trying to insert. Slightly lift the deck frame along with float lid, and slide the TC-Style Connector underneath. There will be no existing holes on the Connector therefore holes will need to be drilled. 5/16" drilled holes will need to line up with the pre-drilled holes on the floating dock section. Once the Connector (s) are in place, push floating dock sections together so that they are aligned. Secure the connection using clamps.

At this point both floating dock sections will form configuration. Insert remaining 5/16" Hex Bolts from the bottom up. Insert Lock Washers and Hex Nuts from the top. Tighten all 5/16" hardware until bolts are snug. Do not over tighten. Apply anti-seize to the 1/2" Hex Bolts (anti-seize has been provided by AccuDock). Insert the bolts from the bottom up and into the 1/2" Hex Nuts that were pre-welded onto the aluminum float frame. Once all Hex Bolts are in place, hand tighten the bolts and fully secure by using a 3/4" wrench. See Detail B.

Lastly, remove that clamps and re-install the PVC deck boards. Be sure to tighten all bolts and Inspect your work. You are now ready to attach your AccuDock to your structure.



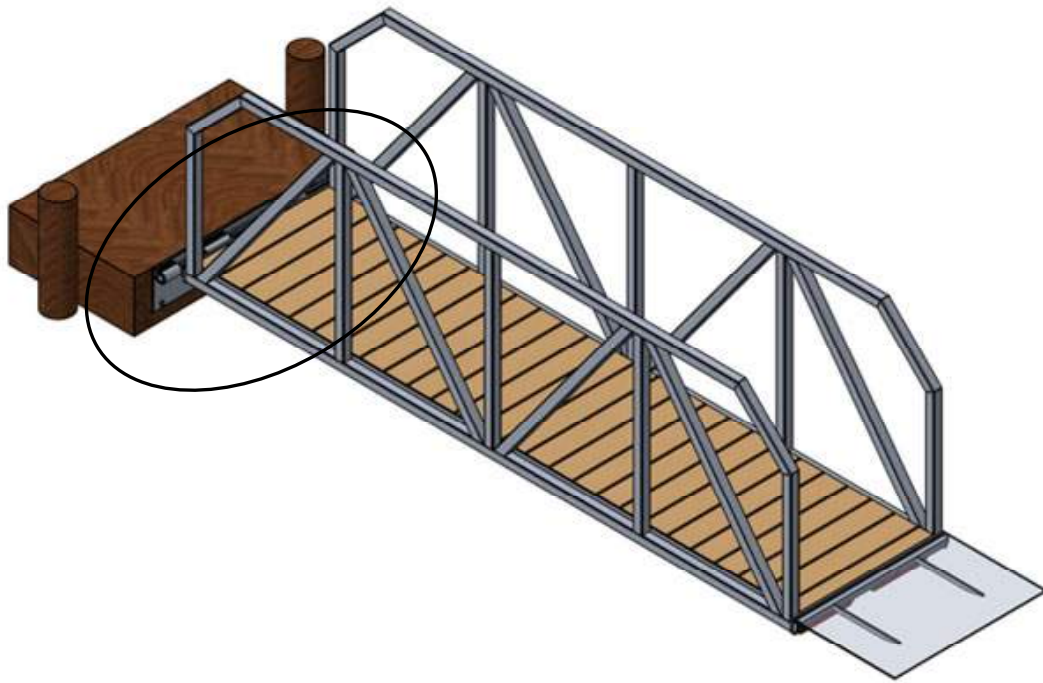
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INSTALLATION INSTRUCTIONS



Gangway Hinge to Fixed Dock

BEFORE INSTALLATION

Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your Gangway Hinge.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

Part	Qty	
Gangway Hinge	1	
PVC Pipe with Aluminum Pin	1	
1/4" Hex Bolt	1	
1/4" Flat Washer	2	
1/4" Hex Nut	1	
1/2" Bolting Hardware (Not Provided by AccuDock)	-	

Note: Installation instructions apply to both the installation of a Gangway and Ramp. Gangway Hinge may arrive connected, if so release the pin in order to install. Appropriate bolting hardware is based on customer's surface such as wedge anchors or lag bolts can be used for installation. To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

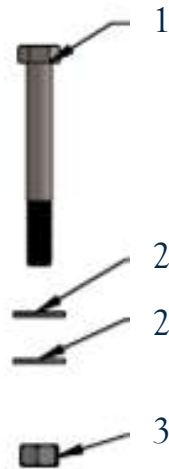
TOOLS NEEDED

Cordless Drill with 1/4" and 1/2"
Drill Bit

Level

7/16" Wrench (2) or
Ratchet with Socket

HARDWARE LIST



Label	Description
1	1/4" Hex Bolt
2	1/4" Flat Washer
3	1/4" Locknut

STEP ONE

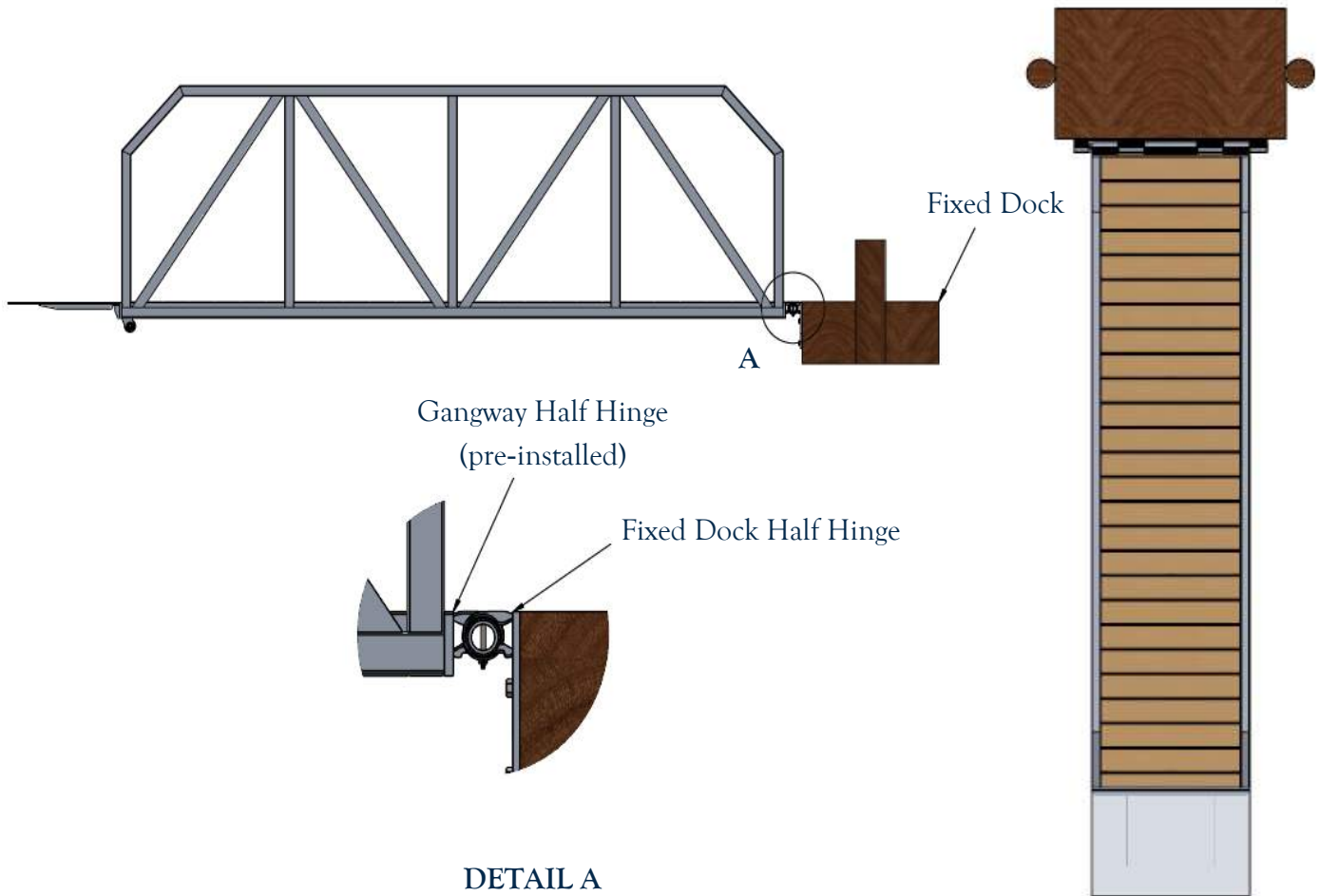
First, align the half hinge with the flat surface onto the desired location on the fixed dock. Attach the half hinge by using appropriate hardware.

Note: The quantity of hardware used to attach the Gangway Hinge half varies per project, every project is unique and the hardware placement is based on the customers' judgment. A typical suggestion is to secure the half hinge by following the bolt pattern below. Bolting hardware is not provided by AccuDock.



STEP TWO

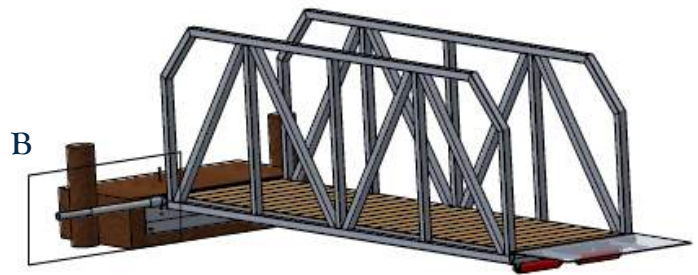
Next, align the half hinge that has been installed to the fixed dock with the pre-installed half hinge located at the end of the Gangway. See Detail A.



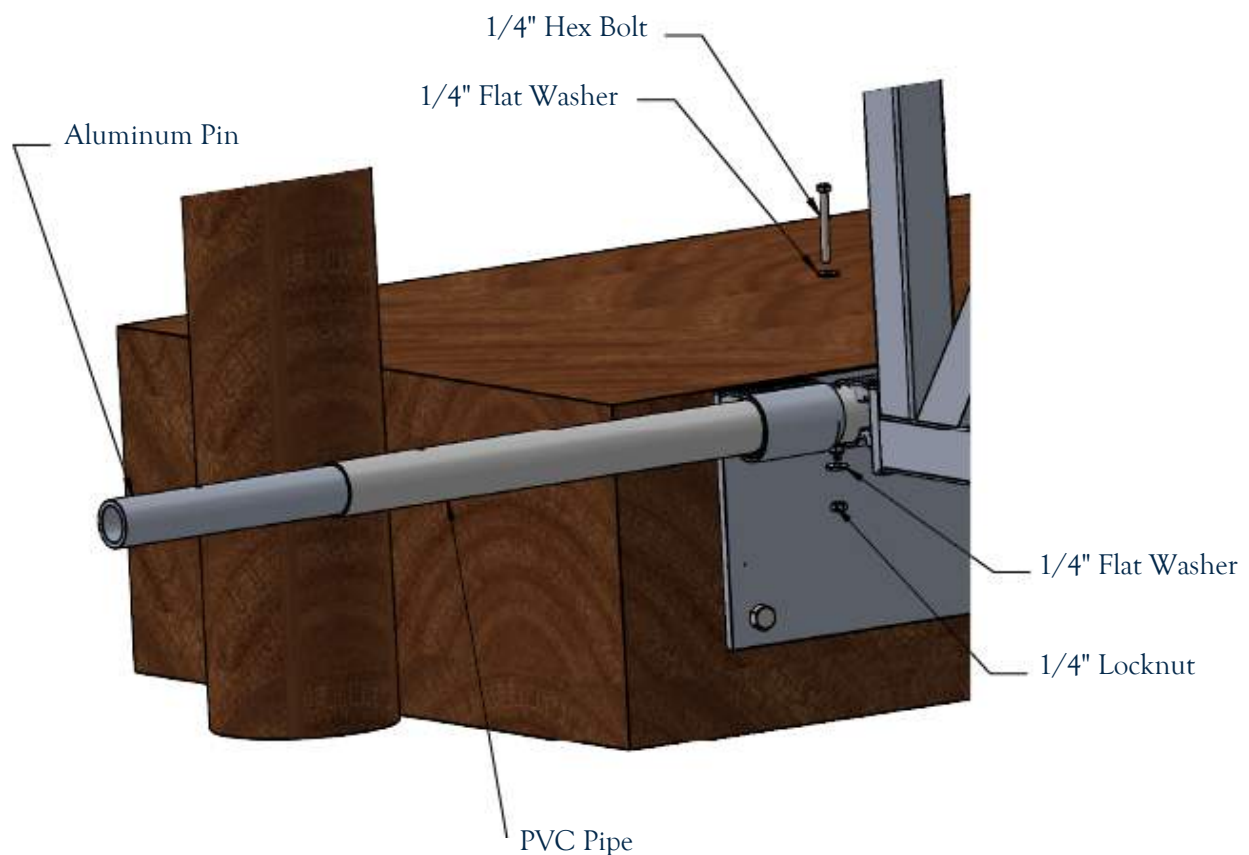
STEP THREE

Continue by inserting the PVC pipe linearly into the hinge until the end is flush with the end of the half hinge that is attached to the fixed dock. Repeat this step with the aluminum pin by inserting it into the PVC pipe, all the way through while keeping the bolt holes at the far end aligned.

Next, insert the 1/4" hex bolt and flat washer through the top of the pipes. Insert flat washer, and lock nut from the opposite end (bottom). See Detail B.



DETAIL B
SCALE 1 : 5



Lastly, fasten and secure the hardware. Make sure the Gangway Hinge is secured.

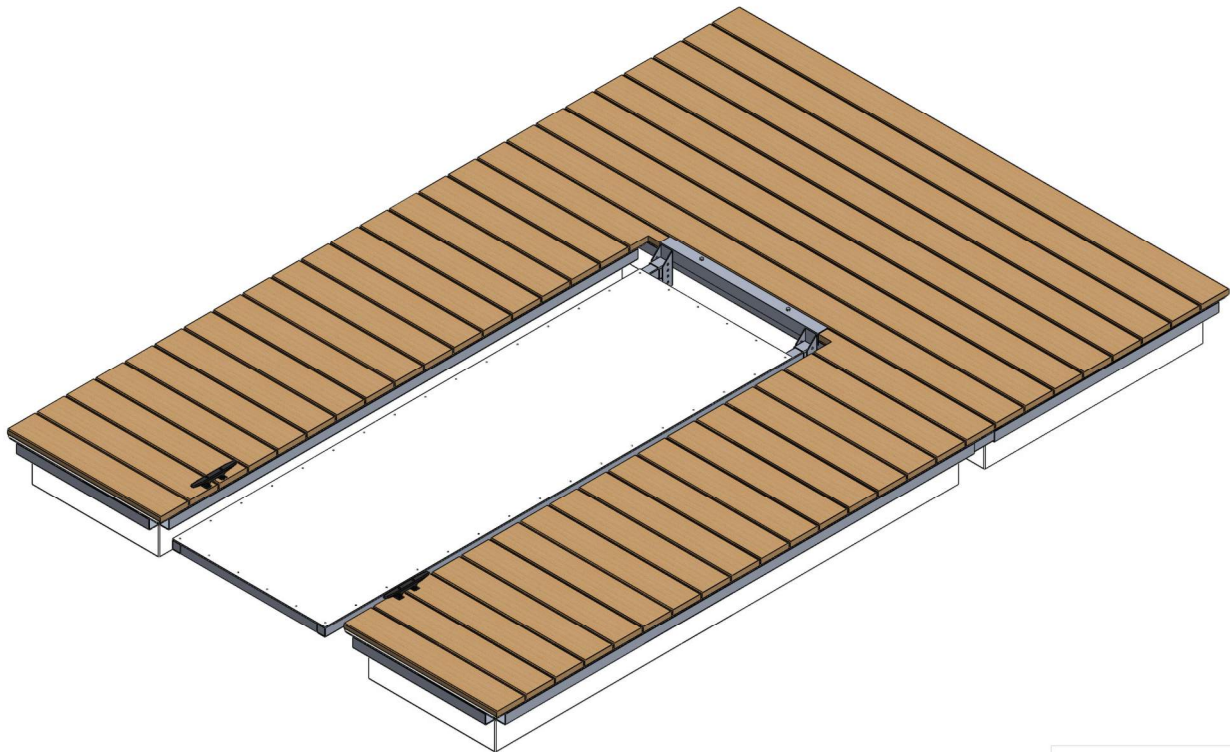




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INSTALLATION INSTRUCTIONS



Safe Launch to Decked Dock

BEFORE INSTALLATION

Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your attachment.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

Note: Installation will require a small rope. Rope is provided by AccuDock with order.

Part	Qty	
Safe Launch (ACC-308SF & ACC-312SF)	1	
3/8" x 5-1/2" Countersunk Bolt	2	
3/8" Washer	2	
3/8" Hex Nut	2	

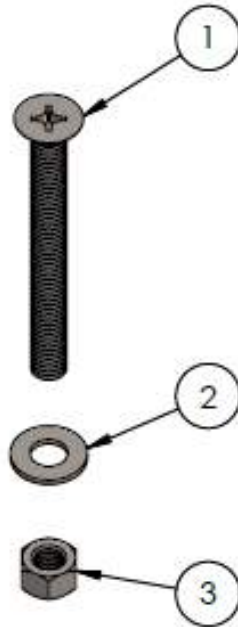
Note: To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

TOOLS NEEDED

Cordless Drill with 3/8" Drill Bit

9/16" Wrench

HARDWARE LIST

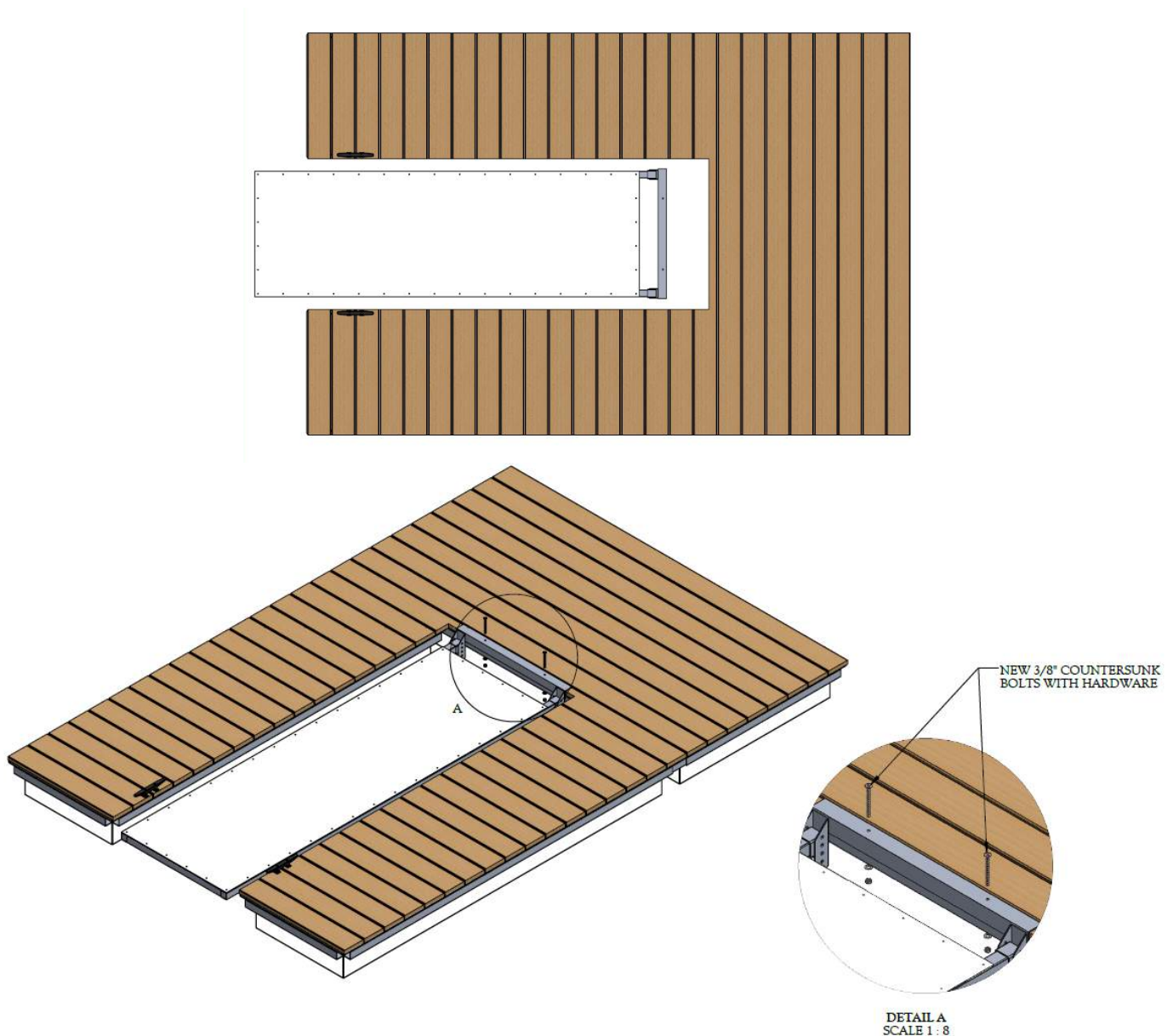


Label	Description
1	3/8" x 5-1/2" Countersunk Bolt
2	3/8" Washer
3	3/8" Hex Nut

STEP ONE

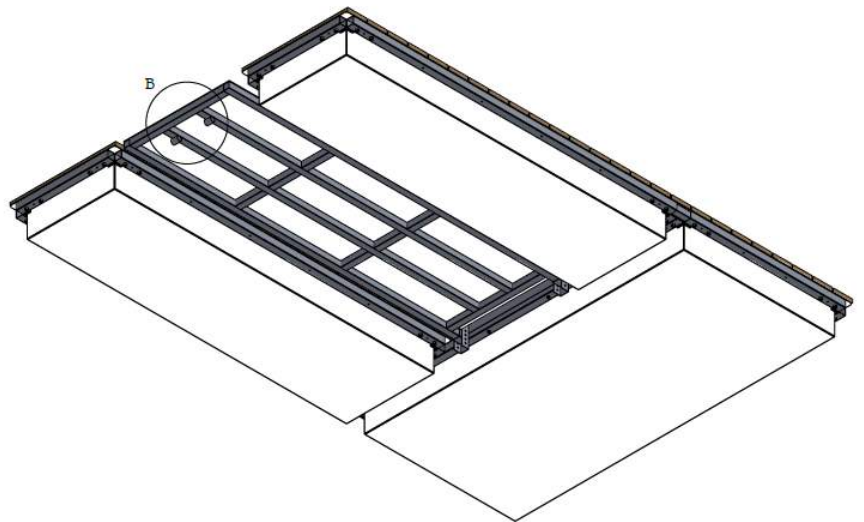
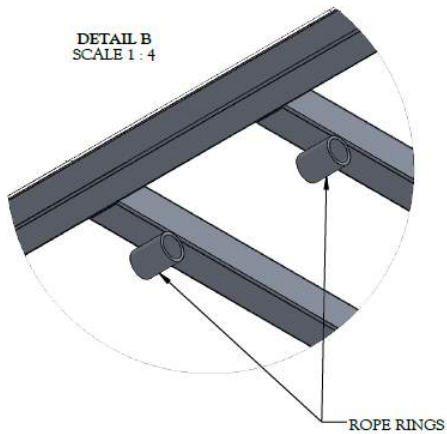
First, assemble all of the Floating Dock sections and line up the Safe Launch inside the slip as shown in the illustration below. Ensure that the Safe Launch is directly in the center of the slip of the Floating Dock. Press the mounting angle located on the Safe Launch fully against the aluminum frame of the Floating Dock.

Next, use a drill with a 3/8" drill bit and drill two holes through the mounting angle, PVC decking, and the floating dock frame. Insert the 3/8" Countersunk Bolts that were provided by AccuDock into the drilled holes along with Washers and Hex Nuts. Make sure to tighten the hardware in order to secure the Safe Launch to the Floating Dock. See Detail A.



STEP TWO

Lastly, take the rope that was included with your order and loop it through the rings located at the bottom of the Safe Launch. Tie each end of the rope to the cleats in order to secure the Safe Launch in place and at the desired height. See Detail B.

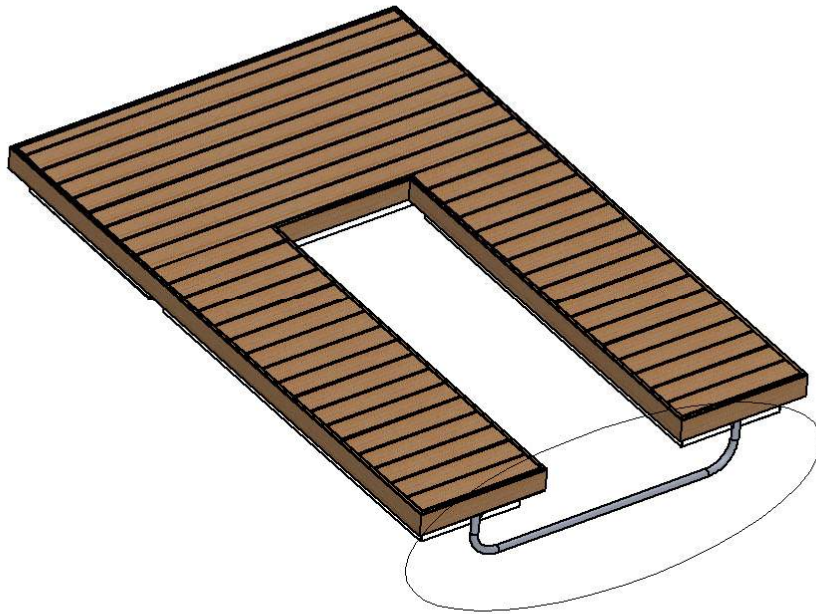




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INSTALLATION INSTRUCTIONS



Underwater Connector to Decked Dock

BEFORE INSTALLATION

Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your AccuDock.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

Part	Qty	
Underwater Connector (CON-UW3 or (CON-UW4)	1	
3/8"-16 x 3- 1/4" Hex Bolt	4	
3/8" Flat Washer	8	
3/8" Lock Washer	4	
3/8"-16 Hex Nut	4	

Note: To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

TOOLS NEEDED

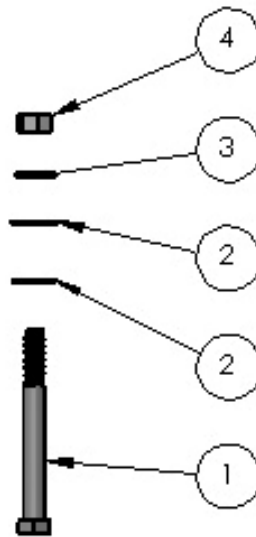
3/8" Drill Bit

Hammer/Mallet

Ratchet with 9/16" Socket

Allen Wrench

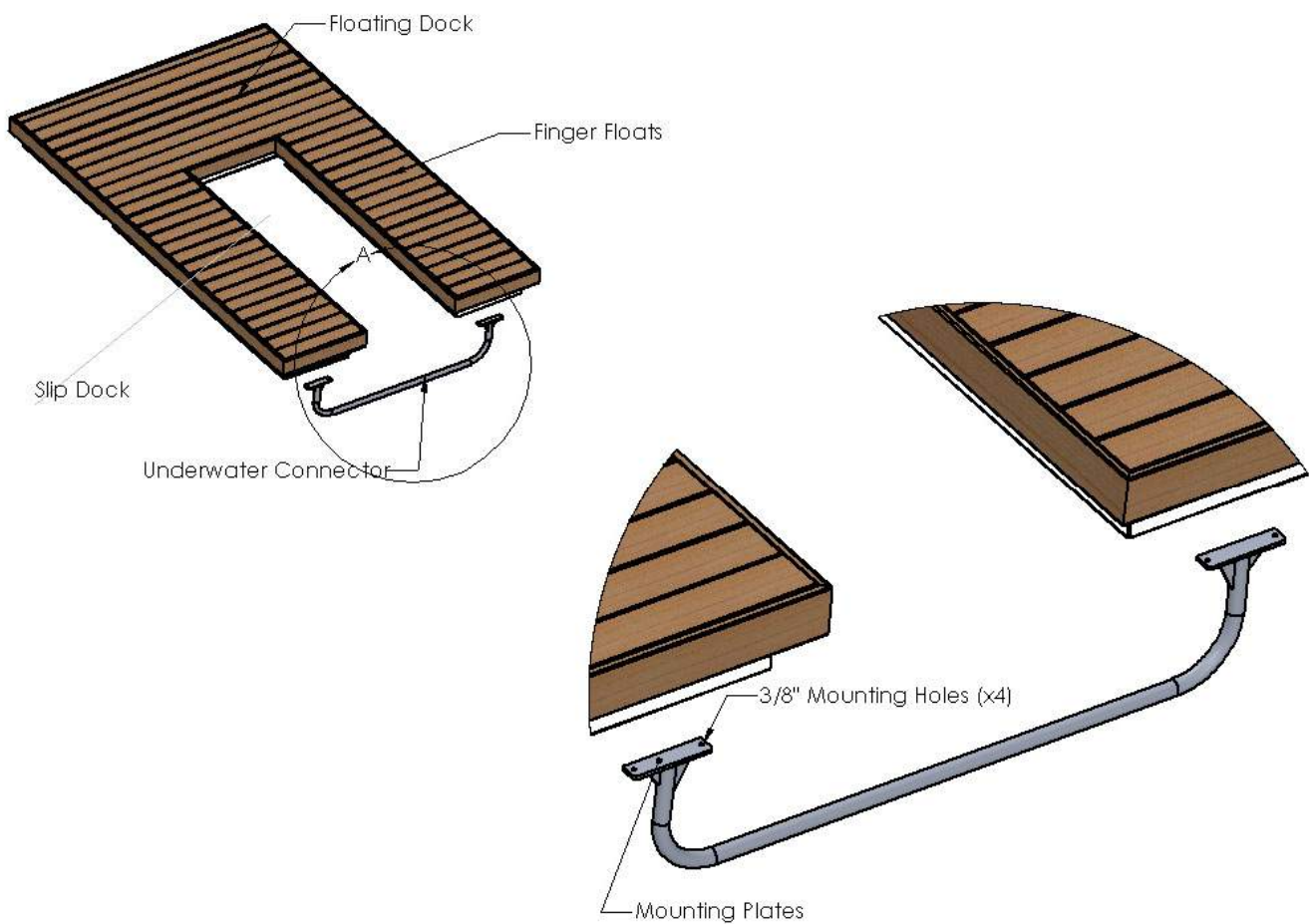
HARDWARE LIST



Label	Description
1	3/8"-16 x 3- 1/4 Hex Bolt
2	3/8" Flat Washer
3	3/8" Lock Washer
4	3/8"-16 Hex Nut

STEP ONE

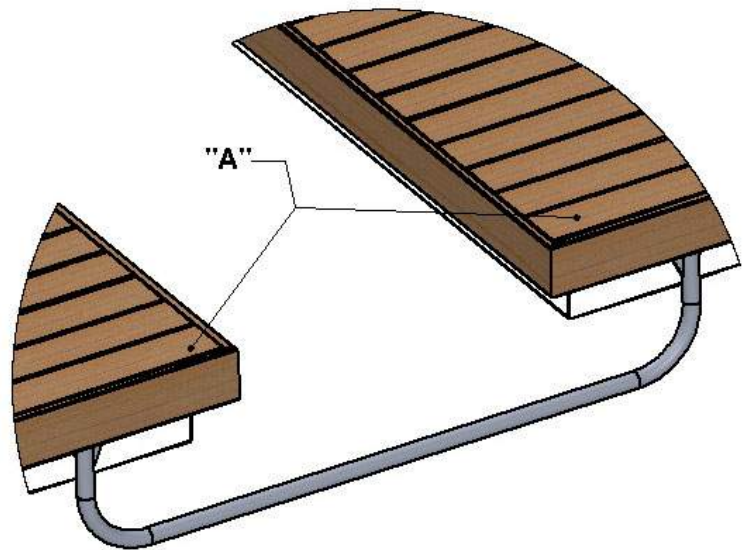
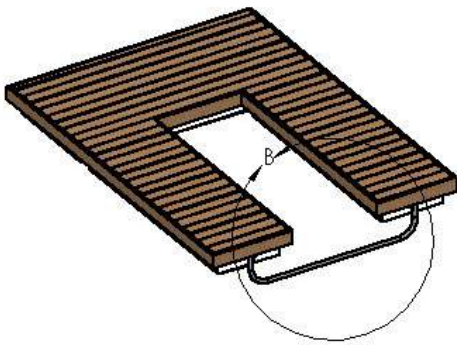
The underwater connector is an integral structural part that holds the finger floats in place. The underwater connector will be bolted to the aluminum dock frame using 3/8" hardware with the side skirt attached to the aluminum frame. Holes have been pre-drilled for your convenience. See Detail A.



DETAIL A
SCALE 1 : 12

STEP TWO

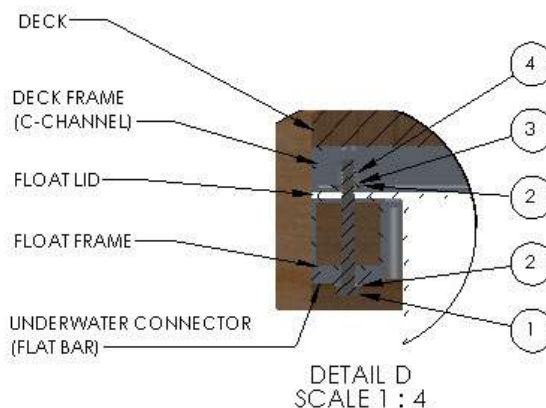
Remove deck boards where noted. See "A" for reference. Line up the middle of the underwater connector so that it is centered between the finger floats using the pre-drilled holes. See Detail B.



DETAIL B
SCALE 1 : 13

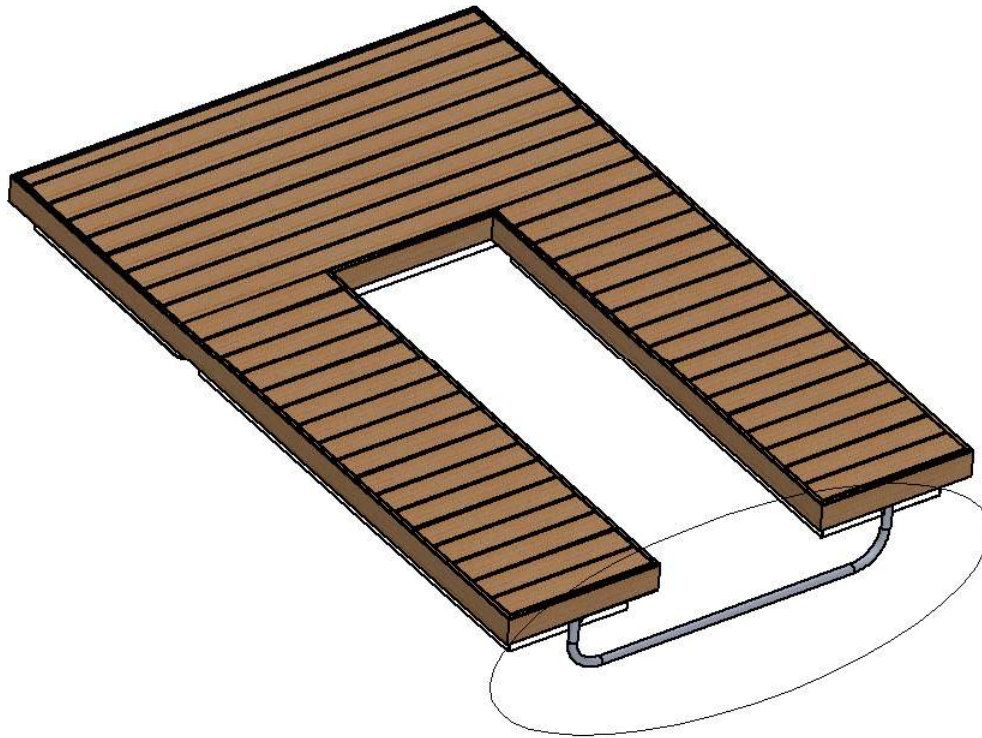
STEP THREE

Insert the 3/8" hex bolts and flat washers from the bottom. Then the flat washers, lock washers, and hex nuts on top of the C-channel (deck frame) bottom lip. Fasten the underwater connector to the finger floats. Next, reinstall previously removed deck boards. See Detail D.



STEP FOUR

Ensure there is enough clearance for your kayak. Next tighten all of your bolts and inspect your work. Once this step is complete you are now ready to attach your AccuDock to your structure.



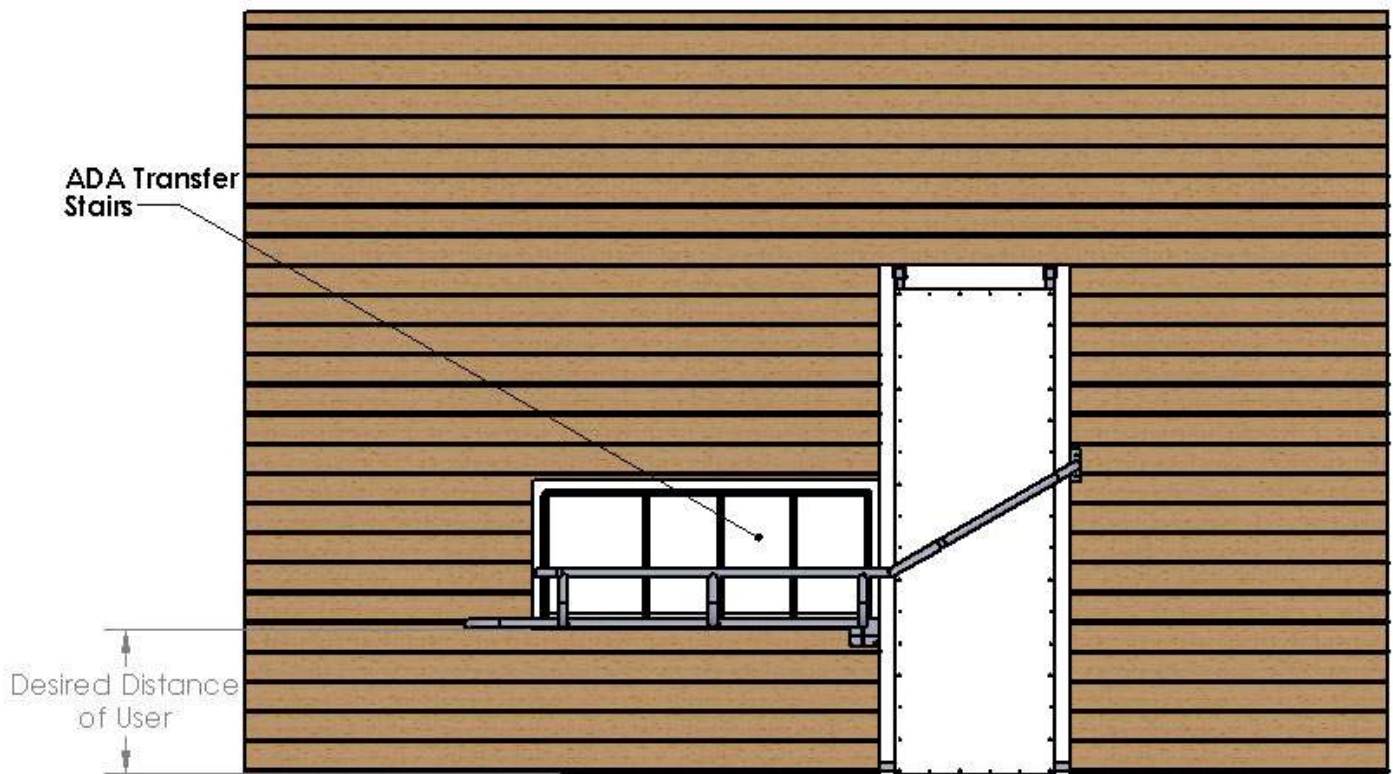
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INSTALLATION INSTRUCTIONS



ADA Transfer Stairs to Decked Dock

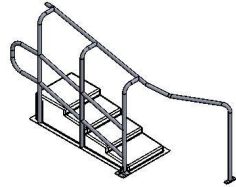
BEFORE INSTALLATION

Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your AccuDock.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

Part	Qty	
ADA Transfer Stairs (ACC-TRF)	1	
3/8"-16 x 5- 1/2" Hex Bolt with Fender Washer	5	
3/8" Flat Washer	10	
3/8" Lock Washer	5	
3/8"-16 Hex Nut	5	

Note: To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

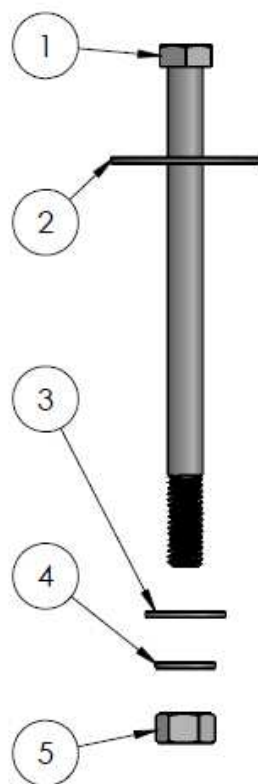
TOOLS NEEDED

Cordless Drill with 3/8" Drill Bit

Wrench

Ratchet with 9/16" Socket

HARDWARE LIST



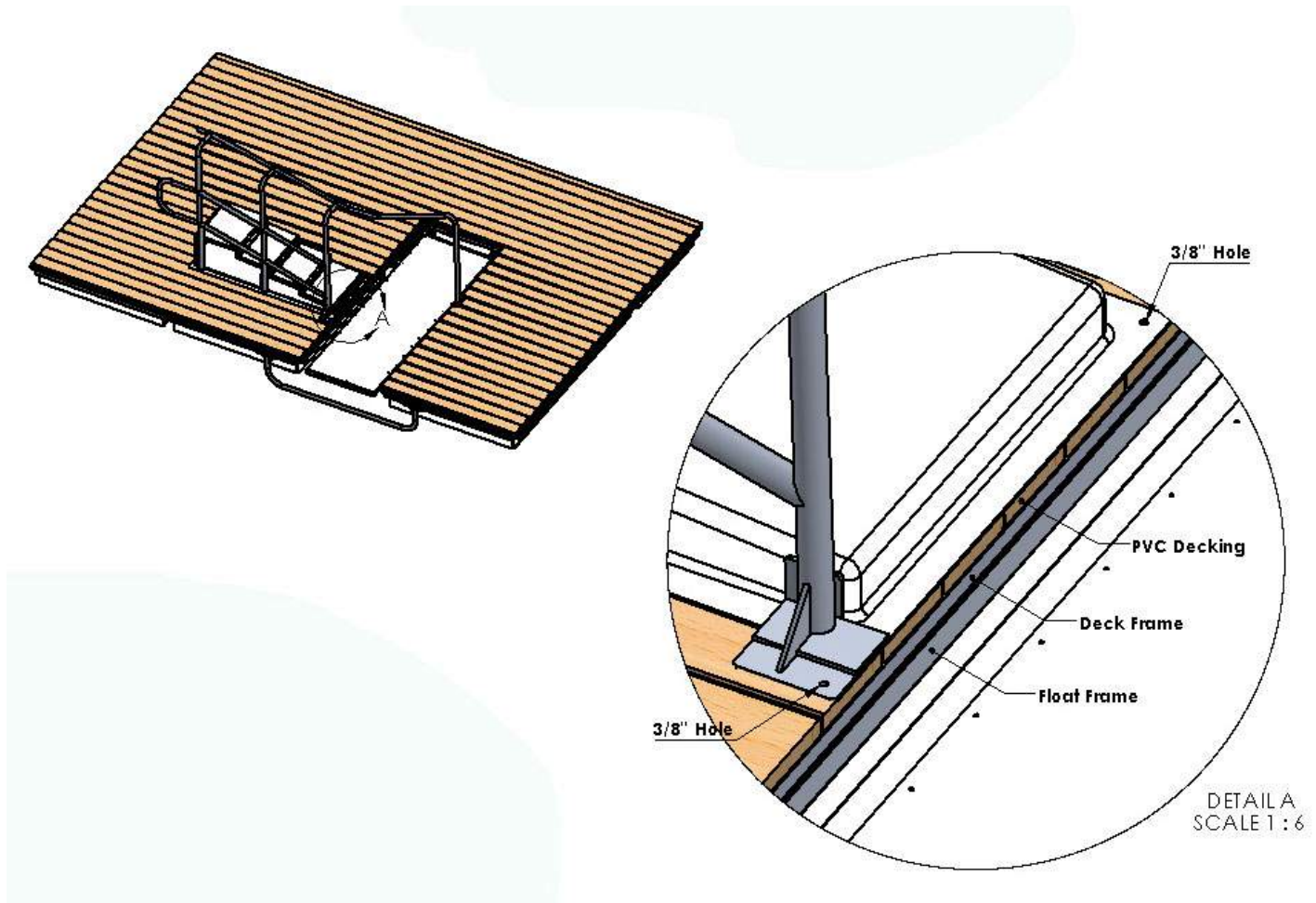
Label	Description
1	3/8"-16 x 5- 1/2" Hex Bolt
2	3/8" Fender Washer
3	3/8" Flat Washer
4	3/8" Lock Washer
5	3/8"-16 Hex Nut

FOR QUESTIONS CALL 954.785.7557 OR
EMAIL INFO@ACCUDOCK.COM

STEP ONE

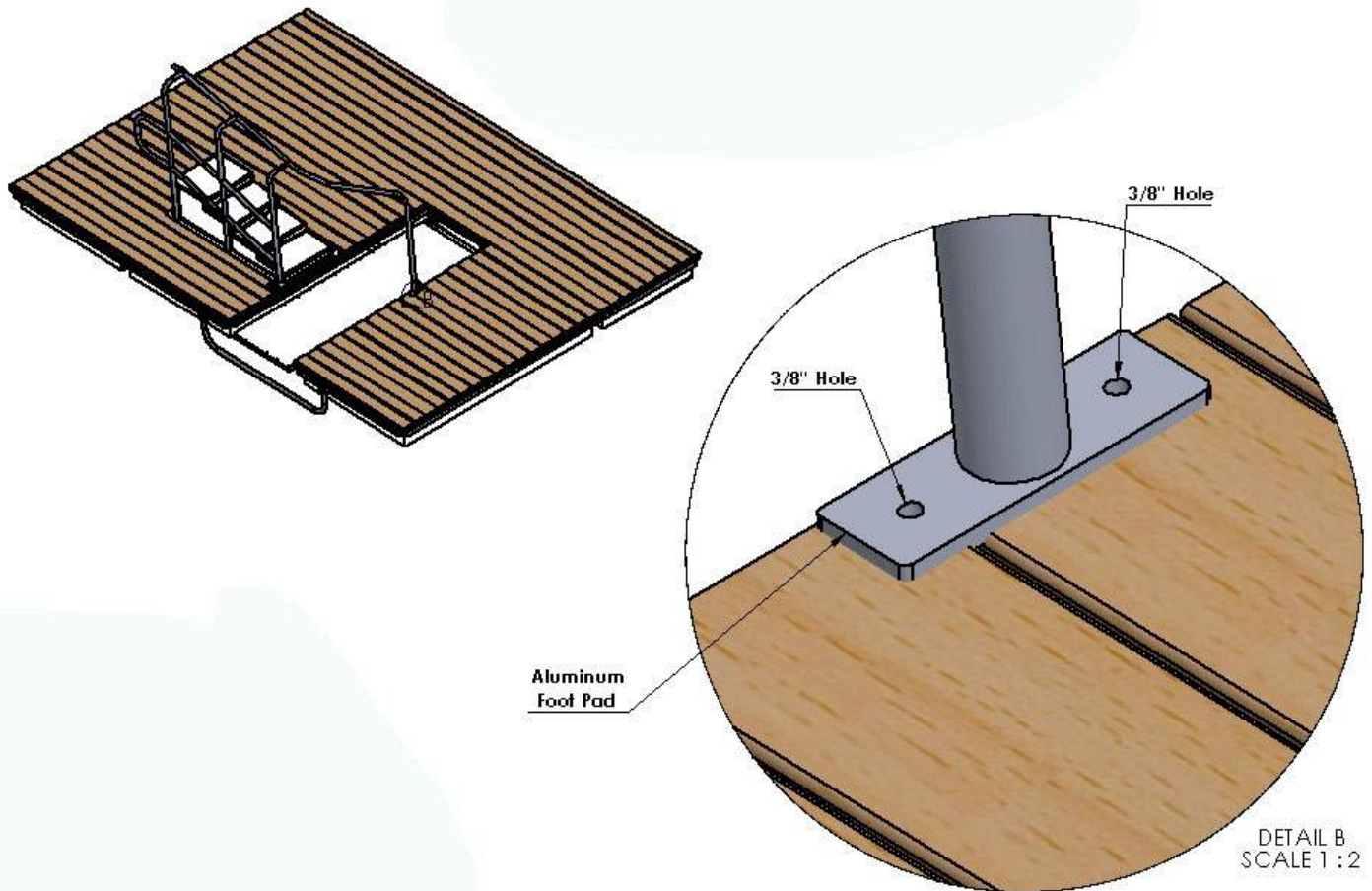
After connecting all the floats, place the ADA transfer stairs in the desired location.

Using a 3/8" drill bit, drill thru all holes beginning with the aluminum foot pad and the fiberglass lip of the stairs, and ending with the aluminum float frame. Be sure that the holes will not interfere with any pre-existing hardware before drilling. See Detail A.



STEP TWO

Using a 3/8" drill bit, drill thru all holes using the pre-existing holes in the aluminum foot pad. Be sure that the holes will not interfere with any pre-existing hardware before drilling. See Detail B.

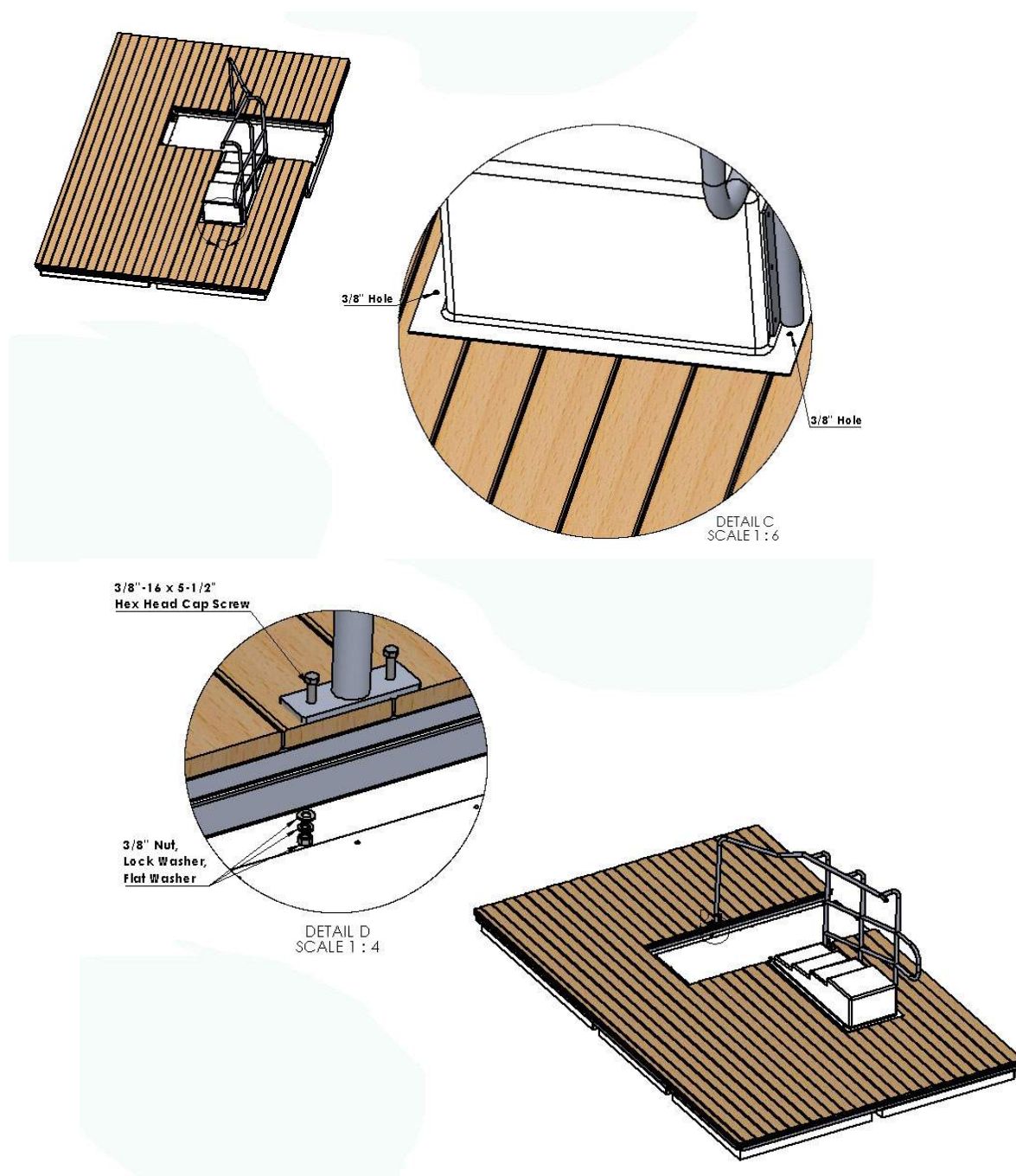


STEP THREE

Using a 3/8" drill bit, drill thru all the holes beginning with the fiberglass lip of the stairs and ending with the aluminum float frame. Be sure that the holes will not interfere with any pre-existing hardware before drilling. See Detail C.

Note: Make sure that the holes line up with the float frame before drilling.

Next, insert 3/8"-16 x 5-1/2" hex head cap screws and secure them underneath the float frame with a flat washer, lock washer, and 3/8" hex nut. See Detail D.



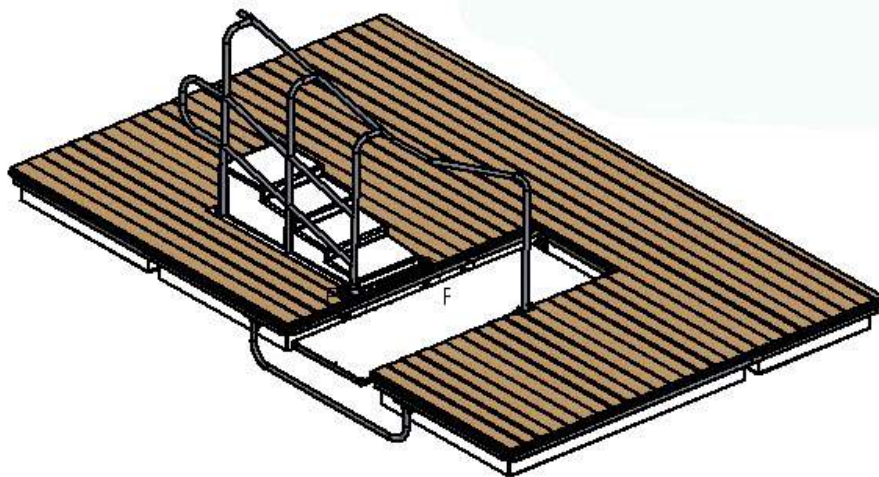
FOR QUESTIONS CALL 954.785.7557 OR
EMAIL INFO@ACCUDOCK.COM

STEP FOUR

Insert 3/8"-16 x 5-1/2" hex head cap screws into all the drilled holes (6x) and secure them underneath the float frame with a flat washer, lock washer, and 3/8" nut.

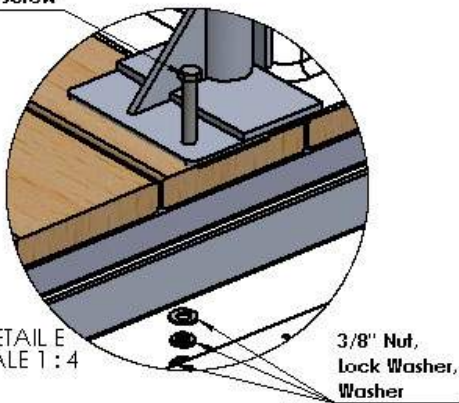
Note: The bolts inserted through the fiberglass lip of the stairs should have fender washers as shown in detail F.

Be sure to tighten all of your bolts and inspect your work.



3/8" - 16 x 5-1/2"
hex head cap screw

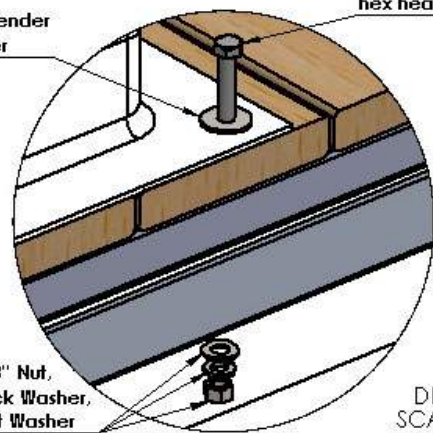
DETAIL E
SCALE 1:4



3/8" Nut,
Lock Washer,
Washer

3/8" Fender
Washer

3/8" Nut,
Lock Washer,
Flat Washer



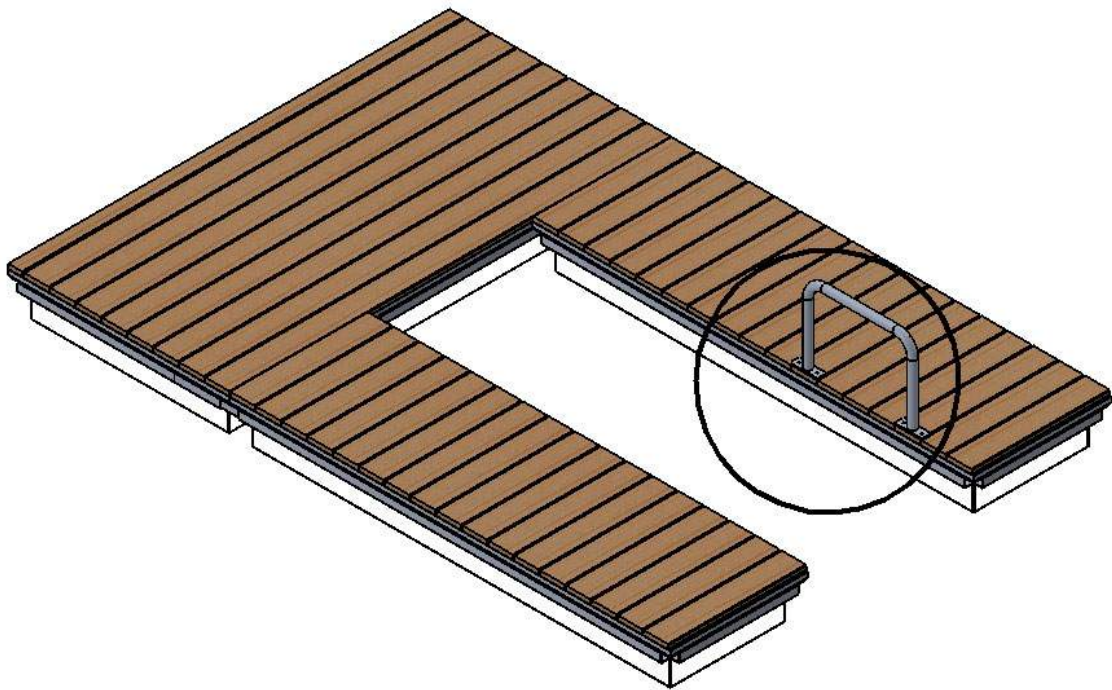
DETAIL F
SCALE 1:3



FOR MORE INFORMATION CALL 954.785.7557 OR
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WWW.ACCUDOCK.COM



INSTALLATION INSTRUCTIONS



Side Assist Railing to Decked Dock

BEFORE INSTALLATION

Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your accessory.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

Part	Qty	
Side Assist Railing (ACC-SR2)	1	
3/8"-16 x 5-1/2" Hex Bolt	4	
3/8" Flat Washer	8	
3/8" Lock Washer	4	
3/8"-16 Hex Nut	4	

Note: To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

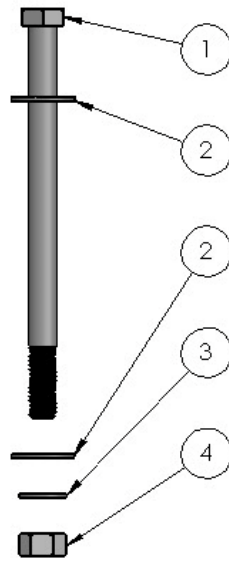
TOOLS NEEDED

Cordless Drill with 3/8" Drill Bit

Wrench

Ratchet with 9/16" Socket

HARDWARE LIST

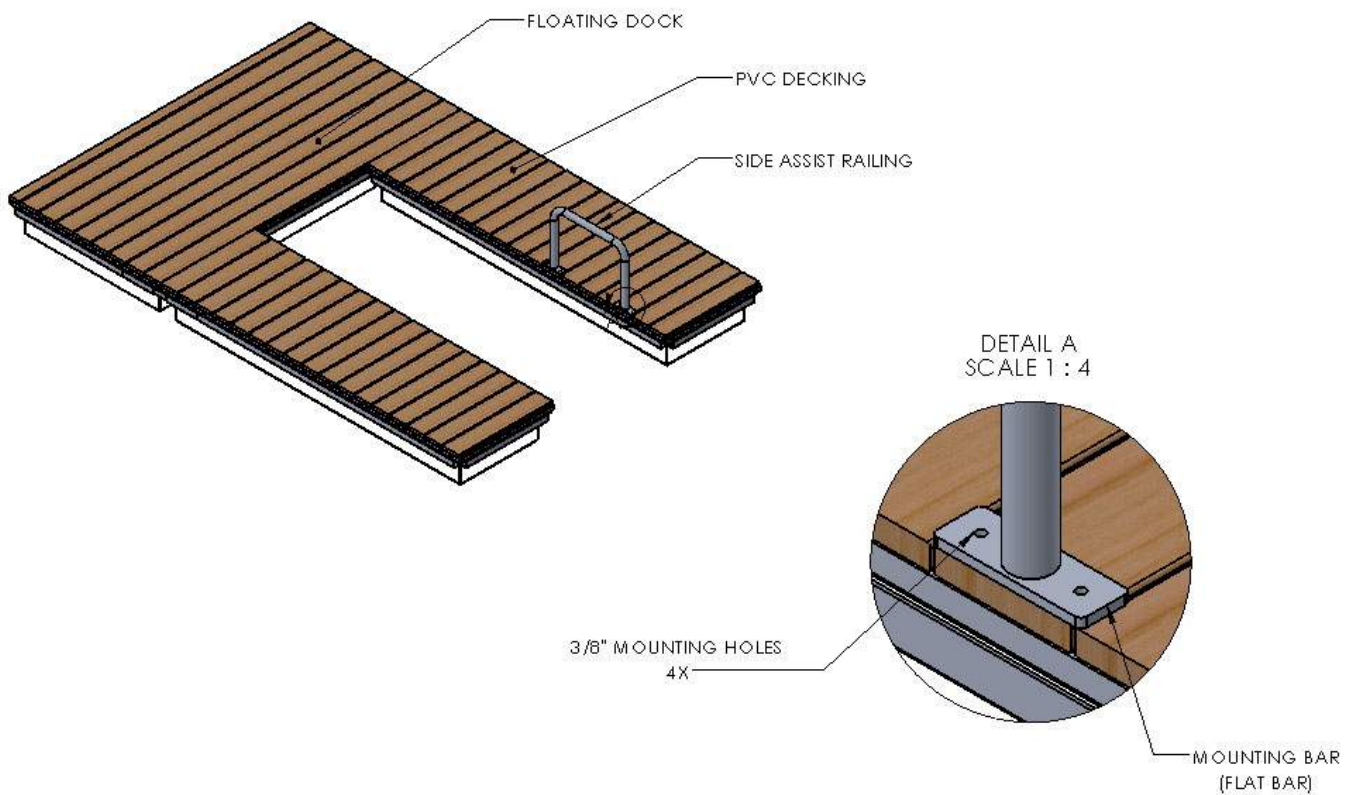


Label	Description
1	3/8"-16 x 5-1/2" Hex Bolt
2	3/8" Flat Washer
3	3/8" Lock Washer
4	3/8"-16 Hex Nut

STEP ONE

The Side Assist Railing will be bolted to the aluminum dock frame using 3/8" hardware. Holes will have to be drilled through the PVC decking, deck frame, float lid and float frames. See Detail A.

Notes: Side Assist Railing location varies according to customer needs/requirements.

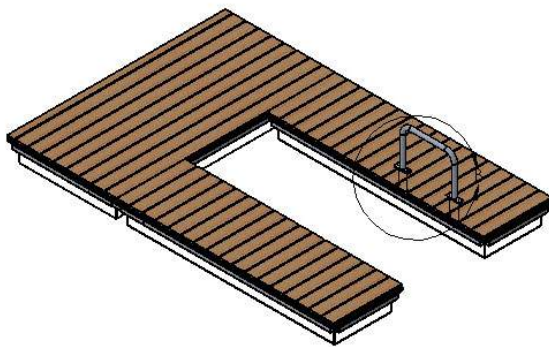


STEP TWO

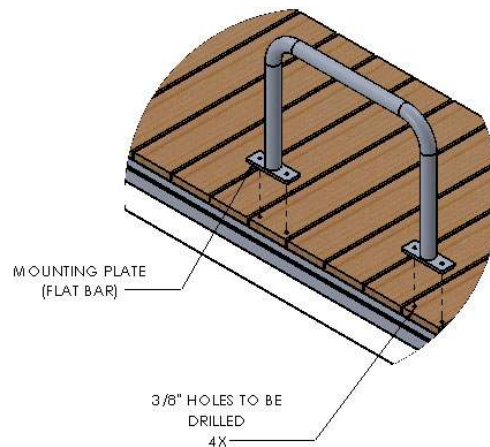
The flat bar sections should sit flush with the edge of the PVC decking and the float's aluminum frame. Using a 3/8" drill bit, use the existing holes on the side assist railing mounting plates as a guide and drill through all 4 holes, beginning with the PVC decking and ending with the float frame. Make sure that the holes do not interfere with any existing hardware. See Detail B.

After drilling the 4 mounting holes, insert 3/8" hex bolts and flat washers from the top. Insert flat washers, lock washers, and hex nuts from the bottom. Fasten the side assist railing to the framed floats. See Detail C.

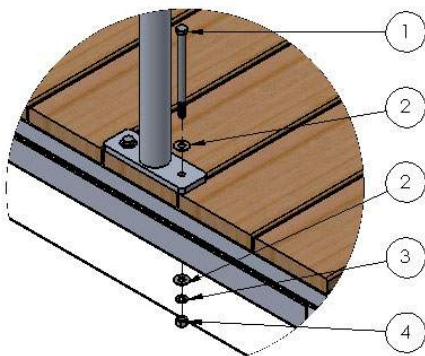
Be sure to tighten all of your bolts and inspect your work.



DETAIL B
SCALE 1 : 12



DETAIL C
SCALE 1 : 6

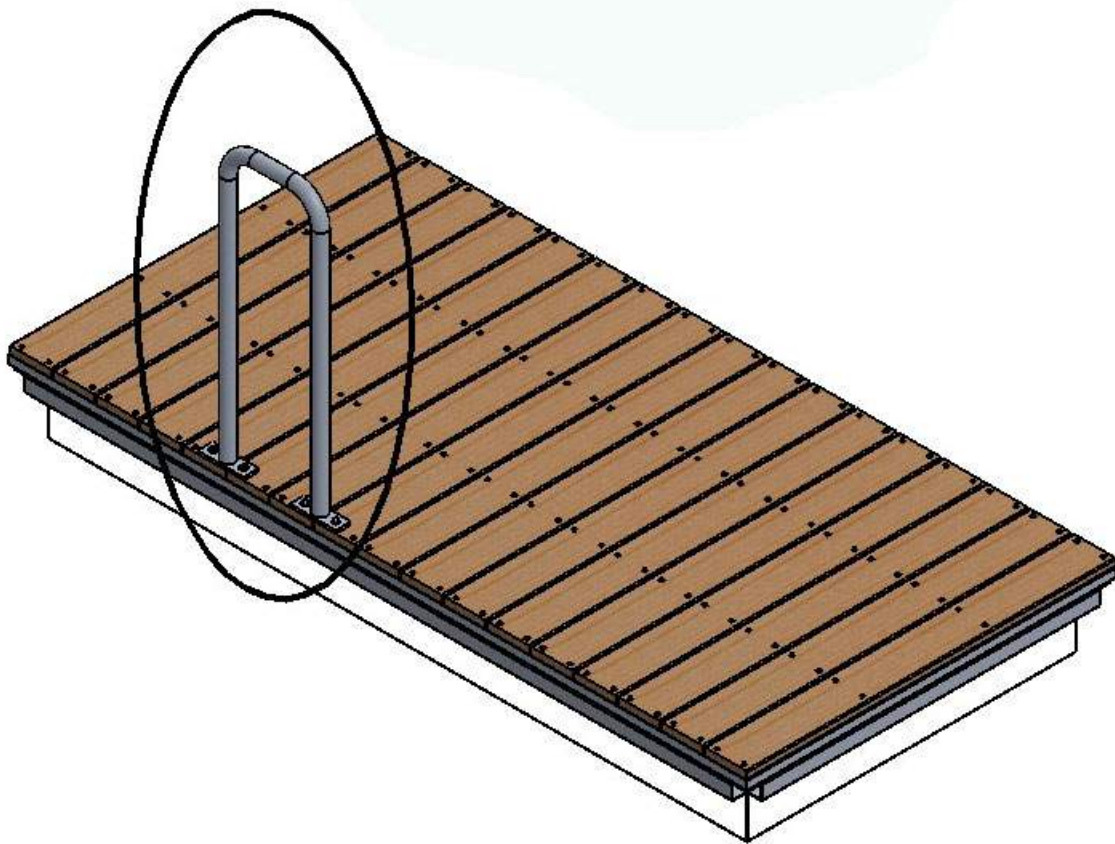




FOR MORE INFORMATION CALL 954.785.7557 OR
EMAIL SALES@ACCUDOCK.COM
WWW.ACCUDOCK.COM



INSTALLATION INSTRUCTIONS



Paddleboard Railing to Decked Dock

BEFORE INSTALLATION

Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your accessory.

Check your package carefully to ensure you have all parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

Part	Qty	
Paddleboard Railing (ACC-PBR)	1	
3/8"-16 x 5-1/2" Hex Bolt	4	
3/8" Flat Washer	8	
3/8" Lock Washer	4	
3/8"-16 Hex Nut	4	

Note: To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

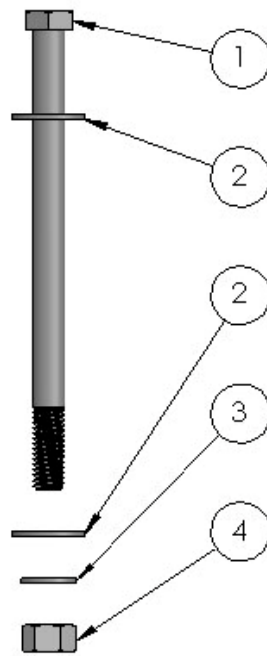
TOOLS NEEDED

Cordless Drill with 3/8" Drill Bit

Wrench

Ratchet with 9/16" Socket

HARDWARE LIST

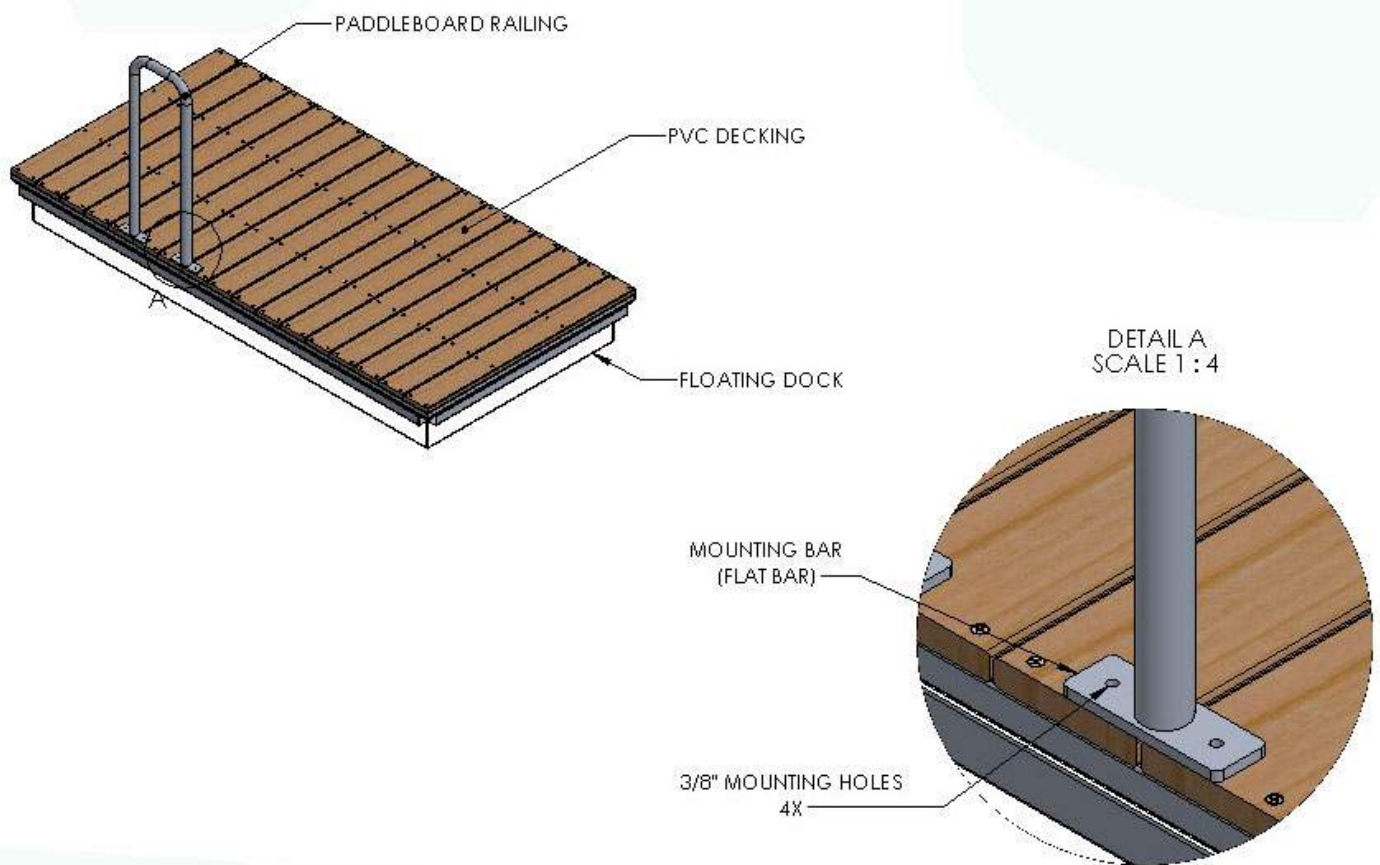


Label	Description
1	3/8"-16 x 5-1/2" Hex Bolt
2	3/8" Flat Washer
3	3/8" Lock Washer
4	3/8"-16 Hex Nut

STEP ONE

The Paddleboard Railing will be bolted to the aluminum dock frame using 3/8" hardware. Holes will have to be drilled through the PVC decking, deck frame, floats lid and float frames. See Detail A.

Note: Paddleboard Railing location varies according to customer needs/requirements.



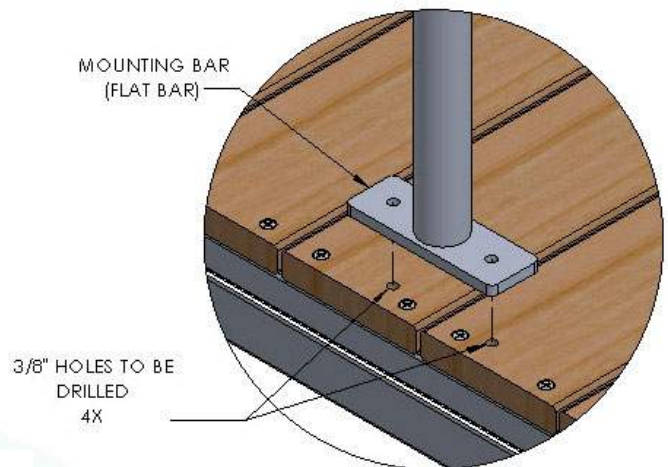
STEP TWO

The flat bar sections should sit flush with the edge of the PVC decking and the float's aluminum frame. Using a 3/8" drill bit, use the existing holes on the paddleboard railing mounting bars as a guide and drill 4 thru-all holes, beginning with the PVC decking and ending with the float frame. Make sure that the holes do not interfere with any existing hardware. See Detail B.

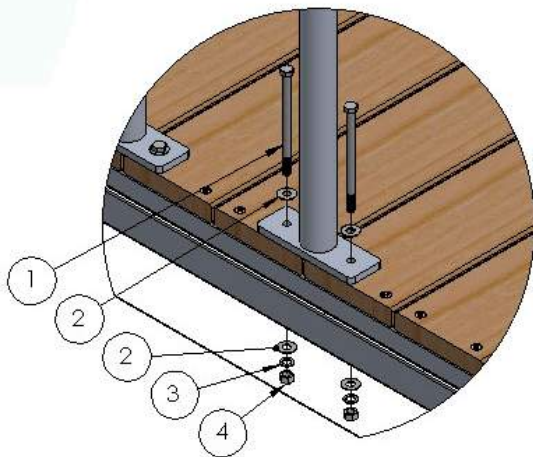
After drilling the 4 mounting holes, insert the 3/8" hex bolts and flat washers from the top. Insert flat washers, lock washers and hex nuts from the bottom. Fasten the paddleboard railing to the framed floats. See Detail C. Be sure to tighten all of your bolts and inspect your work.



DETAIL B
SCALE 1 : 4



DETAIL C
SCALE 1 : 6

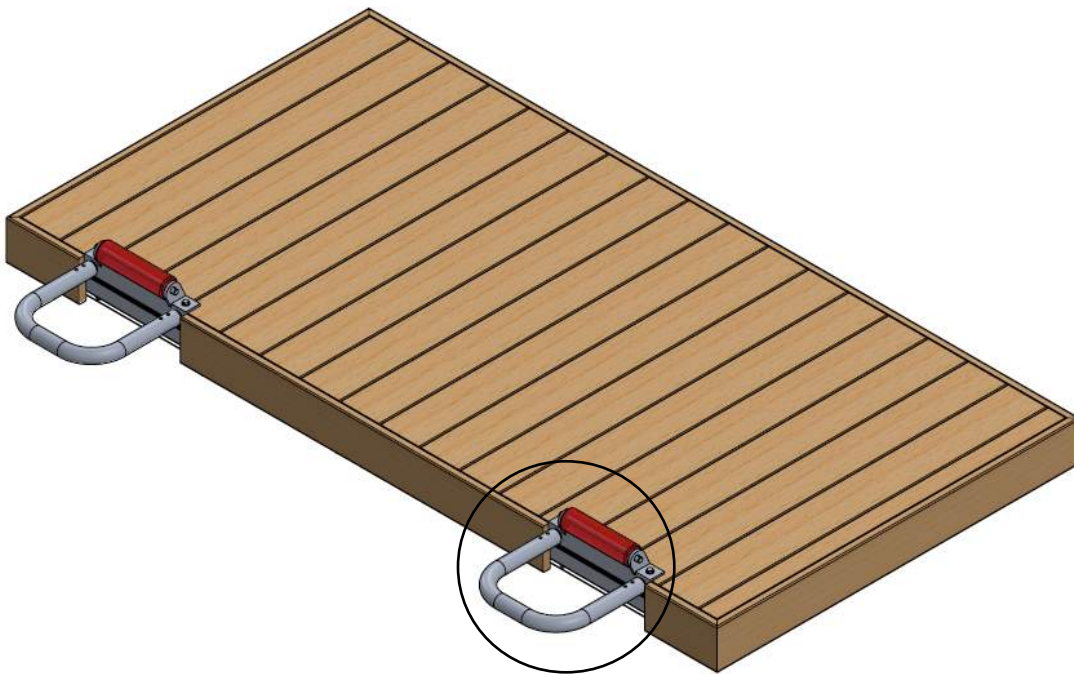




FOR MORE INFORMATION CALL 954.785.7557 OR
EMAIL SALES@ACCUDOCK.COM
WWW.ACCUDOCK.COM



INSTALLATION INSTRUCTIONS



Piling Hoop Bracket to Decked Dock

BEFORE INSTALLATION

Thank you for your purchase with AccuDock. Our products have been constructed for durability and designed for easy installation. Please take the time to read these instructions carefully before installing your attachment.

Check your package carefully to ensure you have all the parts and hardware listed below. Should you be missing any of the hardware please contact us.

PARTS LIST

While unpacking, please be sure to not discard any of the parts. Set them aside on a flat surface and ensure all parts are present prior to installation.

Part	Qty	
Piling Hoop Bracket (ATT-P08, ATT-P10, & ATT-P12)	2	
3/8" Hex Bolt	4	
3/8" Flat Washer	8	
3/8" Lock Washer	4	
3/8" Hex Nut	4	

Note: The hardware quantity provided accounts for a pair of Piling Hoop Brackets.

To ensure a smooth AccuDock installation, apply the anti-seize provided to all hardware.

TOOLS NEEDED

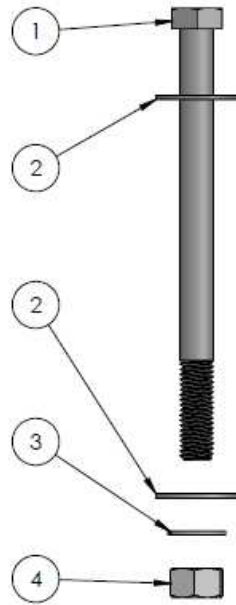
Cordless Drill with 3/8" Drill Bit

Electric Saw

9/16" Wrench (2) or

Ratchet with Socket Wrench

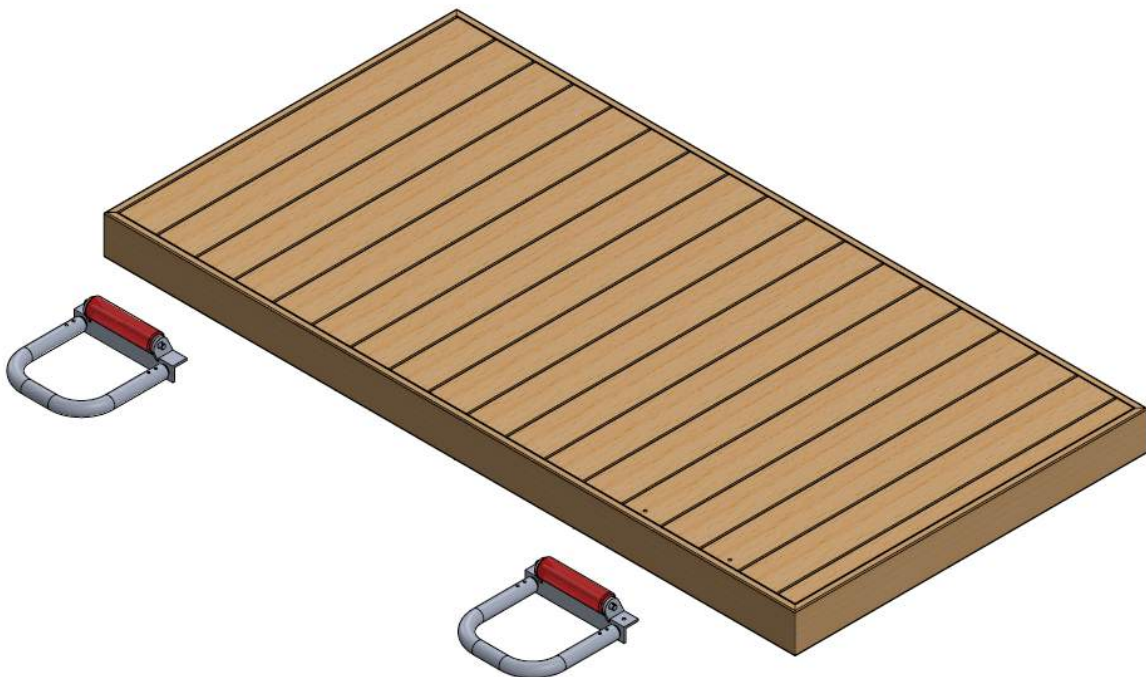
HARDWARE LIST



Label	Description
1	3/8" Hex Bolt
2	3/8" Flat Washer
3	3/8" Lock Washer
4	3/8" Hex Nut

STEP ONE

First, line up the Piling Hoop Brackets to the desired location on the decked floating dock. Once the desired location has been determined, mark the locations on the side skirt deck board.



STEP TWO

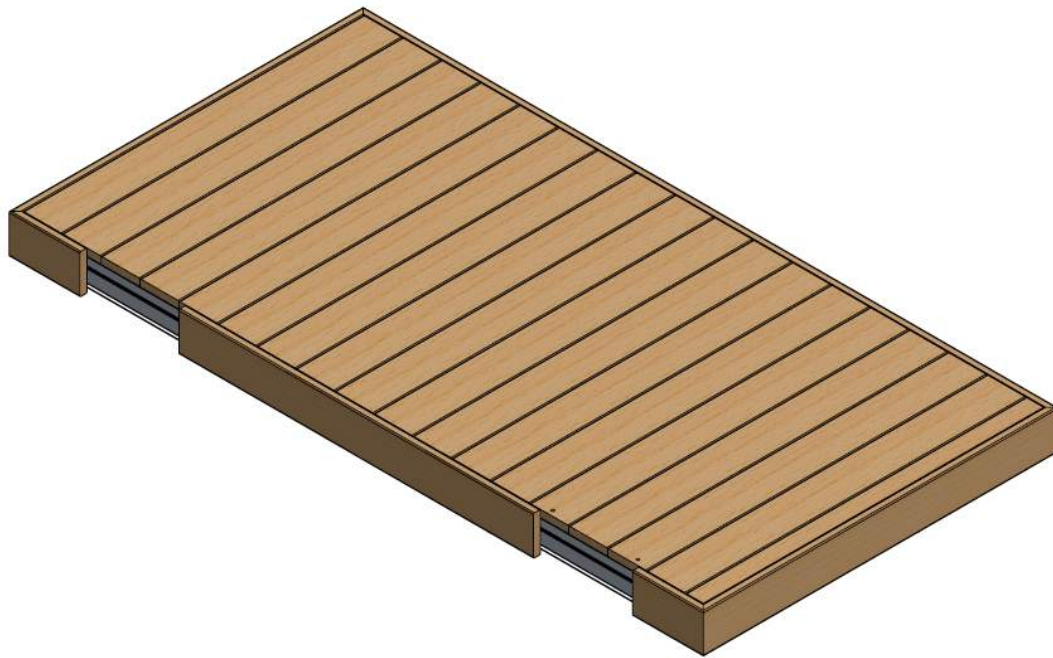
Next, remove the side skirt deck board by removing deck screws and cutting the marked areas using an electric saw.

Note: Save the deck screws, you will need them for the following step.



STEP THREE

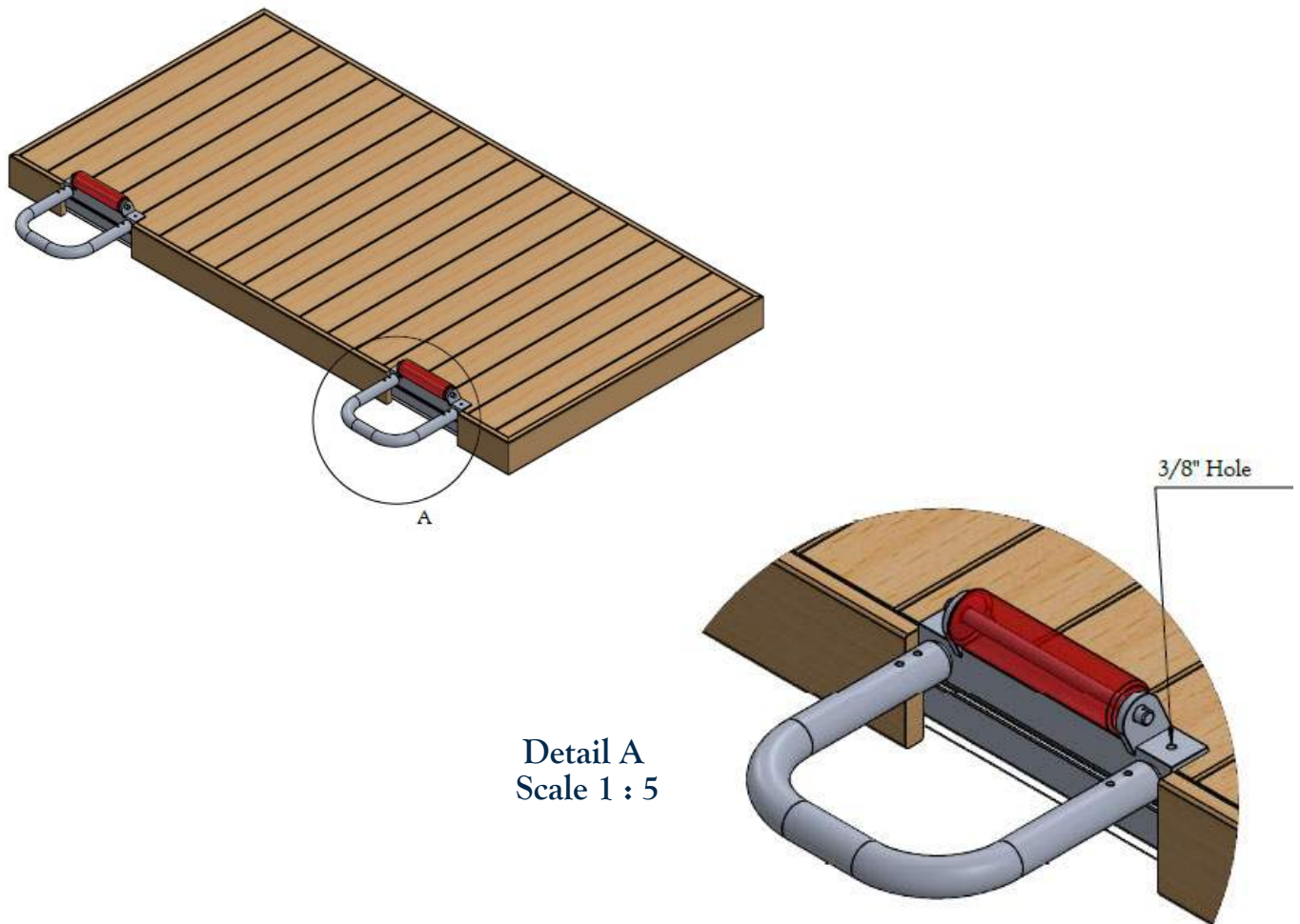
Once, the marked areas on the side skirt deck board have been removed, re-install the side skirt deck board using the previously removed deck screws.



STEP FOUR

Continue by grabbing a drill with a 3/8" drill bit and drill two holes through the Piling Hoop Brackets, all the way through to the aluminum dock frame. See Detail A.

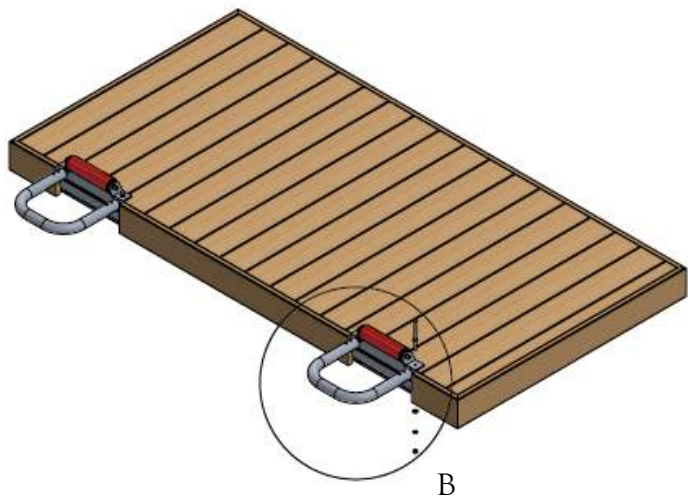
Note: When drilling make sure that the holes do not interfere with any existing hardware.



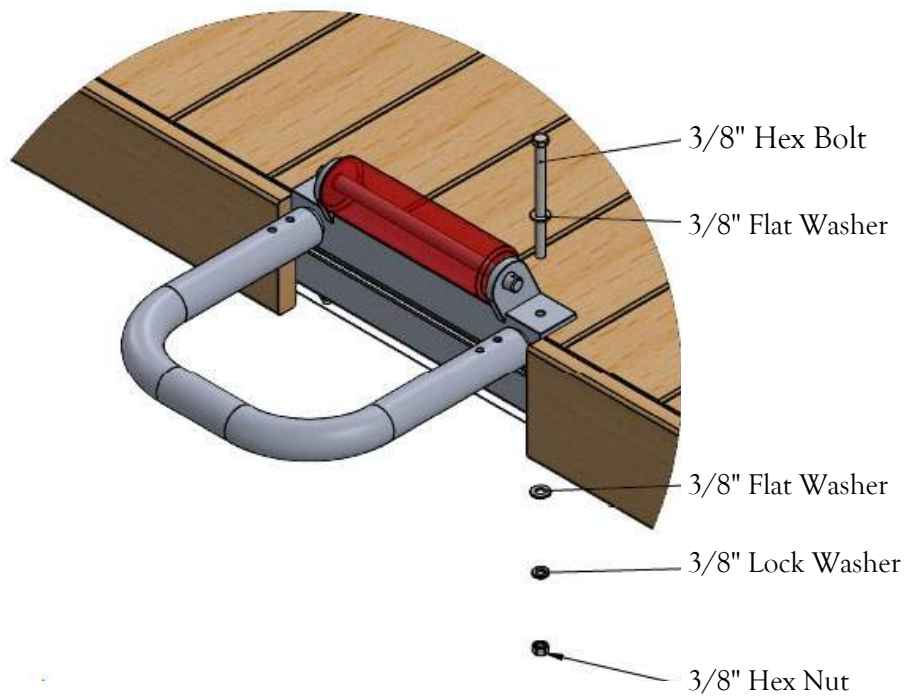
Detail A
Scale 1 : 5

STEP FIVE

Next, insert the 3/8" hex bolts and flat washers from the top, and insert flat washers, lock washers, and hex nuts from the bottom. See Detail B.

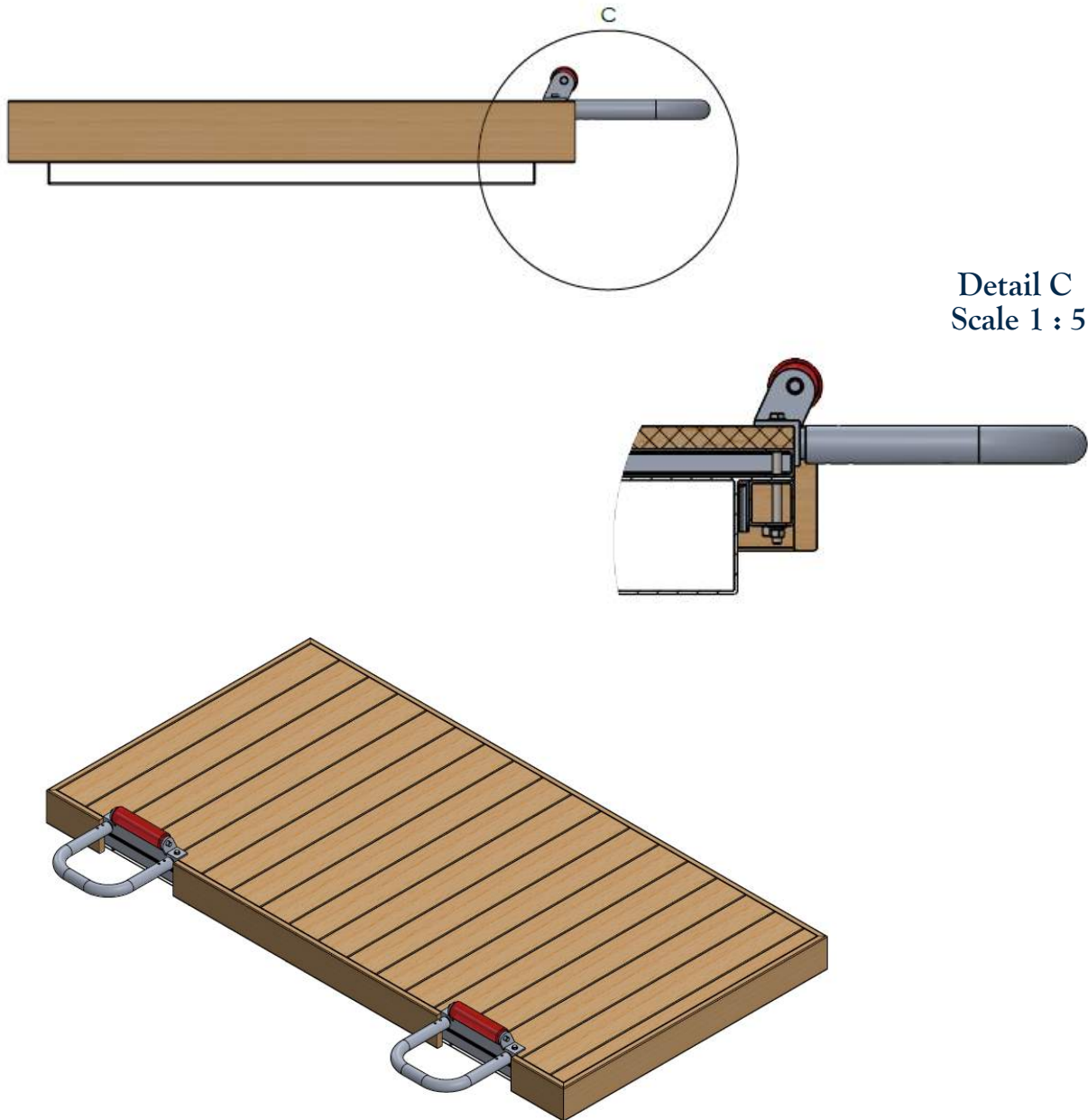


Detail B
Scale 1 : 5



STEP SIX

Lastly, secure and fasten the hardware and Piling Hoop Brackets to the decked floating dock.





FOR MORE INFORMATION CALL 954.785.7557 OR
EMAIL SALES@ACCUDOCK.COM
WWW.ACCUDOCK.COM

**SECTION 00 4000
PROCUREMENT FORMS AND SUPPLEMENTS**

PART 1 GENERAL

1.1 FORMS

- A. Use the following forms for the specified purposes unless otherwise indicated elsewhere in the procurement requirements.
- B. Substitution Request Form (During Procurement): 00 4325 - Substitution Request Form.
- C. Substitution Request Form (During Construction): 00 6325 - Substitution Request Form - During Construction.
- D. Bid Form: Section 00 4100 - Bid Form.
 - 1. Supplemental Bid Form Section 00 4100.01 - Bidder Status Form
 - 2. Supplemental Bid Form Section 00 4100.02 - Authorization to Transact Business Worksheet
 - 3. Supplemental Bid Form Section 00 4100.03 - Non-Collusion Affidavit

1.2 REFERENCE STANDARDS

- A. AIA A310 - Bid Bond; 2010.
- B. AIA A701 - Instructions to Bidders; 2018.
- C. AIA G703 - Continuation Sheet; 1992.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

**END OF SECTION
END OF SECTION**

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SECTION 00 4100

BID FORM

PROJECT: THE BOARDWALK AT LAKE PETOCKA

BID TO:	CITY OF BONDURANT
	200 2ND STREET NE
	BONDURANT, IA 50035
DELIVER BID TO:	BONDURANT CITY HALL, 200 2ND STREET NE
	BONDURANT, IA 50035

SUBMITTED BY: _____

(BIDDER TO ENTER COMPANY NAME)

BIDDER'S FULL NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

EMAIL ADDRESS _____

NOTE: Submit one original of this Bid Form. All blanks shall be completed. Only bids on this form will be accepted. Submit Bid Security, if required, in separate envelope. Bidder shall carefully review the Instructions to Bidders and Supplementary Instructions to Bidders prior to completing this form.

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price and within the schedule indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents. Bidder accepts all of the terms and conditions of the Advertisement for Bids and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 30 days after the day of Bid opening.
2. The undersigned Bidder submits, herewith, bid security in accordance with the terms set forth in the Advertisement for Bids and Supplementary Instructions to Bidders.
3. The Bidder has examined and carefully studied the Bidding Documents and the following Addenda, receipt of all which is hereby acknowledged:

<u>DATE</u>		<u>NUMBER</u>

4. BIDDER has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work.
5. BIDDER is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

The Boardwalk at Lake Petocka
Project # 2240018600

6. BIDDER will complete the Work in accordance with the Contract Documents for the following bid price(s):

BASE UNIT PRICE BID					
<u>NO.</u>	<u>ITEM</u>	<u>UNIT</u>	<u>ESTIMATED QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
1	BOARDWALK DECKING, BLACK LOCUST	SF	1260		
2	BOARDWALK RAILING, BLACK LOCUST	LS	1		
3	PLANTING BED WOOD CLADDING, BLACK LOCUST	SF	241		
4	HELICAL PILES - TRADITIONAL INSTALLATION	LS	1		
5*	HELICAL PILES - ALTERNATE WINTER INSTALLATION	LS	0		N/A
6	BOARDWALK SUBSTRUCTURE	SF	1446		
7	RAISED PLANTING BEDS W/ STEEL FRAM	LS	1		
8	ACCESSIBLE KAYAK LAUNCH AND GANGWAY, INSTALL ONLY	LS	1		
9	CONCRETE ABUTMENT RAMP	CY	39		
10	EROSION CONTROL	LS	1		
11	EARTHWORK SHAPING & TOPSOIL	LS	1		
12	SEEDING AND RESOTRATION	AC	0.5		
13	LIMESTONE OUTCROPPING BOULDERS	EA	7		
14	LANDSCAPE PLANTINGS	EA	406		
15	CONSTRUCTION STAKING	LS	1		
16	MOBILIZATION	LS	1		
TOTAL					\$

* Bid Item 5 Note: Installation shall be completed from the ice surface during winter conditions in lieu of barge or shoreline access. Contractor is solely responsible for verifying ice thickness and implementing safe means and methods of construction. Use of this alternate requires prior written approval from the Engineer and shall replace the traditional helical pile installation Bid Item 4 if approved. The Contract Sum will be updated in a Change Order at that time to remove Bid Item 4 and add Bid Item 5 for the sum identified on this bid form. See sheet C001 for Bid Item Reference Notes. Bid Item 5 not to be included in calculated total Bid Price.

<u>ALTERNATE 1 UNIT PRICE BID</u>					
<u>NO.</u>	<u>ITEM</u>	<u>UNITS</u>	<u>ESTIMATED QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
1	BOARDWALK DECKING, THERMALLY MODIFIED ASH	SF	1,260	\$	\$
2	BOARDWALK RAILING, THERMALLY MODIFIED ASH	LS	1	\$	\$
3	PLANTING BED WOOD CLADDING, THERMALLY MODIFIED ASH	SF	241	\$	\$
				TOTAL	\$

*NOTE: If accepted, alternates 1-3 will replace base bid items 1-3.

<u>ALTERNATE 2 UNIT PRICE BID</u>					
<u>NO.</u>	<u>ITEM</u>	<u>UNITS</u>	<u>ESTIMATED QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
1	LANDSCAPE PLANTING DEDUCT	EA	-406	\$	\$

7. In the event of discrepancies between unit prices and the unit price extension and/or total price listed on this Bid Form, unit price shall govern.

8. BIDDER agrees that the Work will be completed in accordance with the project schedule in the Advertisement for Bids.

9. BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

10. Bidder certifies that this proposal is made in good faith, without collusion or in connection with any other person, organization, or corporation bidding on the work.

11. The following documents are attached to and made a condition of this Bid:

- a. Required Bid Security in the amount of _____ and in the form of _____.
SUBMITTED IN A SEPARATE ENVELOPE.
- b. 00 4100.01 - Bidder Status Form.
- c. 04 4100.02 - Athorization to Transact Business Worksheet
- d. 00 4100.03- Non-Collusion Affidavit.

12. This Bid submitted on _____, 20_____.

13. State Contractor License No. _____.

14. The bidder shall not make any revisions to the bid forms or the Schedule of Bid Prices and shall not devise any alternates other than those provided. Any such notes, revisions, or comments shall be grounds for rejection of the bid as not being responsive.

15. Complete the applicable item(s) listed below. If this Bid is submitted by an agent of BIDDER, attach a current Power-of-Attorney certifying the agent's authority to bind the BIDDER.

The Boardwalk at Lake Petocka
Project # 2240018600

IF BIDDER IS:

An Individual

By: _____

(signature of individual) (typed or printed name)

doing business as: _____

Business Address: _____

Phone No. _____

A Partnership

By: _____

(Firm Name)

(signature of general partner) (typed or printed name)

Business Address: _____

Phone No. _____

A Corporation

By: _____

(Corporation Name)

State of Incorporation: _____

By: _____

(signature of person authorized to sign)

(typed or printed name and title)

Attest: _____

(Secretary)

Business Address: _____

Phone No. _____

END OF SECTION

**SECTION 00 4100.01
BIDDER STATUS FORM**

To be completed by all bidders	Part A
Please circle Yes or No for each of the following:	

Part 1 Bidder Status Form

1.1 IOWA BIDDER STATUS FORM

- A. The Iowa Division of Labor Bidder Preference Law is required by Iowa Code 73A.21. and can be referenced here: <http://www.iowadivisionoflabor.gov/bidder-preference-law>

1. Iowa Bidder Status Form

YES	NO	My company is authorized to transact business in Iowa <i>(To help you determine if your company is authorized, please review the worksheet on the next page).</i>
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.

The Boardwalk at Lake Petocka
Project # 2240018600

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 bidders who are residents? (Circle one) 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: _____

You must submit the completed form to the government body requesting bids per 875 Iowa Administrative Code Chapter 156. This form has been approved by the Iowa Labor Commissioner.

END OF SECTION

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**SECTION 00 4100.02
AUTHORIZATION TO TRANSACT BUSINESS WORKSHEET**

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. Circle Yes or No.

YES	NO	My business is currently registered as a contractor with the Iowa Division of Labor.
YES	NO	My business is sole proprietorship & 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 & has paid all fees required by the Secretary of State, has filed its most recent biennial report, & 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, & 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 & 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 & a statement of cancellation has not been filed.
YES	NO	My business is a limited partnership or limited liability partnership which has filed a certificate of limited partnership in this state, & 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 & 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 & 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 & the certificate has not been revoked or canceled.
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END OF SECTION

SECTION 00 4100.03

NON-COLLUSION AFFIDAVIT

The undersigned bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He/She further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee gift, commission or thing of value on account of such sale.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION CONTAINED IN THE FOREGOING BID FOR PUBLIC WORKS ARE TRUE AND CORRECT.

Dated this _____ day of _____, _____.

Name of organization: _____

Title of person signing: _____

Signature: _____

ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

Before me, a Notary Public, personally appeared the above named and swore that the statements contained in the foregoing document are true and correct.

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____,

Notary Public Signature: _____

My Commission Expires: _____

END OF SECTION

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SECTION 00 4325

SUBSTITUTION REQUEST FORM

REFERENCE: AIA A701 INSTRUCTIONS TO BIDDERS SUBPARAGRAPH 3.3

NOTE: SUBSTITUTION REQUESTS MUST BE RECEIVED BY THE ARCHITECT/ENGINEER BY 3:00 PM ON OCTOBER 24, 2025.

PROJECT: The Boardwalk at Lake Petocka

A/E: Shive-Hattery, Inc.

BIDDER: _____

BY: _____

DATE: _____

SPECIFIED MATERIAL, PRODUCT OR EQUIPMENT: _____

RELATED SPECIFICATION SECTIONS: _____

RELATED DRAWING NUMBERS: _____

PROPOSED SUBSTITUTION: _____

REASON FOR PROPOSED SUBSTITUTION: _____

ATTACHED DATA: Refer to AIA Instructions To Bidders (AIA A701-1997) subparagraph 3.3 Substitutions for requirements. Attach additional pages, if necessary.

			<u>Item</u>		<u>Description</u>
			<u>No.</u>		

For Use by the Architect/Engineer

Substitution:	___	Approved	___	Not Approved
	___	Approved As Noted	___	Not Approved - Received too Late

By: _____ Date: _____

END OF SECTION

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**SECTION 00 5000
CONTRACTING FORMS AND SUPPLEMENTS**

PART 1 GENERAL

- 1.1 WHERE IT IS PROVIDED IN THE BID DOCUMENTS THAT THE CONTRACTOR SHALL USE AIA DOCUMENTS, THEY ARE HEREBY MADE A PART OF THESE DOCUMENTS TO THE SAME EXTENT AS IF BOUND HEREIN. AIA FORMS MAY BE PURCHASED FROM THE AMERICAN INSTITUTE OF ARCHITECTS AT WWW.AIA.ORG.
- 1.2 AGREEMENT AND CONDITIONS OF THE CONTRACT
- A. See Section 00 5200 - Agreement Form for the Agreement form to be executed.
 - B. See Section 00 7200 - General Conditions for the General Conditions.
 - C. See Section 00 7300 - Supplementary Conditions for the Supplementary Conditions.
 - D. The Agreement is based on AIA A101.
 - E. The General Conditions are based on AIA A201.
- 1.3 FORMS
- A. Use the following forms for the specified purposes unless otherwise indicated elsewhere in Contract Documents.
 - B. Bond Forms:
 - 1. Bid Bond Form: AIA A310.
 - 2. Performance and Payment Bond Form: AIA A312.
 - C. Post-Award Certificates and Other Forms:
 - 1. Application for Payment Forms: AIA G702 with AIA G703 (for Contractors).
 - D. Clarification and Modification Forms:
 - 1. Request for Information Form: Contractor-created form (PDF).
 - 2. Substitution Request Form (During Construction): 00 6325.
 - 3. Architect's Supplemental Instructions Form: Architect-created form (PDF).
 - 4. Construction Change Directive Form: AIA G714.
 - 5. Proposal Request Form: Architect-created form (PDF).
 - 6. Change Order Request Form: Contractor-created form (PDF).
 - 7. Change Order Form: AIA G701.
 - E. Closeout Forms:
 - 1. Certificate of Substantial Completion Form: AIA G704.
 - 2. Affidavit of Payment of Debts and Claims Form: AIA G706.
 - 3. Contractor's Affidavit of Release of Liens Form: AIA G706A
 - 4. Consent of Surety to Final Payment Form: AIA G707.

1.4 REFERENCE STANDARDS

- A. AIA A101 - Standard Form of Agreement Between Owner and Contractor where the basis of Payment is a Stipulated Sum; 2017.
- B. AIA A201 - General Conditions of the Contract for Construction; 2017.
- C. AIA A310 - Bid Bond; 2010.
- D. AIA A312 - Performance Bond and Payment Bond; 2010.
- E. AIA G701 - Change Order; 2017.
- F. AIA G702 - Application and Certificate for Payment; 1992.
- G. AIA G703 - Continuation Sheet; 1992.
- H. AIA G704 - Certificate of Substantial Completion; 2017.
- I. AIA G706A - Contractor's Affidavit of Release of Liens; 1994.
- J. AIA G707 - Consent of Surety to Final Payment; 1994.
- K. AIA G709 - Proposal Request; 2018.
- L. AIA G710 - Architect's Supplemental Instructions; 2017.
- M. AIA G714 - Construction Change Directive; 2017.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 00 5200
AGREEMENT FORM**

PART 1 GENERAL

1.1 FORM OF AGREEMENT

- A. AIA A101-2017 "Standard Form of Agreement Between Owner and Contractor", where the basis of payment is a stipulated Sum, forms the basis of the contract between the Owner and Contractor and is hereby made a part of these Documents to the same extent as if bound herein. All provisions which are not amended or supplemented remain in full force and effect. This form can be purchased from the American Institute of Architects state office as follows:

1. AIA Iowa
2. 400 Locust Street, Suite 100
3. Des Moines, IA 50309
4. Phone: 515-244-7502
5. Fax: 515-244-5347
6. www.aiaiowa.org

1.2 RELATED REQUIREMENTS

- A. Section 00 7200 - General Conditions.
- B. Section 00 7300 - Supplementary Conditions.
- C. Section 01 4216 - Definitions.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

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**SECTION 00 5350
INSURANCE AND BONDS - A101 EXHIBIT A**

INSURANCE AND BONDS

The following Supplements modify, change, delete from or add to the "Insurance and Bonds," American Institute of Architects (AIA) Document A101 - 2017 Exhibit A. Where any Article, Section or clause or portion thereof of the Exhibit A - Insurance and Bonds is modified or deleted by these Supplementary Conditions, the unaltered portions of that Article, Section, Section or clause or portion thereof shall remain in effect.

ARTICLE A.2 OWNER'S INSURANCE

The following Sections in Article A.2 are either selected, not selected or revised as stated below:

A.2.3.1.1 There are no specific causes of loss coverage with sub-limits.

A.2.3.1.2 There are no specific required coverage with sub-limits.

A.2.4.1 Loss of Use, Business Interruption Insurance with policy limit of \$50,000 is selected. Delete the words "and Delay in Completion Insurance,"

A.2.4.2 Ordinance or Law Insurance with policy limit of \$500,000 is selected.

A.2.4.3 Expediting Cost Insurance with policy limit of \$50,000 is selected.

A.2.4.4 Extra Expense Insurance with policy limit of \$50,000 is selected.

A.2.4.5 Civil Authority Insurance is not selected.

A.2.4.6 Ingress/Egress Insurance is not selected.

A.2.4.7 Soft Costs Insurance with policy limit of \$50,000 is selected.

A.2.5.1 Cyber Security Insurance is not selected.

A.2.5.2 Other Insurance is not selected.

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

The following Sections in Article A.3 are either selected, not selected or revised as stated below:

A.3.1.1 In the last sentence, after the words "Contractor's Commercial General Liability", add the words "Commercial Auto Liability, Pollution coverage, if applicable,"

A.3.1.1 After the last sentence, add the sentence:

Insurance policies required by this insurance section shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least thirty (30) days prior written notice has been given to the Owner and Architect.

Add the following to Section A.3.1.1:

A.3.1.1.1 If this insurance is written on the Comprehensive General Liability policy form, the Certificates shall be on an ACORD form, completed and supplemented in accordance with AIA G715, Instruction Sheet and Supplemental Attachment for an ACORD Certificate of Insurance form.

A.3.1.1.2 The Owner shall provide written notification to the Contractor of the cancellation or expiration of any insurance required by Exhibit A. The Owner shall provide such written notice within five (5) business days of the date the Owner is first aware of the cancellation or expiration, or is first aware that the cancellation or expiration is threatened or otherwise may occur, whichever comes first.

A.3.1.3 In the first sentence, after the words "commercial general liability," add the words "commercial auto liability, pollution coverage, if applicable, and excess or umbrella liability"

A.3.1.3 Add the following A.3.1.3.1 to Section A.3.1.3

A.3.1.3.1 All liability policies which include the Owner as an additional insured shall include a Governmental Immunities Endorsement, pursuant to Chapter 670.4 of the Iowa Code, which endorsement shall include the following provisions:

A.3.1.3.1.1 Non-waiver of Government Immunity: The insurance carrier expressly agrees and states that the purchase of this policy and including the Owner as an Additional Insured does not waive any of the defenses of governmental immunity available to the Owner under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.

A.3.1.3.1.2 Claims Coverage: The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defenses of governmental immunity under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.

A.3.1.3.3 Assertion of Government Liability: The Owner shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.

A.3.1.3.4 Non-Denial of Coverage: The insurance carrier shall not deny coverage or deny any of the rights and benefits accruing to the Owner under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the Owner.

A.3.2.1 No additional duration beyond the expiration of the period for correction of Work is required.

A.3.2.1 Add the following A.3.2.1.1 to Section A.3.2.1

A.3.2.1.1 All insurance coverages, except workers compensation, provided by the Contractor under A.3 shall provide for a waiver of subrogation to the Owner, Architect and Architect's consultants, and agents and employees.

A.3.2.2 Replace Section A.3.2.2.1 in its entirety with the following:

A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than one million (\$1,000,000) each occurrence, two million (\$2,000,000) general aggregate (endorsed to apply on a per project basis), and two million (\$2,000,000) aggregate for products-completed operations hazard (maintain for (2) two years after final payment), providing coverage for claims including

A.3.2.2.1 Replace Section A.3.2.2.1.5 in its entirety with the following:

A.3.2.2.1.5 \$250,000 limit for damage to premises rented to Contractor

A.3.2.2.1 Add Sections A.3.2.2.1.6 through A.3.2.2.1.9:

A.3.2.2.1.6 \$10,000 limit on medical expenses on any one person

A.3.2.2.1.7 \$10,000 limit on medical

A.3.2.2.1.8 Contractual liability for personal & advertising injury

A.3.2.2.1.9 Electronic data liability endorsement with limits not less than \$50,000

A.3.2.2.2 Delete Section A.3.2.2.2.4

A.3.2.3 Revise Section A.3.2.3 as follows:

A.3.2.3 Automobile Liability policy limits will be not less than one million (\$1,000,000) per accident.

A.3.2.3 Add to the end of the last sentence "including coverage for pollution liability broaden cover for automobile per CA 9948 and MCS 90 filings if required by law.

A.3.2.4 Revise Section A.3.2.4 as follows:

A.3.2.4 Revise the second sentence in Section A.3.2.4 to read "...Commercial General Liability, Automobile Liability, and Employer Liability..."

A.3.2.6 Employers' Liability policy limits will be not less than one million (\$1,000,000) each accident, one million (\$1,000,000) each employee, and one million (\$1,000,000) policy limit.

A.3.2.8 Policy limits will be not less than two million (\$2,000,000) per claim and two million (\$2,000,000) in the aggregate for Professional Liability insurance.

A.3.2.9 Policy limits will be not less than two million (\$2,000,000) per claim and two million (\$2,000,000) in the aggregate for Pollution Liability insurance.

A.3.2.10 If a Combined Professional Liability and Pollution Liability insurance policy is procured, policy limits will be not less than five million (\$5,000,000) per claim and five million (\$5,000,000) in the aggregate.

A.3.2.11 Policy limits will be not less than one million (\$1,000,000) per claim and two million (\$2,000,000) in the aggregate for maritime liability risks insurance.

A.3.2.12 Policy limits will be not less than one million (\$1,000,000) per claim and one million (\$1,000,000) in the aggregate for manned or unmanned aircraft insurance.

A.3.3.1 No additional duration beyond the expiration of the period for correction of Work is required.

A.3.3.2.2 Railroad Protective Liability Insurance is not required and therefore A.3.3.2.2 is not selected.

A.3.3.2.5 After the word "owned" add the words "and rented".

A.3.3.2.6 Add the the following other insurance coverage to A.3.3.2.6:

Should the Contractors subcontractors or its lower tier subcontractor's work involve the moving, lifting, lowering, rigging or hoisting of property or equipment, Subcontractor shall carry Rigger's Liability insurance to insure against physical loss or damage to the property and/or equipment in the amount no less than one million (\$1,000,000).

A.3.4 The amount of each bond shall be equivalent to 100 percent of the contract sum.

END OF SECTION

SECTION 00 6325

SUBSTITUTION REQUEST FORM - DURING CONSTRUCTION

TO: _____

PROJECT: The Boardwalk at Lake Petocka

OWNER: City of Bondurant

A/E: Shive-Hattery, Inc.

BID DATE: _____

We hereby submit for your consideration the following product instead of the specified item for the above project:

DRAWING NO.: _____ DRAWING NAME: _____

SPEC SECT. SPEC NAME PARAGRAPH SPECIFIED ITEM

Proposed Substitution:

Attach complete information on changes to Drawings and/or Specifications which proposed substitution will require for its proper installation.

Submit, with request, all necessary samples and substantiating data to prove equal quality and performance to that which is specified. Clearly mark manufacturer's literature to indicate equality in performance.

CERTIFICATION OF EQUAL PERFORMANCE AND ASSUMPTION OF LIABILITY FOR EQUAL PERFORMANCE

The undersigned states that the function, appearance and quality are equivalent or superior to the specified item.

Submitted by:

Signature: _____

Title: _____

Firm: _____

Address: _____

Telephone: _____ Date: _____

Signature shall be by person having authority to legally bind the firm to the above terms.

Failure to provide legally binding signature will result in retraction of approval.

FOR USE BY Architect/Engineer:

☐ Accepted ☐ Accepted as Noted ☐ Not Accepted ☐ Received Too Late

Date: _____

FILL IN BLANKS BELOW

Does the substitution affect dimensions shown on Drawings? Yes No

If Yes, clearly indicate changes:

Will the undersigned pay for changes to the building design, including engineering and detailing costs caused by the requested substitution? Yes No

If No, fully explain:

What effect does substitution have on other Contracts or other trades?

What effect does substitution have on construction schedule?

Manufacturer's warranties of the proposed and specified items are:

_____ Same _____ Different

(Explain on Attachment)

Reason for Request:

Itemized comparison of specified item(s) with the proposed substitution. List significant variations:

Accurate cost data comparing proposed substitution with product specified:

Designation of maintenance services and sources:

(ATTACH ADDITIONAL SHEETS IF REQUIRED)

END OF SECTION

**SECTION 00 7100
CONTRACTING DEFINITIONS**

PART 1 GENERAL

1.1 APPLICABILITY: THESE DEFINITIONS ARE INTEGRAL TO THE AGREEMENT.

1.2 DEFINITIONS - DESIGN-BUILD DOCUMENTS

- A. Contract Documents: As defined in the Conditions of the Contract and as follows:
 - 1. At the time of execution of the Agreement, Contract Documents consist of the following:
 - a. The Agreement and Conditions of the Contract, and other documents listed on the Table of Contents under the heading Contracting Requirements.
 - 2. From time to time after execution of the Agreement, upon approval by the Owner, the following types of documents will be incorporated into Contract Documents:
 - a. Drawings and other documents documenting the design.
 - b. Construction drawings and specifications detailing the execution of the design.
- B. Project Program: The Owner's requirements for size, arrangement, organization, and location of functional spaces, description of space functions, identification of fittings, equipment, and furnishings, description of the physical and environmental requirements for each space, together with a description of the image, goals, or "mission" of the project.

1.3 DEFINITIONS - TIME PERIODS AND MILESTONE DATES

- A. Preliminary Design: The time period during which the design criteria are finalized and preliminary drawings and written descriptions are prepared to illustrate the proposed design of the work or a portion of the work to the Owner, as described in the Conditions of the Contract.
- B. Design Development: The time period during which the form, arrangement, size, and materials of the work or a portion of the work are determined as described in the Conditions of the Contract.
- C. Construction Documents: The time period during which process working drawings, specifications, and other documents describing the work or a portion of the work are prepared in sufficient detail to allow accurate and complete construction.
- D. Construction: The time period from the beginning of work on the project site until final payment as defined by the Conditions of the Contract.
- E. Substantial Completion: The date as defined in the Conditions of the Contract. Date of Substantial Completion is the due date for the following:
 - 1. Design-Builder's complete punchlist of items to be completed.
 - 2. Owner's complete punchlist of items to be completed.
 - 3. Compliance with requirements of governing authorities, for submittals, inspections, and permits.
 - 4. Compliance with Owner's requirements for access to areas occupied by the Owner.
- F. Closeout: The time period during which all details of both construction and commissioning are completed.
 - 1. The Closeout period is the time from Date of Substantial Completion until final payment, both as defined by the Conditions of the Contract.

- 2. Before and during the Closeout period, the Owner will ascertain whether the completed project complies with Contract Documents.
- G. Occupancy: The time period during which the project is occupied for its intended purpose.
 - 1. The Occupancy period begins at Date of Substantial Completion, as defined by the Conditions of the Contract.
- H. Correction Period: The time period defined by the Conditions of the Contract.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 00 7200

GENERAL CONDITIONS

FORM OF GENERAL CONDITIONS

AIA A201-2017 "General Conditions of the Contract for Construction" is the General Conditions between the Owner and the Contractor and is hereby made a part of these documents to the same extent as if bound herein. The document can be purchased from the American Institute of Architects state office as follows:

AIA Iowa
400 Locust Street, Suite 100
Des Moines, IA 50309
Phone: 515-244-7502
Fax: 515-244-5347
www.aiaiowa.org

The General Conditions applicable to this contract are attached following this page.

RELATED REQUIREMENTS

Section 00 7300 - Supplementary Conditions.

Section 01 4216 - Definitions.

END OF SECTION

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**SECTION 00 7300
SUPPLEMENTARY CONDITIONS**

ARTICLE 1: GENERAL PROVISIONS

No Supplements

ARTICLE 2: OWNER

2.1 GENERAL

Add the following Clause 2.1.1.1 to Section 2.1.1:

2.1.1.1 The Owner is:

Name:	City of Bondurant
Address:	200 2nd Street NE, Bondurant, IA 50035
Telephone:	(515) 967-2418

Add the following Clause 2.1.1.2 to Section 2.1.1:

2.1.1.2 The Owner's Authorized contract Representative is:

Name:	Maggie Murray
Title:	Planning & Community Development Director
Address:	Owner Address, Bondurant, IA 50035
Telephone:	(515) 630-6985
Email:	planning@cityofbondurant.com

2.3 INFORMATION AND SERVICES REQUIRED OF THE OWNER

Delete Section 2.3.2 and substitute the following Section 2.3.2:

2.3.2 The "Architect" is defined in this Contract as the Engineer or Architect lawfully licensed to practice architecture or engineering or an entity licensed to lawfully practice architecture or engineering in the jurisdiction where the project is located and identified as such in this Contract and as is referred to throughout the Contract documents as if singular in number. The term "Engineer," "Architect/Engineer," "Engineer/Architect," "Architect's authorized representative," "Engineer's authorized representative," or "Architect/Engineer's authorized representative" shall mean "Architect" as defined in this Section.

Delete Section 2.3.6 and substitute the following Section 2.3.6:

2.3.6 The Contractor may have copies of the Contract Documents that were returned to Action Reprographics for use in execution of the work. The Contractor may purchase additional copies at the cost of reproduction, postage, and handling.

ARTICLE 3: CONTRACTOR

3.2 REVIEW OF CONTRACT DOCUMENTS & FIELD CONDITIONS BY CONTRACTOR

Add the following sentence to the end of 3.2.2:

3.2.2 The Contractor also represents that all Contract Documents for the Project have been examined, including those intended for work of trades not normally performed by the Contractor's own forces, and that it has become thoroughly familiar with all conditions which may pertain to or affect the Work under the Contract.

Add the following Section 3.2.5 to Section 3.2:

3.2.5 The Owner is entitled to reimbursement from the Contractor for amounts paid to the Architect for evaluating and responding to the Contractor's Requests For Information (RFI) that are not prepared in accordance with the Contract Documents or where the requested 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.

3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

Add the following Sections 3.3.4 and 3.3.5:

3.3.4 The Owner reserves the right to retain ownership to any materials or equipment that is part of the existing facility. If material or equipment is to be removed from the site, the Contractor shall detach such items and before removing from site, obtain permission from the Owner, or his designee, to do so. All items not retained by Owner shall be removed in a proper manner by the Contractor.

3.3.5 The Contractor shall submit to the Owner before construction begins one copy of Material Safety Data Sheets of hazardous substances to be stored on the Owner's premises or incorporated in the performance of this contract. The Contractor shall also keep Material Safety Data Sheets posted at the work site for all substances while these substances are on the Owner's premises. Hazardous substances shall be any substance which is covered by Law (Right to Know Rules).

3.4 LABOR AND MATERIALS

Add Sections 3.4.4 through 3.4.8:

3.4.4 After the Contract has been executed, the Owner and the Architect will consider a formal request for the substitution of products in place of those specified only under the conditions set forth in the Specifications, Division 01, General Requirements.

3.4.5 By making requests for substitutions based on Subparagraph 3.4.4 above, the Contractor:

1. Represents that the Contractor has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified;

2. Represents that the Contractor will provide the same warranty for the substitution that the Contractor would for the specified product;

3. Certifies that the cost data presented in the substitution request is complete and includes all related costs under this Contract except the Architect/Engineer's review and/or redesign costs, and waives all claims for additional costs related to the substitution which subsequently become apparent; and

4. Will coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be complete in all respects at the Contractor's expense.

3.4.6 The Owner shall be entitled to reimbursement from the Contractor for amounts paid to the Architect for reviewing the Contractor's proposed substitutions and making agreed-upon changes in the Drawings and Specifications resulting from such substitutions.

3.4.7 The Owner shall be entitled to deduct from the Contract Sum amounts paid to the Architect or Architect's Consultants to evaluate the Contractor's proposed substitutions and to make agreed-upon changes in the Contract Documents made necessary by the Owner's acceptance of such substitutions.

3.4.8 The Contractor, and its subcontractors, shall conform to local labor laws of the State in which the project resides. Prior to starting Work, the Contractor shall become familiar with local labor and trade conditions, skilled and unskilled, and shall conform to the local conditions. The Contractor shall consider the availability of labor in the area and import labor as may be required, at the Contractor's expense, to meet the Schedule for the Work.

3.6 TAXES

Delete the language in Section 3.6 and substitute the following Sections:

3.6.1 This Project is exempt from State and local sales and use taxes on sales of building materials and fixtures to construction contractors for incorporation into real estate for governmental bodies of the State of Iowa. The Contractor shall continue to pay sales tax on items that do not become a part of the Project. For details, refer to .

3.6.2 The Owner as a designated exempt entity will complete an online application to register this Project with the Iowa Department of Revenue and Finance. The Owner will distribute Tax Exemption Certificates and Authorization Letters to the Contractor and all Subcontractors who have been identified at, or before filing of the Performance Bond.

3.6.3 On or before the time the Performance Bond is filed, the Contractor shall provide a listing to the Owner identifying all Subcontractors. Contractor and Subcontractors shall make copies of the Tax Exemption Certificate and provide a copy to each supplier providing construction material. This Certificate will allow the Contractor and Subcontractors to purchase qualified building materials free from sales tax for the Project. The Tax Exemption Certificate and Authorization Letter have been developed exclusively for this purpose and are applicable only for this specific Project.

3.6.4 If the online registration is not available at the time The Contract is approved by the Owner, the Owner will notify the Contractor, in writing, and the cost of sales tax on all construction materials used for the Project will be added to the Contract Sum. The Contractor shall then submit Form 35-002 to the Owner for Iowa sales/use tax paid.

3.6.5 Payment will be made in accordance with the payment provisions set out in these specifications and the Advertisement for Bids and Notice of Public Hearing. Notwithstanding anything in these specifications and the Advertisement for Bids and Notice of Public Hearing to the contrary, no Final Payment shall be released until Form 35-002 has been filed with the Owner, where applicable, and all lien waivers are on file.

3.6.6 Notwithstanding anything herein to the contrary, Contractor shall file with Owner forms contemplated by the Iowa Code enabling Owner to apply for a refund for any sales or use tax paid in carrying out the work.

3.7 PERMITS, FEES, NOTICES, AND COMPLIANCE WITH LAWS

Delete Section 3.7.5 and substitute the following Section 3.7.5:

3.7.5 If, in the course of the Work, the Contractor knowingly encounters and recognizes human remains, burial markers, archeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains and features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence or good faith belief of such existence of such remains or features may be made as provided in Article 15.

Add Clauses 3.7.5.1 through 3.7.5.3 to Section 3.7.5:

3.7.5.1 Upon securing building permits, any plan reviews and fees which may be required by the State or Local Jurisdiction Having Authority in which the project resides, such as Fire Alarm and Automatic Sprinkler System, shall be borne by the Contractor.

3.7.5.2 The Contractor is responsible for scheduling inspections related to the performance of its Work and ensuring Work is complete for inspections. The Contractor is responsible for any costs associated with re-inspection caused by Work that is not in accordance with the requirements of the Contract Documents. In addition, the Contractor is responsible for costs associated with Architectural/Engineering services related to evaluation of the deficiencies and development of an acceptable solution.

3.7.5.3 The Owner shall be entitled to deduct from the Contract Sum amounts paid to the Architect/Engineer or Architect/Engineer's Consultants for services related to evaluation of the deficiencies and development of an acceptable solution, including agreed-upon changes in the Contract Documents.

Add the following Section 3.7.6 and associated clauses 3.7.6.1 thru 3.7.6.3:

3.7.6 The State of Iowa, its agencies, and its political subdivisions, including cities, school districts, public partnerships, and public utilities are required by Iowa Code Section 73A.21 to require a reciprocal resident bidder and resident labor force preference.

3.7.6.1 A "Resident Bidder" means a person or entity authorized to transact business in the State of Iowa and having a place of business for transacting business within the state at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. If another state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

3.7.6.2 A resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country other than Iowa if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident.

3.7.6.3 If the Contractor is a nonresident bidder, the Contractor is required to specify in the Agreement between the Owner and Contractor whether any preference (as described in 3.7.6.2) is in effect in the nonresident bidder's state or country at the time of this bid and identify the source of the regulation.

3.9 SUPERINTENDENT

Delete Section 3.9.1 and substitute the following Section 3.9.1:

3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site whenever two or more subcontractors are performing the Work. The superintendent's absence from the project site when work is being performed does not relieve the Contractor of any responsibility for correctly performing the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

3.10 CONTRACTOR'S CONSTRUCTION AND SUBMITTAL SCHEDULE

Delete the last sentence of Section 3.10.2 so that the Section now reads:

3.10.2 The Contractor promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals.

3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

Add the following Section 3.12.11:

3.12.11 The Architect's and its Consultants' review of Contractor's submittals will be limited to examination of an initial submittal and one (1) re-submittal. The Architect's review of additional submittals will be made only with the consent of the Owner after written notification to the Contractor and Owner by the Architect. The Owner shall be entitled to deduct from the Contract Sum amounts paid to the Architect for evaluation of such additional re-submittals.

3.13 USE OF SITE

Add the following Sections 3.13.1 and 3.13.2:

3.13.1 Contractor shall perform the Work so as to cause a minimum of inconvenience to and interruption of the Owner's operations. Any and all interruptions of the operations of the Owner necessary for the performance of the Work shall be noted in the Progress Schedule and the Contractor shall additionally give the Owner sufficient advanced written notice of such interruption as to allow the Owner to adjust operations accordingly. Contractor's failure to give the Owner timely written notice of such intentions shall place the responsibility of any resulting delays or additional costs solely with the Contractor.

3.13.2 The Contractor, any subcontractor, supplier, vendor or anyone else for whom the Contractor is responsible, shall not bring on the site any asbestos, PCB's, petroleum, hazardous waste or radioactive materials, except for proper use in performing the Work.

3.14 CUTTING AND PATCHING

Delete Section 3.14.1 and replace with the following:

3.14.1 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly. Contractor shall be responsible for cutting and patching not specifically indicated on the drawings, but required for completion of their Work. No structural member shall be cut unless approved by the Architect or Architect's Consultants. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

ARTICLE 4: ARCHITECT

4.1 GENERAL

Add the following clause 4.1.1.1 to section 4.1.1:

4.1.1.1 The Architect is:

Name:	Shive-Hattery, Inc.
Address:	4125 Westown Pkwy, Ste 100, West Des Moines, IA 50266
Phone:	515-223-8104
Project Contact Person:	Cara Lindell, Project Coordinator
Contact Person Email:	clindell@shive-hattery.com
Submit all questions in writing to Cara Lindell's email address.	

4.2 ADMINISTRATION OF THE CONTRACT

Add Clause 4.2.2.1 to Section 4.2.2:

4.2.2.1 The Owner is entitled to reimbursement from the Contractor for amounts paid the Architect for site visits made necessary by the fault of the Contractor or by defects and deficiencies in the Work. The Owner shall be entitled to deduct from the Contract Sum amounts paid to the Architect for such site visits.

Add the following sentence to the end of Section 4.2.13:

4.2.13 The term aesthetic effect includes, but is not limited to color, texture, profile, and relationship of masses.

ARTICLE 5: SUBCONTRACTORS

5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

Delete Section 5.2.1 and substitute with the following Section 5.2.1:

5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, within seven (7) calendar days after award of the contract and prior to execution of the contract, shall notify the Owner and Architect of the persons or entities (proposed for each principal portion of the work including those who are to furnish materials or equipment fabricated to a special design). After receipt of the information the Architect may notify the contractor within seven (7) calendar days whether or not the Owner or the Architect, after due investigation, (1) has reasonable objection to any such proposed person or entity, or (2) requires additional time and/or information to complete the review. Failure of the Architect to reply within this time period shall constitute notice of no reasonable objections.

ARTICLE 6: CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

No Supplements

ARTICLE 7: CHANGES IN THE WORK

7.1 GENERAL

Add the following Section 7.1.4 and associated clauses 7.1.4.1 thru 7.1.4.9:

7.1.4 The combined overhead and profit included in the total cost to the Owner of a change in the Work shall be based on the following schedule:

7.1.4.1 For the Contractor, for Work performed by the Contractor's own forces, 15 percent of the cost.

7.1.4.2 For the Contractor, for Work performed by the Contractor's Subcontractors, 5 percent of the amount due the Subcontractors.

7.1.4.3 For each Subcontractor involved, for Work performed by that Subcontractor's own forces, 15 percent of the cost.

7.1.4.4 For each Subcontractor involved, for Work performed by the Subcontractor's Sub-subcontractors, 5 percent of the amount due the Sub-subcontractor.

7.1.4.5 The maximum allowable combined overhead and profit passed through to the Owner under any circumstances shall be a maximum of 25 percent.

7.1.4.6 Cost to which overhead and profit is to be applied shall be determined in accordance with Section 7.3.4.

7.1.4.7 In order to facilitate checking of quotations for extras or credits, all proposals, except those so minor that their property can be seen by inspection, shall be accompanied by a complete itemization of costs including labor, materials, and subcontracts. Itemize labor by trade, tasks, hour quantities and labor rates. Itemize materials by product, quantity and unit price. Where major cost items are subcontracts, they shall be itemized also. In no case will a change involving over \$500 be approved without such itemization.

7.1.4.8 The Contractor represents that proposals will include all related costs prior to presentation to the Owner or Architect for consideration.

7.1.4.9 The Architect's review of the Contractor's proposals will be limited to one initial submittal and one re-submittal. The Owner is entitled to obtain reimbursement from the Contractor for amounts paid to the Architect for evaluation and response to additional re-submittals, wherein the first two submittals were not prepared in accordance with the Contract Documents.

7.2 CHANGE ORDERS

Add the following Section 7.2.2:

7.2.2 The forms used to process a Change Order will include AIA Document G701, Change Order.

ARTICLE 8: TIME

8.1 DEFINITIONS

Delete Section 8.1.4 and substitute the following Section 8.1.4:

8.1.4 The term "Day" as used in the Contract Documents shall mean working day, excluding weekends and legal holidays.

8.2 PROGRESS AND COMPLETION

8.2.2 Delete the word "knowingly" in the first sentence.

8.2.3 Revise the end of the sentence after "Substantial Completion" as follows:

"...and Final Completion within the Contract Times specified."

ARTICLE 9: PAYMENTS AND COMPLETION

9.3 APPLICATION FOR PAYMENT

Delete Section 9.3.1 and substitute the following Section 9.3.1:

9.3.1 At least 30 (thirty) days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment for operations completed in accordance with the schedule of values. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers. If the Contract Documents require the Owner to retain a portion of the payments until some future time, the Applications for Payment shall clearly state the percentage and the amount to be retained.

Add the following sentence to Section 9.3.1:

9.3.1 The form of Application for Payment shall be a notarized current edition of AIA Document G702, Application and Certification for Payment, supported by current edition of AIA Document G703, Continuation Sheet.

Add the following Clause 9.3.1.3 to Section 9.3.1:

9.3.1.3 Until Substantial Completion, the Owner shall pay 95 percent of the amount due the Contractor on account of progress payments.

9.5 DECISIONS TO WITHHOLD CERTIFICATION

Delete Section 9.5.4 in its entirety.

9.6 PROGRESS PAYMENTS

Delete Section 9.6.1 and substitute the following Section 9.6.1:

9.6.1 After the Architect has issued a Certificate for Payment and the Owner has approved the Application for Payment the Owner shall make payment in the manner provided in the contract Documents and in accordance with Iowa Code Chapters 26 and 573, latest edition.

Delete the first two sentences of Section 9.6.4 so that it reads as follows:

9.6.4 Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

9.8 SUBSTANTIAL COMPLETION

Add the following clause to Section 9.8.1:

9.8.1 Additionally all building systems are complete and operating properly, building and site elements are safe to occupy with no existing safety hazards and ADA, code, life safety requirements met. Building components are secure, doors and windows are lockable as required, and remaining punchlist items will impose no undo hardship, obstruction, inconvenience, or sacrifice to the occupants during their completion.

Add the following Clause 9.8.3.1 to Section 9.8.3:

9.8.3.1 The Architect will perform no more than one inspection to determine whether the Work or a designated portion thereof has attained Substantial Completion in accordance with the Contract Documents. The Owner is entitled to reimbursement from the Contractor for the amounts paid to the Architect for any additional inspections.

9.10 FINAL COMPLETION AND FINAL PAYMENT

Add the following Clause 9.10.1.1 to Section 9.10.1:

9.10.1.1 The Architect will perform no more than one inspection to determine whether the Work or a designated portion thereof has attained Final Completion in accordance with the Contract Documents. The Owner is entitled to reimbursement from the Contractor for the amounts paid to the Architect for any additional inspections.

Delete Section 9.10.2 and substitute the following Section:

9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect. (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

Add the following Section 9.10.6:

9.10.6 Final payment will be made no less than thirty (30) days after the date of acceptance of the Work by the Owner subject to the provisions of Sections 9.10.1 through 9.10.5. The following documents shall be completed by the contract completion date listed on the Form of Agreement and shall be received prior to making final payment:

- 1) Building Permit(s)
- 2) Certificate of Occupancy
- 3) Affidavits
- 4) Warranties
- 5) Lien Waivers
- 6) Record Drawings
- 7) Operation & Maintenance manuals

Add the following Section 9.10.7 and Clauses 9.10.7.1 thru 9.10.7.4:

9.10.7 The following clauses are in accordance with Iowa Code, Chapter 26, Section 26.13, Early Release of Retainage, and are reiterated here for reference. Other provisions of Chapter 26, Chapter 573, and other applicable Chapters of the Code also apply:

9.10.7.1 At any time after all work on the project is substantially completed, the Contractor may request the release of all or part of the retained funds owed. The request shall be accompanied by a sworn statement of the Contractor that, ten (10) calendar days prior to filing the request, notice was given as required by Section 7 (of Chapter 26) to all known subcontractors, sub-subcontractors and suppliers.

9.10.7.2 Except as provided under Section 3 (of Chapter 26), upon receipt of such request, the Owner shall release all or part of the retained funds. Retained funds that are approved as payable shall be paid at the time of the next monthly payment or within 30 days, whichever is sooner. If partial retained funds are released pursuant to a Contractor's request, no retained funds shall be subsequently held based on that portion of the work. If within 30 days of when payment becomes due the Owner does not release the retained funds due, interest shall accrue on the amount of retained funds at the rate of interest that is calculated as the prime rate plus one percent per year as of the day interest begins to accrue until the amount is paid.

9.10.7.3 If labor and/or materials are yet to be provided at the time the request for the release of the retained funds is made, an amount equal to 200% of the value of the labor and/or materials yet to be provided, as determined by the Owner, may be withheld until such labor and/or materials are provided.

9.10.7.4 An itemization of the labor and/or materials yet to be provided, or the reason that the request of retained funds is denied, shall be provided to the Contractor within 30 calendar days of the receipt for release of retained funds.

9.11 LIQUIDATED DAMAGES

Add the following Section 9.11 to Article 9:

9.11 The Contractor and the Contractor's surety, if any, shall be liable for and shall pay the Owner five hundred dollars, (\$500.00) as liquidated damages, and not as a penalty, for each day (day as defined by 8.1.4) of delay after the established date of Final Completion until the Work is complete.

ARTICLE 10: PROTECTION OF PERSONS AND PROPERTY

10.2 SAFETY OF PERSONS AND PROPERTY

Delete Section 10.2.2 and substitute the following Section 10.2.2:

10.2.2 The Contractor shall give notices and comply with applicable laws, ordinances, regulations and lawful orders of public authorities bearing safety of persons or property or their protection from damage, injury or loss. This requirement also includes compliance with Iowa's Smoke Free Air Act and Iowa's Sex Offender law which no longer allows registered sex offenders to be on school property without the school's permission. Refer to the Acknowledgment and Certification document 00 7300.01 that all Contractors, Subcontractors, and Vendors must sign.

Delete Section 10.2.4 and substitute the following Section 10.2.4:

10.2.4 When use, handling, and/or storage of explosives or other hazardous materials or equipment or unusual methods is necessary for execution of the work, the Contractor shall give the Owner reasonable advance notice and shall exercise utmost care and carry on such activities under the supervision of properly qualified personnel.

10.3 HAZARDOUS MATERIALS

Add the following sentence to Section 10.3.4:

10.3.4 No product containing asbestos, Polychlorinated Biphenyl (PCB), lead-based materials or any other hazardous material identified by the United State Environmental Protection Agency shall be incorporated into the Work.

ARTICLE 11: INSURANCE AND BONDS

11.1 CONTRACTOR'S INSURANCE AND BONDS

Add the following paragraphs to Section 11.1.2

11.1.2.1 The Contractor shall deliver the required bonds to the Owner not later than seven days following the date the Agreement is entered into, or if the work is to be commenced prior thereto in response to a letter of intent, the Contractor shall, prior to commencement of the work, submit evidence satisfactory to the Owner that such bonds will be furnished.

11.1.2.2 The Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

ARTICLE 12: UNCOVERING AND CORRECTION OF WORK

Add the following Clause 12.2.2.4 to Section 12.2.2:

12.2.2.4 Upon request by the Owner and prior to the expiration of one year from the date of Substantial Completion, the Architect will conduct and the Contractor shall attend a meeting with the Owner to review the facility operations and performance.

ARTICLE 13: MISCELLANEOUS PROVISIONS

13.1 GOVERNING LAW

Delete the language in Section 13.1 and substitute the following language:

13.1 The Contract shall be governed by the law of the place where the Project is located.

13.5 INTEREST

Delete Section 13.5 and substitute the following Section 13.5:

13.5 Payments due and unpaid under the Contract Documents shall bear interest from the date the payment is due and shall bear interest at the rate established by Section 74A.2 and 573.12, Code of Iowa, latest revision.

13.6 EQUAL EMPLOYMENT OPPORTUNITY

Add the following subparagraphs to 13.6:

13.6.1 The Contractor shall conform in all respects with the provisions of the Federal Civil Rights Act, the Code of Iowa, Chapter 216 Civil Rights Commission and the rules and regulations adopted thereto by the Iowa Civil Rights Commission. The Contractor shall not discriminate against any employee or applicant because of race, color, religion, sex, national origin, sexual orientation, gender identity, ancestry, age, marital status, physical or mental handicap. The Contractor shall require similar clauses in all of its subcontracts for service or materials.

13.6.1 The Contractor shall conform in all respects with the provisions of the Federal Civil Rights Act, the Illinois Human Rights Act and the rules and regulations adopted pursuant thereto by the Illinois Department of Human Rights. During the performance of the Contract, the Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, sexual orientation, gender identity, ancestry, age, marital status, physical or mental handicap or unfavorable discharge from military service. The Contractor shall also:

ADD THE FOLLOWING SECTION TO ARTICLE 13:

13.1 SMOKING

Add the following subparagraph to 13.11:

13.1.1 Smoking is not allowed on the Owner's premises which includes personal or company vehicles parked on the Owner's property.

ARTICLE 14: TERMINATION OR SUSPENSION OF THE CONTRACT

No Supplements

ARTICLE 15: CLAIMS AND DISPUTES

15.1 CLAIMS

Delete Section 15.1.2 in its entirety and substitute the following Section 15.1.2 and Clauses 15.1.2.1 thru 15.1.2.3:

15.1.2 Time Limits on Claims - As between the Owner and the Contractor, the commencement of the statutory limitation period shall be as follows:

15.1.2.1 Before Substantial Completion. As to acts or failures to act occurring prior to the relevant date of Substantial Completion, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than such date of Substantial Completion.

15.1.2.2 Between Substantial Completion and Final Certificate for Payment. As to acts or failures to act occurring subsequent to the relevant date of Substantial Completion and prior to issuance of the final Certificate for Payment, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than the date of issuance of the final Certificate for Payment.

15.1.2.3 After Final Certificate of Payment. As to acts or failures to act occurring after the relevant date of issuance of the final Certificate for Payment, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than the date of any act or failure to act by the Contractor pursuant to any Warranty provided under Section 3.5, the date of any correction of the Work or failure to correct the Work by the Contractor under Section 12.2, or the date of actual commission of any other act or failure to perform any duty or obligation by the Contractor or Owner, whichever occurs last.

Add Clauses 15.1.5.3 and 15.1.5.4 to Section 15.1.5:

15.1.5.3 Claims for increase in the Contract Time shall set forth in detail the circumstances that form the basis for the Claim, the date upon which each cause of delay began to affect the progress of the Work, the date upon which each cause of delay ceased to affect the progress of the Work and the number of days' increase in the Contract Time claimed as a consequence of each such cause of delay. The Contractor shall provide such supporting documentation as the Owner may require including, where appropriate, a revised construction schedule indicating all the activities affected by the circumstances forming the basis of the Claim.

15.1.5.4 The Contractor shall not be entitled to a separate increase in the Contract Time for each one of the number of causes of delay which may have concurrent or interrelated effects on the progress of the Work, or for concurrent delays due to the fault of the Contractor.

15.2 INITIAL DECISION MAKER

Delete last sentence of Section 15.2.5 and substitute the following:

15.2.5 "If the parties do not mutually agree with the decision of the Initial Decision Maker, then resolution shall be subject to litigation, unless an alternative dispute resolution process such as mediation or arbitration is mutually agreeable to by the parties involved in the dispute."

Delete Section 15.2.6.

Delete Sections 15.3 and 15.4 in their entirety.

END OF SECTION

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SECTION 01 1000 SUMMARY

PART 1 GENERAL

1.1 PROJECT

- A. Project Name: The Boardwalk at Lake Petocka
- B. Architect's Name: Shive-Hattery, Inc.
- C. The Project consists of the construction of improvements at The Gardens at Arocka public art installation at Lake Petock in Bondurant, Iowa. Improvements include the construction of an elevated boardwalk extending over the north side of the lake. The proposed boardwalk, titled "The Garden", will be 10 feet wide and approximately 250 linear feet in length. The project includes concrete abutment ramps for access, a helical pile foundation system with contractor-delegated design and installation, and construction of the steel boardwalk substructure, wood decking, and railings. Additional features include integrated raised planting beds, seating areas, and the installation of a floating accessible kayak launch and gangway, which will be provided by the owner..

1.2 CONTRACT DESCRIPTION

- A. Contract Type: A single prime contract based on a Stipulated Price as described in Document 00 5200 - Agreement Form.

1.3 PROJECT SCHEDULE

- A. The project schedule is defined in the Advertisement for Bids.

1.4 WORK BY OWNER

- A. The following abbreviations are utilized in the Contract Documents:
 - 1. OSCI - Owner Supplied Contractor Installed.

1.5 OWNER OCCUPANCY

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

1.6 CONTRACTOR USE OF SITE AND PREMISES

- A. The Contractor will be required to limit the Contractor's work hours on the Project from 7:00 a.m. to 8:00 p.m., Sunday through Saturday unless noted otherwise.
 - 1. Contractor will be responsible for coordinating with Bondurant Little League and Soccer club to avoid conflicts during sporting events.
- B. Provide access to and from site as required by law and by Owner:
 - 1. Do not obstruct roadways, sidewalks, or other public ways without permit.
 - 2. Driveways and Entrances: Keep driveways, parking garage, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, or emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances.

- b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

END OF SECTION

**SECTION 01 2000
PRICE AND PAYMENT PROCEDURES**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Procedures for preparation and submittal of applications for progress payments.

1.2 SCHEDULE OF VALUES

- A. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the following:
 - 1. Application for Payment forms with Continuation Sheets.
 - 2. Submittals Schedule.
 - 3. Contractor's Construction Schedule.
- B. Use Schedule of Values Form: AIA G703, edition stipulated in the Agreement.
- C. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit draft to Architect/Engineer for approval.
- D. Forms filled out by hand will not be accepted.
- E. Submit Schedule of Values to Owner at earliest possible date but no later than 7 days after date on the Owner-Contractor Agreement.
- F. Revise schedule to list approved Change Orders, with each Application For Payment.
- G. Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
- H. Differentiate between items stored on-site and items stored off-site. If specified, include evidence of insurance or bonded warehousing.
- I. Schedule Updating: Update and resubmit the Schedule of Values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

1.3 APPLICATIONS FOR PROGRESS PAYMENTS

- A. Payment Period: Submit at intervals stipulated in the Agreement.
- B. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit sample to Architect/Engineer for approval.
- C. Forms filled out by hand will not be accepted.
- D. For each item, provide a column for listing each of the following:
 - 1. Item Number.
 - 2. Description of work.
 - 3. Scheduled Values.
 - 4. Previous Applications.
 - 5. Work in Place and Stored Materials under this Application.
 - 6. Authorized Change Orders.
 - 7. Total Completed and Stored to Date of Application.

8. Percentage of Completion.
9. Balance to Finish.
10. Retainage.
- E. Execute certification by signature of authorized officer.
- F. Submit one electronic copy of each Application for Payment.
- G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
 1. List of subcontractors.
 2. Schedule of Values.
 3. Contractor's Construction Schedule (preliminary if not final).
 4. Products list.
 5. Schedule of unit prices.
 6. Submittals Schedule (preliminary if not final).
 7. List of Contractor's principal consultants.
 8. Copies of building permits.
 9. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
 10. Report of preconstruction conference.
 11. Certificates of insurance and insurance policies.
 12. Performance and payment bonds.
- H. Application for Payment at Substantial Completion: After issuing the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
 1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
 2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
- I. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
 1. Evidence of completion of Project closeout requirements.
 2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
 3. Updated final statement, accounting for final changes to the Contract Sum.
 4. Evidence that claims have been settled.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 2300 ALTERNATES

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Procedures for pricing Alternates.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other work of the Contract.
- C. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

1.5 SCHEDULE OF ALTERNATES

- A. Alternate No. 01 - Provide thermally modified ash in place of black locust.
 - 1. Alternate 01 Item 1: Boardwalk decking (1,00 SF).
 - 2. Alternate 01 Item 2: Boardwalk railing (290 LF).
 - 3. Alternate 01 Item 3: Planting bed wood cladding (270 SF).
- B. Alternate No. 02 - Deduct Landscape Plantings from scope.
 - 1. Base Bid Item 11: Landscape Plantings, 449 EA.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

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SECTION 01 2500 SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Procedural requirements for proposed substitutions.

1.2 RELATED REQUIREMENTS

- A. Section 00 4325 - Substitution Request Form: Required form for substitution requests made prior to award of contract (During procurement).
- B. Section 00 6325 - Substitution Request Form - During Construction: Required form for substitution requests made after award of contract (During construction).

1.3 DEFINITIONS

- A. Substitutions: Changes from Contract Documents requirements proposed by Contractor to materials, products, assemblies, and equipment.
 - 1. Substitutions for Cause: Proposed due to changed Project circumstances beyond Contractor's control.
 - a. Unavailability.
 - b. Regulatory changes.
 - 2. Substitutions for Convenience: Proposed due to possibility of offering substantial advantage to the Project.
 - a. Substitution requests offering advantages solely to the Contractor will not be considered.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 GENERAL REQUIREMENTS

- A. A Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
 - 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
 - 2. Agrees to provide the same warranty for the substitution as for the specified product.
 - 3. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
 - 4. Waives claims for additional costs or time extension that may subsequently become apparent.
 - 5. Agrees to reimburse Owner and Architect/Engineer for review or redesign services associated with re-approval by authorities.

- B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on proposer.
- C. Content: Include information necessary for tracking the status of each Substitution Request, and information necessary to provide an actionable response.
 - 1. Forms indicated in the Project Manual are adequate for this purpose, and must be used.
- D. Limit each request to a single proposed substitution item.
 - 1. Submit an electronic document, combining the request form with supporting data into single document.

3.2 SUBSTITUTION PROCEDURES DURING PROCUREMENT

- A. Instructions to Bidders specifies time restrictions for submitting requests for substitutions during the bidding period, and the documents required. Submit substitution requests no later than 10 days prior to bid date.
- B. Submittal Form (before award of contract):
 - 1. Submit substitution requests by completing the form in Section 00 4325; see this section for additional information and instructions. Use only this form; other forms of submission are unacceptable.

3.3 SUBSTITUTION PROCEDURES DURING CONSTRUCTION

- A. Submittal Form (after award of contract):
 - 1. Submit substitution requests by completing the form in Section 00 6325; see this section for additional information and instructions. Use only this form; other forms of submission are unacceptable.
- B. Submit request for Substitution for Cause within 14 days of discovery of need for substitution, but not later than 10 days prior to time required for review and approval by Architect/Engineer, in order to stay on approved project schedule.
- C. Submit request for Substitution for Convenience immediately upon discovery of its potential advantage to the project, but not later than 14 days prior to time required for review and approval by Architect/Engineer, in order to stay on approved project schedule.
 - 1. In addition to meeting general documentation requirements, document how the requested substitution benefits the Owner through cost savings, time savings, greater energy conservation, or in other specific ways.
 - 2. Document means of coordinating of substitution item with other portions of the work, including work by affected subcontractors.
 - 3. Bear the costs engendered by proposed substitution of:
 - a. Owner's compensation to the Architect/Engineer for any required redesign, time spent processing and evaluating the request.
 - b. Other construction by Owner.
 - c. Other unanticipated project considerations.
- D. Substitutions will not be considered under one or more of the following circumstances:
 - 1. When they are indicated or implied on shop drawing or product data submittals, without having received prior approval.
 - 2. Without a separate written request.

3. When acceptance will require revisions to Contract Documents.

3.4 RESOLUTION

- A. Architect/Engineer may request additional information and documentation prior to rendering a decision. Architect will request information or documentation within 7 days of receipt of a request for substitution.
- B. Architect/Engineer will notify Contractor in writing of decision to accept or reject request within 15 days of receipt of request, or 7 days of receipt of additional information or documentation, whichever is later.

3.5 ACCEPTANCE

- A. Accepted substitutions change the work of the Project. They will be documented and incorporated into work of the project by Change Order, Construction Change Directive, Supplementary Instructions, or similar instruments provided for in the Conditions of the Contract.

3.6 CLOSEOUT ACTIVITIES

- A. Include completed Substitution Request Forms as part of the Project record. Include both approved and rejected Requests.

END OF SECTION

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**SECTION 01 2600
CONTRACT MODIFICATION PROCEDURES**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Minor Changes in the Work
- B. Proposal Requests
- C. Change Order Procedures
- D. Construction Change Directive

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for handling and processing Contract modifications.

1.3 MINOR CHANGES IN THE WORK

- A. Architect will issue supplemental instructions authorizing Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, as a Software Generated "Architect's Supplemental Instruction".

1.4 PROPOSAL REQUESTS

- A. Proposal Requests: Engineer will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
 - 1. Proposal Requests issued by Engineer are for information only. Do not consider them instructions either to stop work in progress or to execute the proposed change.
 - 2. Within time specified in Proposal Request after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
 - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include costs of labor and supervision directly attributable to the change.
 - d. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
- B. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change to Engineer.
 - 1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.

2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Proposal Request Form: Use Software-Generated Proposal Request.
- C. Stipulated Sum/Price Change Order: Based on Proposal Request and Contractor's fixed price quotation or Contractor's request for a Change Order as approved by Architect/Engineer.
- D. Unit Price Change Order: For predetermined unit prices and quantities, the Change Order will be executed on a fixed unit price basis. For unit costs or quantities of units of work which are not predetermined, execute Work under a Construction Change Directive. Changes in Contract Sum/Price or Contract Time will be computed as specified for Time and Material Change Order.
- E. Construction Change Directive: Architect/Engineer may issue a directive, on AIA Form G714 Construction Change Directive signed by the Owner, instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order. Document will describe changes in the Work, and designate method of determining any change in Contract Sum/Price or Contract Time. Promptly execute the change.
- F. Time and Material Change Order: Submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract. Architect/Engineer will determine the change allowable in Contract Sum/Price and Contract Time as provided in the Contract Documents.
- G. Maintain detailed records of work done on Time and Material basis. Provide full information required for evaluation of proposed changes, and to substantiate costs for changes in the Work.
- H. Change Order Forms: AIA G701 Change Order.
- I. Execution of Change Orders: Engineer will issue Change Orders for signatures of parties as provided in the Conditions of the Contract.

1.5 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Proposal Request, Engineer will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

1.6 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Engineer may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
 1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Work Change Directive.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

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**SECTION 01 3000
ADMINISTRATIVE REQUIREMENTS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. General administrative requirements.
- B. Electronic document submittal service.
- C. Preconstruction meeting.
- D. Progress meetings.
- E. Construction progress schedule.
- F. Submittals for review, information, and project closeout.
- G. Number of copies of submittals.
- H. Requests for Interpretation (RFI) procedures.
- I. Submittal procedures.
- J. Administrative and supervisory personnel
- K. Requests for information (RFI).

1.2 GENERAL ADMINISTRATIVE REQUIREMENTS

- A. Comply with requirements of Section 01 7000 - Execution and Closeout Requirements for coordination of execution of administrative tasks with timing of construction activities.
- B. Make the following types of submittals to Architect/Engineer:
 - 1. Requests for Interpretation (RFI).
 - 2. Requests for substitution (using specification section 00 6325).
 - 3. Shop drawings, product data, and samples.
 - 4. Test and inspection reports.
 - 5. Design data.
 - 6. Manufacturer's instructions and field reports.
 - 7. Applications for payment and change order requests.
 - 8. Progress schedules.
 - 9. Coordination drawings.
 - 10. Correction Punch List and Final Correction Punch List for Substantial Completion.
 - 11. Closeout submittals.

1.3 DEFINITIONS

- A. RFI: Request from Contractor seeking interpretation, information, or clarification of the Contract Documents.
- B. Action Submittals: Written and graphic information that does require Architect's responsive action.
- C. Informational Submittals: Written information that does not require Architect's responsive action. Submittals may be rejected for not complying with requirements.

1.4 PROJECT COORDINATION

- A. Each contractor shall participate in coordination requirements. Certain areas of responsibility will be assigned to a specific contractor.
- B. Coordination(Single-Prime): Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Coordinate operations with operations included in different Sections, that depend on each other for proper installation, connection, and operation.
 - 1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
 - 2. Coordinate installation of different components with other contractors to ensure maximum accessibility for required maintenance, service, and repair.
 - 3. Make adequate provisions to accommodate items scheduled for later installation.
 - 4. Where availability of space is limited, coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair of all components, including mechanical and electrical.
 - 5. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
- C. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
 - 1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.
- D. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other contractors to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
 - 1. Preparation of Contractor's Construction Schedule.
 - 2. Preparation of the Schedule of Values.
 - 3. Installation and removal of temporary facilities and controls.
 - 4. Delivery and processing of submittals.
 - 5. Progress meetings.
 - 6. Project closeout activities.
- E. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.
 - 1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. Refer to other Sections for disposition of salvaged materials that are designated as Owner's property.

1.5 ADMINISTRATIVE AND SUPERVISORY PERSONNEL

- A. General: In addition to Project superintendent, provide other administrative and supervisory personnel as required for proper performance of the Work.

- B. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses, email addresses, and telephone numbers, including home, mobile, and office telephone numbers. Provide names, addresses, and telephone numbers of individuals assigned as standbys in the absence of individuals assigned to Project.

1.6 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.
- B. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
- C. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
- D. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three days of the meeting.

1.7 REQUESTS FOR INFORMATION (RFI)

- A. Procedure: Immediately on discovery of the need for information or interpretation of the Contract Documents, prepare and submit a Request for Information (RFI) in the form specified, with a necessary question regarding ambiguities or conflicts in the documents or field conditions, concealed conditions at the site, clarification of a contract requirement, dimensions, or other information for which clarification is required.
 - 1. RFI's shall originate with Contractor, Architect, or Owner. RFIs submitted by entities other than Contractor, Architect, or Owner will be returned with no response.
 - 2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
 - 3. The Contractor is required to review all RFI's submitted by subcontractor's and suppliers for completeness, accuracy, validity, and justification prior to submission to the Architect. The Contractor can commonly answer subcontractor /supplier RFI's without delegation to the Architect.
 - 4. Promptly submit any RFI's that could result in a delay of the activities on the critical path if the resolution is not obtained promptly. Provide a date on each RFI that the response is required by, in order to not have an impact on the critical path of construction activities.
 - 5. In the case of a condition that requires a change in the work to resolve a conflict or other condition, the Contractor shall include a recommendation for resolution of the condition and submit a separate Change Order Request (COR).
 - 6. The Architect's response to an RFI is not an authorization to proceed with work involving additional cost, time or both. If the response involves additional work, the Contractor shall provide the Architect with a complete description of work added and work deleted by the response within seven (7) days of the issued date of the RFI response. If the response involves additional work for which the Contractor will seek an adjustment to the contract sum, time or both, the Contractor shall submit a cost proposal in the form of a Change Order Request (COR) to the Architect. The Contractor shall not proceed with incorporating the response into the work until a Change Order or, Construction Change Directive has been fully executed.

7. Unless notified otherwise by the Contractor, the Architect's RFI response shall have the same effect as the Architect's order for minor changes in the Work. The Contractor will proceed with the Work, and the response will be incorporated into the contract that same as the Architect's written order for minor changes in the Work. Notify the Architect in writing if noted modifications cannot be made due to conflicting circumstances in the field, in other contract documents, or for other reasons.
 8. The Contractor shall not incorporate any language into RFI's or Change Proposals that imply future additional costs or delays beyond those fully explained within the document. The Contractor may stipulate conditions or constraints under which the pricing or time may change; however, such conditions or constraints shall not infringe on the Architect's or Owner's right to adequate time for review of the issue.
 9. The Contractor shall not submit Confirming RFI's, i.e., RFI's requesting confirmation of information already in the contract documents or previously provided, or requesting confirmation to questions previously answered or clarification previously given. Similarly the Contractor shall not submit Repetitive RFI's, i.e., RFI's, wherein the same information is requested more than once, even if phrased in another format or asked in a different manner. Confirming & Repetitive RFI's are considered frivolous.
 10. The Contractor shall not retain or suppress RFI's for group submissions. Each individual RFI is to be submitted expeditiously upon occurrence. Numerous RFI's submitted in a short time period will not be considered reasonable, and will result in review times being extended accordingly.
 11. The Contractor shall not install any components in locations other than as indicated on the contract documents unless 1) all other affected work has been reviewed and coordinated with the relocation; and 2) the relocation is the resolution for an RFI, including a statement by the Contractor that the relocation has been coordinated with other affected work.
 12. The Contractor shall not use an RFI as a means of proposing a deviation, an alternative product, arrangement, or installation for the Contractor's convenience; these proposals shall be submitted as Substitution Requests, and the RFI voided. A contractor-proposed alternative arrangement or installation submitted as an RFI will not become the subsequent basis for a claim by the contractor.
 13. The Owner is entitled to reimbursement from the Contractor for amounts paid to the Architect for evaluating and responding to:
 - a. Incomplete, illegitimate, or frivolous Contractor's requests for information and requests for information that are not prepared in accordance with the Contract Documents.
 - b. Contractor requests for information where the requested information is available to the Contractor from a careful study and comparison of the contract documents, field conditions, contractor-prepared coordination drawings, other Owner/Architect-provided information or prior project correspondence or documentation.
 - c. Contractor-proposed alternative arrangements or installations for the convenience of the contractor which, upon acceptance, requires the Architect to revise the contract documents.
- B. Content of the RFI: Include a detailed, legible description of item needing interpretation and the following:
1. Project name.
 2. Date.

3. Name of Contractor.
 4. Name of Architect.
 5. RFI number, numbered sequentially.
 6. Specification Section number and title and related paragraphs, as appropriate.
 7. Drawing number and detail references, as appropriate.
 8. Field dimensions and conditions, as appropriate.
 9. Contractor's suggested solution(s). If Contractor's solution(s) impact the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
 10. Contractor's signature or review stamp.
 11. Attachments: Include drawings, descriptions, measurements, photos, Product Data, Shop Drawings, and other information necessary to fully describe items needing information or interpretation. Each RFI shall include sufficient detail for evaluation.
 - a. Supplementary drawings prepared by Contractor shall include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments.
- C. Software-Generated RFI's: Software-generated form with substantially the same content as indicated above.
- D. Architect Action: Architect will review each RFI, determine action required, and return it. Allow an average of ten working days for Architect's response for each RFI. RFI's received after 1:00 p.m. will be considered as received the following working day. Some issues may take longer for review, the recipient of the RFI shall notify the sender of the RFI if additional time is required.
1. The following RFI's will be returned without action:
 - a. Requests for approval of submittals.
 - b. Requests for approval of substitutions or deviations.
 - c. Requests for coordination information already indicated in the Contract Documents.
 - d. Requests for adjustments in the Contract Time or the Contract Sum.
 - e. Requests for interpretation of Architect's actions on submittals.
 - f. Incomplete, inaccurate, invalid, and unjustified RFI's or RFI's with numerous errors.
 - g. Confirming or Repetitive RFI's.
 2. Architect's action may include a request for additional information, in which case Architect's time for response will start again.
 3. Architect's action on RFI's that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit a Change Proposal according to Division 01 Section "Contract Modification Procedures."
 - a. If the Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within seven days of receipt of the RFI response.
- E. RFI Log: RFI Log will be maintained on the Newforma Info Exchange Site provided by the Architect. The software/site will be used to generate, transmit, log, and receive RFIs and RFI responses on the project. The RFI Log can be exported from the site and used to communicate with other project team members. Software log with not less than the following:

1. Project name.
2. Name and address of Contractor.
3. Name and address of Architect.
4. RFI number including RFIs that were dropped and not submitted.
5. RFI description.
6. Date the RFI was submitted.
7. Date Architect response was received.
8. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.
9. Identification of related Field Order, Work Change Directive, and Proposal Request, as appropriate.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 ELECTRONIC DOCUMENT SUBMITTAL SERVICE

- A. All documents transmitted for purposes of administration of the contract are to be in electronic (PDF, MS Word, or MS Excel) format, as appropriate to the document, and transmitted via an Internet-based submittal service that receives, logs and stores documents, provides electronic stamping and signatures, and notifies addressees via email.
 1. Besides submittals for review, information, and closeout, this procedure applies to Requests for Interpretation (RFIs), progress documentation, contract modification documents (e.g. supplementary instructions, change proposals, change orders), applications for payment, field reports and meeting minutes, Contractor's correction punchlist, and any other document any participant wishes to make part of the project record.
 2. Contractor and Architect/Engineer are required to use this service.
 3. It is Contractor's responsibility to submit documents in allowable format.
 4. Subcontractors, suppliers, and Architect/Engineer's consultants are to be permitted to use the service at no extra charge.
 5. Users of the service need an email address, internet access, and PDF review software that includes ability to mark up and apply electronic stamps (such as Adobe Acrobat, www.adobe.com, or Bluebeam PDF Revu, www.bluebeam.com), unless such software capability is provided by the service provider.
 6. Paper document transmittals will not be reviewed; emailed electronic documents will not be reviewed.
 7. All other specified submittal and document transmission procedures apply, except that electronic document requirements do not apply to samples or color selection charts.
- B. Submittal Service: The selected service is:
 1. Newforma ConstructEx: www.newforma.com/products/constructex/#sle.
- C. Training: A minimum one, one-hour, web-based training session can be arranged for all participants, with representatives of Architect/Engineer and Contractor participating; further training is the responsibility of the user of the service.

- D. Project Closeout: Architect/Engineer will determine when to terminate the service for the project and is responsible for obtaining archive copies of files for Owner.

3.2 NEWFORMA INFO EXCHANGE SERVER

- A. Newforma Info Exchange server: The Architect will provide the Contractor access to this server to download and upload files via any internet-capable computer running Internet Explorer.
- B. Benefits and features of Newforma Info Exchange for the Contractor include:
 - 1. A collaborative submittal log is maintained within Newforma Info Exchange by the Architect and Contractor.
 - 2. Submittal data files transmitted through Newforma Info Exchange bypass the file size limits of email systems.
 - 3. Submittal data files transferred through Newforma Info Exchange are encrypted.
 - 4. Notifications and reminders can be optionally scheduled and expiration dates for documents can be automatically set.
 - 5. CD/DVD disc: The contractor is required to keep backup copies of any data submitted to the Architect in CD/DVD format. The Contractors transmittal letter identifying the project and contents of the disc must accompany the CD/DVD.
- C. Exceptions: The following submittals are not to be done electronically.
 - 1. Samples, color charts, original warranties, and notarized affidavits.

3.3 PRECONSTRUCTION MEETING

- A. Schedule meeting after Notice of Award.
- B. Hold the conference at Project site or another convenient location. Conduct the meeting to review responsibilities and personnel assignments.
- C. Attendance Required Authorized Representatives of:
 - 1. Owner.
 - 2. Architect/Engineer and their subconsultants.
 - 3. Contractor and its superintendent; major subcontractors; suppliers, and other concerned parties.
- D. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
- E. Agenda: Discuss items of significance that could affect progress, including the following:
 - 1. Execution of Owner-Contractor Agreement.
 - 2. Submission of executed bonds and insurance certificates.
 - 3. Distribution of Contract Documents.
 - 4. Procedure for maintaining Record Documents.
 - 5. Use of premises and existing building.
 - 6. Submission of list of subcontractors, list of products, schedule of values, and progress schedule.
 - 7. Submission of initial Submittal schedule.
 - 8. Designation of personnel representing the parties to Contract and their duties.

9. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
 10. Scheduling (tentative construction schedule and phasing).
 11. Critical work sequencing and long-lead items.
 12. Procedures for RFIs.
 - a. Incomplete, illegitimate, or frivolous Contractor's requests for information and requests for information that are not prepared in accordance with the Contract Documents.
 - b. Contractor requests for information where the requested information is available to the Contractor from a careful study and comparison of the contract documents, field conditions, contractor-prepared coordination drawings, other owner/architect-provided information or prior project correspondence or documentation.
 13. Work restrictions.
 14. Owner's occupancy requirements.
 15. Responsibility for temporary facilities and controls.
 16. Construction waste management and recycling.
 17. Parking availability.
 18. Office, work, and storage areas.
 19. Equipment deliveries and priorities.
 20. First aid.
 21. Safety and Security.
 22. Progress cleaning.
 23. Working hours.
- F. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect/Engineer, Owner, Contractor participants, and those affected by decisions made.

3.4 PROGRESS MEETINGS

- A. Schedule and administer meetings throughout progress of the Work at maximum appropriate intervals. Coordinate dates of meetings with preparation of payment requests.
- B. Contractor will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.
- C. Attendance Required: Owner, Architect/Engineer, Contractor Project Manager and Job Superintendent as appropriate to agenda topics for each meeting. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
- D. Agenda:
 1. Review minutes of previous meetings.
 2. Review of work progress.
 3. Field observations, problems, and decisions.
 4. Identification of problems that impede, or will impede, planned progress.

5. Review of submittals schedule and status of submittals.
 6. Maintenance of progress schedule.
 7. Corrective measures to regain projected schedules.
 8. Planned progress during succeeding work period.
 9. Coordination of projected progress.
 10. Maintenance of quality and work standards.
 11. Effect of proposed changes on progress schedule and coordination.
 12. Access.
 13. Site utilization.
 14. Temporary facilities and controls.
 15. Work hours.
 16. Hazards and risks.
 17. Progress cleaning.
 18. Status of correction of deficient items.
 19. Field observations.
 20. RFIs.
 21. Status of proposal requests.
 22. Status of Change Orders.
 23. Pending claims and disputes.
 24. Documentation of information for payment requests.
 25. Other business relating to work.
- E. Record minutes and distribute electronic copies within two days after meeting to participants, and those affected by decisions made.

3.5 COORDINATION MEETINGS

- A. Conduct Project coordination meetings where required by the individual sections and at regular intervals as necessitated to maintain coordination and construction progress. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.
- B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.
- C. Agenda:
 1. Review and correct or approve minutes of the previous coordination meeting.
 2. Review other items of significance that could affect progress.
 3. Combined Contractor's Construction Schedule: Review progress since the last coordination meeting. Determine whether each contract is on time, ahead of schedule, or behind schedule, in relation to Combined Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 4. Schedule Updating: Revise Combined Contractor's Construction Schedule after each coordination meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with report of each meeting.

5. Review present and future needs of each contractor present, including the following:
6. Record minutes and distribute copies within two days after meeting to participants, and those affected by decisions made.

3.6 PROJECT CLOSEOUT CONFERENCE

- A. Contractor will schedule a project closeout conference at the project site prior to City of Bondurant occupancy.
- B. Schedule the conference to review requirements and responsibilities related to project closeout. Set a time convenient to Owner and Architect, but no later than 30 days prior to the scheduled date of substantial completion.
 1. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and their superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with the Project and authorized to conclude matters relating to the Work.

3.7 CONSTRUCTION PROGRESS SCHEDULE

- A. Within 10 days after date of the Agreement, submit preliminary schedule defining planned operations for the first 60 days of work, with a general outline for remainder of work.
- B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.
- C. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.
 1. Include written certification that major contractors have reviewed and accepted proposed schedule.
- D. Within 10 days after joint review, submit complete schedule.
- E. Submit updated schedule with each Application for Payment.

3.8 REQUESTS FOR INTERPRETATION (RFI)

- A. Definition: A request seeking one of the following:
 1. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.
 2. A resolution to an issue which has arisen due to field conditions and affects design intent.
- B. Whenever possible, request clarifications at the next appropriate project progress meeting, with response entered into meeting minutes, rendering unnecessary the issuance of a formal RFI.
- C. Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.
 1. Prepare a separate RFI for each specific item.
 - a. Review, coordinate, and comment on requests originating with subcontractors and/or materials suppliers.
 - b. Do not forward requests which solely require internal coordination between subcontractors.

2. Prepare in a format and with content acceptable to Owner.
 3. Prepare using software provided by the Electronic Document Submittal Service.
 4. Combine RFI and its attachments into a single electronic file. PDF format is preferred.
- D. Reason for the RFI: Prior to initiation of an RFI, carefully study all Contract Documents to confirm that information sufficient for their interpretation is definitely not included.
1. Include in each request Contractor's signature attesting to good faith effort to determine from Contract Documents information requiring interpretation.
 2. Unacceptable Uses for RFIs: Do not use RFIs to request the following:
 - a. Approval of submittals (use procedures specified elsewhere in this section).
 - b. Approval of substitutions (see Section - 01 6000 - Product Requirements)
 - c. Changes that entail change in Contract Time and Contract Sum (comply with provisions of the Conditions of the Contract).
 - d. Different methods of performing work than those indicated in the Contract Drawings and Specifications (comply with provisions of the Conditions of the Contract).
 3. Improper RFIs: Requests not prepared in compliance with requirements of this section, and/or missing key information required to render an actionable response. They will be returned without a response, with an explanatory notation.
 4. Frivolous RFIs: Requests regarding information that is clearly indicated on, or reasonably inferable from, Contract Documents, with no additional input required to clarify the question. They will be returned without a response, with an explanatory notation.
 - a. The Owner reserves the right to assess the Contractor for the costs (on time-and-materials basis) incurred by the Architect/Engineer, and any of its consultants, due to processing of such RFIs.
- E. Content: Include identifiers necessary for tracking the status of each RFI, and information necessary to provide an actionable response.
1. Official Project name and number, and any additional required identifiers established in Contract Documents.
 2. Owner's, Architect/Engineer's, and Contractor's names.
 3. Discrete and consecutive RFI number, and descriptive subject/title.
 4. Issue date, and requested reply date.
 5. Reference to particular Contract Document(s) requiring additional information/interpretation. Identify pertinent drawing and detail number and/or specification section number, title, and paragraph(s).
 6. Annotations: Field dimensions and/or description of conditions which have engendered the request.
 7. Contractor's suggested resolution: A written and/or a graphic solution, to scale, is required in cases where clarification of coordination issues is involved, for example; routing, clearances, and/or specific locations of work shown diagrammatically in Contract Documents. If applicable, state the likely impact of the suggested resolution on Contract Time or the Contract Sum.
- F. Attachments: Include sketches, coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request.
- G. RFI Log: Prepare and maintain a tabular log of RFIs for the duration of the project.

1. Indicate current status of every RFI. Update log promptly and on a regular basis.
 2. Note dates of when each request is made, and when a response is received.
 3. Highlight items requiring priority or expedited response.
 4. Highlight items for which a timely response has not been received to date.
 5. Identify and include improper or frivolous RFIs.
- H. Review Time: Architect/Engineer will respond and return RFIs to Contractor within 14 calendar days of receipt. For the purpose of establishing the start of the mandated response period, RFIs received after 3:00 PM will be considered as having been received on the following regular working day.
1. Response period may be shortened or lengthened for specific items, subject to mutual agreement, and recorded in a timely manner in progress meeting minutes.
- I. Responses: Content of answered RFIs will not constitute in any manner a directive or authorization to perform extra work or delay the project. If in Contractor's belief it is likely to lead to a change to Contract Sum or Contract Time, promptly issue a notice to this effect, and follow up with an appropriate Change Order request to Owner.
1. Response may include a request for additional information, in which case the original RFI will be deemed as having been answered, and an amended one is to be issued forthwith. Identify the amended RFI with an R suffix to the original number.
 2. Do not extend applicability of a response to specific item to encompass other similar conditions, unless specifically so noted in the response.
 3. Upon receipt of a response, promptly review and distribute it to all affected parties, and update the RFI Log.
 4. Notify Architect/Engineer within seven calendar days if an additional or corrected response is required by submitting an amended version of the original RFI, identified as specified above.

3.9 SUBMITTAL SCHEDULE

- A. Submit to Architect/Engineer for review a schedule for submittals in tabular format.
1. Submit at the same time as the preliminary schedule.
 2. Coordinate with Contractor's construction schedule and schedule of values.
 3. Format schedule to allow tracking of status of submittals throughout duration of construction.
 4. Arrange information to include scheduled date for initial submittal, specification number and title, submittal category (for review or for information), description of item of work covered, and role and name of subcontractor.
 5. Account for time required for preparation, review, manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.
 - a. For assemblies, equipment, systems comprised of multiple components and/or requiring detailed coordination with other work, allow for additional time to make corrections or revisions to initial submittals, and time for their review.

3.10 SUBMITTALS FOR REVIEW

- A. When the following are specified in individual sections, submit them for review:
1. Product data.

2. Shop drawings.
 3. Samples for selection.
 4. Samples for verification.
- B. Submit to Architect/Engineer for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.
- C. Samples will be reviewed for aesthetic, color, or finish selection.
- D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01 7800 - Closeout Submittals.

3.11 SUBMITTALS FOR INFORMATION

- A. When the following are specified in individual sections, submit them for information:
1. Design data.
 2. Certificates.
 3. Test reports.
 4. Inspection reports.
 5. Manufacturer's instructions.
 6. Manufacturer's field reports.
 7. Other types indicated.
- B. Submit for Architect/Engineer's knowledge as contract administrator or for Owner.

3.12 SUBMITTALS FOR PROJECT CLOSEOUT

- A. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 01 7800 - Closeout Submittals:
1. Project record documents.
 2. Operation and maintenance data.
 3. Warranties.
 4. Bonds.
 5. Other types as indicated.
- B. Submit for Owner's benefit during and after project completion.

3.13 NUMBER OF COPIES OF SUBMITTALS

- A. Electronic Documents: Submit one electronic copy in Adobe Portable Document Format PDF format; an electronically-marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected. Submit separate PDF files for each specification section. Multiple sections combined into one PDF file will be returned to the Contractor.
1. Name Files according to the following format: <Section Number> <Item Description>. For example: 08 1113 Hollow Metal Doors Shop Drawings.
 2. For shop drawings, the size of the electronic image must be equal with the standard paper size of the sheet, for example:
 3. A 30" x 42" drawing should not be placed on an 11" x 17" sheet size.
 4. An 11" x 17" drawing should not be placed on a 30" x 42" sheet size.

5. For electronic shop drawings larger than 11" x 17", one hard copy of the drawing(s) is required to be submitted with the electronic copy. The hard copy will NOT be returned to the Contractor.
6. If the Architect deems the electronic submittal illegible, corrupted, and unusable, or if the file size is unreasonably large, then a new electronic copy or hard copy will be required.
- B. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect/Engineer.
 1. After review, produce duplicates of the Architect's review information.
 2. Retained samples will not be returned to Contractor unless specifically so stated.

3.14 SUBMITTAL PROCEDURES

- A. General Requirements:
 1. Use a separate transmittal for each item.
 2. Submit separate packages of submittals for review and submittals for information, when included in the same specification section.
 3. Transmit using approved form.
 - a. Use Contractor's form, subject to prior approval by Architect/Engineer OR
 - b. Use form generated by Electronic Document Submittal Service software.
 4. Sequentially identify each item. For revised submittals use original number and a sequential combination numerical and alphabetical suffix.
 5. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
 6. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.
 - a. Submittals from sources other than the Contractor, or without Contractor's stamp will not be acknowledged, reviewed, or returned.
 7. Deliver each submittal on date noted in submittal schedule, unless an earlier date has been agreed to by all affected parties, and is of the benefit to the project.
 - a. Send submittals in electronic format via email to Architect/Engineer (under 10MB in size) OR
 - b. Upload submittals in electronic form to Electronic Document Submittal Service website.
 8. Schedule submittals to expedite the Project, and coordinate submission of related items.
 - a. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
 - b. For sequential reviews involving Architect/Engineer's consultants, Owner, or another affected party, allow an additional 7 days.
 9. Identify variations from Contract Documents and product or system limitations that may be detrimental to successful performance of the completed work.
 10. Provide space for Contractor and Architect/Engineer review stamps.

11. When revised for resubmission, identify all changes made since previous submission.
 12. Distribute reviewed submittals. Instruct parties to promptly report inability to comply with requirements.
 13. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work, and have received prior approval for their use.
 14. Submittals not requested will not be recognized or processed.
- B. Product Data Procedures:
1. Submit only information required by individual specification sections.
 2. Collect required information into a single submittal.
 3. Submit concurrently with related shop drawing submittal.
 4. Do not submit (Material) Safety Data Sheets for materials or products.
- C. Shop Drawing Procedures:
1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.
 2. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.
- D. Samples Procedures:
1. Transmit related items together as single package.
 2. Identify each item to allow review for applicability in relation to shop drawings showing installation locations.
 3. Include with transmittal high-resolution image files of samples to facilitate electronic review and approval. Provide separate submittal page for each item image.
- E. Submittal System: The contractor will provide electronic submittals using Newforma Info Exchange Server provided by the Architect.
- F. Submittal Schedule:
1. The Contractor will prepare a submittal schedule.
 2. In preparing the schedule, the Contractor should consider time required for review, ordering, manufacturing, fabrication, and delivery plus include additional time required for making corrections or revision to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.
 - a. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
 - b. Initial Submittal: Submit concurrently with startup construction schedule. Include submittals required during the first 60 days of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for manufacture or fabrication.
 - c. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule. Submit revised submittal schedule to reflect changes in current status and timing for submittals.
 - d. Format: Arrange the following information in a tabular format:
 - 1) Schedule date for first submittal.
 - 2) Specification Section number and title.

- 3) Submittal category: Action or Informational.
 - 4) Name of subcontractor.
 - 5) Description of the Work covered.
 - 6) Scheduled date for Architect's final release or approval.
 - 7) Scheduled date of fabrication.
 - 8) Scheduled dates for purchasing.
 - 9) Scheduled dates for installation.
 - 10) Activity or event number.
- G. Coordination: Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal sufficiently in advance of performance of related construction activities to avoid delay.
1. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received. This includes the right to withhold action on a submittal requiring color selection until all related color samples or submittals are received.
 2. The Contractor is responsible for assuring that each submittal is in full compliance with the submittal requirements prior to forwarding to the Architect for review. Submittals which are incomplete will be considered as not submitted until all submittal requirements are fulfilled. The architect has sole discretion to return incomplete submittals without review, to hold submittals until all requirements are fulfilled, to review partial submittals, or to waive partial requirements. In exercising this discretion, the Architect will incur no obligation to apply the same action to any other submittal.
 3. The Contractor is responsible for timely submission of submittals to allow for review and any subsequent corrections necessary prior to undertaking any work covered by the submittal.
- H. Processing Time: Allow enough time for submittal review, including time for re-submittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including re-submittals.
1. Initial Review: Allow 15 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals or consultants is required. Architect will advise Contractor when a submittal being processed requires extended review time for coordination.
 2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
 3. Resubmittal Review: Allow 15 days for review of each resubmittal.
 4. Sequential Review: Where the Contract Documents indicate that submittals shall be reviewed sequentially by Architect's consultants, Owner, or other parties, allow 21 days for initial review of each submittal
 5. Concurrent Consultant Review: Where the Contract Documents indicate that submittals may be transmitted simultaneously to Architect and to Architect's consultants, allow 15 days for review of each submittal. Submittal will be returned to Architect before being returned to Contractor.

6. Except for required concurrent reviews, the Contractor shall not retain or suppress submittals for group submissions. Each individual submittal is to be transmitted expeditiously upon preparation. Numerous submittals transmitted in a short time period will not be considered reasonable, and will result in review times being extended accordingly. In such cases, the Contractor may request priority consideration of certain submittals.
7. Should the Contractor request an expedited review in order to maintain schedule, the requests will be approved at the sole discretion of Architect. Rejection will not be cause for any claims for delay or additional cost by the Contractor. The Contractor shall be solely responsible should such rejection result in the completion of construction to occur after the contract deadlines.
- I. Transmittal Form: Use Newforma Info Exchange Transmittal or Contractor's own form as approved by the Architect. When using the Architect's electronic submittal procedure, the transmittal form is part of the submittal file.
- J. Transmit each submittal with a copy of approved submittal form.
 1. Transmittal Form Content: Provide locations on form for the following information:
 - a. Project name.
 - b. Date.
 - c. Destination (To:).
 - d. Source (From:).
 - e. Names of subcontractor, manufacturer, and supplier.
 - f. Category and type of submittal.
 - g. Submittal purpose and description.
 - h. Specification Section number and title.
 - i. Drawing number and detail references, as appropriate.
 - j. Transmittal number (numbered consecutively).
 - k. Submittal and transmittal distribution record.
 - l. Remarks.
 - m. Signature of transmitter.
- K. On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same label information as related submittal.
- L. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix.
- M. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy.
- N. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents. Provide a space approximately 6 by 8 inches on label or beside title block to record Contractor's review and approval markings and action taken by Architect.

- O. Include the following information on label for processing and recording action taken:
 - 1. Project name.
 - 2. Date.
 - 3. Name and address of Architect.
 - 4. Name and address of Contractor.
 - 5. Name and address of subcontractor.
 - 6. Name and address of supplier.
 - 7. Name of manufacturer.
 - 8. Submittal number or other unique identifier, including revision identifier.
 - a. Submittal number shall use Specification Section number followed by a decimal point and then a sequential number (e.g., 06-1000.01). Re-submittals shall include an alphabetic suffix after another decimal point (e.g., 06-1000.01.A).
 - 9. Number and title of appropriate Specification Section.
 - 10. Drawing number and detail references, as appropriate.
 - 11. Location(s) where product is to be installed, as appropriate.
 - 12. Other necessary identification.
- P. Identify variations from Contract Documents and Product or system limitations that may be detrimental to successful performance of the completed Work.
- Q. When revised for resubmission, identify all changes made since previous submission.
- R. Distribute reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
- S. Submittals not requested will not be recognized or processed.

3.15 ACTION SUBMITTALS

- A. General: Prepare and submit Action Submittals required by individual Specification Sections.
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
 - 1. Submit Product Data before or concurrent with Samples.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Shop Drawings based on reproductions of the Contract Documents does not relieve the Contractor from evaluating specific project needs and identifying specific materials, dimensions, etc. on the Shop Drawings. Do not copy standard information as the basis of Shop Drawings. Standard information prepared without specific reference to the Project is not a Shop Drawing.
 - 1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
 - a. Dimensions.
 - b. Identification of products.
 - c. Fabrication and installation drawings.
 - d. Roughing-in and setting diagrams.

- e. Wiring diagrams showing field-installed wiring, including power, signal, and control wiring.
 - f. Shop work manufacturing instructions.
 - g. Templates and patterns.
 - h. Schedules.
 - i. Design calculations.
 - j. Compliance with specified standards.
 - k. Notation of coordination requirements.
 - l. Notation of dimensions established by field measurement.
 - m. Relationship to adjoining construction clearly indicated.
 - n. Seal and signature of professional engineer if specified.
 - o. Wiring Diagrams: Differentiate between manufacturer-installed and field-installed wiring.
2. Submit Shop Drawings in the following format:
- a. PDF electronic file.
- D. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed. Refer to individual Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation, and similar construction characteristics.
- 1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
 - 2. Identification: Attach label on unexposed side of Samples that includes the following:
 - a. Generic description of Sample.
 - b. Product name and name of manufacturer.
 - c. Sample source.
 - d. Number and title of appropriate Specification Section.
 - 3. For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.
 - 4. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
 - a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
 - 5. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.

- a. Number of Samples: Submit one full set of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.
- 6. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
 - a. Number of Samples: Submit two sets of Samples. Architect will retain one Sample set; remainder will be returned.
 - 1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
 - 2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.

3.16 INFORMATIONAL SUBMITTALS

- A. General: Prepare and submit Informational Submittals required by other Specification Sections.
 - 1. Number of Copies: Submit PDF copies of each submittal, unless otherwise indicated. Architect will not return copies.
 - 2. Certificates and Certifications: Provide a notarized statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
 - 3. Test and Inspection Reports: Comply with requirements specified in Division 01 Quality Requirements.
 - 4. O&M and Closeout Requirements: Retain submission of closeout documentation (Manufacturer's Instructions, Warranties, etc.) until the end of the project, do not submit with individual specification section Product Data or Shop Drawing Submittals. Comply with the requirements specified in Division 01 Execution and Closeout Requirements.
 - 5. Informational Submittals listed in this Section are to be submitted separate from individual specification section Product Data or Shop Drawing submittals they are, by default, still considered "Informational Submittals", and as such the Architect Action Stamp does not apply to these portions unless specific comments are made otherwise.
- B. Insurance Certificates and Bonds: Prepare written information indicating current status of insurance or bonding coverage. Include name of entity covered by insurance or bond, limits of coverage, amounts of deductibles, if any, and term of the coverage.
- C. Material Safety Data Sheets (SDS): Submit information directly to Owner; do not submit to Architect except as required in "Action Submittals" Article.

3.17 CONTRACTOR'S REVIEW

- A. Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Review each submittal for accuracy and completeness of dimensions and quantities, and for performance of equipment or systems. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect. Submittals deemed by the Architect to not have been reviewed by the Contractor prior to submission may be returned and considered as "Not Submitted".
- B. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents and coordinated with other Work of the contract.

3.18 ARCHITECT'S ACTION

- A. General: Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.
- B. Action Submittals: Architect will review each submittal, make marks to indicate corrections or modifications required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action taken, as follows:
 - 1. Furnish as Submitted: Denotes that the submittal meets the criteria of the drawings and specifications and no revisions are required. The Contractor may proceed with fabrication or procurement of the item reviewed and may proceed with the work shown on the drawings and specifications for this item.
 - 2. Furnish as Corrected: Denotes that there are deficiencies, but the Contractor may proceed with fabrication or procurement of the item reviewed and may proceed with the work shown on the drawings and specifications for the item if the deficiencies are first corrected.
 - 3. Revise and Resubmit: Denotes that the submittal does apply to the drawings and specifications, but insufficient detail has been shown or the submittal contains too many errors or omissions. The Contractor may NOT proceed with fabrication or procurement of the item reviewed and may NOT proceed with the work shown on the drawings and specifications for the item. The Contractor must revise the submittal and resubmit for review.
 - 4. Incomplete - Resubmit: Denotes that some portion of the submittal is incomplete and the Architect cannot, therefore, review the submittal. The Architect will describe the incompleteness by comment on the submittal. The Contractor may NOT proceed with fabrication or procurement of the item reviewed and may NOT proceed with the work shown on the drawings and specifications for the item. The Contractor must revise the submittal and resubmit for review.
 - 5. Rejected: Denotes that the submittal does not apply to the item specified or was not specified. The Contractor may NOT proceed with fabrication or procurement of the item reviewed and may NOT proceed with the work shown on the drawings and specifications for the item, and the Contractor must prepare a new submittal. The Architect will describe the reason for rejection by comment on the submittal.
- C. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- D. Partial submittals are not acceptable, will be considered nonresponsive, and will be returned without review.

- E. Submittals not required by the Contract Documents may not be reviewed and may be discarded.
- F. Architects review is only for limited purpose of checking for general conformance with the information given and design concept expressed in the Contract Documents.
- G. Unless notified otherwise by the Contractor, the Architect's notations, comments, and mark-ups on approved submittals shall have the same effect as the Architect's order for minor changes in the Work not involving adjustment in the contract sum or extension in the contract time. The Contractor will proceed with the work, and the response will be incorporated into the contract the same as the Architect's written order for minor changes in the Work. Notify Architect in writing if noted modifications cannot be made due to conflicting circumstances in the field, in other contract documents, or for other reasons.
- H. If the Contractor believes that the Architect's notations, comments, or mark-ups constitute a change that results in added cost or time, the Contractor is to notify the Architect in writing within seven (7) days of receipt of the reviewed submittal. Do not proceed with changes that result in added cost or time until the matter is resolved in accordance with other provisions of the contract.

END OF SECTION

**SECTION 01 3216
CONSTRUCTION PROGRESS SCHEDULE**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Preliminary schedule.
- B. Construction progress schedule, bar chart type.

1.2 SUBMITTALS

- A. Within 10 days after date of Agreement, submit preliminary schedule defining planned operations for the first 60 days of Work, with a general outline for remainder of Work.
- B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.
- C. Within 10 days after joint review, submit complete schedule.
- D. Submit updated schedule with each Application for Payment.
- E. Submit in PDF format.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 PRELIMINARY SCHEDULE

- A. Prepare preliminary schedule in the form of a horizontal bar chart.

3.2 CONTENT

- A. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction.
- B. Identify each item by specification section number.
- C. Show accumulated percentage of completion of each item, and total percentage of Work completed, as of the first day of each month.
- D. Provide legend for symbols and abbreviations used.

3.3 BAR CHARTS

- A. Include a separate bar for each major portion of Work or operation.
- B. Identify the first work day of each week.

3.4 UPDATING SCHEDULE

- A. Maintain schedules to record actual start and finish dates of completed activities.
- B. Indicate progress of each activity to date of revision, with projected completion date of each activity.
- C. Annotate diagrams to graphically depict current status of Work.

- D. Identify activities modified since previous submittal, major changes in Work, and other identifiable changes.
- E. Indicate changes required to maintain Date of Substantial Completion.
- F. Submit reports required to support recommended changes.

3.5 DISTRIBUTION OF SCHEDULE

- A. Distribute copies of updated schedules to Contractor's project site file, to subcontractors, suppliers, Architect/Engineer, Owner, and other concerned parties.
- B. Instruct recipients to promptly report, in writing, problems anticipated by projections indicated in schedules.

END OF SECTION

SECTION 01 4000 QUALITY REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Testing and inspection agencies and services.
- B. Control of installation.
- C. Mock-ups.
- D. Defect Assessment.

1.2 RELATED REQUIREMENTS

- A. Document 00 7200 - General Conditions: Inspections and approvals required by public authorities.
- B. Section 01 4216 - Definitions.

1.3 QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this Article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Refer to 00 2115 - Supplemental Instructions to Bidders paragraph 2.1.6.1 for additional contractor qualification information.
- C. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- D. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- E. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- F. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
- G. Specialists: Certain sections of the Specifications require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
 - 1. Requirement for specialists shall not supersede building codes and regulations governing the Work.
- H. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 548; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.
 - 1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.

2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
 - I. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- 1.4 TESTING AND INSPECTION AGENCIES AND SERVICES
- A. Owner will employ and pay for services of an independent testing agency to perform specified testing.
 - B. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.
 - C. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor and the Contract Sum will be adjusted by Change Order.

PART 2 PRODUCTS

2.1 REQUIREMENTS

- A. Comply with the requirements specified in Division 01 Product Requirements.

PART 3 EXECUTION

3.1 TEST AND INSPECTION LOG

- A. Prepare a record of tests and inspections. Include the following:
 1. Date test or inspection was conducted.
 2. Description of the Work tested or inspected.
 3. Date test or inspection results were transmitted to Architect.
 4. Identification of testing agency or special inspector conducting test or inspection.
- B. Maintain log at Project site. Post changes and modifications as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.

3.2 REPAIR AND PROTECTION

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
 1. Provide materials and comply with installation requirements specified in other Specification Sections. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible.
 2. Comply with the Contract Document requirements for Division 01 Section "Cutting and Patching."
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

3.3 CONTROL OF INSTALLATION

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.
- B. Comply with manufacturers' instructions, including each step in sequence.
- C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.
- D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Have work performed by persons qualified to produce required and specified quality.
- F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.
- G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

3.4 MOCK-UPS

- A. Tests shall be performed under provisions identified in this section and identified in the respective product specification sections.
- B. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.
- C. Where mock-up has been accepted by Architect/Engineer and is specified in product specification sections to be removed, protect mock-up throughout construction, remove mock-up and clear area when directed to do so by Architect/Engineer.

3.5 TESTING AND INSPECTION

- A. Testing Agency Duties:
 - 1. Provide qualified personnel at site. Cooperate with Architect/Engineer and Contractor in performance of services.
 - 2. Perform specified sampling and testing of products in accordance with specified standards.
 - 3. Ascertain compliance of materials and mixes with requirements of Contract Documents.
 - 4. Promptly notify Architect/Engineer and Contractor of observed irregularities or non-compliance of Work or products.
 - 5. Perform additional tests and inspections required by Architect/Engineer.
 - 6. Submit reports of all tests/inspections specified.
- B. Limits on Testing/Inspection Agency Authority:
 - 1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
 - 2. Agency may not approve or accept any portion of the Work.
 - 3. Agency may not assume any duties of Contractor.
 - 4. Agency has no authority to stop the Work.
- C. Contractor Responsibilities:
 - 1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.

2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
 3. Provide incidental labor and facilities:
 - a. To provide access to Work to be tested/inspected.
 - b. To obtain and handle samples at the site or at source of Products to be tested/inspected.
 - c. To facilitate tests/inspections.
 - d. To provide storage and curing of test samples.
 4. Notify Architect/Engineer and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
 5. Employ services of an independent qualified testing laboratory and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
 6. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
- D. Re-testing required because of non-compliance with specified requirements shall be performed by the same agency on instructions by Architect/Engineer.
- E. Re-testing required because of non-conformance to specified requirements shall be paid for by Contractor. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.
- F. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents. Submit schedule within 30 days of date established for commencement of the Work.
1. Distribution: Distribute schedule to Owner, Architect, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

3.6 DEFECT ASSESSMENT

- A. Replace Work or portions of the Work not complying with specified requirements.

END OF SECTION

SECTION 01 4216 DEFINITIONS

PART 1 GENERAL

1.1 SUMMARY

- A. This section supplements the definitions contained in the Drawings general provisions of the Contract, including General and Supplementary Conditions.
- B. Other definitions are included in individual specification sections.

1.2 DEFINITIONS

- A. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- B. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "approved," "required," and "permitted" have the same meaning as "directed."
- C. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
- D. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
- E. "Furnish" or "Supply": To supply, deliver to Project site, unload, and inspect for damage.
- F. "Install": Operations at Project site including to temporarily store, unpack, assemble, erect, apply, place, anchor, work to dimension, finish, cure, protect, clean, start up, and make ready for use.
- G. "Provide": Furnish and install, complete and ready for the intended use.
- H. "Product": Material, machinery, components, equipment, fixtures, and systems forming the work result. Not materials or equipment used for preparation, fabrication, conveying, or erection and not incorporated into the work result. Products may be new, never before used, or re-used materials or equipment.
- I. "Project Manual": The book-sized volume that includes the procurement requirements (if any), the contracting requirements, and the specifications.
- J. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

1.3 INDUSTRY STANDARDS

- A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
- B. Publication Dates: Comply with standards in effect as of date of the Contract Documents, unless otherwise indicated.

- C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
 - 1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.
- D. Abbreviations and Acronyms for Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the generally recognized name of the standards and regulations or as indicated.

1.4 ABBREVIATIONS AND ACRONYMS

- A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Gale Research's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S." unless otherwise indicated.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 01 5000
TEMPORARY FACILITIES AND CONTROLS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Temporary utilities.
- B. Temporary sanitary facilities.
- C. Temporary Controls: Barriers, enclosures, and fencing.
- D. Security requirements.
- E. Vehicular access and parking.
- F. Waste removal facilities and services.

1.2 TEMPORARY UTILITIES

- A. Owner will provide the following:
 - 1. Electrical power and metering, consisting of connection to existing facilities.
 - 2. Water supply, consisting of connection to existing facilities.
- B. Use trigger-operated nozzles for water hoses, to avoid waste of water.

1.3 TEMPORARY SANITARY FACILITIES

- A. Use of existing facilities is permitted.
- B. Maintain daily in clean and sanitary condition.
- C. At end of construction, return facilities to same or better condition as originally found.

1.4 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
- B. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.
- C. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.5 FENCING

- A. Construction: Contractor's option.

1.6 SECURITY

1.7 VEHICULAR ACCESS AND PARKING

- A. Coordinate access and haul routes with governing authorities and Owner.
- B. Provide and maintain access to fire hydrants, free of obstructions.
- C. Existing parking areas located at west of the cabin may be used for construction parking.

1.8 WASTE REMOVAL

- A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
- B. Provide containers with lids. Remove trash from site periodically.
- C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 01 6000
PRODUCT REQUIREMENTS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Administrative and procedural requirements for selection of products for use in Project
- B. Product delivery
- C. Manufacturers' standard special warranties on products
- D. Comparable products
- E. General product requirements.
- F. Re-use of existing products.
- G. Transportation, handling, storage and protection.
- H. Product option requirements.
- I. Substitution limitations.
- J. Maintenance materials, including extra materials, spare parts, tools, and software.

1.2 DEFINITIONS

- A. Products: Items purchased for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
 - 1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature, that is current as of date of the Contract Documents.
 - 2. New Products: Items that have not previously been incorporated into another project or facility. Products consisting of recycled-content materials are allowed, unless explicitly stated otherwise. Products salvaged or recycled from other projects are not considered new products.
 - 3. Comparable Product: Product that is demonstrated and approved through submittal process, or where indicated as a product substitution, to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
- C. Basis-of-Design Product Specification: Where a specific manufacturer's product is named and accompanied by the words "basis of design," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of other named manufacturers.

1.3 SUBMITTALS

- A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.

- B. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
- C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
 - 1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.
- D. Comparable Product Requests: Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
 - 1. Conditions: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
 - a. Evidence that the proposed product does not require extensive revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
 - b. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
 - c. Evidence that proposed product provides specified warranty.
 - d. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
 - e. Samples, if requested.
 - 2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product request within 15 days of receipt of request.
 - a. Form of Approval: Comply with requirements specified in Division 01 "Administrative Requirements."
- E. Basis-of-Design Product Specification Submittal: Comply with requirements specified in Division 01 "Administrative Requirements." Show compliance with requirements.

1.4 COMPATIBILITY OF OPTIONS

- A. Comply with requirements in Division 01 Quality Requirements.
- B. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, product selected shall be compatible with products previously selected, even if previously selected products were also options.
 - 1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
 - 2. If a dispute arises between contractors over concurrently selectable but incompatible products, Architect will determine which products shall be used.

1.5 PRODUCT WARRANTIES

- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
 - 1. Manufacturer's Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
 - 2. Special Warranty: Written warranty required by or incorporated into the Contract Documents, either to extend time limit provided by manufacturer's warranty or to provide more rights for Owner.
- B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution. Submit a draft for approval before final execution.
 - 1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
 - a. Specified Form: When specified forms are included with the Specifications, prepare a written document using appropriate form properly executed.
 - b. Refer to Divisions 02 through 48 for specific content requirements and particular requirements for submitting special warranties.
- C. Submittal Time: Comply with requirements in Division 01 "Execution and Closeout Requirements" and "Closeout Submittals."

PART 2 PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, that are new at time of installation.
 - 1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
 - a. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
 - 1) Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
 - 2) Where products are accompanied by the term "as selected," Architect will make selection.
 - 3) Where products are accompanied by the term "match sample," sample to be matched is Architect's.
 - 4) Descriptive, performance, and reference standard requirements in the Specifications establish "salient characteristics" of products.
 - 5) Or Equal: Where products are specified by name and accompanied by the term "or equal" or "or approved equal" or "or approved," comply with provisions in Part 2 "Comparable Product Requests" Article to obtain approval for use of an unnamed product
- B. Product Selection Procedures.

1. Product: Where Specifications name a single product and manufacturer, provide the named product that complies with requirements.
2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements.
3. Products: Where Specifications include a list of names of both products and manufacturers, provide one of the products listed that complies with requirements.
4. Manufacturers: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements.
5. Available Products: Where Specifications include a list of names of both products and manufacturers, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with provisions in Part 2 "Comparable Product Requests" Article for consideration of an unnamed product.
6. Available Manufacturers: Where Specifications include a list of manufacturers, provide a product by one of the manufacturers listed, or an unnamed manufacturer, that complies with requirements. Comply with provisions in Part 2 "Comparable Product Requests" Article for consideration of an unnamed product.
7. Product Options: Where Specifications indicate that sizes, profiles, and dimensional requirements on Drawings are based on a specific product or system, provide the specified product or system. Comply with provisions in Part 2 "Product Substitutions" Article for consideration of an unnamed product or system.
8. Basis-of-Design Product: Where Specifications name a product and include a list of manufacturers, provide the specified product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with provisions in Part 2 "Comparable Product Requests" Article for consideration of an unnamed product by the other named manufacturers.
9. Visual Matching Specification: Where Specifications require matching an established Sample, select a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.
 - a. If no product available within specified category matches and complies with other specified requirements, comply with provisions in Part 2 "Product Substitutions" Article for proposal of product.
10. Visual Selection Specification: Where Specifications include the phrase "as selected from manufacturer's colors, patterns, textures" or a similar phrase, select a product that complies with other specified requirements.

2.2 EXISTING PRODUCTS

- A. Do not use materials and equipment removed from existing premises unless specifically required or permitted by Contract Documents. There are items in these contract documents that will be reused. See technical specifications and drawings.
- B. Unforeseen historic items encountered remain the property of the Owner; notify Owner promptly upon discovery; protect, remove, handle, and store as directed by Owner.
- C. Existing materials and equipment indicated to be removed, but not to be re-used, relocated, reinstalled, delivered to the Owner, or otherwise indicated as to remain the property of the Owner, become the property of the Contractor; remove from site.

2.3 NEW PRODUCTS

- A. Provide new products unless specifically required or permitted by Contract Documents.

2.4 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.
- B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.
- C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

2.5 MAINTENANCE MATERIALS

- A. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections.
- B. Deliver to Project site; obtain receipt prior to final payment.

PART 3 EXECUTION

3.1 SUBSTITUTION LIMITATIONS

- A. See Section 01 2500 - Substitution Procedures.

3.2 TRANSPORTATION AND HANDLING

- A. Package products for shipment in manner to prevent damage; for equipment, package to avoid loss of factory calibration.
- B. If special precautions are required, attach instructions prominently and legibly on outside of packaging.
- C. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft.
- D. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
- E. Deliver products to project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
- F. Coordinate schedule of product delivery to designated prepared areas at project site in order to minimize long-term site storage time, overcrowding of construction spaces, and potential damage to stored materials.
- G. Transport and handle products in accordance with manufacturer's instructions.
- H. Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.
- I. Promptly inspect shipments on delivery to ensure that products comply with requirements of the Contract Documents, quantities are correct, and products are properly protected and undamaged.
- J. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.
- K. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

3.3 STORAGE AND PROTECTION

- A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication. See Section 01 7419.
- B. Store and protect products in accordance with manufacturers' instructions.
- C. Store with seals and labels intact and legible.
- D. Store sensitive products in weathertight, climate-controlled enclosures in an environment favorable to product.
- E. For exterior storage of fabricated products, place on sloped supports above ground.
- F. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.
- G. Comply with manufacturer's warranty conditions, if any.
- H. Cover products subject to deterioration by the elements, above ground, with impervious sheet covering. Provide adequate ventilation to prevent condensation and degradation of products.
- I. Prevent contact with material that may cause corrosion, discoloration, or staining.
- J. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
- K. Arrange storage of products to permit access for inspection and measurement of quantity or counting of units. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.
- L. Store materials in a manner that will not endanger Project structure.
- M. Store cementitious products and materials on elevated platforms.
- N. Store items subject to sun damage such as foam and, plastics away from exposure to sunlight, except to extent necessary for period of installation and concealment.
- O. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage
- P. Protect stored products and liquids from damage from freezing
- Q. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

END OF SECTION

**SECTION 01 7000
EXECUTION AND CLOSEOUT REQUIREMENTS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Examination, preparation, and general installation procedures.
- B. Requirements for alterations work, including selective demolition.
- C. Cutting and patching.
- D. Cleaning and protection.
- E. Substantial Completion.
- F. Final Completion.
- G. Closeout procedures, including Contractor's Correction Punch List, except payment procedures.

1.2 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Cutting and Patching: Submit written request in advance of cutting or alteration that affects:
 - 1. Structural integrity of any element of Project.
 - 2. Integrity of weather exposed or moisture resistant element.
 - 3. Efficiency, maintenance, or safety of any operational element.
 - 4. Visual qualities of sight exposed elements.
 - 5. Work of Owner or separate Contractor.
 - 6. Submit a proposal describing procedures at least 10 days before the time cutting and patching will be performed, requesting approval to proceed. Include in request:
 - a. Extent: Describe cutting and patching, show how they will be performed, and indicate why they cannot be avoided.
 - b. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building's appearance and other significant visual elements.
 - c. Identification of Project.
 - d. Location and description of affected work.
 - e. Necessity for cutting or alteration.
 - f. Description of proposed work and products to be used.
 - g. Effect on work of Owner or separate Contractor.
 - h. Written permission of affected separate Contractor.
 - i. Date and time work will be executed.

- j. Utility Services and Mechanical/Electrical Systems: List services/systems that cutting and patching procedures will disturb or affect. List services/systems that will be relocated and those that will be temporarily out of service. Indicate how long services/systems will be disrupted.
- k. Structural Elements: Where cutting and patching involve adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with original structure.
- l. Architect's Approval: Obtain approval of cutting and patching proposal before cutting and patching. Approval does not waive right to later require removal and replacement of unsatisfactory work.
- m. Integrity of weather-exposed or moisture-resistant elements.

1.3 QUALITY ASSURANCE

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
- B. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- C. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

1.4 PROJECT CONDITIONS

- A. Grade site to drain. Maintain excavations free of water. Provide, operate, and maintain pumping equipment.
- B. Protect site from puddling or running water. Provide water barriers as required to protect site from soil erosion.
- C. Pollution Control: Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations. Comply with federal, state, and local regulations.

1.5 COORDINATION

- A. See Section 01 1000 for occupancy-related requirements.
- B. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
- C. Coordinate completion and clean-up of work of separate sections.
- D. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

1.6 SUBSTANTIAL COMPLETION

- A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
1. Prepare and submit a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete. Additionally, attach a copy of work required for each room to the door entering the room. Subcontractor and Superintendent to initial as each Work item is completed. Attach supplemental lists as required.
 2. Advise Owner of pending insurance changeover requirements.
 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
 4. Prepare and submit updated Project Record Documents, operation and maintenance manuals, Final Completion construction photographs, damage or settlement surveys, property surveys, and similar final record information.
 5. Complete final cleaning requirements, including touchup painting, floor waxing, buffing, sealing, etc.
 6. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- B. Inspection Procedures: Submit a written request for inspection for Substantial Completion a minimum of seven (7) days in advance of the requested Substantial Completion inspection date. On receipt of request, Architect may notify Contractor of unfulfilled requirements. On date of inspection, Architect will conduct a review and either proceed with inspection or notify Contractor that the project is not Substantially Complete due to unfulfilled requirements.
1. Upon inspection the Architect and the Owner's representative will accompany the Contractor on a walk-through review of the Contractor's punch list. Should the Architect and/or the Owner's representative observe work which is incomplete or defective which is not included on the contractor's punch list, the Architect will prepare a supplemental punch list of items to be completed or corrected.
 2. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
 3. Results of the completed inspection will form the basis of requirements for establishing Final Completion.

1.7 FINAL COMPLETION

- A. Preliminary Procedures: Before requesting final inspection for determining date of Final Completion, complete the following:
1. Submit a final Application for Payment according to Division 01 Section "Price and Payment Procedures".
 2. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Contractor. The certified copy of the list shall state that the Work, including each item on the list has been completed or otherwise resolved for acceptance. Provide explanations for each proposed resolution to incomplete items.
 3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.

- B. Inspection Procedures: Submit a written request for inspection for Final Completion, a minimum of (7) days in advance of the requested Final Completion Inspection Date. On receipt of request, Architect may notify Contractor of unfulfilled requirements. On date of inspection, Architect will conduct a review and either proceed with inspection or notify Contractor that the project is not Finally Complete due to unfulfilled requirements.
 - 1. Upon Inspection the Architect and the Owner's representative will accompany the Contractor's superintendent on a walk-through review of the Substantial Completion punch list.
 - 2. Architect will process the final Application for Payment after inspection providing all closeout documentation has been received and is acceptable, or the Architect will notify Contractor of construction and/or documentation that must be completed or corrected before final Application for Payment will be processed.

1.8 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

- A. Preparation: Submit electronic copy of list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
 - 1. Organize list of spaces in sequential order starting with exterior areas first and proceeding from lowest floor to highest floor.
 - 2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
 - 3. Indicate the subcontractor responsible for each item; provide spaces for subcontractor and superintendent to initial each item as Work is completed.
 - 4. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Architect.
 - d. Name of Contractor.
 - e. Page number.

1.9 WARRANTIES

- A. Submittal Time: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated.
- B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
- C. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
 - 1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (215-by-280-mm) paper.

2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
 3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
- D. Provide additional copies of each warranty to include in operation and maintenance manuals.
- E. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

PART 2 PRODUCTS

2.1 PATCHING MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. New Materials: As specified in product sections; match existing products and work for patching and extending work.
- C. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.
1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.
- D. Product Substitution: For any proposed change in materials, submit request for substitution described in Section 01 6000 - Product Requirements.

2.2 CLEANING PRODUCTS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.
- B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.
- C. Examine and verify specific conditions described in individual specification sections.
- D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.
- E. Verify that utility services are available, of the correct characteristics, and in the correct locations.

- F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.
- G. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
- H. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Seal cracks or openings of substrate prior to applying next material or substance.
- C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.
- D. Temporary Support: Provide temporary support of Work to be cut.
- E. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- F. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
- G. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

3.3 GENERAL INSTALLATION REQUIREMENTS

- A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.
- B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
- C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
- D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
- E. Make neat transitions between different surfaces, maintaining texture and appearance.

3.4 ALTERATIONS

- A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
 - 1. Verify that construction and utility arrangements are as indicated.
 - 2. Report discrepancies to Architect/Engineer before disturbing existing installation.
 - 3. Beginning of alterations work constitutes acceptance of existing conditions.
- B. Remove existing work as indicated and as required to accomplish new work.
 - 1. Remove items indicated on drawings.
 - 2. Where new surface finishes are to be applied to existing work, perform removals, patch, and prepare existing surfaces as required to receive new finish; remove existing finish if necessary for successful application of new finish.

3. Where new surface finishes are not specified or indicated, patch holes and damaged surfaces to match adjacent finished surfaces as closely as possible.
- C. Protect existing work to remain.
 1. Prevent movement of structure; provide shoring and bracing if necessary.
 2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
 3. Repair adjacent construction and finishes damaged during removal work.
- D. Adapt existing work to fit new work: Make as neat and smooth transition as possible.
- E. Patching: Where the existing surface is not indicated to be refinished, patch to match the surface finish that existed prior to cutting. Where the surface is indicated to be refinished, patch so that the substrate is ready for the new finish.
- F. Refinish existing surfaces as indicated:
 1. Where rooms or spaces are indicated to be refinished, refinish all visible existing surfaces to remain to the specified condition for each material, with a neat transition to adjacent finishes.
 2. If mechanical or electrical work is exposed accidentally during the work, re-cover and refinish to match.
- G. Clean existing systems and equipment.
- H. Remove demolition debris and abandoned items from alterations areas and dispose of off-site; do not burn or bury.
- I. Do not begin new construction in alterations areas before demolition is complete.
- J. Comply with all other applicable requirements of this section.

3.5 CUTTING AND PATCHING

- A. Whenever possible, execute the work by methods that avoid cutting or patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. See Alterations article above for additional requirements.
- C. Perform whatever cutting and patching is necessary to:
 1. Complete the work.
 2. Fit products together to integrate with other work.
 3. Provide openings for penetration of mechanical, electrical, and other services.
 4. Match work that has been cut to adjacent work.
 5. Repair areas adjacent to cuts to required condition.
 6. Repair new work damaged by subsequent work.
 7. Remove samples of installed work for testing when requested.
 8. Remove and replace defective and non-complying work.
- D. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.

- E. Employ skilled and experienced installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.
- F. Cut rigid materials such as concrete and masonry using masonry saw or core drill. Pneumatic tools not allowed without prior approval.
- G. Restore work with new products in accordance with requirements of Contract Documents.
- H. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- I. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material in accordance with Section 07 8400, to full thickness of the penetrated element.
- J. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.
 - 1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
 - 2. Match color, texture, and appearance.
 - 3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.
 - 4. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

3.6 PROGRESS CLEANING

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.
- C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.
- D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.7 PROTECTION OF INSTALLED WORK

- A. Protect installed work from damage by construction operations.
- B. Provide special protection where specified in individual specification sections.
- C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.
- D. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.

3.8 ADJUSTING

- A. Adjust operating products and equipment to ensure smooth and unhindered operation.

3.9 FINAL CLEANING

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

3.10 CLOSEOUT PROCEDURES

- A. Make submittals that are required by governing or other authorities.
- B. Notify Architect/Engineer when work is considered ready for Architect/Engineer's Substantial Completion inspection.
- C. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect/Engineer's Substantial Completion inspection.
- D. Conduct Substantial Completion inspection and create Final Correction Punch List containing Architect/Engineer's and Contractor's comprehensive list of items identified to be completed or corrected and submit to Architect/Engineer.
- E. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.
- F. Notify Architect/Engineer when work is considered finally complete and ready for Architect/Engineer's Substantial Completion final inspection.
- G. Complete items of work determined by Architect/Engineer listed in executed Certificate of Substantial Completion.

END OF SECTION

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**SECTION 01 7419
CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL**

PART 1 GENERAL

1.1 WASTE MANAGEMENT REQUIREMENTS

- A. Owner requires that this project generate the least amount of trash and waste possible.
- B. Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.
- C. Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.
- D. Contractor Reporting Responsibilities: Submit periodic Waste Disposal Reports; report landfill disposal, incineration, recycling, salvage, and reuse regardless of to whom the cost or savings accrues; use the same units of measure on required reports.
- E. Methods of trash/waste disposal that are not acceptable are:
 - 1. Burning on the project site.
 - 2. Burying on the project site.
 - 3. Dumping or burying on other property, public or private.
 - 4. Other illegal dumping or burying.
- F. Regulatory Requirements: Contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.

1.2 DEFINITIONS

- A. Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, or the like.
- B. Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.
- C. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.
- D. Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity, or reactivity.
- E. Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.
- F. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.
- G. Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.
- H. Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.
- I. Return: To give back reusable items or unused products to vendors for credit.
- J. Reuse: To reuse a construction waste material in some manner on the project site.

- K. Salvage: To remove a waste material from the project site to another site for resale or reuse by others.
- L. Sediment: Soil and other debris that has been eroded and transported by storm or well production run-off water.
- M. Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste.
- N. Toxic: Poisonous to humans either immediately or after a long period of exposure.
- O. Trash: Any product or material unable to be reused, returned, recycled, or salvaged.
- P. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

1.3 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Waste Disposal Reports: Submit at specified intervals, with details of quantities of trash and waste, means of disposal or reuse, and costs; show both totals to date and since last report.
 - 1. Submit updated Report with each Application for Progress Payment; failure to submit Report will delay payment.
 - 2. Submit Report on a form acceptable to Owner.
 - 3. Landfill Disposal: Include the following information:
 - a. Identification of material.
 - b. Amount, in tons or cubic yards (cubic meters), of trash/waste material from the project disposed of in landfills.
 - c. State the identity of landfills, total amount of tipping fees paid to landfill, and total disposal cost.
 - d. Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
 - 4. Incinerator Disposal: Include the following information:
 - a. Identification of material.
 - b. Amount, in tons or cubic yards (cubic meters), of trash/waste material from the project delivered to incinerators.
 - c. State the identity of incinerators, total amount of fees paid to incinerator, and total disposal cost.
 - d. Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
 - 5. Recycled and Salvaged Materials: Include the following information for each:
 - a. Identification of material, including those retrieved by installer for use on other projects.
 - b. Amount, in tons or cubic yards (cubic meters), date removed from the project site, and receiving party.

- c. Transportation cost, amount paid or received for the material, and the net total cost or savings of salvage or recycling each material.
 - d. Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
 - e. Certification by receiving party that materials will not be disposed of in landfills or by incineration.
- 6. Material Reused on Project: Include the following information for each:
 - a. Identification of material and how it was used in the project.
 - b. Amount, in tons or cubic yards (cubic meters).
 - c. Include weight tickets as evidence of quantity.
- 7. Other Disposal Methods: Include information similar to that described above, as appropriate to disposal method.

PART 3 EXECUTION

2.1 WASTE MANAGEMENT PROCEDURES

- A. See Section 01 3000 for additional requirements for project meetings, reports, submittal procedures, and project documentation.
- B. See Section 01 5000 for additional requirements related to trash/waste collection and removal facilities and services.
- C. See Section 01 6000 for waste prevention requirements related to delivery, storage, and handling.
- D. See Section 01 7000 for trash/waste prevention procedures related to demolition, cutting and patching, installation, protection, and cleaning.

2.2 WASTE MANAGEMENT PLAN IMPLEMENTATION

- A. Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.
- B. Communication: Distribute copies of the Waste Management Plan to job site foreman, each subcontractor, Owner, and Architect/Engineer.
- C. Instruction: Provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of the project.
- D. Meetings: Discuss trash/waste management goals and issues at project meetings.
 - 1. Prebid meeting.
 - 2. Preconstruction meeting.
 - 3. Regular job-site meetings.
- E. Facilities: Provide specific facilities for separation and storage of materials for recycling, salvage, reuse, return, and trash disposal, for use by all contractors and installers.
 - 1. Provide containers as required.
 - 2. Provide adequate space for pick-up and delivery and convenience to subcontractors.

- 3. Keep recycling and trash/waste bin areas neat and clean and clearly marked in order to avoid contamination of materials.
- F. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.
- G. Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.
- H. Reuse of Materials On-Site: Set aside, sort, and protect separated products in preparation for reuse.
- I. Salvage: Set aside, sort, and protect products to be salvaged for reuse off-site.

END OF SECTION

**SECTION 01 7800
CLOSEOUT SUBMITTALS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Project Record Documents.
- B. Warranties and bonds.

1.2 RELATED REQUIREMENTS

- A. Section 01 3000 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.
- B. Section 01 7000 - Execution and Closeout Requirements: Contract closeout procedures.
- C. Individual Product Sections: Warranties required for specific products or Work.

1.3 SUBMITTALS

- A. Project Record Documents: Submit documents to Architect/Engineer with claim for final Application for Payment.
- B. Warranties and Bonds:
 - 1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.
 - 2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
 - 3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 PROJECT RECORD DOCUMENTS

- A. Maintain on site one set of the following record documents; record actual revisions to the Work:
 - 1. Drawings.
 - 2. Addenda.
 - 3. Change Orders and other modifications to the Contract.
 - 4. Reviewed shop drawings, product data, and samples.
- B. Ensure entries are complete and accurate, enabling future reference by Owner.
- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress.
- E. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including:

1. Field changes of dimension and detail.
2. Details not on original Contract drawings.

3.2 WARRANTIES AND BONDS

- A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.
- B. Verify that documents are in proper form, contain full information, and are notarized.
- C. Co-execute submittals when required.
- D. Retain warranties and bonds until time specified for submittal.

END OF SECTION

**SECTION 05 1200
STRUCTURAL STEEL FRAMING**

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Structural steel.
 - 2. Grout.

1.2 DEFINITIONS

- A. Structural Steel: Elements of the structural frame indicated on Drawings and as described in AISC 303.

1.3 COORDINATION

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: Show fabrication of structural-steel components.
 - 1. Include details of cuts, connections, splices, camber, holes, and other pertinent data.
 - 2. Include embedment drawings.
 - 3. Indicate welds by standard AWS symbols, distinguishing between shop and field welds, and show size, length, and type of each weld. Show backing bars that are to be removed and supplemental fillet welds where backing bars are to remain.
 - 4. Indicate type, size, and length of bolts, distinguishing between shop and field bolts. Identify pretensioned and slip-critical, high-strength bolted connections.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Fabricator.
- B. Product Test Reports: For the following:
 - 1. Bolts, nuts, and washers including mechanical properties and chemical analysis.
 - 2. Direct-tension indicators.
 - 3. Shop primers.
 - 4. Nonshrink grout.
- C. Field quality-control and special inspection reports.

1.6 QUALITY ASSURANCE

- A. Fabricator Qualifications: A qualified fabricator that participates in the AISC Quality Certification Program and is designated an AISC-Certified Plant, Category BU (certified building fabricator) at the time of bidding.

- B. Welding Qualifications: Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code - Steel."
- C. Comply with applicable provisions of the following specifications and documents:
 - 1. AISC 303 "Code of Standard Practice for Steel Buildings and Bridges".
 - 2. AISC 360 "Specification for Structural Steel Buildings".
 - 3. RCSC (HSBOLT) "Specification for Structural Joints Using High-Strength Bolts".

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store materials to permit easy access for inspection and identification. Keep steel members off ground and spaced by using pallets, dunnage, or other supports and spacers. Protect steel members and packaged materials from corrosion and deterioration.
 - 1. Do not store materials on structure in a manner that might cause distortion, damage, or overload to members or supporting structures. Repair or replace damaged materials or structures as directed.
- B. Store fasteners in a protected place in sealed containers with manufacturer's labels intact.
 - 1. Fasteners may be repackaged provided Owner's testing and inspecting agency observes repackaging and seals containers.
 - 2. Clean and relubricate bolts and nuts that become dry or rusty before use.
 - 3. Comply with manufacturers' written recommendations for cleaning and lubricating ASTM F3125/F3125M, Grade 1852 fasteners and for retesting fasteners after lubrication.

PART 2 PRODUCTS

2.1 STRUCTURAL-STEEL MATERIALS

- A. Channels, Angles, M or S-Shapes: ASTM A36/A36M.
- B. Plate and Bar: ASTM A36/A36M.
- C. Cold-Formed Hollow Structural Sections: ASTM A500/A500M, Grade C, structural tubing.
- D. Steel Pipe: ASTM A53/A53M, Type E or Type S, Grade B.
 - 1. Finish: Galvanized.
- E. Welding Electrodes: Comply with AWS requirements.

2.2 BOLTS, CONNECTORS, AND ANCHORS

- A. Zinc-Coated High-Strength Bolts, Nuts, and Washers: ASTM F3125/F3125M, Grade A325, Type 1, heavy-hex steel structural bolts; ASTM A563 Grade DH (A563M, Class 10S) heavy-hex carbon-steel nuts; and ASTM F436/F436M, Type 1, hardened carbon-steel washers.
 - 1. Finish: Hot-dip zinc coating.
 - 2. Direct-Tension Indicators: ASTM F959, Type 325 (Type 8.8), compressible-washer type with mechanically deposited zinc coating finish.
- B. Headed Anchor Rods: ASTM F1554 grade 36, straight.
 - 1. Nuts: ASTM A563 (ASTM A563M) heavy-hex carbon steel.
 - 2. Plate Washers: ASTM A36/A36M carbon steel.
 - 3. Washers: ASTM F436/F436M, Type 1, hardened carbon steel.

4. Finish: Plain.

2.3 PRIMER

- A. Primer: Fabricator's standard lead- and chromate-free, nonasphaltic, rust-inhibiting primer complying with MPI#79 and compatible with topcoat.
- B. Galvanizing Repair Paint: ASTM A780/A780M.

2.4 GROUT

- A. Nonmetallic, Shrinkage-Resistant Grout: ASTM C1107/C1107M, factory-packaged, nonmetallic aggregate grout, noncorrosive and nonstaining, mixed with water to consistency suitable for application and a 30-minute working time.

2.5 FABRICATION

- A. Structural Steel: Fabricate and assemble in shop to greatest extent possible. Fabricate according to AISC 303 and AISC 360.
 1. Camber structural-steel members where indicated.
 2. Fabricate beams with rolling camber up.
 3. Identify high-strength structural steel according to ASTM A6/A6M and maintain markings until structural steel has been erected.
 4. Mark and match-mark materials for field assembly.
 5. Complete structural-steel assemblies, including welding of units, before starting shop-priming operations.
- B. Thermal Cutting: Perform thermal cutting by machine to greatest extent possible.
 1. Plane thermally cut edges to be welded to comply with requirements in AWS D1.1/D1.1M.
- C. Bolt Holes: Cut, drill, or punch standard, oversized, or slotted bolt holes as indicated on drawings, perpendicular to metal surfaces.
- D. Finishing: Accurately finish ends of columns and other members transmitting bearing loads.
- E. Cleaning: Clean and prepare steel surfaces that are to remain unpainted according to SSPC-SP 1
- F. Holes: Provide holes required for securing other work to structural steel and for other work to pass through steel members.
 1. Cut, drill, or punch holes perpendicular to steel surfaces. Do not thermally cut bolt holes or enlarge holes by burning.
 2. Baseplate Holes: Cut, drill, mechanically thermal cut, or punch holes perpendicular to steel surfaces.
 3. Weld threaded nuts to framing and other specialty items indicated to receive other work.

2.6 SHOP CONNECTIONS

- A. High-Strength Bolts: Shop install high-strength bolts according to RCSC's "Specification for Structural Joints Using High-Strength Bolts" for type of bolt and type of joint specified.
 1. Joint Type: Snug tightened, unless indicated otherwise on drawings.
- B. Weld Connections: Comply with AWS D1.1/D1.1M and ASTM C150/C150M for tolerances, appearances, welding procedure specifications, weld quality, and methods used in correcting welding work.

1. Assemble and weld built-up sections by methods that maintain true alignment of axes without exceeding tolerances in AISC 303 for mill material.

2.7 SHOP PRIMING

- A. Shop prime steel surfaces except the following:
 1. Surfaces embedded in concrete or mortar. Extend priming of partially embedded members to a depth of 2 inch (50 mm).
 2. Surfaces to be field welded.
 3. Surfaces of high-strength bolted, slip-critical connections.
 4. Surfaces to receive sprayed fire-resistive materials (applied fireproofing).
 5. Galvanized surfaces.
- B. Surface Preparation: Clean surfaces to be painted. Remove loose rust and mill scale and spatter, slag, or flux deposits. Prepare surfaces according to the following specifications and standards:
 1. SSPC-SP 2, "Hand Tool Cleaning."
 2. SSPC-SP 3, "Power Tool Cleaning."

2.8 GALVANIZING

- A. Hot-Dip Galvanized Finish: Apply zinc coating by the hot-dip process to structural steel according to ASTM A123/A123M.
 1. Fill vent and drain holes that are exposed in the finished Work unless they function as weep holes, by plugging with zinc solder and filing off smooth.
 2. Galvanize lintels and shelf angles attached to structural-steel frame and located in exterior walls.
 3. Galvanize items indicated to be galvanized on Drawings.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify, with steel erector present, elevations of concrete- and masonry-bearing surfaces and locations of anchor rods, bearing plates, and other embedments for compliance with requirements.
 1. Prepare a certified survey of existing conditions. Include bearing surfaces, anchor rods, bearing plates, and other embedments showing dimensions, locations, angles, and elevations.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Provide temporary shores, guys, braces, and other supports during erection to keep structural steel secure, plumb, and in alignment against temporary construction loads and loads equal in intensity to design loads. Remove temporary supports when permanent structural steel, connections, and bracing are in place unless otherwise indicated.

3.3 ERECTION

- A. Set structural steel accurately in locations and to elevations indicated and according to AISC 303 and AISC 360.
- B. Baseplates, Bearing Plates, and Leveling Plates: Clean concrete- and masonry-bearing surfaces of bond-reducing materials, and roughen surfaces prior to setting plates. Clean bottom surface of plates.
 - 1. Set plates for structural members on wedges, shims, or setting nuts as required.
 - 2. Weld plate washers to top of baseplate.
 - 3. Snug-tighten anchor rods after supported members have been positioned and plumbed. Do not remove wedges or shims but, if protruding, cut off flush with edge of plate before packing with grout.
 - 4. Promptly pack grout solidly between bearing surfaces and plates so no voids remain. Neatly finish exposed surfaces; protect grout and allow to cure. Comply with manufacturer's written installation instructions for shrinkage-resistant grouts.
- C. Maintain erection tolerances of structural steel within AISC 303.
- D. Align and adjust various members that form part of complete frame or structure before permanently fastening. Before assembly, clean bearing surfaces and other surfaces that are in permanent contact with members. Perform necessary adjustments to compensate for discrepancies in elevations and alignment.
 - 1. Level and plumb individual members of structure.
 - 2. Make allowances for difference between temperature at time of erection and mean temperature when structure is completed and in service.
- E. Splice members only where indicated.
- F. Do not use thermal cutting during erection unless approved by Architect. Finish thermally cut sections within smoothness limits in AWS D1.1/D1.1M.
- G. Do not enlarge unfair holes in members by burning or using drift pins. Ream holes that must be enlarged to admit bolts.

3.4 FIELD CONNECTIONS

- A. High-Strength Bolts: Install high-strength bolts according to RCSC's "Specification for Structural Joints Using High-Strength Bolts" for type of bolt and type of joint specified.
 - 1. Joint Type: Snug tightened, unless indicated otherwise on drawings.
- B. Weld Connections: Comply with AWS D1.1/D1.1M for tolerances, appearances, welding procedure specifications, weld quality, and methods used in correcting welding work.
 - 1. Comply with AISC 303 and AISC 360 for bearing, alignment, adequacy of temporary connections, and removal of paint on surfaces adjacent to field welds.
 - 2. Remove backing bars or runoff tabs where indicated, back gouge, and grind steel smooth.
 - 3. Assemble and weld built-up sections by methods that maintain true alignment of axes without exceeding tolerances in AISC 303 for mill material.

3.5 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.

1. Bolted Connections: Inspect and test bolted connections according to RCSC's "Specification for Structural Joints Using High-Strength Bolts".
 2. Welded Connections: Visually inspect field welds according to AWS D1.1/D1.1M.
 - a. In addition to visual inspection, test and inspect field welds according to AWS D1.1/D1.1M and the following inspection procedures, at testing agency's option:
 - 1) Liquid Penetrant Inspection: ASTM E165/E165M.
 - 2) Magnetic Particle Inspection: ASTM E709; performed on root pass and on finished weld. Cracks or zones of incomplete fusion or penetration are not accepted.
 - 3) Ultrasonic Inspection: ASTM E164.
 - 4) Radiographic Inspection: ASTM E94.
 3. Correct deficiencies in Work that test reports and inspections indicate does not comply with the Contract Documents.
- 3.6 REPAIRS AND PROTECTION
- A. Galvanized Surfaces: Clean areas where galvanizing is damaged or missing and repair galvanizing to comply with ASTM A780/A780M.

END OF SECTION

**SECTION 05 3100
STEEL DECKING**

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Roof deck.

1.2 REFERENCE STANDARDS

- A. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.
- B. ASTM A780/A780M - Standard Practice for Repair of Damaged and Uncoated Areas of Hot-Dip Galvanized Coatings; 2020.
- C. ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection; 2023.
- D. AWS D1.3/D1.3M - Structural Welding Code - Sheet Steel; 2018, with Errata (2022).

1.3 PERFORMANCE REQUIREMENTS

- A. AISI Specifications: Comply with calculated structural characteristics of steel deck according to AISI's "North American Specification for the Design of Cold-Formed Steel Structural Members."

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of deck, accessory, and product indicated.
- B. Shop Drawings:
 - 1. Include layout and types of deck panels, anchorage details, reinforcing channels, pans, cut deck openings, special jointing, accessories, and attachments to other construction.

1.5 INFORMATIONAL SUBMITTALS

- A. Welding certificates.
- B. Product Certificates: For each type of steel deck.
- C. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that each of the following complies with requirements:
 - 1. Power-actuated mechanical fasteners.
- D. Evaluation Reports: For steel deck.
- E. Field quality-control and special inspection reports.

1.6 QUALITY ASSURANCE

- A. Testing Agency Qualifications: Qualified according to ASTM E329 for testing indicated.
- B. Welding Qualifications: Qualify procedures and personnel according to AWS D1.3/D1.3M, "Structural Welding Code - Sheet Steel."

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Protect steel deck from corrosion, deformation, and other damage during delivery, storage, and handling.
- B. Stack steel deck on platforms or pallets and slope to provide drainage. Protect with a waterproof covering and ventilate to avoid condensation.
 - 1. Protect and ventilate acoustical cellular roof deck with factory-installed insulation to maintain insulation free of moisture.

PART 2 PRODUCTS

2.1 ROOF DECK

- A. Roof Deck: Fabricate panels, without top-flange stiffening grooves, to comply with "SDI Specifications and Commentary for Steel Roof Deck," in SDI Publication No. 31, and with the following:
 - 1. Galvanized-Steel Sheet: ASTM A653/A653M, Structural Steel (SS), Grade 50 ksi, G60 (Z180) zinc coating.
 - 2. Deck Profile: Type WR, wide rib.
 - 3. Profile Depth: As indicated.
 - 4. Design Uncoated-Steel Thickness: As indicated.
 - 5. Span Condition: Triple span or more.
 - 6. Side Laps: Overlapped

2.2 ACCESSORIES

- A. General: Provide manufacturer's standard accessory materials for deck that comply with requirements indicated.
- B. Mechanical Fasteners: Corrosion-resistant, low-velocity, power-actuated or pneumatically driven carbon-steel fasteners; or self-drilling, self-threading screws.
- C. Side-Lap Fasteners: Corrosion-resistant, hexagonal washer head; self-drilling, carbon-steel screws, No. 10 (4.8 mm) minimum diameter.
- D. Flexible Closure Strips: Vulcanized, closed-cell, synthetic rubber.
- E. Miscellaneous Sheet Metal Deck Accessories: Steel sheet, minimum yield strength of 33,000 psi (230 MPa), not less than 0.0359 inch (0.91 mm) design uncoated thickness, of same material and finish as deck; of profile indicated or required for application.
- F. Galvanizing Repair Paint: ASTM A780/A780M.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine supporting frame and field conditions for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. Install deck panels and accessories according to applicable specifications and commentary in SDI Publication No. 31, manufacturer's written instructions, and requirements in this Section.
- B. Locate deck bundles to prevent overloading of supporting members.
- C. Place deck panels on supporting frame and adjust to final position with ends accurately aligned and bearing on supporting frame before being permanently fastened. Do not stretch or contract side-lap interlocks.
- D. Place deck panels flat and square and fasten to supporting frame without warp or deflection.
- E. Cut and neatly fit deck panels and accessories around openings and other work projecting through or adjacent to deck.
- F. Provide additional reinforcement and closure pieces at openings as required for strength, continuity of deck, and support of other work.
 - 1. Reinforce deck openings from 6 in to 18 in in size with 2"x2"x1/4" steel angles. Place framing angles perpendicular to flutes; extend minimum of two flutes beyond each side of opening and weld to deck at each flute.
 - 2.
- G. Comply with AWS requirements and procedures for manual shielded metal arc welding, appearance and quality of welds, and methods used for correcting welding work.
- H. Mechanical fasteners may be used in lieu of welding to fasten deck. Locate mechanical fasteners and install according to deck manufacturer's written instructions.

3.3 ROOF-DECK INSTALLATION

- A. Fasten roof-deck panels to steel supporting members by arc spot (puddle) welds of the surface diameter indicated or arc seam welds with an equal perimeter that is not less than 1 1/2 inch (38 mm) long, and as follows:
 - 1. Weld Diameter: as indicated, nominal.
 - 2. Weld Spacing: Weld edge and interior ribs of deck units with a minimum of two welds per deck unit at each support. Space welds as indicated.
- B. Side-Lap and Perimeter Edge Fastening: Fasten side laps and perimeter edges of panels between supports as indicated
- C. End Bearing: Install deck ends over supporting frame with a minimum end bearing of 1 1/2 inch (38 mm), with end joints as follows:
 - 1. End Joints: Lapped 2 inch (51 mm), minimum.

3.4 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.
- B. Field welds will be subject to inspection.
- C. Testing agency will report inspection results promptly and in writing to Contractor and Architect/Engineer.
- D. Remove and replace work that does not comply with specified requirements.
- E. Additional inspecting, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements.

3.5 PROTECTION

- A. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on both surfaces of deck with galvanized repair paint according to ASTM A780/A780M and manufacturer's written instructions.
- B. Provide final protection and maintain conditions to ensure that steel deck is without damage or deterioration at time of Substantial Completion.

END OF SECTION

**SECTION 05 5000
METAL FABRICATIONS**

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Steel framing and supports for applications where framing and supports are not specified in other Sections.
 - 2. Custom assemblies for dock railings, and posts
 - 3. General hardware and seemblies for dock railings and post
- B. Related Requirements:
 - 1. 05 1200 - Structural Steel Framing
 - 2. 06 1000 - Rough Carpentry
 - 3. 06 2013 - Exterior Finish Carpentry
 - 4. 06 1500 - Wood Decking
 - 5. 09 9600 - High Performance Coatings

1.2 REFERENCE STANDARDS

- A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2017.
- B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- C. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2019.
- D. ASTM A563 - Standard Specification for Carbon and Alloy Steel Nuts; 2021a.
- E. ASTM A563M - Standard Specification for Carbon and Alloy Steel Nuts (Metric); 2021a.
- F. ASTM A780/A780M - Standard Practice for Repair of Damaged and Uncoated Areas of Hot-Dip Galvanized Coatings; 2020.
- G. ASTM A786/A786M - Standard Specification for Hot-Rolled Carbon, Low-Alloy, High-Strength Low-Alloy, and Alloy Steel Floor Plates; 2015 (Reapproved 2021).
- H. ASTM C1107/C1107M - Standard Specification for Packaged Dry, Hydraulic-Cement Grout (Nonshrink); 2020.
- I. ASTM D1187/D1187M - Standard Specification for Asphalt-Base Emulsions for Use as Protective Coatings for Metal; 1997 (Reapproved 2018).
- J. ASTM F1136/F1136M - Standard Specification for Zinc/Aluminum Corrosion Protective Coatings for Fasteners; 2011.
- K. ASTM F2329/F2329M - Standard Specification for Zinc Coating, Hot-Dip, Requirements for Application to Carbon and Alloy Steel Bolts, Screws, Washers, Nuts, and Special Threaded Fasteners; 2015.
- L. ASTM F3125/F3125M - Standard Specification for High Strength Structural Bolts and Assemblies, Steel and Alloy Steel, Heat Treated, Inch Dimensions 120 ksi and 150 ksi Minimum Tensile Strength, and Metric Dimensions 830 MPa and 1040 MPa Minimum Tensile Strength; 2023.

- M. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2020, with Errata (2023).
- N. SSPC-PA 1 - Shop, Field, and Maintenance Coating of Metals; 2024.
- O. SSPC-Paint 20 - Zinc-Rich Coating (Type I - Inorganic, and Type II - Organic); 2019.
- P. SSPC-SP 2 - Hand Tool Cleaning; 2018.
- Q. SSPC-SP 3 - Power Tool Cleaning; 2024.
- R. SSPC-SP 6 - Commercial Blast Cleaning; 2007.

1.3 COORDINATION

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.
- B. Coordinate installation of metal fabrications that are anchored to or that receive other work. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

1.4 PERFORMANCE REQUIREMENTS

- A. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on exterior metal fabrications by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects.
 - 1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

1.5 ACTION SUBMITTALS

- A. Shop Drawings: Show fabrication and installation details. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items. Provide Shop Drawings for the following:
 - 1. Steel framing and supports for applications where framing and supports are not specified in other Sections.

1.6 MOCKUP

- A. See Section 01 4000-Quality Requirements for general requirements for mock-ups
- B. See Section 09 9600 High Performance Coatings for mock up requirement associated with mockup.
- C. Provide one fully assembled and finished dock railing attachment assembly. The mockup may count as one of the 5 required maintenance / replacement assemblies.
- D. Mockup must have all pieces and parts including the wood post, and high performance coatings on metal.

1.7 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For professional engineer.
- B. Mill Certificates: Signed by stainless-steel manufacturers, certifying that products furnished comply with requirements.
- C. Welding certificates.

- D. Paint Compatibility Certificates: From manufacturers of topcoats applied over shop primers, certifying that shop primers are compatible with topcoats.

1.8 QUALITY ASSURANCE

- A. Welding Qualifications: Qualify procedures and personnel according to the following:
 - 1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."

1.9 FIELD CONDITIONS

- A. Field Measurements: Verify actual locations of walls and other construction contiguous with metal fabrications by field measurements before fabrication.

1.10 WARRANTY

- A. See Section 01 7800-Closeout Submittals for additional warranty requirements.
- B. Correct defective work within a five-year period commencing on Date of Substantial Completion.
 - 1. Custom Assemblies for dock railing post to be free from rust, and major deformation for a period of 5 years.
- C. Manufacturer Warranty: Provide five-year manufacturer warranty for manufacturing defects commencing on Date of Substantial Completion for applicable materials and finishes.

1.11 ADDITIONAL MAINTENANCE PARTS

- A. Provide 5 custom assemblies for dock railing post assemblies (not including wood posts) to be turned over to the owner at the end of construction to be utilized for maintenance and repair. These will be available for use as warranty stock if warranty replacement of railing post assemblies is required. These should be fully assembled with all pieces parts, hardware and final coatings.

PART 2 PRODUCTS

2.1 METALS

- A. Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
- B. Custom fabricated attachment assembly for dock railings.
 - 1. All custom assembly parts must be free of sharp edges and burs.
 - 2. Sizes, metals, structural requirements as indicated on drawings
- C. Threaded rod size and requirements as indicated on drawings
- D. Steel Plates, Shapes, and Bars: ASTM A36/A36M. Sizes and requirements as indicated on drawings

2.2 FASTENERS

- A. Fasteners as indicated on drawings
- B. Miscellaneous hardware as indicated on drawings

2.3 MISCELLANEOUS MATERIALS

- A. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
 - 1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- B. Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.
- C. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C1107/C1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.
- D. Concrete: Comply with requirements in Section 03 3000 "Cast-in-Place Concrete" for normal-weight, air-entrained, concrete with a minimum 28-day compressive strength of 3000 psi (20 MPa).

2.4 FABRICATION, GENERAL

- A. Shop Assembly: Preassemble items in the shop to greatest extent possible. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined pieces. Clearly mark units for reassembly and coordinated installation.
- B. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch (1 mm) unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- C. Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work.
- D. Form exposed work with accurate angles and surfaces and straight edges.
- E. Weld corners and seams continuously to comply with the following:
 - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.
 - 3. Remove welding flux immediately.
 - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
- F. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners or welds where possible. Where exposed fasteners are required, use Phillips flat-head (countersunk) fasteners unless otherwise indicated. Locate joints where least conspicuous.
- G. Fabricate seams and other connections that are exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
- H. Cut, reinforce, drill, and tap metal fabrications as indicated to receive finish hardware, screws, and similar items.
- I. Provide for anchorage of type indicated; coordinate with supporting structure. Space anchoring devices to secure metal fabrications rigidly in place and to support indicated loads.
- J. Where units are indicated to be cast into concrete or built into masonry, equip with integrally welded steel strap anchors, 1/8 by 1 1/2 inch (3.2 by 38 mm), with a minimum 6 inch (150 mm) embedment and 2 inch (50 mm) hook, not less than 8 inch (200 mm) from ends and corners of units and 24 inch (600 mm) o.c., unless otherwise indicated.

2.5 MISCELLANEOUS FRAMING AND SUPPORTS

- A. General: Provide steel framing and supports not specified in other Sections as needed to complete the Work.
- B. Fabricate units from steel shapes, plates, and bars of welded construction unless otherwise indicated. Fabricate to sizes, shapes, and profiles indicated and as necessary to receive adjacent construction.
 - 1. Fabricate units from slotted channel framing where indicated.
 - 2. Furnish inserts for units installed after concrete is placed.
- C. Galvanize miscellaneous framing and supports where indicated.

2.6 FINISHES, GENERAL

- A. Finish metal fabrications after assembly.
- B. See 09 9600 High Performance coatings
- C. All galvanized fabricated components and assemblies must be blast cleaned prior to application of higher performance coating.
- D. Finish exposed surfaces to remove tool and die marks and stretch lines, and to blend into surrounding surface.

2.7 STEEL AND IRON FINISHES

- A. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A153/A153M for steel and iron hardware and with ASTM A123/A123M for other steel and iron products.
- B. Shop prime iron and steel items not indicated to be galvanized unless they are to be embedded in concrete, sprayed-on fireproofing, or masonry, or unless otherwise indicated.
 - 1. Shop prime with universal shop primer unless zinc-rich primer is indicated.
- C. Preparation for Shop Priming: Prepare surfaces to comply with SSPC-SP 3 "Power Tool Cleaning."
- D. Shop Priming: Apply shop primer to comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.

PART 3 EXECUTION

3.1 INSTALLATION, GENERAL

- A. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.
- B. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade surfaces of exterior units that have been hot-dip galvanized after fabrication and are for bolted or screwed field connections.
- C. Field Welding: Comply with the following requirements:
 - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.

3. Remove welding flux immediately.
4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
- D. Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction. Provide threaded fasteners for use with concrete and masonry inserts, toggle bolts, through bolts, lag screws, wood screws, and other connectors.
- E. Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.
- F. Corrosion Protection: Coat concealed surfaces of aluminum that come into contact with grout, concrete, masonry, wood, or dissimilar metals with the following:
 1. Cast Aluminum: Heavy coat of bituminous paint.
 2. Extruded Aluminum: Two coats of clear lacquer.

3.2 ADJUSTING AND CLEANING

- A. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas. Paint uncoated and abraded areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.
 1. Apply by brush or spray to provide a minimum 2.0 mil (0.05 mm) dry film thickness.
- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A780/A780M.

END OF SECTION

**SECTION 06 1000
ROUGH CARPENTRY**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. General Structural Requirements
- B. Pressure Preservative treated wood materials structural and non-structural as indicated on drawings
 - 1. Structural dimension lumber
 - 2. Non-structural dimension lumber
 - 3. Miscellaneous wood blocking, nailers and supports
- C. Hardwood wood materials structural and non-structural as indicated on drawings
 - 1. Any Structural dimension lumber framing
 - 2. Any non-Structural dimension lumber framing
 - 3. Any wood utilized for dock bench framing
 - 4. Any wood utilized for planter bed framing
 - 5. Any wood utilized for miscellaneous wood blocking, nailers, and supports
- D. Thermally modified wood materials structural and non-structural as indicated on drawings
 - 1. Any Structural dimension lumber framing
 - 2. Any Non-Structural dimension lumber framing
 - 3. Any wood utilized for dock bench framing
 - 4. Any wood utilized for planter bed framing
 - 5. Any wood utilized for miscellaneous wood blocking, nailers, and supports
- E. Initial / Substantial completion finishes coatings and sealers
- F. Contractor provided 12 Month Maintenance coating and sealer
 - 1. Application of finishes and sealers must include initial coating and subsequent application at 12 months post substantial completion.

1.2 RELATED REQUIREMENTS

- A. Section 05 1200 - Structural Steel Framing: Prefabricated beams and columns for support of wood framing.
- B. Section 05 5000 - Metal Fabrications: Miscellaneous steel connectors and support angles for wood framing.
- C. Section 06 1500 - Wood Decking.
- D. Section 06 2013 Exterior Finish Carpentry

1.3 REFERENCE STANDARDS

- A. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- B. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

- C. ASTM C177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus; 2019, with Editorial Revision (2023).
- D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- E. AWP A U1 - Use Category System: User Specification for Treated Wood; 2024.
- F. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- G. PS 20 - American Softwood Lumber Standard; 2021.
- H. WCLIB (GR) - Standard Grading Rules for West Coast Lumber No. 17; 2018.
- I. WWP A G-5 - Western Lumber Grading Rules; 2021.

1.4 ADDITIONAL REFERENCE STANDARDS

- A. ASTM D198 Standard Test Methods of Static Tests of Lumber in Structural Sizes

1.5 DEFINITIONS

- A. Lumber grading agencies, and the abbreviations used to reference them, including but not limited to:
 - 1. NeLMA: Northeastern Lumber Manufacturers Association
 - 2. NLGA: Nation Lumber Grades Ass
 - 3. RIS: Redwood Inspection Service.
 - 4. SPIB: The Southern Pin Inspection Bureau
 - 5. WCLIB: West Coast Lumber Inspection Bureau
 - 6. WWP A: Western Wood Products Association

1.6 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Samples: For members that will be exposed to view, submit two samples as agreed upon with engineer and owner with required finish applied.
- C. Product Data: For each type of process and factory-fabricated product. Indicate component materials, dimensions, profiles, textures, and colors and include construction and application details.
 - 1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained. Include chemical treatment manufacturer's written instructions for finishing treated material.
 - 2. For products receiving any finish stain or sealer, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
- D. Compliance Certificates:
 - 1. For lumber that is not marked with grade stamp
 - 2. For preservative-treated wood that is not marked with treatment quality mark
 - 3. For fire-retardant-treated wood that is not marked with classification marking of testing and inspecting agency

- E. Manufacturer's Certificate: Certify that wood products supplied for rough carpentry meet or exceed specified requirements.
- F. ABAA Manufacturer Qualification: Submit documentation of current evaluation of proposed manufacturer and materials.
- G. Warranty Documentation: Submit all manufacturer, installer warranty information and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.

1.8 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit work to be performed and at least one coat of specified finish can be applied without exposure to rain, snow, or dampness
- B. Do not use carpentry materials that are wet, moisture damaged, or mold damaged.
 - 1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

1.9 WARRANTY

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Manufacturer's/Supplier standard form, signed by manufacturer, Installer, and Contractor, in which manufacturer agrees to repair or replace siding that fails in materials or workmanship within specified warranty period. Failures include, but are not limited to, deformation or deterioration beyond normal weathering.
 - 1. Correct defective work within a five-year period commencing on Date of Substantial Completion.
 - 2. Manufacturer Warranty: Provide five-year manufacturer warranty for manufacturing defects commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.1 GENERAL REQUIREMENTS

- A. Base Bid - Preservative Treated Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies
 - 1. Species: As indicated on drawings
 - 2. Sizes as indicated on drawings
 - 3. Locations as indicated on drawings
 - 4. Rough Planed Boards
 - 5. Grading Agency: Any grading agency whose rules are approved by Board of Review, American Lumber Standard Committee (www.alsc.org) and who provides grading services for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

6. Grading Agency: AWP (American Wood Protection Association)
 7. Dimension Grade #1 Prime Select
 8. Board Grade: D Grade
 9. Moisture Content: 17 % or less - kiln dried if necessary to reach desired moisture content
 10. Lumber of other species or grades is acceptable provided structural and appearance characteristics are equivalent to or better than products specified.
 11. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements
 12. Finish: See Section 2.4 for initial coating and 12 month maintenance coating
 13. Size as indicated on drawings.
 14. Structural Requirements: As indicated on drawings
- B. Base Bid - Hardwood Dimension Lumber: Comply with testing and requirements of specified grading agencies for hardwood, NHLA and others for use as structural dimensional lumber.
1. Species: Base Bid Black Locust
 2. Sizes as indicated on drawings
 3. Locations as indicated on drawings
 4. Rough Planed Boards
 5. Grade Requirements: No. 3A Common Minimum / Standard
 6. Moisture Content: 15% or less - kiln dried if necessary to reach desired moisture content.
 7. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements
 8. Finish: See Section for initial coating and 12 month maintenance coating
 9. Structural Requirements: As indicated on drawings
- C. Alternate - Thermally Modified Wood Dimension Lumber. Comply with testing and requirements of specified grading agencies for thermally modified wood.
1. Species: (need to pick species #####)
 2. Sizes as indicated on drawings
 3. Locations as indicated on drawings
 4. Rough Planed Boards
 5. Grade Requirements: No. 3A common Minimum / Standard
 6. Moisture Content: 8% or less
 7. Thermally modified dimension lumber: Comply with testing and requirements of specified grading agencies for hardwood, NHLA (National Hardwood Lumber Association) or ALSC (American Lumber Standard Committee) and other applicable grading standards of species used.
 8. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.

9. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.
10. Finish: See Section 2.4 for initial coating and 12 month maintenance coating
11. Structural Requirements: As indicated on drawings

2.2 ACCESSORIES

- A. Fasteners and Assembly Hardware
 1. As indicated on drawings
- B. Connection Plates and misc. hardware
 1. As indicated on drawings

2.3 FACTORY WOOD TREATMENT

- A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
 1. Factory Pressure Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.
- B. Preservative Treatment:
 1. Preservative Pressure Treatment of Lumber Above Grade: AWPA U1, Use Category UC3B, Commodity Specification A using waterborne preservative using waterborne preservative.
 - a. Kiln dry lumber after treatment to maximum moisture content of 17 percent.
 - b. All lumber not black ash or thermally modified to be Preservative Pressure Treated.

2.4 FIELD APPLIED FINISHES

- A. General Requirements
 1. Follow manufacturer guidelines for surface prep prior to applying finishes.
 2. Follow manufacturer guidelines for application, minimum coating thickness, and minimum number of coats.
 3. All applications of finishing must follow temperature, humidity, moisture content requirements as required by manufacturer.
 4. All proposed substitutions for stain and sealers must be approved prior to bid. No substitutions will be allowed after bid.
- B. Substantial Completion Finish Coatings
 1. Preservative Treated Lumber - Base Bid
 - a. Stain: Cutek Colortone, color as selected during construction, or approved equal
 - b. Sealer: Cutek Extreme Sealer, or approved equal
 2. Black Locust - Base Bid
 - a. Stain: Cutek Colortone, color as selected during construction, or approved equal
 - b. Sealer: Cutek Extreme Sealer, or approved equal

- 3. Thermally Modified Wood - Alternate
 - a. Stain: Cutek Colortone, color as selected during construction, or approved equal
 - b. Sealer: Cutek Extreme Sealer, or approved equal
- C. 12 Month Maintenance Finish Coatings
 - 1. 12 months after substantial completion, or at a time period not to exceed 18 months as agreed upon by owner, original contractor to apply maintenance coating and sealer per original finish requirements. Maintenance coating to be same product as original specified and applied at substantial completion.
 - 2. Follow all manufacture requirement for maintenance coatings, including any required conditioners, cleaners prior to maintenance coating.

PART 3 EXECUTION

3.1 PREPARATION

- A. Coordinate installation of rough carpentry members specified in other sections.

3.2 INSTALLATION - GENERAL

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.
- C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

3.3 FRAMING INSTALLATION

- A. Set structural members level, plumb, and true to line. Discard pieces with defects that would lower required strength or result in unacceptable appearance of exposed members.
- B. Make provisions for temporary construction loads, and provide temporary bracing sufficient to maintain structure in true alignment and safe condition until completion of erection and installation of permanent bracing.
- C. Install structural members full length without splices unless otherwise specifically detailed.
- D. Comply with member sizes, spacing, and configurations indicated, and fastener size and spacing indicated, but not less than required by applicable codes, applicable codes, AWC (WFCM) Wood Frame Construction Manual, and AWC (WFCM) Wood Frame Construction Manual.
- E. Install horizontal spanning members with crown edge up and not less than 1-1/2 inches (38 mm) of bearing at each end.
- F. Construct double joist headers at floor and ceiling openings and under wall stud partitions that are parallel to floor joists; use metal joist hangers unless otherwise detailed.
- G. Provide bridging at joists in excess of 8 feet (2.3 m) span as detailed. Fit solid blocking at ends of members.
- H. Frame wall openings with two or more studs at each jamb; support headers on cripple studs.

3.4 BLOCKING, NAILERS, AND SUPPORTS

- A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.

3.5 SITE APPLIED WOOD TREATMENT

- A. Apply preservative treatment compatible with factory applied treatment at site-sawn cuts, complying with manufacturer's instructions.
- B. Allow preservative to dry prior to erecting members.

3.6 TOLERANCES

- A. Framing Members: 1/4 inch (6 mm) from true position, maximum.
- B. Surface Flatness of Floor: 1/8 inch in 10 feet (1 mm/m) maximum, and 1/4 inch in 30 feet (7 mm in 10 m) maximum.
- C. Variation from Plane, Other than Floors: 1/4 inch in 10 feet (2 mm/m) maximum, and 1/4 inch in 30 feet (7 mm in 10 m) maximum.

3.7 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements for additional requirements.

3.8 CLEANING

- A. Waste Disposal: See Section 01 7419 - Construction Waste Management and Disposal.
 - 1. Comply with applicable regulations.
 - 2. Do not burn scrap on project site.
 - 3. Do not burn scraps that have been pressure treated.
 - 4. Do not send materials treated with pentachlorophenol, CCA, or ACA to co-generation facilities or "waste-to-energy" facilities.
- B. Do not leave wood, shavings, sawdust, etc. on the ground or buried in fill.
- C. Prevent sawdust and wood shavings from entering the storm drainage system.

END OF SECTION

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**SECTION 06 1500
WOOD DECKING**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Preservative treatment of wood.
- B. Hardwood decking for dock walking surfaces as indicated on drawings
- C. Contractor provided 12 Month Maintenance coating and sealer
 - 1. Application of finishes and sealers must include initial coating and subsequent application at 12 months post substantial completion.

1.2 RELATED REQUIREMENTS

- A. Section 05 1200 Structural Steel Framing
- B. Section 06 1000 - Rough Carpentry
- C. Section 06 2013 Exterior Finish Carpentry

1.3 REFERENCE STANDARDS

- A. AITC 109 - Standard for Preservative Treatment of Structural Glued Laminated Timber; 2023.
- B. ANSI A208.1 - American National Standard for Particleboard; 2022.
- C. ASTM D198 - Standard Test Methods of Static Tests of Lumber in Structural Sizes; 2022a.
- D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- E. NELMA (SGR) - Standard Grading Rules for Northeastern Lumber; 2021.
- F. NLGA (SGRNL) - Standard Grading Rules for Canadian Lumber; 2022, with Supplement (2025).
- G. PS 1 - Structural Plywood; 2023.
- H. PS 20 - American Softwood Lumber Standard; 2021.
- I. SPIB (GR) - Standard Grading Rules; 2021.
- J. WCLIB (GR) - Standard Grading Rules for West Coast Lumber No. 17; 2018.
- K. WWPA G-5 - Western Lumber Grading Rules; 2021.

1.4 SYSTEM DESCRIPTION

- A. Hardwood Decking for Dock walking surfaces floor live and dead load: 110 psf (5.3 kPa) with deflection limited to 1/360 of span.

1.5 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide technical data on wood preservative materials.
- C. Shop Drawings: Indicate deck framing system, loads and cambers, bearing details, and framed openings.
 - 1. Include the design engineer's seal and signature on each sheet of shop drawings.

2. Samples: For members that will be exposed to view, submit two samples as agreed upon with engineer and owner with required finish applied.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Protect materials against weather and contact with damp or wet surfaces. Stack lumber, plywood, and other panels flat with spacers between each bundle to provide air circulation. Provide for air circulation within and around stacks and under temporary coverings.

1.7 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit work to be performed and at least one coat of specified finish can be applied without exposure to rain, snow, or dampness
- B. Do not use carpentry materials that are wet, moisture damaged, or mold damaged.
 1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

1.8 WARRANTY

- A. See Section 01 7800-Closeout Submittals for additional warranty requirements.
- B. Manufacturer's/Supplier standard form, signed by manufacturer, Installer, and Contractor, in which manufacturer agrees to repair or replace siding that fails in materials or workmanship within specified warranty period. Failures include, but are not limited to, deformation or deterioration beyond normal weathering.
 1. Correct defective work within a five-year period commencing on Date of Substantial Completion.
 2. Manufacturer Warranty: Provide five-year manufacturer warranty for manufacturing defects commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.1 WOOD MATERIALS

- A. Base Bid - Hardwood Decking board for dock walking surfaces. Comply with testing and requirements of specified grading agencies for hardwood, NHLA and other for use as structural lumber
 1. Species: Base Bid Black Locust
 2. Sizes as indicated on drawings
 3. Locations as indicated on drawings
 4. Smooth Planed boards
 5. Grade Requirements: Select grade hardwood decking boards
 6. Moisture Content: 15% or less - kiln dried if necessary to reach desired moisture content.
 7. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements

8. Finish: Finish: See Section 2.4 for initial coating and 12 month maintenance coating
9. Structural Requirements: As indicated on drawings
- B. Alternate - Thermally modified wood decking board for dock walking surfaces. Comply with testing and requirements of specified grading agencies for hardwood
 1. Species: As indicated on structural drawings
 2. Sizes as indicated on drawings
 3. Locations as indicated on drawings
 4. Smooth Planed Boards
 5. Grade Requirements: Select grade decking boards
 6. Moisture Content: 8% or less
 7. Thermally modified dimension lumber: Comply with testing and requirements of specified grading agencies for hardwood, NHLA (National Hardwood Lumber Association) or ALSC (American Lumber Standard Committee) and other applicable grading standards of species used.
 8. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements
 9. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated
 10. Finish: Finish: See Section 2.6 for initial coating and 12 month maintenance coating
 11. Structural Requirements: As indicated on drawings

2.2 ACCESSORIES

- A. Fasteners and Assembly Hardware:
 1. As indicated on drawings
- B. Connection Plates and misc. hardware
 1. As indicated on drawings

2.3 WOOD TREATMENT

- A. Factory-Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
- B. Preservative Pressure Treatment:
 1. Preservative Pressure Treatment of Lumber Decking: AWPA U1, Use Category UC3B, Commodity Specification A using waterborne preservative to 0.25 lb/cu ft retention (to 4.0 kg/cu m retention).
 - a. Kiln dry lumber after treatment to maximum moisture content of 19 percent.
 2. Preservative Pressure Treatment of Glued Laminated Decking: AITC 109 using waterborne preservative to 0.25 lb/cu ft retention (to 4.0 kg/cu m retention).
 - a. Kiln dry lumber after treatment and before lamination to maximum moisture content of 19 percent.

3. Preservative Pressure Treatment of Plywood Decking: AWPA U1, Use Category UC2 and UC3B, Commodity Specification F using waterborne preservative to 0.25 lb/cu ft retention (to 4.0 kg/cu m retention).
 - a. Kiln dry plywood after treatment to maximum moisture content of 18 percent.

2.4 FIELD APPLIED FINISHES

A. General Requirements

1. Follow manufacturer guidelines for surface prep prior to applying finishes.
2. Follow manufacturer guidelines for application, minimum coating thickness, and minimum number of coats.
3. All applications of finishing must follow temperature, humidity, moisture content requirements as required by manufacturer.
4. All proposed substitutions for stain and sealers must be approved prior to bid. No substitutions will be allowed after bid.

B. Substantial Completion Finish Coatings

1. Black Locust - Base Bid
 - a. Stain: Cutek Colortone, color as selected during construction, or approved equal
 - b. Sealer: Cutek Extreme Sealer, or approved equal
2. Thermally Modified Wood - Alternate
 - a. Stain: Cutek Colortone, color as selected during construction, or approved equal
 - b. Sealer: Cutek Extreme Sealer, or approved equal

C. 12 Month Maintenance Finish Coatings

1. 12 months after substantial completion, or at a time period not to exceed 18 months as agreed upon by owner, original contractor to apply maintenance coating and sealer per original finish requirements. Maintenance coating to be same product as original specified and applied at substantial completion.
2. Follow all manufacturer requirements for maintenance coatings, including any required conditioners, cleaners prior to maintenance coating.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify that support framing is ready to receive decking.

3.2 PREPARATION

- A. Coordinate placement of bearing items.

3.3 SITE APPLIED WOOD TREATMENT

- A. Apply preservative treatment in accordance with manufacturer's instructions.
- B. Brush apply one coat of preservative treatment on wood in contact with cementitious materials. Treat site-sawn cuts.
- C. Allow preservative to dry prior to erecting members.

3.4 INSTALLATION - BOARD DECKING

- A. Install decking perpendicular to framing members, with ends staggered over firm bearing. On sloped surfaces, lay decking with tongue upward.
- B. Engage decking tongue and groove edges.
- C. Secure with fasteners. Side spike planks together, through pre-drilled holes.

END OF SECTION

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**SECTION 06 2013
EXTERIOR FINISH CARPENTRY**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Hardwood wood materials structural and non-structural as indicated on drawings
 - 1. Hardwood boards and lumber for planter box enclosure, as associated trim.
 - 2. Hardwood boards and lumber for dock railings, rails, as associated trim.
- B. Contractor provided 12 Month Maintenance coating and sealer
 - 1. Application of finishes and sealers must include initial coating and subsequent application at 12 months post substantial completion.

1.2 RELATED REQUIREMENTS

- A. 05 1200 Structural Steel Framing
- B. 05 5000 Metal Fabrications
- C. 06 1000 Rough Carpentry
- D. 06 1500 Wood Decking

1.3 DEFINITIONS

- A. Lumber grading agencies, and the abbreviations used to reference them, include the following:
 - 1. NeLMA: Northeastern Lumber Manufacturers' Association.
 - 2. NLGA: National Lumber Grades Authority.
 - 3. RIS: Redwood Inspection Service.
 - 4. SPIB: The Southern Pine Inspection Bureau.
 - 5. WCLIB: West Coast Lumber Inspection Bureau.
 - 6. WWPA: Western Wood Products Association.

1.4 SUBMITTALS

- A. See Section 01 300 Administrative Requirements for submittal procedures
- B. Samples:
 - 1. One (1) Sample with finish applied for Planter box siding boards
 - 2. One (1) Sample with finish applied for Railing boards
- C. Product Data: For each type of process and factory-fabricated product. Indicate component materials, dimensions, profiles, textures, and colors and include construction and application details.
 - 1. For products receiving any finish stain or sealer, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
- D. Compliance Certificates:
 - 1. For lumber that is not marked with grade stamp.
- E. Warranty Documentation: Submit all manufacturer, installer warranty information and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.5 MOCKUPS

- A. See Section 01 4000-Quality Requirements for general requirements for mock-ups.
- B. See 05 5000 Metal fabrications for mock up requirements for dock railing assembly
- C. See Section 09 9600 High Performance coatings for mock up requirements for dock railing assembly.
- D. Provide One (1) full sized wood post for use in metal fabrication mock up of dock post and railing system assembly.

1.6 QUALITY ASSURANCE

- A. Forest Certification: For the following wood products, provide materials produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC 1.2, "Principles and Criteria":

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Protect materials against weather and contact with damp or wet surfaces. Stack lumber, plywood, and other panels flat with spacers between each bundle to provide air circulation. Provide for air circulation within and around stacks and under temporary coverings.

1.8 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit work to be performed and at least one coat of specified finish can be applied without exposure to rain, snow, or dampness.
- B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.
 - 1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

1.9 WARRANTY

- A. See Section 01 7800-Closeout Submittals for additional warranty requirements.
- B. Manufacturer's/Supplier standard form, signed by manufacturer, Installer, and Contractor, in which manufacturer agrees to repair or replace siding that fails in materials or workmanship within specified warranty period. Failures include, but are not limited to, deformation or deterioration beyond normal weathering.
 - 1. Correct defective work within a five-year period commencing on Date of Substantial Completion.
 - 2. Manufacturer Warranty: Provide five-year manufacturer warranty for manufacturing defects commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.1 MATERIALS, GENERAL

- A. Lumber: DOC PS 20 and applicable grading rules of inspection agencies certified by ALSC's Board of Review.

1. Factory mark each piece of lumber with grade stamp of inspection agency indicating grade, species, moisture content at time of surfacing, and mill.
 2. For exposed lumber, mark grade stamp on end or back of each piece[, or omit grade stamp and provide certificates of grade compliance issued by inspection agency].
- B. Softwood Plywood: DOC PS 1.
- C. Hardboard: AHA A135.4.
- D. Sizes as indicated on drawings

2.2 SIDING BOARDS FOR PLANTER BOXES

- A. Base Bid - Hardwood boards: Comply with testing and requirements of specified grading agencies for hardwood, NHLA and other for use as structural lumber
1. Species: Base Bid Black Locust
 2. Sizes as indicated on drawings
 3. Locations as indicated on drawings
 4. Smooth Planed boards.
 5. Grade Requirements: No. 1 Common
 6. Moisture Content: 15% or less - kiln dried if necessary to reach desired moisture content.
 7. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements
 8. Finish: Finish: See Section 2.6 for initial coating and 12 month maintenance coating
 9. Structural Requirements: As indicated on drawings
- B. Alternate - Thermally modified lumber / boards. Comply with testing and requirements of specified grading agencies for hardwood.
1. Species: As indicated on structural drawings
 2. Sizes as indicated on drawings
 3. Locations as indicated on drawings
 4. Smooth Planed Boards
 5. Grade Requirements: No. 1 Common
 6. Moisture Content: 8% or less
 7. Thermally modified dimension lumber: Comply with testing and requirements of specified grading agencies for hardwood, NHLA (National Hardwood Lumber Association) or ALSC (American Lumber Standard Committee) and other applicable grading standards of species used.
 8. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements
 9. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated
 10. Finish: Finish: See Section 2.6 for initial coating and 12 month maintenance coating
 11. Structural Requirements: As indicated on drawings

**2.3 LUMBER RAILINGS, POSTS, GRASPING SURFACES, TOP TRIM, AND MISC. TRIM
ASSOCIATED WITH DOCK RAILINGS**

- A. Base Bid - Hardwood lumber: Comply with testing and requirements of specified grading agencies for hardwood, NHLA and other for use as structural lumber
 - 1. Species: Black Locust
 - 2. Sizes as indicated on drawings
 - 3. Locations as indicated on drawings
 - 4. Smooth Planed Boards
 - 5. Grade Requirements: No. 1 Common
 - 6. Moisture Content: 15% or less - kiln dried if necessary to reach desired moisture content.
 - 7. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements
 - 8. Finish: Finish: See Section 2.6 for initial coating and 12 month maintenance coating
 - 9. Structural Requirements: As indicated on drawings
- B. Alternate - Thermally modified lumber / board. Comply with testing and requirements of specified grading agencies for hardwood.
 - 1. Species: Ash
 - 2. Sizes as indicated on drawings
 - 3. Locations as indicated on drawings
 - 4. Smooth Planed Boards
 - 5. Grade Requirements: No. 1 Common
 - 6. Moisture Content: 8% or less
 - 7. Thermally modified dimension lumber: Comply with testing and requirements of specified grading agencies for hardwood, NHLA (National Hardwood Lumber Association) or ALSC (American Lumber Standard Committee) and other applicable grading standards of species used.
 - 8. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements
 - 9. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated
 - 10. Finish: Finish: See Section 2.6 for initial coating and 12 month maintenance coating
 - 11. Structural Requirements: As indicated on drawings

2.4 ACCESSORIES

- A. Fasteners and Assembly Hardware
 - 1. As indicated on drawings
- B. Connection Plates and misc. hardware
 - 1. As indicated on drawings

2.5 FABRICATION

- A. Ease edges of lumber less than 1 inch (25 mm) in nominal thickness to 1/16-inch (1.5-mm) radius and edges of lumber 1 inch (25 mm) or more in nominal thickness to 1/8-inch (3-mm) radius.

2.6 FIELD APPLIED FINISHES

A. General Requirements

- 1. Follow manufacturer guidelines for surface prep prior to applying finishes.
- 2. Follow manufacturer guidelines for application, minimum coating thickness, and minimum number of coats.
- 3. All applications of finishing must follow temperature, humidity, moisture content requirements as required by manufacturer.
- 4. All proposed substitutions for stain and sealers must be approved prior to bid. No substitutions will be allowed after bid.

B. Substantial Completion Finish Coatings

- 1. Black Locust - Base Bid
 - a. Stain: Cutek Colortone, color as selected during construction, or approved equal
 - b. Sealer: Cutek Extreme Sealer, or approved equal
- 2. Thermally Modified Wood - Alternate
 - a. Stain: Cutek Colortone, color as selected during construction, or approved equal
 - b. Sealer: Cutek Extreme Sealer, or approved equal

C. 12 Month Maintenance Finish Coatings

- 1. 12 months after substantial completion, or at a time period not to exceed 18 months as agreed upon by owner, original contractor to apply maintenance coating and sealer per original finish requirements. Maintenance coating to be same product as original specified and applied at substantial completion.
- 2. Follow all manufacturer requirements for maintenance coatings, including any required conditioners, cleaners prior to maintenance coating.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Examine finish carpentry materials before installation. Reject materials that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.
- B. Prime lumber to be painted, including both faces and edges. Cut to required lengths and prime ends. Comply with requirements in 09 9600 - High-Performance Coatings

3.3 INSTALLATION, GENERAL

- A. Do not use materials that are unsound, warped, improperly treated or finished, inadequately seasoned, or too small to fabricate with proper jointing arrangements.
 - 1. Do not use manufactured units with defective surfaces, sizes, or patterns.
- B. Install exterior finish carpentry level, plumb, true, and aligned with adjacent materials. Use concealed shims where necessary for alignment.
 - 1. Coordinate exterior finish carpentry with materials and systems in or adjacent to it. Provide cutouts for mechanical and electrical items that penetrate exterior finish carpentry
 - 2. Scribe and cut exterior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.
 - 3. Install to tolerance of 1/8 inch in 96 inches (3 mm in 2438 mm) for level and plumb. Install adjoining exterior finish carpentry with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.5-mm) maximum offset for reveal installation.

3.4 ADJUSTING

- A. Replace exterior finish carpentry that is damaged or does not comply with requirements. Exterior finish carpentry may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing. Adjust joinery for uniform appearance.

3.5 CLEANING

- A. Clean exterior finish carpentry on exposed and semiexposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

3.6 PROTECTION

- A. Protect installed products from damage from weather and other causes during construction.
- B. Remove and replace finish carpentry materials that are wet, moisture damaged, and mold damaged.
 - 1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION

**SECTION 07 1400
FLUID-APPLIED WATERPROOFING**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. High performance Water-based asphalt emulsion waterproofing.
- B. Planter bed drain Accessory
- C. Termination Bar Accessory

1.2 REFERENCE STANDARDS

- A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; Current Edition.
- B. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2021.
- C. ASTM C661 - Standard Test Method for Indentation Hardness of Elastomeric-Type Sealants by Means of a Durometer; 2015 (Reapproved 2022).
- D. ASTM C1306/C1306M - Standard Test Method for Hydrostatic Pressure Resistance of a Liquid-Applied Waterproofing Membrane; 2008 (Reapproved 2023).
- E. ASTM D412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers--Tension; 2016 (Reapproved 2021).
- F. ASTM D624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers; 2000 (Reapproved 2020).
- G. ASTM D746 - Standard Test Method for Brittleness Temperature of Plastics and Elastomers by Impact; 2020.
- H. ASTM D1653 - Standard Test Methods for Water Vapor Transmission of Organic Coating Films; 2013 (Reapproved 2021).
- I. ASTM D2240 - Standard Test Method for Rubber Property--Durometer Hardness; 2015 (Reapproved 2021).
- J. ASTM D4541 - Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers; 2022.
- K. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2023.
- L. NRCA (WM) - The NRCA Waterproofing Manual; 2021.

1.3 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data for membrane.
- C. Shop Drawings: Indicate special joint or termination conditions and conditions of interface with other materials.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- E. Manufacturer's Installation Instructions: Indicate special procedures.
- F. Manufacturer's qualification statement.

- G. Installer's qualification statement.
- H. Testing Firm's qualification statement.
- I. Warranty Documentation:
 - 1. Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
 - 2. Submit installer's documentation that installation complies with warranty conditions for the field-applied waterproofing.

1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.
- C. Testing Firm Qualifications: Company specializing in performing work of the type specified and approved by manufacturer.

1.5 MOCK-UPS

- A. See Section 01 4000 - Quality Requirements for additional requirements.
- B. Choose one planter bed location to fully finish with required membrane and accessories. Test membrane prior to adding soil and plantings
- C. Locate where directed.
- D. Mock-up may remain as part of work.
- E. See section 3.4 FIELD QUALITY CONTROL for testing mock-up

1.6 FIELD CONDITIONS

- A. Maintain ambient temperatures above 40 degrees F (5 degrees C) for 24 hours before and during application and until cured.

1.7 WARRANTY

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Installer Warranty: Provide 2-year warranty for waterproofing failing to resist penetration of water commencing on Date of Substantial Completion. Complete forms in Owner's name and register with installer.
- C. Extended Correction Period: Correct defective work within 2-year period commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Water-Based Asphalt Emulsion Waterproofing:
 - 1. Basis of Design Liquid Rubber Sealant: <https://shopliquidrubber.com/products/waterproof-sealant>

2.2 FLUID-APPLIED WATERPROOFING APPLICATIONS

A. Water-Based Asphalt Emulsion Waterproofing

1. Planter Bed
 - a. Metal decking sides
 - b. Metal decking bottom
 - c. Structural framingmembers, and supports

2.3 FLUID-APPLIED WATERPROOFING MATERIALS

A. Water-Based Asphalt Emulsion Waterproofing:

1. Cured Thickness: per manufacturers requirements and recommendations
2. Suitable for installation over Wood and Metal substrates.
3. Elongation: 950 percent, minimum, measured in accordance with ASTM D412.
4. No VOC's, solvents
5. Water Vapor Permeability: 0.02 perm (1.1 ng/(Pa s sq m)), maximum, measured in accordance with ASTM E96/E96M.
6. Tensile Strength 120psi
7. Water Absorption: .0002 kg/m2hr.5

2.4 ACCESSORIES

- A. Surface Conditioner: compatible with membrane compound; as recommended by membrane manufacturer.
- B. Termination bar: Basis of Design, WR Meadows Multi-purpose preformed plastic or approved equal.
- C. Drainage Mat and Mesh: See specification for planter bed and soil system design.
- D. Planter Box Drain: Durapipe Vulcathene Wastes Slotted with gasket or approved equipal - 1-1/2" size.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify substrate surfaces are free of frozen matter, dampness, loose particles, cracks, pits, projections, penetrations, or foreign matter detrimental to adhesion or application of waterproofing system.
- C. Verify that substrate surfaces are smooth, free of honeycomb or pitting, and not detrimental to full contact bond of waterproofing materials.
- D. Verify that items penetrating surfaces to receive waterproofing are securely installed.
- E. Where existing conditions are responsibility of another installer, notify Architect/Engineer of unsatisfactory conditions.
- F. Do not proceed with this work until unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protect adjacent surfaces from damage not designated to receive waterproofing.
- B. Clean and prepare surfaces to receive waterproofing in accordance with manufacturer's instructions; vacuum substrate clean.
- C. Do not apply waterproofing to surfaces unacceptable to waterproofing manufacturer.
- D. Fill non-moving joints and cracks with a filler compatible with waterproofing materials.
- E. Seal moving cracks with sealant and non-rigid filler, using procedures recommended by sealant and waterproofing manufacturers.
- F. Prepare building expansion joints at locations as indicated on drawings.
- G. Seal cracks and joints with sealant using methods recommended by sealant manufacturer.
- H. Install cant strips at inside corners.

3.3 INSTALLATION

- A. Install waterproofing to specified minimum thickness in accordance with manufacturers instructions and NRCA (WM) applicable requirements.
- B. Apply primer or surface conditioner at a rate recommended by manufacturer, and protect conditioner from rain or frost until dry.
- C. Seal membrane and flashings to adjoining surfaces.
 - 1. Install termination bar along edges.

3.4 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements for additional requirements.
- B. Owner will provide testing services, and Contractor to provide temporary construction and materials for testing.
- C. Provide daily on-site attendance of waterproofing and insulation manufacturer's representative during installation of this work.
- D. Flood to minimum depth of 12 inches with clean water, and after 48 hours inspect for leaks.
- E. If leaking is found, remove water, repair leaking areas with new waterproofing materials as directed by Architect/Engineer; repeat flood test, and repair damage to building.
- F. When area is proven watertight, drain water and remove dam.

3.5 PROTECTION

- A. Do not permit traffic over unprotected or uncovered membrane.

END OF SECTION

**SECTION 09 9600
HIGH-PERFORMANCE COATINGS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. High performance coatings for metal fabrications as indicated on drawings
- B. High performance coating for all field welds and seams, and or to repair any chipped areas during construction.
- C. Surface preparation.

1.2 REFERENCE STANDARDS

- A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; Current Edition.
- B. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- C. MPI (APL) - Master Painters Institute Approved Products List; Master Painters and Decorators Association; Current Edition.
- D. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.
- E. NFPA 101 - Life Safety Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- F. SSPC V2 (PM2) - Systems and Specifications: Steel Structures Painting Manual Volume 2; 2021.
- G. SSPC-PA 1 - Shop, Field, and Maintenance Coating of Metals; 2024.
- H. SSPC-PA 2 - Procedure for Determining Conformance to Dry Coating Thickness Requirements; 2022.
- I. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).
- J. SSPC-SP 2 - Hand Tool Cleaning; 2018.
- K. SSPC-SP 3 - Power Tool Cleaning; 2024.
- L. SSPC-SP 5/NACE No.1 - White Metal Blast Cleaning; 2006.
- M. SSPC-SP 6/NACE No.3 - Commercial Blast Cleaning; 2006.
- N. SSPC-SP 7/NACE No.4 - Brush-Off Blast Cleaning; 2006.
- O. SSPC-SP 10/NACE No.2 - Near-White Metal Wet Abrasive Blast Cleaning; 2006.
- P. SSPC-SP 11 - Power-Tool Cleaning to Bare Metal; 2020.

1.3 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide complete list of all products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").

2. MPI product number (e.g. MPI #47).
3. Cross-reference to specified coating system(s) product is to be used in; include description of each system.
- C. Samples: Submit two samples 8 by 8 inch (203 by 203 mm) in size illustrating colors available for selection.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
 1. Extra Coating Materials: 1 gallon (4 liters) of each type and color.
 2. Label each container with manufacturer's name, product number, color number, and room names and numbers where used.

1.4 MOCK-UPS

- A. See Section 01 4000 - Quality Requirements for general requirements for mock-ups.
- B. See 05 5000 Metal fabrications for mock up requirements for dock railing assembly and required maintenance assemblies.
- C. Provide required coating for mock up of dock railing assembly system.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of coating, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Coating Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.6 FIELD CONDITIONS

- A. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- B. Do not apply exterior coatings during rain or snow, or when relative humidity is outside the humidity ranges required by the coating product manufacturer.
- C. Do not install materials when temperature is below 55 degrees F (13 degrees C) or above 90 degrees F (32 degrees C).
- D. Maintain this temperature range, 24 hours before, during, and 72 hours after installation of coating.
- E. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.
- F. Restrict traffic from area where coating is being applied or is curing.

PART 2 PRODUCTS

2.1 HIGH-PERFORMANCE COATINGS MANUFACTURERS

- A. Only materials (primers, coatings, etc.) listed in the latest edition of the MPI Approved Product List (APL) are acceptable for use on this project.

B. Basis of Design

1. Themec Series 21 Epoxoline 2 coat system to meet AWWA C550 or approved equal
2. Substitutions: Section 01 6000 - Product Requirements
3. Note: Substitutions for Higher Performance Coatings will not be accepted after bid.
4. COLOR: GREY TO MATCH GALVANIZED STEEL

2.2 TOP COAT MATERIALS

- A. Coatings - General: Provide complete multi-coat systems formulated and recommended by manufacturer for the applications indicated, in the thicknesses indicated; number of coats specified does not include primer or filler coat.

2.3 PRIMERS

- A. Primer: Per manufacturer recommendations and requirements.

2.4 ACCESSORY MATERIALS

- A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of coated surfaces.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Do not begin application of coatings until substrates have been properly prepared.
- C. Verify that substrate surfaces are ready to receive work as instructed by the coating manufacturer. Obtain and follow manufacturer's instructions for examination and testing of substrates.
- D. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- E. Test shop-applied primer for compatibility with subsequent cover materials.
- F. Proceed with coating application only after unacceptable conditions have been corrected.
 1. Commencing coating application constitutes Contractor's acceptance of substrates and conditions.

3.2 PREPARATION

- A. Clean surfaces of loose foreign matter.
- B. Remove substances that would bleed through finished coatings. If unremovable, seal surface with shellac.
- C. Remove finish hardware, fixture covers, and accessories and store.
- D. Ferrous Metal:
 1. Solvent clean according to SSPC-SP 1.
 2. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning in accordance with SSPC-SP 6/NACE No.3, and protect from corrosion until coated.

3.3 PRIMING

- A. Apply primer to all surfaces, unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.
- B. All galvanized metal parts to receive higher performance coatings to be blast cleaned prior to primer and final finish coatings.

3.4 COATING APPLICATION

- A. Apply coatings in accordance with manufacturer's written instructions, to thicknesses specified and recommendations in MPI - Architectural Painting and Specification Manual.
- B. Apply in uniform thickness coats, without runs, drips, pinholes, brush marks, or variations in color, texture, or finish. Finish edges, crevices, corners, and other changes in dimension with full coating thickness.

3.5 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.
- B. Clean surfaces immediately of overspray, splatter, and excess material.
- C. After coating has cured, clean and replace finish hardware, fixtures, and fittings previously removed.
- D. All galvanized metal parts to receive higher performance coatings to be blast cleaned prior to primer and final finish coatings.

3.6 PROTECTION

- A. Protect finished work from damage.

END OF SECTION

**SECTION 32 9100
LANDSCAPE PLANTING**

PART 1 GENERAL

1.1 WORK INCLUDED

- A. The Contractor shall furnish all labor, materials, tools, equipment, supervision, and services necessary to install plant material, preparation of soil, fine grading, planting, mulching, landscape stone, guying, pruning, watering, edging, and the proper disposal of any excess earth or debris, maintenance all in accordance with the accompanying Drawings and these Specifications.
- B. Shoreline planting work and boardwalk raised planter work.

1.2 RELATED SECTIONS

- A. Section 32 9219 - Seeding

1.3 QUALITY ASSURANCE

A. Regulatory Requirements

- 1. Comply with applicable requirements of Federal, State, and Local laws, regulations and codes having jurisdiction at the project site. The Contractor shall take out all required permits, arrange for all necessary inspections and shall pay any fees and expenses in conjunction with the same as a part of the work under this section.
- 2. Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.
- 3. The entire installation shall fully comply with all local and state laws and ordinances and with all the established codes applicable thereto.
- 4. Local zone hardy plant material shall be utilized.

B. Reference Standards

- 1. "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature.
 - a. "American Standard of Nursery Stock" by the American Association of Nurseryman current edition. Standards: All plant materials, methods, etc., are to conform to the Standards of the American Association for Nursery Stock. In the event there is a discrepancy between these standards and this Specification, the most restrictive requirement shall govern.
 - b. Nomenclature: The names of plants required under this Contract conform to those given in the "Standardized Plant Names", current edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein conform generally with names accepted in the nursery code.
 - c. American National Standards Institute (ANSI); Publication ANSI/AHIA Z60.2-current edition.
 - d. "Specifications for Turfgrass Sod" by the Sod Producers Association (A.S.P.A.).

C. Inspection of Plant Material

1. The nursery supplier shall tag and photograph all plant material to be delivered to the site. Photographs shall be sent to the Owner and/or Owner's Representative and Contractor for review and coordination.
 2. At the time the plant material is delivered to the job site, the Contractor shall be responsible to inspect plant material and reject any material that does not meet standards detailed in ANSI Publication ANSI/AHIA Z60.2-current edition standards and Section 2.4 of this specification. Plant material shall be unwrapped in order to thoroughly inspect trunk, bark, branches, rootball, leaders and form. If material is rejected it shall be sent back to the nursery at the time of delivery at no additional charge to the owner or contractor.
 3. The Owner and/or Owner's Representative shall be notified of plant inspection times at least 3 days prior by the Contractor once plant delivery has begun.
- D. Coordination
1. Work in conjunction with other trades as directed, taking all reasonable precautions to avoid disturbance or interference with any other operation or installation on the site. Contractors shall be responsible for the cost of replacing any material damaged as a result of his/her negligence.
- E. Points of Inspection: The Contractor shall notify the Owner and/or Owner's Representative at least five (5) days prior to start of work, inspections, or delivery to the Project Site to allow for inspection scheduling for each of the following work activities listed below. The notice must be sent via confirmable email or facsimile transmission to the Owner and/or Owner's Representative.
1. Pre-Installation Meeting: The Contractor shall meet with the Owner and/or Owner's Representative to review schedule, submittals, and project expectations. This meeting shall occur at least 10 days prior to the start of any work or deliveries to the job site.
 2. 1st Inspection Meeting: The Contractor shall notify the Owner and/or Owner's Representative 5 days in advance for review on plant stock delivery, balled and burlapped tree planting procedures, plant bed preparation, and other review. This meeting shall occur before planting begins to ensure beds are correct and the proper planting procedures are followed.
 3. Plant stock delivery: Contractor shall notify the Owner and/or Owner's Representative at least two (2) days in advance of delivery of plant material. The Owner and/or Owner's Representative must approve all plant material before installation.
 4. Progress Inspections: The Owner's Representative will observe the site to monitor correct planting procedures, coordinate on unexpected site conditions, and inspection of additional plant stock on site.
 5. Punch List Inspection(s): A punch list by the Landscape Architect/Owner's Representative shall be created and sent to the Contractor to coordinate any clean up, plant replacement, and repair. Refer to PART 3 -Section 3.5 for requirements.
 6. One Year Warranty Inspection: Refer to PART 3 -Section 3.7.

1.4 SUBMITTALS

- A. Contractor shall submit the following to the Owner and/or Owner's Representative at least thirty (30) days prior to start of the work.
1. The source and supplier of all plant material, planting schedule (including plant species, quantities, and size), fertilizer, hardwood mulch, bullet edger, compost and other materials along with the type of equipment to be used on this project.
 2. Photo samples of the following: Mulch, Bullet edger.

- B. Grower's Certificates: Proof of certification of Nursery Stock Grower and Dealer Inspection as well as any other certificates required by governmental authorities.
- C. Soil Sample: Contractor shall take a soil sample within planting beds to meet 5% organic material and submit to Owner/Landscape Architect.
- D. Fertilizer Manufacturer's Certificate of Compliance: Written documentation verifying compliance with chemical analysis of fertilizer furnished. Submit to Owner and/or Owner's Representative 5 days prior to delivery.
- E. Raised planter soil profile material (rooflite® or approved equal).
- F. Substitutions: Substitutions of plant material will not be permitted unless authorized in writing by the Owner and/or Owner's Representative. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Owner and Owner and/or Owner's Representative at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve the Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

1.5 STORAGE, HANDLING, AND DELIVERY

A. Storage of Materials

- 1. All materials delivered to the job shall be stored so as to keep them in new condition and free from deterioration. Fertilizer, etc., shall be stored in temporary sheds off-site at Contractor's expense.
- 2. All nursery stock must be kept secure, cool, and moist while being stored. If storing B&B plants on site, store in either a refrigerated truck or heeled into soil or mulch.

B. Packaged Materials

- 1. Deliver packaged materials in unopened containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.

C. Plant Material

- 1. Plants shall not be delivered to the site until the corresponding beds are fully prepared and approved. Vegetated material shall be inspected upon delivery at job site by the Contractor. All materials must arrive with identification labels calling out the size and species name. All plant material is subject to rejection by the Contractor, Owner and/or Owner's Representative either at time of delivery or at the 1 year warranty inspection, provided it does not comply with the requirements stated herein. Any rejected stock shall be immediately removed from the premises and replaced with approved stock.
- 2. All plant tags shall stay on plants through planting and shall NOT be removed until Owner and/or Owner's Representative has performed the initial inspection. The plant tags shall be removed, collected, and provided to the owner once Initial Inspection is completed.

1.6 JOB CONDITIONS

A. Examination of Site:

- 1. The bidder must acknowledge that he has examined the site, Drawings and Specifications and the submission of a quotation shall be considered evidence that examinations have been made.

- a. Field Conditions: The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. The Contractor shall report to the Owner and/or Owner's Representative all conditions which prevent proper execution of this work. The Contractor agrees to be fully responsible for any and all damage which might be occasioned by the Contractor's failure to exactly locate and preserve any and all utilities, structures, and geogrid reinforcement.
- 1) Soil moisture must be at or below field capacity to avoid destroying the soil structure before any work begins.

1.7 SEQUENCING/SCHEDULING

- A. Planting Time: Proceed with and complete planting as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required.
- B. Allowable Planting Dates:
 - 1. Evergreen Plants: September 1 to October 15 and prior to June 1, but not after candles exceed 1 inch.
 - 2. Deciduous Plants (Balled and Burlapped and Container): August 15 to November 1 or the 1st frost of the season and in the spring prior to June 1
 - 3. Perennials: August 15 to October 15 and prior to June 1.
 - 4. Weather Restrictions: Planting may be conducted under unseasonable conditions, except in weather below 32 degrees or above 90 degrees. No variance from plant warranty or other requirements will be given for plants installed outside the specified period.

1.8 MATERIALS CLEAN-UP

- A. The Contractor shall keep the premises free from rubbish and all debris associated with their work at all times and all unused materials and debris shall be removed from the site.

PART 2 MATERIALS

2.1 TOPSOIL

- A. Refer to Plan Notes.
- B. Topsoil shall be fertile, natural topsoil, typical of the locality. Stockpiled topsoil may be used if approved by the Owner and/or Owner's Representative. It shall be free of subsoil, slag, clay, stones, lumps, sticks, plants or their roots, toxic substances or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance.

2.2 PLANTING BED SOIL MIXTURE

- A. Planting Beds Along Shoreline
 - 1. Cultivate the top 12" of existing soil for planting tree holes and beds blended with 3" organic compost. Submit data for approval.
 - 2. Very poor soils of clay, gumbo, gravel, hard-pan, or other soils injurious to plants shall not be used. Notify Owner/Owner's Representative if these conditions exist before proceeding.

3. Contractor must take a soil sample of planting beds and submit to the Owner/Landscape Architect to meet a 5% organic material requirement. If soils do not meet this standard, the Contractor shall add appropriate amendments and test again as part of this scope of work.
- B. Raised Planting Beds on Boardwalk
1. Raised planter soil profile will be rooflite® or approved equal.
 2. Top layer will be rooflite® intensive (12" minimum).
 3. Middle layer will be rooflite® intensive base (3" depth).
 4. A rooflite® separation fabric will be placed beneath that before the drainage layer.
 5. Bottom layer will be rooflite® drain (2" depth).

2.3 FERTILIZER

- A. All fertilizers shall be horticultural grade complete formula fertilizers and shall conform to the applicable State Fertilizer Laws. Fertilizer shall consist of uniform dry granulated nutrients produced by mining and manufacturing processes and commonly used in the agricultural or lawn care industries. It shall contain the three major plant nutrients of nitrogen, phosphorous, and potassium. Commercial fertilizer may be furnished as a homogenous or blended form. Submit product information for Owner and/or Owner's Representative approval.

2.4 PLANT MATERIALS

- A. Plant Schedule: A list of plant materials is scheduled on the Drawings. In the event of any discrepancy between this schedule and the Plan Drawing showing the plants, the Plan Drawing shall govern.
- B. Certification of inspection of plant materials required by Federal, State, or other governmental agencies to accompany all shipments to be furnished to the Owner and/or Owner's Representative. Plants shall have been grown under climatic conditions similar to those in the locality of the project.
- C. Planting stock shall be well-branched and well formed, sound, vigorous, healthy, free from disease, sun-scale, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed with branches of uniform growth, with straight trunks and central leaders, and free from objectionable disfigurements. One-sided branching plant material will be rejected.
- D. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Evergreen leaders shall be straight and central. Evergreen trees and shrubs shall not be sheared.
- E. Stock Sizes: All stock measurements - caliper, height, branching level, number of canes, ball sizes shall be in strict accordance with the latest edition of the American Standard for Nursery Stock, unless otherwise noted on the plans. Plants used on the project shall meet or exceed all minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets.
- F. Provide plants free of the following:
1. Harmful insects, insect eggs, borers, and all forms of infestation.
 2. Plant diseases and moldy or dried roots.
 3. Damage to trunk, bark, branches, leaders, root systems, or cut-leaders.
 4. Defects, disfiguring knots, sunscald injuries, and frost cracks.
 5. Rodent or deer damage to bark and buds.

- G. Plants with broken or cut back terminal leaders will be rejected. Plants with crooked or split leaders will be rejected.
- H. All stock shall be balled and burlapped or container grown stock. Bareroot stock of any kind is unacceptable.
- I. All plant material must be watered the same day it is planted in order to comply with these Specifications.
- J. Delivered trees with more than 4" or more of soil over the root flare shall be rejected. If after carefully removing the soil over the trunk flare unveils encircling or excessive roots and/or unhealthy conditions the tree will be rejected. The trunk of the tree shall not be more than 10% off center within the rootball. The Contractor, Owner and/or Owner's Representative may open soil balls to inspect for root condition, size, balance, and trunk location within the ball.
- K. Ornamental grasses and perennials shall be inspected by root mass and top growth. Containers shall be removed to ensure roots have grown to the width and the depth of the container and have a solid root mass per ANSI standards to hold the soil ball intact. If root mass is undersized the plant shall be rejected. 1 gallon container plants shall also have a minimum of 6" vertical height.

2.5 MULCHES

- A. Double Shredded Hardwood Mulch shall be used in planting beds as indicated on plans:
 - 1. Locally obtained or a proprietary product.
 - 2. Shredded hardwood mulch as approved by the Owner and/or Owner's Representative. No artificially colored mulch will be accepted.
 - 3. Provide 3" depth in perennial/shrub planting beds and 4" depth at tree plantings.

2.6 WEED BARRIER & WEEDING

- A. Provide a chemical base weed prevention plan for all planting beds. Apply once installation is complete.
- B. Contractor shall be responsible for weeding of vegetated areas through warranty period.
- C. No weed barrier or mulch will be placed within the raised planters.

2.7 STAKING MATERIALS

- A. Stakes for tree support shall be steel "T" bar fence post, 6' long, painted dark green with the top 6" painted white.
- B. Hose shall be reinforced garden hose no less than ½" inside diameter or fabric straps or other material approved by the Owner and/or Owner's Representative. Provide hose of adequate length to prevent contact of staking or guying wire with tree trunk.
- C. Provide wire of sufficient gauge to resist breaking during high winds.
- D. Remove staking materials at the end of the 1-year warranty period or per Owner's discretion.

2.8 WATER

- A. Water shall not contain elements toxic to plant life. It shall be the Contractor's responsibility to obtain water to be used for a temporary watering system of plant material. The Contractor shall coordinate with the Owner to locate the best area for water connection.
- B. Provide temporary watering through the growing season to establish plant material and as needed through the warranty period to keep plant material in a thriving and healthy condition.

- C. The transition of maintenance responsibilities shall be summarized by the Contractor and provided in written form to the Owner once the Contractor has fulfilled work requirements to ensure watering and maintenance care keeps plants in a thriving condition.

PART 3 EXECUTION

3.1 GENERAL PREPARATION

- A. Protection of Existing Vegetation
 - 1. All areas under drip lines of existing trees shall be kept free of construction equipment, trailers, material storage, and vehicles.
 - 2. Exercise extreme care when working around existing trees to remain. No soil scarification or compaction from construction vehicles shall occur under any existing critical root zone.

3.2 CLEARING

- A. All planting bed areas and areas of turf establishment are to be cleared by the Contractor.
- B. Clearing shall consist of the satisfactory removal and disposal of brush, rubbish, and other vegetative growth occurring within all proposed turf and planting bed areas unless turf is being over-seeded. All debris associated with this work shall be gathered and removed from the project by the Contractor.

3.3 TREE, SHRUB, AND PERENNIAL INSTALLATION

- A. All planting shall be performed by personnel familiar with the accepted procedure of planting and under the constant supervision of a qualified planting foreman.
- B. All planting is to be done as shown on drawings and as specified herein and in strict accordance with standard horticultural practices.
- C. Preparation of Planting Mixture and Beds
 - 1. Plant material locations and planting bed outlines shall be staked on the project site by the Contractor and approved by the Owner and/or Owner's Representative before any plant pits or beds are excavated. Plant material locations and bed outlines may be adjusted by the Owner and/or Owner's Representative to meet field conditions.
 - 2. Mix recommended soil amendments and fertilizers with topsoil at recommended rates. Delay addition of fertilizer if planting mixture will not be used within two (2) days.
 - 3. Planting beds shall be cultivated to a minimum depth of 12".
 - 4. The Contractor shall be responsible for testing percolation rates to measure adequate drainage in the planting area. Where trees, shrubs, or perennials are planted a test bed shall be prepared with the location selected by the Owner and/or Owner's Representative. A percolation test shall be conducted by filling a 16" deep planting hole with water and measuring the time it takes for the water to drain. Adequate drainage will be considered equal to or greater than a percolation rate of ½" per hour. In case of inadequate drainage, the Owner and/or Owner's Representative shall be notified. Beds shall be free of rocks larger than one inch diameter, weeds, scrap material, and objectionable materials. Beds shall also demonstrate proper incorporation of soil additives.
- D. Installation of Trees, Shrubs and Perennial.
 - 1. Planting pits shall be excavated to produce vertical sides and flat bottoms. Scarify side walls to alleviate glazing and loosen any hard subsoil in bottom of pit. Minimum pit sizes shall be as shown on drawings.

2. Dispose of all subsoil, clay, and rock (off-site) removed from planting excavations. The top six (6) inches of topsoil excavated from the planting pit, if free from subsoil, clay, rocks, roots, or other debris, may be utilized in the topsoil mixture as specified.
3. Setting Plants
 - a. The Contractor shall install the first balled and burlapped tree with the Owner and/or Owner's Representative present to ensure proper planting methods. Refer to planting details and specifications for the proper planting procedure of hole preparation and removal of all twine, wire cage and other trappings of the root ball. Root ball crowns shall also be set so that they are 2" higher than the surrounding grade to ensure the root flare is slightly above grade.
 - b. Balled and burlapped and container grown plants shall be handled and moved only by the ball or container. Remove all the wire cage and burlap except for 1/3 of the bottom before placing root ball in the ground. Inspect rootball to ensure specifications are met in Section 2.4. Plants shall be set plumb and held in position until a sufficient quantity of planting soil mixture has been firmly placed around roots or ball. Once the tree is stabilized in the planting hole, carefully remove burlap, twine, and all other trappings as much as possible before partially backfilling. Trees shall be watered in allowing water to completely soak into ground after partial backfill.
 - c. The remainder of backfill of planting soil mixture shall be tamped and watered.
 - d. Container-grown stock shall be removed from containers without damaging plant or root system. Planting shall be completed as specified for balled or burlapped plants.
4. Double Shredded Hardwood Mulching
 - a. Mulch for planting beds shall be installed to a minimum depth of three inches (3") unless otherwise noted on the drawings. Mulch for tree plantings outside of planting beds shall be (4") in depth.
 - b. Mulching shall take place within 48 hours after planting.
 - c. Mulch shall be kept out of the crowns of shrubs and off walls, sidewalks, light standards, and other structures.
 - d. The top of all areas of mulch cover shall be 1/2" below the top of adjacent curb, walk, wall, wall cap, or edge of pavement.
 - e. Mulching shall be considered incidental to the overall project. No additional compensation shall be allowed.
5. Staking and Guying
 - a. Plants shall be staked and guyed as indicated on plans within 24 hours of planting.
 - b. Stakes shall be driven vertically into the ground to a depth specified in details and in such a manner as not to damage the ball or roots.
 - c. All deciduous trees greater than two and one half inches (2 1/2") caliper shall be staked with three metal "T" stakes, spaced equal distant around the tree.
 - d. All evergreen trees shall be staked with two metal "T" stakes, spaced on either side of the tree.

- e. Staking and guying shall be considered incidental to the overall project. No additional compensation shall be allowed.
- 6. Pruning: The Contractor shall prune new plant material in the following manner: Dead and broken branches shall be removed. Evergreen plants shall not be thinned out or sheared. Shrubs shall not be sheared. All plants shall meet or exceed the minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets after pruning has taken place. Cuts shall be made with sharp instruments and shall be in compliance with ANSI A300 Pruning Standards. "Headback" cuts at right angles to line of growth shall not be permitted. All trimmings shall be removed from the site.
 - a. Pruning shall be considered incidental to the overall project. No additional compensation shall be allowed
- 7. Wrapping: The Contractor shall wrap trees in the fall to help prevent sun scald and frost cracks unless otherwise directed by Owner and/or Owner's Representative. 4 inch wide bituminous impregnated tape, corrugated or crepe paper, specifically manufactured for tree trunk wrapping, having qualities to resist insect infestation, or similar material approved by the Owner and/or Owner's Representative. Wrapping shall overlap about 33 percent with each turn and fastened with twine. All wrap and twine shall be removed in spring.
- 8. Watering: The Contractor is responsible for maintaining adequate, but not excessive, soil moisture for plants installed. Watering must respond to varying seasonal conditions, soil types, and drainage. Water must thoroughly soak the entire root area rather than dampen the soil surface.
- 9. Initial inspection of the planting to determine completion of contract work, exclusive of possible replacement of plants, will be made by the Owner and/or Owner's Representative upon completion of the work. All plants shall be alive, healthy and in a vigorous growing condition at the time of initial acceptance. The Contractor shall notify the Owner and/or Owner's Representative when initial installation is complete.

3.4 INSTALLING MULCH

A. Mulching

- 1. The top of all areas of mulch cover shall be 1/2" below the top of adjacent curb, walk, wall, stone edger, wall cap, or edge of pavement. Chemically treat beds once installation is complete.
- 2. Weed prevention and mulching shall be considered incidental to the overall project. No additional compensation shall be allowed.
- 3. Only the shoreline plantings will receive mulch.

3.5 MAINTENANCE

- A. Begin maintenance immediately following installation of plant material and continue until Owner's Representative issues the Notice of Acceptance. Upon the Notice of Acceptance, the Contractor shall begin the 1-year warranty period, by maintaining, weeding, watering and performing maintenance duties as outlined below and warranty plant material for 1 year.
- B. General landscape maintenance shall include necessary watering, cultivation, weeding, pruning, wound dressing, disease and insect pest control, protective spraying, straightening plants which lean or sag, adjustments of plants which settle or are planted too low, replacement of mulch or rock mulch that has been displaced, repairing and reshaping tree saucers, and replanting of dead material within the 1-year warranty period. Remove rubbish, waste, tools and equipment used at end of each workday.

- C. Watering: The Contractor may install a temporary irrigation system at his/her expense to keep plants in thriving condition. Contractor shall furnish hoses and other watering equipment as required for supplemental watering. Coordinate with Owner for water connections.
- D. Pruning and Repair: Prune as required to remove dead or injured branches, to compensate for loss of roots as result of transplanting operations, and to maintain safety in traveled areas. Pruning shall not change the natural habit or attractive, balanced shape of plant. Cuts shall be made at outside edge of the branch collar.
- E. Contractor shall be responsible for effective chemical or mechanical weed control from the time they move on site until the end of the warranty and maintenance period. At no time shall weeds in plant beds be allowed to grow over one foot in height or produce seeds. All cut or pulled weeds shall be removed from site and disposed of properly.
- F. Mowing is not required as part of this maintenance period.

3.6 ACCEPTANCE

- A. Planting acceptance shall be based upon the following criteria:
 - 1. All requirements for the completed installation and maintenance have been provided.
 - 2. Clean-up operations are completed.
 - 3. All required submittals have been received by the Owner, including maintenance instructions.
 - 4. Plants shall be well-branched and well-formed alive, healthy, and in a vigorous growing condition at the time of acceptance.
- B. Seven (7) calendar days prior to the anticipated date of punch list inspection, submit written notice requesting inspection to the Owner's Representative.
- C. The Owner, Contractor, and Landscape Architect will complete a punch list inspection of the landscape to determine completion of contract work. Punch list inspection will not be conducted unless all items of work as outlined in PART 3 - EXECUTION have been completed.
- D. After the punch list inspection, the Contractor will be notified in writing by the Owner's Representative, of any deficiencies in the requirements for completion of the work.
- E. The Contractor will complete/resolve all of the items on the punch list and submit written notice requesting follow up inspection to the Owner's Representative seven (7) calendar days prior to the anticipated date of a follow up inspection.
- F. The Owner, Contractor, and Landscape Architect will complete a follow up inspection of the landscape to determine completion of all punch list items. If all items are complete, the Owner's Representative will issue a written Notice of Acceptance. If not, the Contractor will be notified in writing by the Owner's Representative, of any remaining deficiencies in the requirements for completion of the work and another follow up inspection will be scheduled. The Landscape Architect will perform no more than two inspections to determine whether the Work or a designated portion thereof has attained Final Completion in accordance with the Contract Documents. The Owner is entitled to reimbursement from the Contractor for the amounts paid to the Landscape Architect for any additional inspections.
- G. At the time of the Notice of Acceptance, the 1-year warranty inspection will be scheduled by the Owner's Representative.

3.7 PARTIAL AND CONDITIONAL ACCEPTANCE

- A. There may be instances where the Contractor and Owner agree that a specified portion of the site should undergo the punch list inspection process with the intent of the Owner granting acceptance of that portion of the site, occupying it for the Owner's use and accepting maintenance responsibilities. This constitutes a Partial Acceptance.
1. The process for completing the punch list inspection and issuance of the Notice of Partial Acceptance is the same as described in Section 3.5 but only applies to that portion of the site as agreed to by the Owner and Contractor.
 2. An exhibit with the boundaries of the partial acceptance clearly illustrated will be prepared by the Owner's Representative and will be attached to the Notice of Acceptance.
 3. Upon issuance of the Notice of Acceptance, the Owner will assume maintenance responsibilities for that area of the site and the one year plant warranty period will begin for all plants within the defined area.
 4. By implication, the remainder of the work must undergo the same process once judged to be complete by the Contractor and another Partial Acceptance must be achieved.
- B. There may be instances where the Contractor may choose to seek Conditional Acceptance of the work or portions of the work. This would apply to instances where plants have been installed but for some reason do not meet all of the requirements of the specifications such as a variance in size or the plant material was installed outside the approved planting dates. In these instances, the Owner may choose to grant the Conditional Acceptance with the understanding that the plant material will be re-assessed at a future date and either fully accepted or rejected.
1. This provision will only be allowed at the discretion of the Owner and should be used only in extremely unusual circumstances. This provision is not included to allow or encourage the Contractor to install plant material outside the approved planting dates.
 2. The process for completing the punch list inspection and issuance of the Notice of Conditional Acceptance is the same as described in Section 3.5 but only applies to the specific portions of the work as agreed to by the Owner and Contractor. The process for achieving Acceptance for the remainder of the work should be proceeding in parallel with this process.
 3. An exhibit clearly defining which portions of the work are included will be prepared by the Owner's Representative and will be attached to the Notice of Conditional Acceptance. The Notice will also clearly set a date by which a follow up inspection will be made.
 4. Upon issuance of the Notice of Conditional Acceptance, the Owner may or may not assume maintenance responsibilities for that portion of the work. This is a detail that will need to be worked out between the Owner and Contractor and will be documented in the Notice of Conditional Acceptance.
 5. On or before the date specified in the Notice of Conditional Acceptance, the Owner, Contractor, and Landscape Architect will complete a follow up inspection to determine if the work in question meets the requirements for acceptance.
 - a. If so, the original Notice of Acceptance for the remainder of the site will be amended to include the work in question and beginning date of the warranty period for those plants shall be deemed to be the same as the remainder of the project.
 - b. If not, the contractor shall follow the same procedures for rectifying the non-compliant work and re-inspection as outlined in Section 3.5. Once the work has been corrected and verified, a Notice of Partial Acceptance will be issued for that portion of the work and the one year plant warranty period will begin for all plants included in that portion of the work.

3.8 WARRANTY AND REPLACEMENT

- A. Plant material shall be warranted for 1 full year after issuance of the Notice of Acceptance and shall be alive, in good health, and in satisfactory condition at the end of warranty period.
- B. Any plant required under this Contract that is dead or not in a vigorous, thriving condition, as determined by the Owner's Representative at the time of warranty inspection, will be removed from the site.
- C. The Owner, Contractor, and Landscape Architect will complete a warranty inspection of the landscape.
- D. After the warranty inspection, the Contractor will be notified in writing by the Owner's Representative, of any deficiencies or required replacements.
- E. The Contractor will complete/resolve all of the items on the warranty inspection and submit written notice requesting follow up inspection to the Owner's Representative seven (7) calendar days prior to the anticipated date of a follow up inspection.
- F. The Owner, Contractor, and Landscape Architect will complete a follow up inspection of the landscape to determine completion of all warranty items. If all items are complete, the Owner's Representative will issue a written Notice of Warranty Fulfillment. If not, the Contractor will be notified in writing by the Owner's Representative, of any remaining deficiencies in the requirements for completion of the work and another follow up inspection will be scheduled.
- G. Plants that are missing at the time of warranty inspection are to be installed during the specified planting season when weather and site conditions permit.
- H. After Notice of Acceptance, the Contractor shall replace plants (once during or at the end of the warranty period) that are observed to be dead or in a badly impaired condition. One replacement after Notice of Acceptance shall constitute fulfillment of Contractor's warranty for the particular plant replaced. Plants replaced during the punch list process are considered to be part of the fulfillment of the requirements of the Contract and are not part of the warranty.
- I. Replacement Plants: Plants of the same kind and size as specified in the Plant Schedule; furnished and planted as specified herein. Guyed or staked, mulched, fertilized, pruned, and restored to original condition as originally specified at no cost to Owner.
- J. Replacement cost shall be borne by Contractor except for possible replacements resulting from loss or damage due to occupancy at project in any part, vandalism, civil disobedience, and acts of neglect on the part of others, physical damage by animals, vehicles, fire, or losses due to curtailment of water by local authority, or to "Acts of God". Droughts, floods, tornadoes, winds of hurricane force, and hail are not normal and the damage they do cannot be calculated in a bid.

END OF SECTION

SECTION 32 9219 SEEDING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Preparation of subsoil.
- B. This part of the Specification includes providing labor, materials, equipment, and supervision required to provide seeding.
- C. Placing topsoil.

1.2 RELATED SECTIONS

- A. Section 32 9100 - Landscape Planting

1.3 QUALITY ASSURANCE

- A. Seeding is to be installed by a firm specializing in seeding as specified.
- B. Source Quality Control: Ship seeding materials with certificates of inspection required by governing authorities. Comply with regulations applicable to seeding materials.
- C. Do not make substitutions. If specified material is not obtainable, submit proof of non-availability to Owner's Representative, together with proposal for use of equivalent material.
- D. Analysis and Standards: Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.

1.4 SUBMITTALS

- A. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species. Submit method of installation for approval by Engineer.
- B. Submit seed provider delivery ticket or invoice showing quantity and type of seed delivered including Blue Tag certification for all seed used on the Project.
- C. Hydromulch: Submit product data.
- D. Erosion Control Blanket: Submit product data.
- E. Seeding Schedule: Proposed seeding schedule, indicating dates for seeding work during normal seasons. Once accepted, revise dates only as approved by Owner's Representative in writing, after documentation of reasons for delays.
- F. Dates for this work are as follows:
 - 1. Spring: March 1-May 31
 - 2. Fall: August 10-September 30
 - 3. Dormant Seed: December 15-February 15
 - 4. Any deviations from this schedule must be approved by the Owner's Representative. Maintenance and warranty conditions may be impacted by such deviations.
 - 5. Furnish detailed written recommended maintenance program to the Owner with a copy to the Owner's Representative, prior to final inspection of the seeding.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. If seed is mixed prior to delivery on the site, it shall be tagged showing a guaranteed statement of composition of the mixture and percentage of purity and germination of each variety.
- B. If seed is to be mixed at the site, it shall be delivered in original containers bearing producers certification of germination and purity.
- C. Tags shall show producers or dealers Iowa Permit Number and date of testing; test date shall be no more than 90 days previous to time of use.
- D. Fertilizers shall conform to State of Iowa laws and regulations. If delivered in bulk, bills of lading or other labels shall be furnished to the Engineer or labels indicating analysis and weight information from each container shall be preserved and furnished to the Engineer within twenty-four (24) hours of application.
- E. Handling of materials as recommended by manufacturer.
- F. Store all packaged materials off ground and protect from moisture.
- G. Storage of all materials in locations designated and approved by Owner's Representative.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required.
- B. Grade Stakes: Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
- C. Protection: Protect existing irrigation system, structures, utilities, sidewalks, pavements, and other facilities during seeding operations. Repair any damage at no cost to the Owner.

1.7 SEQUENCING AND SCHEDULING

- A. Planting time: Proceed with, and complete seeding as rapidly as portions of the site become available, working within seasonal limitations for each kind of seed required. Contractor shall seed to allow proper germination within a 7-10 day period free from heavy rainfalls.
- B. Chronological procedure for seeding is to remove any existing vegetation, disc, fertilize, prepare the seed bed, seed, and water.

PART 2 PRODUCTS

2.1 SEEDING MATERIALS

- A. Turf Seed: "Type 1: Permanent Lawn Mixture" Kentucky Bluegrass/Ryegrass/Fescue blend or approved equal.
 - 1. Seeding rate: Drilling Seeding 260 lbs / per acre. www.unitedseed.com Contact Matt Kovacevich at 515-282-1750.
- B. Seed: Provide fresh, clean, new seed complying with tolerance for purity and germination established by Official Seed Analysis of North America. All seed shall be Blue Tag Certified. Certified Blue Tag and Analysis Tag shall be on every bag. All bagged seed mixtures shall have a Certified Blue Mixture Tag on each bag.
 - 1. Mix seed to the specified proportions by weight. Use methods approved by the Engineer.

2.2 FERTILIZER

- A. Commercial Fertilizer: Commercial grade conforming to current requirements of the Iowa Department of Agriculture, uniform in composition, liquid or dry and free flowing. Refer to manufacturer's recommendations and schedule for the first 3 months. Check with supplier for the most recent recommendations on fertilizer amounts and application rates. Sample for reference only below:
1. FS Agriland recommends a 14-24-9 with 33%XRT or approved equal applied prior to seed and worked into the top 2" of seedbed.
 2. FS Agriland recommends a guaranteed analysis of 1-2-1 ratio of N-P-K with the application rate of 1 #N/1000 SF with a slow release nitrogen source such as Agriland FS, Inc.
 3. FS Agriland recommends a second application once grass height reaches 2-4 inches or 3-4 weeks after seeding. Treat bluegrass with a slow release Nitrogen with low salt content as listed above.

2.3 HYDROMULCH

- A. Flexterra Bonded Fiber Matrix (BFM) at 3500 lbs/acre for all seeded areas indicated on the plans by Coleman Moore Company. www.colemanmoorecompany.com. Submit product information for approval by Engineer. Dyed green to facilitate visual metering. BFM shall meet or exceed SUDAS specifications.

2.4 EROSION CONTROL BLANKET

- A. Curlex 3 Wood Excelsior Fiber Net erosion control blanket, 100% 6" biodegradable staples required per manufacturer's instructions by Coleman Moore Company or approved equal. www.colemanmoorecompany.com. Provide in locations indicated on landscape plans only.

2.5 HERBICIDES (FOR TURF SEEDED AREAS ONLY)

- A. Provide herbicide treatments for turf grass areas as follows depending on the season of installation:
1. Spring Seedings:
 - a. Provide at the time of seeding - MesoTryOne or approved equal at 8fl oz/acre + 15lbs ProAqua Spring or approved equal.
 - b. Provide after the second mowing - MesoTryOne or approved equal at 5fl oz/acre + 10 lbs ProAqua Spring or approved equal.
 2. Fall Seedings:
 - a. MesoTryOne or approved equal at 5fl oz/acre + 15lbs ProAqua Spring or approved equal.

PART 3 EXECUTION

3.1 PREPARATION FOR SEEDING

- A. Strip the surface of any vegetation by scarification. Remove and dispose of scarified vegetation.
- B. Lightly disc soil surface to incorporate and loosen to a depth of 6". Topsoil shall be spread over areas to be seeded to a depth of 6 inches after natural settlement, and shall conform smoothly to the lines, grades and elevations shown.

- C. Apply fertilizer and soil amendments as specified.
- D. Disc and harrow all areas to be seeded and firm-up loosened seed bed with a light roller.
- E. Shape and fine grade to remove rills, water pockets, undesirable vegetation, and irregularities to provide a smooth, firm, and even surface true to grade. Remove all debris greater than 1/2" from seed bed.
- F. Repair erosion or other damage which occurs during seed bed preparation.

3.2 SEEDING

- A. Prior to seeding, the seed bed will be inspected and approved by the Engineer. Use methods and procedures consistent with equipment manufacturer's recommendations; however, do not operate ground-driven equipment at speeds greater than 10mph.
- B. Sow seed mix at specified rates.
- C. If permanent seeding/and or sodding cannot be accomplished within the timeframes listed above, the Contractor shall apply a temporary seeding as directed by the Owner/Landscape Architect.
- D. Contractor shall be responsible for the grow-in program and all applications of fertilizers and chemicals required to ensure 95% minimum coverage of seeded areas.

3.3 HYDROMULCH

- A. Install according to manufacturer's recommendations. Hydromulching shall be applied separately of seeding application. Provide rates at 3500lbs/acre.

3.4 WATERING

- A. Provide temporary watering for seeded areas. Use enough water to keep soil and mulch moist to a depth of 1 inch and ensure growth of the seed. For turfgrass seeding areas, sufficiently water to keep the soil moist for a minimum of 30 days. Continue watering thorough maintenance period.
- B. Adjust watering per approval of engineer based on temperature, wind and natural rainfall.
- C. The contractor should provide written correspondence to the Owner to pass off watering responsibility 3 days prior to the end of the 60 day maintenance period.

3.5 MAINTENANCE

- A. Begin watering and maintenance immediately after each area is seeded and continue until acceptable lawn is established. Maintenance period shall be a minimum of 60 days.
- B. When full maintenance period has not elapsed before the end of the planting season, or if lawn is not fully established, continue maintenance during next planting season for a minimum of 60 days of growing season.
- C. Maintain and establish lawns by watering, fertilizing, weeding, mowing to a height of 3" in turf areas only when lawns have reached 4" height, trimming, replanting and other operations. Roll, regar and replant bare or roded areas and re-mulch to produce a uniformly smooth lawn.
- D. Provide and maintain temporary piping, hoses and lawn watering equipment to convey water from sources. Keep lawn uniformly moist.

3.6 OVERSEEDING & REPAIR OF SEED AREAS

- A. Repair disturbed areas for seeding by tilling, shaping, and raking as required.

- B. Overseeding of seeded areas should be accounted for as part of this contract at rates approved by the manufacturer.
- C. The Contractor will be required to remove weeds and repair or replace or both, all seeding and mulching that is defective or becomes damaged prior to acceptance. When seeding is approved and accomplished out of season and all other work on the contract has been satisfactorily completed but a determination cannot be made as whether or not an established stand of grass has or may result, then payment for the areas seeded out of season will be withheld until such time as this requirement has been met.

3.7 CLEANUP AND PROTECTION

- A. During seeding work, keep pavements clean and work area in an orderly condition. Clean all paved surfaces open for public use at the end of each day and prior to forecasted precipitation.
- B. Upon completion of job, clean up all debris, caused by work, and excess material and leave area within contract at same rate as required for initial seeding.

3.8 INSPECTION AND ACCEPTANCE

- A. Upon completion of the work and fulfillment of the requirements of this Section, notify the Owner's Representative in writing that the work is ready for final inspection. Request a definite date for final inspection that is no sooner than 60 days from the date that all activities were completed.
- B. Notify the Owner's Representative five (5) days prior to the requested final inspection date.
- C. Acceptance Requirements:
 - 1. Seeded areas shall be in a live, healthy, growing, and well-established condition without eroded areas, bare spots, weeds, undesirable grasses, disease, or insects.
 - 2. Seeded areas shall have a dense uniform stand of grass growing not less than 95 percent of the overall area and with no individual bare spots larger than 3 inches in size and no concentrations of bare spots.
 - 3. Reseed and maintain all seeded areas which do not meet the requirements of this Section at the time of final inspection.
 - 4. Replacement work shall be as specified for original seeding.
 - 5. Replacement work shall be re-inspected before acceptance.
 - 6. Replacement cost shall be borne by the Contractor except for the possible replacements resulting from loss or damage due to occupancy at project in any part, vandalism, civil disobedience, acts of neglect on the part of others, physical damage by animals, vehicles, fire, or losses due to curtailment of water by local authority, or the "Acts of God". Droughts, floods, tornadoes, winds of hurricane force, and hail are not normal and the damage they do cannot be calculated in the bid.

END OF SECTION

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

Item No. 7.h.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution authorizing disposal of Bondurant Emergency Services equipment that is being replaced

CONTACT PERSON:
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: When the current Bondurant Emergency Services facility was built, a commercial grade Gear Washer / Extractor (2008), commercial gas dryer (200*, used SCBA fill station (1995), and used SCBA air-compressor (1995) was purchased. With the upcoming move to our new modern facility, these items are being replaced as part of that project. The intent is to try and sell these items on GovDeals.com online auction.

The attached resolution recognizes that this property will be disposed of by offering for sale through GovDeals.com.

FUNDING SOURCE:

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-277

CITY OF BONDURANT
RESOLUTION NO. 251006-277

A RESOLUTION AUTHORIZING THE DISPOSAL OF BONDURANT EMERGENCY
SERVICES EQUIPMENT BY OFFERING FOR SALE THROUGH GOVDEALS.COM

WHEREAS, when the current Bondurant Emergency Services facility was constructed, the City purchased certain emergency services support equipment, including:

- One (1) commercial grade gear washer/extractor (2008),
- One (1) commercial gas dryer (200*),
- One (1) used SCBA fill station (1995), and
- One (1) used SCBA air-compressor (1995); and

WHEREAS, with the upcoming transition to the new modern Emergency Services facility, these items are being replaced as part of the project; and

WHEREAS, the City of Bondurant has determined that the equipment listed above is no longer needed for public purposes and should be declared surplus; and

WHEREAS, the City of Bondurant intends to offer said surplus property for sale through GovDeals.com, an online auction site for government entities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the above-listed items are hereby declared surplus property and are authorized to be disposed of by offering for sale through GovDeals.com.

BE IT FURTHER RESOLVED that the City Clerk is directed to carry out the necessary steps to complete said disposal in accordance with applicable law.

Passed this 6th day of October 2025,

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. 7.i.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving pay request no. 10 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$569,328.72

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #10 in the amount of \$569,328.72 related to the Civic Campus Improvements Phase 2 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from August 28th through September 30th for the project. All street paving east of the highway has been completed. Finish grading has begun along with trail and sidewalk work. Work on Stage 3 has begun and paving work in the Hwy 65 median will begin in the next few weeks.

The project is approximately 75% completed.

FUNDING SOURCE: RISE Grant/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-278
2. Pay Request No. 10

CITY OF BONDURANT
RESOLUTION NO. 251006-278

RESOLUTION APPROVING PAY REQUEST NO. 10 TO ALLIANCE CONSTRUCTION
GROUP LLC FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 2 PROJECT IN
THE AMOUNT OF \$569,328.72

WHEREAS the Civic Campus Improvements Phase 2 Pay Request No. 10 was submitted on September 30th, 2025; AND

WHEREAS the pay request no. 10 is for work completed August 28th through September 30th, 2025, for the Civic Campus Phase 2 Project; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have reviewed the pay request for accuracy;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 10 to Alliance Construction Group LLC in the amount of \$569,328.72 hereby approved.

Passed this 6th day of October 2025,

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				

**ESTIMATE OF CONSTRUCTION COMPLETED****PARTIAL PAYMENT NO. 10****PROJECT TITLE: CIVIC CAMPUS IMPROVEMENTS PHASE 2****Contractor: Alliance Construction Group LLC****Date: 9/30/2025****Original Contract Amount: \$5,251,693.65****Pay Period: Aug 28, 2025 to Sept 30, 2025****BID ITEMS**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
	EARTHWORK						
2.01	Clearing and Grubbing	LS	1	1	1	\$9,400.00	\$9,400.00
2.02	Topsoil	CY	22,025	22,025	16,519	\$4.80	\$79,291.20
2.03	Class 10 Excavation	CY	19,620	19,620	18,000	\$7.30	\$131,400.00
2.04	Obliterate Old Roadbed	STA	15.0	15.0	15.0	\$1,200.00	\$18,000.00
2.05	Below Grade Excavation (Core Out)	CY	928	928		\$3.75	\$0.00
2.06	Subgrade Preparation	SY	27,812	27,812	21,000.0	\$2.80	\$58,800.00
2.07	Granular Stabilization	TONS	1,753.0	1,753.0		\$47.75	\$0.00
2.08	Subgrade Treatment, Geogrid	SY	2,782	2,782		\$2.50	\$0.00
2.09	Modified Subbase	SY	27,812	27,812	21,000.0	\$7.20	\$151,200.00
2.10	Compaction Testing	LS	1	1	1.00	\$14,081.00	\$14,081.00
	SEWERS AND DRAINS						
4.01	Sanitary Sewer, Trenched, 8" PVC, CO1	LF	974	774	744.0	\$50.00	\$37,200.00
4.02	Sanitary Sewer, Trenched, 10" PVC	LF	1,797	1,797	1,789.5	\$51.50	\$92,159.25
4.03	Sanitary Sewer, Trenched, 12" PVC	LF	826	826	829.0	\$73.00	\$60,517.00
4.04	Sanitary Sewer Force Main, Trenched, 8" PVC	LF	1,857	1,857	1,857.0	\$55.00	\$102,135.00
4.05	Sanitary Sewer Force Main Abandonment, Plug	LS	1	1		\$725.00	\$0.00
4.06	Sanitary Sewer Service Stub, 6" PVC, CO1	LF	420	370	339.0	\$41.00	\$13,899.00
4.07	Storm Sewer, Trenched, RCP, 15"	LF	2,230	2,230	2,227.1	\$61.00	\$135,853.10
4.08	Storm Sewer, Trenched, RCP, 18"	LF	440	440	440.0	\$62.00	\$27,280.00
4.09	Storm Sewer, Trenched, RCP, 24"	LF	543	543	516.0	\$75.00	\$38,700.00
4.10	Storm Sewer, Trenched, RCP, 36"	LF	405	405	405.0	\$110.00	\$44,550.00
4.11	Storm Sewer, Trenched, RCP, 42", CO2	LF	1,614	1,606	1,641.0	\$150.00	\$246,150.00
4.12	Pipe Apron, Concrete, 15"	EA	2	2	1	\$2,163.00	\$2,163.00
4.13	Pipe Apron, Concrete, 24"	EA	2	2	1	\$3,030.00	\$3,030.00
4.14	Removal of Culverts	LF	256	256	80.0	\$10.00	\$800.00
4.15	Subdrain, Type 1, PVC, 6"	LF	8,446	8,446	3,500.0	\$13.00	\$45,500.00
4.16	Subdrain Cleanouts	EA	7	7		\$450.00	\$0.00
4.17	Subdrain Outlet	EA	72	72		\$200.00	\$0.00
4.18	Field Tile Repair	LF	400	400	515.0	\$20.00	\$10,300.00
4.19	Beveled Pipe and Guard, 24"	EA	1	1		\$2,650.00	\$0.00
	WATER MAINS AND APPURTENANCES						
5.01	Water Main, 4" PVC, Trenched, CO3	LF	2,785	2,803	2,803.0	\$21.00	\$58,863.00
5.02	Water Main, 12" PVC, Trenched	LF	4,982	4,982	4,880.0	\$52.50	\$256,200.00
5.03	Gate Valve, 4", CO3	EA	2	6	6	\$1,200.00	\$7,200.00
5.04	Gate Valve, 12"	EA	10	10	9	\$3,600.00	\$32,400.00
5.05	Tapping Sleeve and Valve, 12"	EA	1	1		\$6,550.00	\$0.00
5.06	Water Service Stubs, 1.5", CO1, CO2	EA	6	4	5	\$1,700.00	\$8,500.00
5.07	Water Service Stubs, 8"	EA	2	2	3	\$3,250.00	\$9,750.00
5.08	Water Service Stubs, 1.5", CO1, CO2	LF	355	240	265.0	\$31.00	\$8,215.00
5.09	Water Service Stubs, 8"	LF	100	100	100.0	\$31.50	\$3,150.00
5.10	Hydrant Assembly	EA	16	16	14	\$6,600.00	\$92,400.00
5.11	Blowoff Assembly	EA	3	3	3	\$1,680.00	\$5,040.00
5.12	Connection to Existing, CO3	EA	2	4	2	\$630.00	\$1,260.00
5.13	Water Main Abandonment	LS	1	1		\$450.00	\$0.00

BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
	STRUCTURES FOR SANITARY AND STORM SEWERS						
6.01	Manhole, SW-301, 48", CO1	EA	17	16	16	\$6,000.00	\$96,000.00
6.02	Manhole, SW-401, 72"	EA	13	13	14	\$9,550.00	\$133,700.00
6.03	Manhole, SW-401, 84"	EA	1	1	1	\$10,250.00	\$10,250.00
6.04	Manhole, SW-401, 96"	EA	1	1	1	\$16,200.00	\$16,200.00
6.05	Manhole, SW-406	EA	1	1		\$3,800.00	\$0.00
6.06	Intake, SW-508	EA	44	44	44	\$6,450.00	\$283,800.00
6.07	Intake, SW-510	EA	4	4	4	\$7,750.00	\$31,000.00
	STREETS AND RELATED WORK						
7.01	Pavement, PCC, 8"	SY	19,593	19,593	17,311.00	\$59.00	\$1,021,349.00
7.02	Pavement, PCC, 10"	SY	4,426	4,426		\$74.50	\$0.00
7.03	Pavement Samples and Testing	LS	1	1	0.8	\$13,500.00	\$10,800.00
7.04	Granular Surfacing	TONS	100.0	100.0	85.0	\$37.00	\$3,145.00
7.05	Granular Shoulder, Type B	TONS	351.0	351.0		\$50.00	\$0.00
7.06	Pavement Removal	SY	10,672	10,672	9,672	\$8.00	\$77,376.00
7.07	Driveway Removal	SY	134	134	134	\$6.00	\$804.00
7.08	Driveway, PCC	SY	378	378		\$70.00	\$0.00
7.09	Sidewalk, PCC	SY	615	615		\$50.00	\$0.00
7.10	Share Use Path, PCC	SY	3,821	3,821		\$43.00	\$0.00
7.11	Special Subgrade Preparation for Shared Use Paths	SY	1,167	1,167	1,167	\$9.20	\$10,736.40
7.12	Detectable Warnings	SF	160	160		\$30.00	\$0.00
7.13	Sidewalk/Driveway Assurance Testing	LS	1	1		\$6,500.00	\$0.00
	TRAFFIC CONTROL						
8.01	Traffic Signals	LS	1	1		\$399,000.00	\$0.00
8.02	Painted Pavement Markings, Solvent/Waterborne	STA	141.5	141.5		\$120.00	\$0.00
8.03	Painted Symbols and Legends	EA	21	21		\$125.00	\$0.00
8.04	Temporary Traffic Control	LS	1	1	0.8	\$29,000.00	\$23,200.00
8.05	Traffic Signs	EA	10	10		\$350.00	\$0.00
	SITE WORK AND LANDSCAPING						
9.01	Hydraulic Seeding, Type 1	AC	11.0	11.0		\$3,000.00	\$0.00
9.02	Hydraulic Seeding, Type 2	AC	2.0	2.0		\$2,800.00	\$0.00
9.03	SWPPP Preparation	LS	1	1	1	\$1,500.00	\$1,500.00
9.04	SWPPP Management	LS	1	1	0.80	\$7,250.00	\$5,800.00
9.05	Filter Sock, 9"	LF	11,000	11,000	2,700.0	\$1.65	\$4,455.00
9.06	Filter Socks, Removal	LF	11,000	11,000	2,700.0	\$0.05	\$135.00
9.07	Erosion Control Mulching, Hydromulching	AC	10.5	10.5		\$1,800.00	\$0.00
9.08	Rip Rap	TONS	50	50		\$102.00	\$0.00
	MISCELLANEOUS						
11.01	Construction Survey	LS	1	1	0.80	\$35,000.00	\$28,000.00
11.02	Mobilization	LS	1	1	1.00	\$120,000.00	\$120,000.00
	CHANGE ORDER						
CO1.6	Restocking fees (manhole and pipe)	LS	0	1	1	\$2,920.53	\$2,920.53
CO1.7	Sanitary Manhole, ST-13	LS	0	1	1	\$7,222.24	\$7,222.24
CO1.8	Sanitary Sewer, Trenched, 15" PVC	LF	0	12.5	3.5	\$104.00	\$364.00
CO2.4	Water Service Stubs, 6"	EA	0	1	1	\$2,860.00	\$2,860.00
CO2.5	Water Service Stubs, 6"	LF	0	30	20	\$71.50	\$1,430.00
CO2.6	Pipe Apron, Concrete, 42"	EA	0	1	1	\$7,975.00	\$7,975.00
CO3.4	4" Water Main Alignment Revisions	LS	0	1	1	\$10,500.05	\$10,500.05
CO3.5	Additional Survey, 4" Water Revisions	LS	0	1	1	\$1,650.00	\$1,650.00
	Total Value Completed - Bid Items						\$3,718,558.77

[illegible]

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$5,251,693.65	\$3,718,558.77
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Pleasant St Sanitary and Water Revisions	-\$10,942.23	\$0.00
2	Weston Water Service, 42" Apron	\$9,150.00	\$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		-\$1,792.23	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$5,249,901.42	\$3,718,558.77
			Total Completed
Total Materials Stored			\$233,735.83
Total Completed Plus Materials Stored			\$3,952,294.60
Previously Held Retainage @ 5% Prior to July 1, 2025 (based on \$1,489,555.36)			\$74,477.77
Retainage on Work Completed After July 1, 2025 (3%)			\$73,882.18
Total Earned Less Retainage			\$3,803,934.65
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	November 26, 2024 to December 10, 2024	\$31,587.50	
2	December 11, 2024 to January 7, 2025	\$170,649.31	
3	January 8, 2025 to February 7, 2025	\$67,419.36	
4	February 8, 2025 to March 27, 2025	\$505,428.70	
5	March 28, 2025 to April 25, 2025	\$170,057.17	
6	April 26, 2025 to May 21, 2025	\$469,935.55	
7	May 22, 2025 to June 30, 2025	\$416,548.86	
8	July 1, 2025 to July 28, 2025	\$406,372.28	
9	July 29, 2025 to Aug 27, 2025	\$996,607.20	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$3,234,605.93
Amount Due This Request			\$569,328.72
Note: The amount \$569,328.72 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$5,251,693.65	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$5,249,901.42	
THIS PARTIAL PAYMENT		\$569,328.72	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$3,803,934.65	
BALANCE		\$1,445,966.77	
PERCENT COMPLETE		75.3%	
Recommended By:		Contractor:	Approved by:
Veenstra & Kimm, Inc.		Alliance Construction Group LLC	City of Bondurant
Signature		Signature	 Clint Carpenter (Sep 30, 2025 20:29:15 CDT)
Name	William Weber	Name	JOHN HORTON
Title	Project Manager	Title	Public Works Director
Date	Sep 30, 2025	Date	Oct 1, 2025



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

Item No. 7.j.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving Change Order No. 1 to Sternquist Construction for the BFSD Public Infrastructure-Truman Dr. Project in the amount of \$7,700

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #1 in the amount of \$7,700 related to some additional work for the project. There was a need to clear some voluntary corn vegetation that had grown in the ROW area for the street project so that it did not get incorporated into the backfill material. Also, there was some additional pothole investigation work that the contractor did to attempt to locate some underground utilities on the south side of 2nd St. NE

FUNDING SOURCE: RUT Funds/Street Assessment

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-279
2. Change Order No. 1

CITY OF BONDURANT
RESOLUTION NO. 251006-279

RESOLUTION APROVING CHANGE ORDER NO. 1 FOR ADDITIONAL WORK OF
THE BFSD PUBLIC INFRASTRUCTURE-TRUMAN DR. PROJECT IN THE AMOUNT
OF \$7,700

WHEREAS on September 30th, 2025, the City of Bondurant received change order no. 1 for the additional work for the BFSD Public Improvement-Truman Dr. Project; AND

WHEREAS the City Council approves change order #1 for the additional work for the BFSD Public Improvement-Truman Dr. Project;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 1 for the BFSD Public Improvement-Truman Dr. Project to Sternquist Construction is hereby approved

Passed this 6th day of October 2025,

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				

September 30, 2025

CHANGE ORDER NO. 1

BONDURANT, IOWA
BFSD PUBLIC INFRASTRUCTURE - TRUMAN DRIVE

Change Order No. 1 modifies the contract due to change conditions for location of existing the 8" water main and for additional clearing and grubbing. The modification adjusts/adds/removes the following items for the project:

Compensation

Item No.	Bid Item	Unit	Qty	Unit Price	Extended Price
	Existing Items in Contract				
	N/A				
	New Items				
CO1.1	Pothole Investigation	LS	1	\$4,400.00	\$4,400.00
CO1.2	Clearing and Grubbing	LS	1	\$3,300.00	\$3,300.00
				Total	\$7,700.00

Change Order No. 1 increases the contract amount by **\$7,700.00.**

Estimate Reference Information

Items CO1.1: Measurement and payment will be made for Lump Sum payment for additional Pothole Investigation to locate utilities with unknown location and depth due to limited historical information and no locating wires. Includes Contractor 10% markup.

Item CO1.11: Measurement and payment will be made for Lump Sum payment for Clearing and Grubbing of field vegetation in ROW to preserve topsoil strip, salvage, and spread quality. Includes Contractor 10% markup.

Completion Date

Change Order No. 1 adds zero (0) days to the Project Completion Date.

Project Completion Date: June 30, 2026.

V&K Job No. 428125

CHANGE ORDER NO. 1

STERNQUIST CONSTRUCTION

By 

Title Project Manager

Date Sep 30, 2025

CITY OF BONDURANT, IOWA

By  John Horton
John Horton (Oct 1, 2025 09:30:20 CDT)

Title Public Works Director

Date Oct 1, 2025

VEENSTRA & KIMM, INC.

By 

Title Project Manager

Date Sep 30, 2025



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

Item No. 7.k.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving pay request no. 2 to Sternquist Construction for the BFSD Truman Dr. Project in the amount of \$384,417.79

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #2 in the amount of \$384,417.79 related to the BFSD Truman Dr. Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from September 3rd through September 30th for the project. Mass grading for the new roadway has been completed, and the underground infrastructure installation is ongoing.

FUNDING SOURCE: RUT Funds/Street assessment

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-280
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 251006-280

RESOLUTION APPROVING PAY REQUEST NO. 2 TO STERNQUIST
CONSTRUCTION FOR THE BFSD TRUMAN DR. PROJECT IN THE AMOUNT OF
\$384,417.79

WHEREAS the BFSD Truman Dr. Project Pay Request No. 2 was submitted on September 30th, 2025; AND

WHEREAS the pay application #2 is for work completed September 3rd through September 30th, 2025, on the BFSD Truman Dr. 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 #2 to Sternquist Construction in the amount of \$384,417.79 hereby approved.

Passed this 6th day of October 2025,

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				

ESTIMATE OF CONSTRUCTION COMPLETED							
PARTIAL PAYMENT NO. 2							
PROJECT TITLE: BFSF PUBLIC INFRASTRUCTURE - TRUMAN DRIVE PROJECT							
Contractor: Sternquist Construction				Date: 10/1/2025			
Original Contract Amount:		\$2,213,451.84					
Pay Period: Sept 3, 2025 to Sept 30, 2025							
BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
DIVISION 2 - EARTHWORK							
2.01	Topsoil	CY	7,900	7,900	3950	\$10.20	\$40,290.00
2.02	Class 10 Excavation	CY	8,812	8,812	8812	\$4.08	\$35,952.96
2.03	Below Grade Excavation (Core Out)	SY	375	375		\$8.16	\$0.00
2.04	Subgrade Preparation	SY	11,252	11,252		\$2.81	\$0.00
2.05	Granular Stabilization	TONS	709	709		\$48.45	\$0.00
2.06	Subgrade Treatment, Geogrid	SY	1,125	1,125		\$2.03	\$0.00
2.07	Modified Subbase	SY	11,252	11,252		\$11.13	\$0.00
2.08	Compaction Testing	LS	1	1	0.33	\$5,100.00	\$1,683.00
DIVISION 4 - SEWERS AND DRAINS							
4.01	Sanitary Sewer Repair, #1	LS	1	1		\$6,669.78	\$0.00
4.02	Storm Sewer, Trenched, RCP, 15"	LF	1,285	1,285		\$56.40	\$0.00
4.03	Storm Sewer, Trenched, RCP, 18"	LF	620	620		\$59.29	\$0.00
4.04	Storm Sewer, Trenched, RCP, 24"	LF	1,584	1,584	1090	\$86.93	\$94,753.70
4.05	Storm Sewer, Trenched, RCP, 30"	LF	400	400		\$105.08	\$0.00
4.06	Storm Sewer, Trenched, RCP, 36"	LF	286	286		\$143.35	\$0.00
4.07	Pipe Apron, Concrete, 24"	EA	1	1	1	\$3,191.58	\$3,191.58
4.08	Pipe Apron, Concrete, 36"	EA	1	1		\$4,215.66	\$0.00
4.09	Subdrain, Type 1, PVC, 6"	LF	3,820	3,820		\$17.95	\$0.00
4.10	Subdrain Cleanouts	EA	6	6		\$855.78	\$0.00
4.11	Subdrain Outlet	EA	38	38		\$204.00	\$0.00
4.12	Field Tile Repair	LF	400	400	100	\$30.67	\$3,067.00
DIVISION 5 - WATER MAINS AND APPURTENANCES							
5.01	Water Main, 8" PVC, Trenched	LF	333	333	252	\$81.99	\$20,661.48
5.02	Water Main, 12" PVC, Trenched	LF	1,961	1,961	1867	\$61.93	\$115,623.31
5.03	Gate Valve, 8"	EA	5	5	3	\$2,417.40	\$7,252.20
5.04	Gate Valve, 12"	EA	8	8	7	\$4,156.50	\$29,095.50
5.05	Hydrant Assembly	EA	7	7	6	\$8,221.20	\$49,327.20
5.06	Flushing Device (Blowoff)	EA	1	1	1	\$2,954.94	\$2,954.94
5.07	Connection to Existing	EA	1	1		\$8,320.14	\$0.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Storm Sewer Manhole, SW-401, 48" Dia	EA	3	3		\$4,499.22	\$0.00
6.02	Storm Sewer Manhole, SW-401, 60" Dia	EA	2	2	3	\$6,500.46	\$19,501.38
6.03	Storm Sewer Intake, SW-508	EA	16	16		\$5,801.76	\$0.00
6.04	Storm Sewer Intake, SW-509	EA	4	4	1	\$6,960.48	\$6,960.48
6.05	Storm Sewer Intake, SW-512, 24"	EA	1	1		\$2,872.32	\$0.00
6.06	Storm Sewer Intake, SW-513, 60"x60"	EA	1	1		\$11,242.44	\$0.00
6.07	Storm Sewer Manhole, Conflict Structure	EA	1	1	0.5	\$17,386.92	\$8,693.46

[illegible]

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$2,213,451.84	\$484,561.45
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Potholing/Clearing and Grubbing	\$7,700.00	\$0.00
2		\$0.00	\$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		\$7,700.00	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$2,221,151.84	\$484,561.45
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$484,561.45
Retainage (3%)			\$14,536.84
Total Earned Less Retainage			\$470,024.61
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	July 7, 2025 to Sept 2, 2025	\$85,606.82	
2		\$0.00	
3		\$0.00	
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	\$85,606.82
Amount Due This Request			\$384,417.79
Note: The amount \$384,417.79 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
		ORIGINAL CONTRACT AMOUNT	\$2,213,451.84
		TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$2,221,151.84
		THIS PARTIAL PAYMENT	\$384,417.79
		TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	\$470,024.61
		BALANCE	\$1,751,127.23
		PERCENT COMPLETE	21.8%
Recommended By:		Contractor:	Approved by:
Veenstra & Kimm, Inc.		Sternquist Construction	City of Bondurant
Signature		Signature	
Name	William Weber	Name	Nick Waterhouse
Title	Project Manager	Title	Estimator
Date	Oct 1, 2025	Date	Oct 1, 2025
Signature		Signature	
Name	JOHN HORTON	Name	JOHN HORTON
Title	Public Works Director	Title	Public Works Director
Date	Oct 1, 2025	Date	Oct 1, 2025



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

Item No. 7.I.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving change order no. 2 for additional work not in the plans for the Grain District Lincoln Street Public Improvements in the amount of \$74,023.70

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #2 in the amount of \$74,023.70 related to additional work that was not included in the original plans. Due to the timing of when the bids went out and were awarded for this project, the Truman Dr. roadway project and the T12 distillery project there were some changes to the stormwater structures that were originally designed. Engineers for the project and the contractor have worked to quantify all the necessary changes by removing some bid quantities and increasing or decreasing some other bid items to make the end result work. Staff have reviewed these changes and feel that they are acceptable and will result in the best end product for the long-term success of the area.

Also, included in this change order is removal and disposal of some old light pole bases that were discovered when placing the water mains, and removal of a significant amount of soil that was mixed with trash and debris that was not suitable for the construction of the stormwater pond.

FUNDING SOURCE: TIF/ Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-281
2. Change Order No. 2

CITY OF BONDURANT
RESOLUTION NO. 251006-281

RESOLUTION APROOVING CHANGE ORDER NO. 2 FOR ADDITIONAL WORK ON
THE GRAIN DISTRICT LINCOLN STREET PUBLIC IMPROVEMENTS PROJECT IN
THE AMONT OF \$74,023.70

WHEREAS, on October 1st, 2025, the City of Bondurant received change order no. 2 for the additional work needed for the Grain District Lincoln St. Public Improvement Project; AND

WHEREAS, the City Council approves change order no. 2 for the additional work needed for the Grain District Lincoln St. Public Improvement Project; AND

WHEREAS, This Change Order increases the price of the original contract price of \$1,950,334,85 to \$2,038,120.76;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 2 for the Grain District Lincoln St. Public Improvement Project to Manatt's Inc. is hereby approved.

Passed this 6th day of October, 2025,

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				

Date of Issuance: October 6, 2025

Effective Date: October 6, 2025

PROJECT: Grain District Public Improvements	ENGINEER'S PROJECT NUMBER: 25-32109
OWNER: City of Bondurant	DATE OF CONTRACT:
CONTRACTOR: Manatts, Inc.	OWNER'S CONTRACT NUMBER:

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Items 11, 12, 13, 19 - Increase and decreases of bid quantities after modifications from T12 and Truman Drive project updates
 Items 19, 44, 45 - Bid items removed from project after modifications from T12 and Truman Drive project updates
 Item 1006 - Excavation for two new live tap valves installed outside of the contract
 Items 1007 - Added to replace 24" RCP apron
 Items 1008, 1009, 1010 - Added to replace structures ST1 and ST2, and adding additional structure ST-3A at the outlet of the South pond
 Items 1011 and 1012 - Added to replace structures from Item 45
 Item 1013 - Disposal of trash and debris mixed amongst soil in the south pond grading area
 Item 1014 - Removal and disposal of old light pole bases at the old gas station location

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

Original Contract Times: ☐ Working Days ☒ Calendar Days

\$1,950,334.85

Substantial Completion (day or dates): November 21, 2025

Ready for Final Payment (day or dates): December 22, 2025

(Increase) (Decrease) from previously approved

Change Orders Number to 1

\$13,762.21

(Increase) (Decrease) from previously approved

Change Orders Number to

Substantial completion (day or dates):

Ready for Final Payment (day or dates):

Contract Price prior to this Change Order:

\$1,964,097.06

Contract Times prior to this Change Order:

Substantial Completion (day or dates):

Ready for Final Payment (day or dates):

(Increase) (Decrease) of this Change Order:

\$74,023.70

(Increase) (Decrease) of this Change Order:

Substantial Completion (day or dates):

Ready for Final Payment (day or dates):

Contract Price Incorporating this Change Order:

\$2,038,120.76

Contract Times with all approved Change Orders:

Substantial Completion (day or dates):

Ready for Final Payment (day or dates):

RECOMMENDED:

I&S Group, Inc.

By:

Engineer (Authorized Signature)

Date: 9/30/2025

ACCEPTED:

City of Bondurant

By:

Owner (Authorized Signature)

Date:

ACCEPTED:

Manatts, Inc.

By:

Contractor (Authorized Signature)

Date:

10-1-25

					Amount	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	Increase	Decrease
11	STORM SEWER, TRENCHED, RCP, 15"	LF	417.00	\$67.00	\$27,939.00	
12	STORM SEWER, TRENCHED, RCP, 18"	LF	-372.00	\$74.00		\$27,528.00
13	STORM SEWER, TRENCHED, RCP, 24"	LF	-42.00	\$92.00		\$3,864.00
19	PIPE APRON, RCP, 24"	EA	-1.00	\$3,480.00		\$3,480.00
44	MANHOLE, SW-402, 70"X70"	EA	-2.00	\$17,340.00		\$34,680.00
45	INTAKE, SW-501	EA	-5.00	\$3,825.00		\$19,125.00
1006	EXCAVATION, LIVE TAP VALVES	LS	1.00	\$11,550.00	\$11,550.00	
1007	PIPE APRON, RCP, 15"	EA	1.00	\$3,575.00	\$3,575.00	
1008	MANHOLE, SW-402, 72"X72", CAST-IN-PLACE	EA	1.00	\$22,275.00	\$22,275.00	
1009	MANHOLE, SW-403, 72"X84", CAST-IN-PLACE	EA	1.00	\$33,874.50	\$33,874.50	
1010	MANHOLE, SW-402, 72"X48", CAST-IN-PLACE	EA	1.00	\$24,675.20	\$24,675.20	
1011	INTAKE, SW-501, CAST-IN-PLACE	EA	4.00	\$4,598.00	\$18,392.00	
1012	INTAKE, SW-504, CAST-IN-PLACE	EA	1.00	\$12,925.00	\$12,925.00	
1013	DISPOSAL OF UNSUITABLE MATERIAL	CY	1090.00	\$5.50	\$5,995.00	
1014	REMOVAL OF LIGHT POLE BASES AT FORMER GAS STATION LOCATION	EA	2.00	\$750.00	\$1,500.00	

TOTALS
NET CHANGE IN CONTRACT PRICE
INCREASE (DECREASE) IN CONTRACT TIME, days

\$162,700.70	\$88,677.00
\$74,023.70	

Justification For Changes:

Items 11, 12, 13, 19, 1007, 1008, 1009, 1010, 1011, 1012 - Change order contains storm sewer items adjusted due to updated information post-bid from surrounding projects. This includes adjustments to a few pipe runs, the addition of an outlet structure, and the switch from pre-cast to cast-in-place on a handful of structures.

Item 1006 - Excavation was needed to install two live tap valves on the existing water system to reduce impacts to the surrounding area while making connections of the new water main to the system.

Item 1013 - Trash and debris mixed with soil was located at the Chichaqua trail and south pond grading area. Soil was unsuitable for use in construction. Price includes additional hauling and disposal of unsuitable material.

Item 1014 - Two light pole bases were encountered during installation of the water main at the former gas station location at the CO-OP site. Price includes removal and disposal of light pole bases.



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

Item No. 7.m.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving pay request no. 2 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of \$268,929.39

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #2 in the amount of \$268,929.39 related to the Grain District Lincoln St. Public Improvements Project.

This pay application has been reviewed by City Staff and Engineers from ISG for accuracy and is for work completed from August 23rd through September 26th, for the project. The underground subcontractor as well as the earthwork subcontractor have mobilized to the site and are working on the project. The Sanitary sewer and water mains have been installed and tested, and they are working to install storm sewers and structures. Pond grading is on going as well.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-282
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 251006-282

RESOLUTION APPROVING PAY REQUEST NO. 2 TO MANATTS INC. FOR THE
GRIAN DISTRICT LINCOLN STREET PUBLIC IMPROVEMENTS PROJECT IN THE
AMOUNT OF \$268,929.39

WHEREAS the Grain District Lincoln Street Public Improvements Project Pay Request No. 2 was submitted on October 1st, 2025; AND

WHEREAS the pay request no. 2 is for work completed August 23rd though September 26th, 2025, on the Grain District Lincoln St. Public Improvements Project; AND

WHEREAS City Staff and engineers from ISG 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. 2 to Manatt's Inc. in the amount of \$268,929.39 hereby approved.

Passed this 6th day of October 2025,

By: _____
Doug Elrod, Mayor

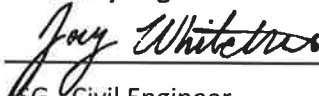
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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				

Contractor's Application for Payment

Owner: <u>City of Bondurant</u> Engineer: <u>I&S Group, Inc.</u> Contractor: <u>Manatts, Inc.</u> Project: <u>Grain District Public Improvements</u> Contract: <u>Grain District Public Improvements</u>	Owner's Project No.: _____ Engineer's Project No.: <u>25-32109</u> Contractor's Project No.: _____																								
Application No.: <u>2</u> Application Date: <u>10/6/2025</u>																									
Application Period: From <u>8/23/2025</u> to <u>9/26/2025</u>																									
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Original Contract Price</td><td style="width: 30%; text-align: right;">\$ 1,950,334.85</td></tr><tr><td>2. Net change by Change Orders</td><td style="text-align: right;">\$ 87,785.91</td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$ 2,038,120.76</td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$ 416,992.39</td></tr><tr><td>5. Retainage</td><td></td></tr><tr><td> a. <u>5%</u> X \$ 416,992.39 Work Completed</td><td style="text-align: right;">\$ 20,849.62</td></tr><tr><td> b. <u>5%</u> X \$ - Stored Materials</td><td style="text-align: right;">\$ -</td></tr><tr><td> c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$ 20,849.62</td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$ 396,142.77</td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td style="text-align: right;">\$ 127,213.38</td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$ 268,929.39</td></tr><tr><td>9. Balance to finish, including retainage (Line 3 - Line 4)</td><td style="text-align: right;">\$ 1,621,128.37</td></tr></table>		1. Original Contract Price	\$ 1,950,334.85	2. Net change by Change Orders	\$ 87,785.91	3. Current Contract Price (Line 1 + Line 2)	\$ 2,038,120.76	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 416,992.39	5. Retainage		a. <u>5%</u> X \$ 416,992.39 Work Completed	\$ 20,849.62	b. <u>5%</u> X \$ - Stored Materials	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 20,849.62	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 396,142.77	7. Less previous payments (Line 6 from prior application)	\$ 127,213.38	8. Amount due this application	\$ 268,929.39	9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 1,621,128.37
1. Original Contract Price	\$ 1,950,334.85																								
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9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 1,621,128.37																								
Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.																									
Contractor: <u>Manatts</u> Signature: <u></u> Date: <u>10-1-25</u>																									
Recommended by Engineer By: <u></u> Title: <u>SG Civil Engineer</u> Date: <u>9/30/2025</u>	Approved by Owner By: _____ Title: _____ Date: _____																								
Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																								

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Bondurant		Owner's Project No.:									
Engineer: I&S Group, Inc.		Engineer's Project No.: 25-32109									
Contractor: Manatts, Inc.		Contractor's Project No.:									
Project: Grain District Public Improvements											
Contract: Grain District Public Improvements											

Application No.: 2	Application Period: From ##### to 09/26/25	Application Date: 10/06/25									
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information			Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work					Value of Work Completed to Date (E X G) (\$)
Original Contract											
1	CLEARING AND GRUBBING	1	LS	\$7,500.00	7,500.00	1.00	7,500.00		7,500.00	100%	-
2	STRIP, SALVAGE, SPEAD TOPSOIL	100	CY	\$42.50	4,250.00	-	-	-	-	0%	4,250.00
3	OFF-SITE TOPSOIL, CONTRACTOR FURNISHED	800	CY	\$28.00	22,400.00	-	-	-	-	0%	22,400.00
4	EXCAVATION, CLASS 10	12820	CY	\$11.10	142,302.00	3,500.00	38,850.00		38,850.00	27%	103,452.00
5	SUBGRADE PREPARATION	6209	SY	\$2.50	15,522.50	-	-	-	-	0%	15,522.50
6	SUBBASE, MODIFIED, 4 INCH	3387	SY	\$5.75	19,475.25	-	-	-	-	0%	19,475.25
7	SUBBASE, MODIFIED, 6 INCH	6209	SY	\$7.75	48,119.75	-	-	-	-	0%	48,119.75
8	COMPACTION TESTING	1	LS	\$5,000.00	5,000.00	-	-	-	-	0%	5,000.00
9	SANITARY SEWER GRAVITY MAIN, TRENCHED, SDR-26, 8"	500	LF	\$88.00	44,000.00	500.00	44,000.00		44,000.00	100%	-
10	SANITARY SEWER SERVICE STUB, SDR-23.5, 6"	6	EA	\$2,345.00	14,070.00	6.00	14,070.00		14,070.00	100%	-
11	STORM SEWER, TRENCHED, RCP, 15"	120	LF	\$67.00	8,040.00	281.00	18,827.00		18,827.00	234%	(10,787.00)
12	STORM SEWER, TRENCHED, RCP, 18"	687	LF	\$74.00	50,838.00	-	-	-	-	0%	50,838.00
13	STORM SEWER, TRENCHED, RCP, 24"	139	LF	\$92.00	12,788.00	-	-	-	-	0%	12,788.00
14	STORM SEWER, TRENCHED, CMP, 24"	216	LF	\$72.00	15,552.00	-	-	-	-	0%	15,552.00
15	STORM SEWER, TRENCHED, RCP, 30"	247	LF	\$123.00	30,381.00	240.00	29,520.00		29,520.00	97%	861.00
16	STORM SEWER, TRENCHED, RCP, 36"	73	LF	\$145.00	10,585.00	-	-	-	-	0%	10,585.00
17	STORM SEWER, TRENCHED, RCP, 48"	101	LF	\$195.00	19,695.00	-	-	-	-	0%	19,695.00
18	STORM SEWER, TRENCHED, RCP, 60"	67	LF	\$311.00	20,837.00	-	-	-	-	0%	20,837.00
19	PIPE APRON, RCP, 24"	1	EA	\$3,480.00	3,480.00	-	-	-	-	0%	3,480.00
20	PIPE APRON, CMP, 24"	2	EA	\$2,290.00	4,580.00	-	-	-	-	0%	4,580.00
21	PIPE APRON, RCP, 30"	1	EA	\$4,475.00	4,475.00	1.00	4,475.00		4,475.00	100%	-
22	PIPE APRON, RCP, 48"	1	EA	\$7,550.00	7,550.00	-	-	-	-	0%	7,550.00
23	PIPE APRON, RCP, 60"	2	EA	\$10,450.00	20,900.00	-	-	-	-	0%	20,900.00
24	SUBDRAIN, PVC TYPE 1, 6"	1948.9	LF	\$20.00	38,978.00	-	-	-	-	0%	38,978.00
25	SUBDRAIN CLEANOUT, A-1, 6"	3	EA	\$1,010.00	3,030.00	-	-	-	-	0%	3,030.00
26	SUBDRAIN OUTLETS AND CONNECTIONS, OUTLET TO	9	EA	\$357.00	3,213.00	-	-	-	-	0%	3,213.00
27	SUBDRAIN OUTLETS AND CONNECTIONS, CONNECTION TO	4	EA	\$276.00	1,104.00	-	-	-	-	0%	1,104.00
28	SUBDRAIN OUTLETS AND CONNECTIONS, CAP, 6"	1	EA	\$269.00	269.00	-	-	-	-	0%	269.00
29	WATER MAIN, TRENCHED, C900, 8 INCH	963	LF	\$39.00	37,557.00	950.50	37,069.50		37,069.50	99%	487.50
30	WATER MAIN, TRENCHED, C900, 12 INCH	76	LF	\$179.00	13,604.00	197.50	35,352.50		35,352.50	260%	(21,748.50)
31	FITTING, 11.25 DEGREE BEND, 8 INCH	2	EA	\$1,320.00	2,640.00	2.00	2,640.00		2,640.00	100%	-
32	FITTING, 22.5 DEGREE BEND, 8 INCH	3	EA	\$1,235.00	3,705.00	3.00	3,705.00		3,705.00	100%	-
33	FITTING, TEE, 8" INCH	1	EA	\$1,605.00	1,605.00	1.00	1,605.00		1,605.00	100%	-
34	FITTING, TEE, 12" X 8" INCH	2	EA	\$1,820.00	3,640.00	3.00	5,460.00		5,460.00	150%	(1,820.00)
35	WATER SERVICE STUB, COPPER, 3/4"	1	EA	\$1,570.00	1,570.00	2.00	3,140.00		3,140.00	200%	(1,570.00)
36	WATER SERVICE STUB, COPPER, 1"	1	EA	\$1,780.00	1,780.00	1.00	1,780.00		1,780.00	100%	-

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant	Owner's Project No.:	
Engineer:	I&S Group, Inc.	Engineer's Project No.:	25-32109
Contractor:	Manatts, Inc.	Contractor's Project No.:	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.:	2	Application Period:	From	#####	to	09/26/25	Application Date:	10/06/25
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
37	WATER SERVICE STUB, PVC, 6 INCH	5	EA	\$4,275.00	21,375.00	5.00	21,375.00		21,375.00	100%	-
38	WATER MAIN REMOVAL	380	LF	\$13.00	4,940.00	483.00	6,279.00		6,279.00	127%	(1,339.00)
39	VALVE, GATE, 8"	6	EA	\$3,210.00	19,260.00	6.00	19,260.00		19,260.00	100%	-
40	FIRE HYDRANT ASSEMBLY	1	EA	\$9,295.00	9,295.00	1.00	9,295.00		9,295.00	100%	-
41	MANHOLE, SW-301, 48"	4	EA	\$5,165.00	20,660.00	4.00	20,660.00		20,660.00	100%	-
42	MANHOLE, SW-401, 60"	1	EA	\$6,540.00	6,540.00	-	-		-	0%	6,540.00
43	MANHOLE, SW-401, 72"	1	EA	\$8,515.00	8,515.00	1.00	8,515.00		8,515.00	100%	-
44	MANHOLE, SW-402, 70"X70"	2	EA	\$17,340.00	34,680.00	-	-		-	0%	34,680.00
45	INTAKE, SW-501	5	EA	\$3,825.00	19,125.00	-	-		-	0%	19,125.00
46	INTAKE, SW-502	3	EA	\$4,320.00	12,960.00	1.00	4,320.00		4,320.00	33%	8,640.00
47	PAVEMENT, PCC, 7"	4461.8	SY	\$54.00	240,937.20	-	-		-	0%	240,937.20
48	PAVEMENT, PCC, 7", STAMPED AND COLORED	328.1	SY	\$136.50	44,785.65	-	-		-	0%	44,785.65
49	PAVEMENT, PCC, 7", PARKING LOT	1180	SY	\$54.00	63,720.00	-	-		-	0%	63,720.00
50	REMOVAL OF SIDEWALK	56.2	SY	\$18.00	1,011.60	-	-		-	0%	1,011.60
51	REMOVAL OF GRANULAR SURFACING	1245.7	SY	\$3.10	3,861.67	-	-		-	0%	3,861.67
52	SHARED USE PATH, 12', PCC, 6"	2902.8	SY	\$37.00	107,403.60	-	-		-	0%	107,403.60
53	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	3387	SY	\$4.50	15,241.50	-	-		-	0%	15,241.50
54	SIDEWALK, PCC, 6"	1527.8	SY	\$62.00	94,723.60	-	-		-	0%	94,723.60
55	DETECTABLE WARNING	440	SF	\$40.00	17,600.00	-	-		-	0%	17,600.00
56	DRIVEWAY, PCC, 6"	27	SY	\$53.00	1,431.00	-	-		-	0%	1,431.00
57	DRIVEWAY, GRANULAR, 6"	4	SY	\$116.00	464.00	-	-		-	0%	464.00
58	PAVEMENT REMOVAL	619.5	SY	\$11.15	6,907.43	2,058.20	22,948.93		22,948.93	332%	(16,041.50)
59	PAINTED PAVEMENT MARKINGS, WATERBORNE	20.5	STA	\$126.00	2,583.00	-	-		-	0%	2,583.00
60	PAINTED SYMBOLS AND LEGENDS	7	EA	\$75.00	525.00	-	-		-	0%	525.00
61	TYPE A SIGN, SHEET ALUMINUM, HANDICAP SIGN	7	EA	\$275.00	1,925.00	-	-		-	0%	1,925.00
62	TYPE A SIGN, SHEET ALUMINUM, STOP SIGN	6	EA	\$500.00	3,000.00	-	-		-	0%	3,000.00
63	TYPE A SIGN, SHEET ALUMINUM, STOP SIGN WITH STREET	2	EA	\$650.00	1,300.00	-	-		-	0%	1,300.00
64	TEMPORARY TRAFFIC CONTROL	1	LS	\$7,640.00	7,640.00	0.50	3,820.00		3,820.00	50%	3,820.00
65	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND	3.3	AC	\$5,000.00	16,500.00	-	-		-	0%	16,500.00
66	PLANTS WITH WARRANTY, DECIDUOUS TREES, 2.5" B&B	70	EA	\$525.00	36,750.00	-	-		-	0%	36,750.00
67	PLANTS WITH WARRANTY, EVERGREEN TREES, 8' B&B	9	EA	\$650.00	5,850.00	-	-		-	0%	5,850.00
68	PLANTS WITH WARRANTY, ORNAMENTAL TREES, 2", 8' B&B	18	EA	\$425.00	7,650.00	-	-		-	0%	7,650.00
69	PLANTS WITH WARRANTY, SHRUBS, #5 CONT	96	EA	\$67.00	6,432.00	-	-		-	0%	6,432.00
70	PLANTS WITH WARRANTY, PERENNIAL PLANT, #1 CONT	311	EA	\$16.00	4,976.00	-	-		-	0%	4,976.00
71	DOUBLE-SHREDDED HARDWOOD MULCH	17	CY	\$135.00	2,295.00	-	-		-	0%	2,295.00
72	SWPPP MANAGEMENT	1	LS	\$2,950.00	2,950.00	0.10	295.00		295.00	10%	2,655.00
73	WATTLE, STRAW, 9 INCH	3448	LF	\$1.70	5,861.60	610.00	1,037.00		1,037.00	18%	4,824.60
74	RIP RAP, CLASS E REVETMENT	750.6	TON	\$70.00	52,542.00	-	-		-	0%	52,542.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant					Owner's Project No.:					
Engineer:	I&S Group, Inc.					Engineer's Project No.:	25-32109				
Contractor:	Manatts, Inc.					Contractor's Project No.:					
Project:	Grain District Public Improvements										
Contract:	Grain District Public Improvements										

Application No.:	2	Application Period:	From	####	to	09/26/25	Application Date:	10/06/25			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (I / F) (%)	Balance to Finish (F - J) (\$)
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
75	STABILIZED CONSTRUCTION EXIT	75	SY	\$26.50	1,987.50	-	-		-	0%	1,987.50
76	INLET PROTECTION DEVICE	11	EA	\$145.00	1,595.00	-	-		-	0%	1,595.00
77	MOBILIZATION	1	LS	\$67,000.00	67,000.00	0.25	16,750.00		16,750.00	25%	50,250.00
78	ELECTRICAL	1	LS	\$271,000.00	271,000.00	-	-		-	0%	271,000.00
79	SOIL AMENDMENTS	2000	CY	\$22.60	45,200.00	-	-		-	0%	45,200.00
80	CONCRETE WASHOUT	1	LS	\$4,300.00	4,300.00	-	-		-	0%	4,300.00
Original Contract Totals					\$ 1,950,334.85		\$ 382,548.93	\$ -	\$ 382,548.93	20%	\$ 1,567,785.92

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Bondurant							Owner's Project No.:				
Engineer:	I&S Group, Inc.							Engineer's Project No.:	25-32109			
Contractor:	Manatts, Inc.							Contractor's Project No.:				
Project:	Grain District Public Improvements											
Contract:	Grain District Public Improvements											

Application No.:	2	Application Period:	From	#####	to	09/26/25	Application Date:	10/06/25			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information			Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work					Value of Work Completed to Date (E X G) (\$)
Change Orders											
1001	LIGHT POLE AND LIGHT POLE BASE REMOVAL	1.00	LS	3,547.61	3,547.61	1.00	3,547.61		3,547.61	100%	-
1002	CONCRETE FLUME REMOVAL	224.00	SY	15.40	3,449.60	224.00	3,449.60		3,449.60	100%	-
1003	REMOVE AND DISPOSE OF POWER POLES AND RR TIES	1.00	LS	2,475.00	2,475.00	1.00	2,475.00		2,475.00	100%	-
1004	TREE REMOVAL AT RAILROAD AND MAIN	1.00	LS	440.00	440.00	1.00	440.00		440.00	100%	-
1005	EXPLORATORY HYDROEXCAVATION	10.00	HR	385.00	3,850.00	14.25	5,486.25		5,486.25	143%	(1,636.25)
1006	LIVE TAP VALVE EXCAVATION AND SHORING	1.00	LS	11,550.00	11,550.00	1.00	11,550.00		11,550.00	100%	-
1007	PIPE APRON, RCP, 15"	1.00	EA	3,575.00	3,575.00	-	-		-	0%	3,575.00
1008	MANHOLE, SW-402, 72"x72", CAST-IN-PLACE	1.00	EA	22,275.00	22,275.00	-	-		-	0%	22,275.00
1009	MANHOLE, SW-403, 72"x84", CAST-IN-PLACE	1.00	EA	33,874.50	33,874.50	-	-		-	0%	33,874.50
1010	MANHOLE, SW-402, 72"x48", CAST-IN-PLACE	1.00	EA	24,675.20	24,675.20	-	-		-	0%	24,675.20
1011	INTAKE, SW-501, CAST-IN-PLACE	4.00	EA	4,598.00	18,392.00	-	-		-	0%	18,392.00
1012	INTAKE, SW-504, CAST-IN-PLACE	1.00	EA	12,925.00	12,925.00	-	-		-	0%	12,925.00
1013	DISPOSAL OF UNSUITABLE MATERIAL	1,090.00	CY	5.50	5,995.00	1,090.00	5,995.00		5,995.00	100%	-
1014	REMOVAL OF LIGHT POLE BASES AT FORMER GAS STATION	2.00	EA	750.00	1,500.00	2.00	1,500.00		1,500.00	100%	-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
Existing Item Changes											
11	STORM SEWER, TRENCHED, RCP, 15"	417.00	LF	67.00	27,939.00		-		-	0%	27,939.00
12	STORM SEWER, TRENCHED, RCP, 18"	(372.00)	LF	74.00	(27,528.00)		-		-	0%	(27,528.00)
13	STORM SEWER, TRENCHED, RCP, 24"	(42.00)	LF	92.00	(3,864.00)		-		-	0%	(3,864.00)
19	PIPE APRON, RCP, 24"	(1.00)	EA	3,480.00	(3,480.00)		-		-	0%	(3,480.00)
44	MANHOLE, SW-402, 70"x70"	(2.00)	EA	17,340.00	(34,680.00)		-		-	0%	(34,680.00)
45	INTAKE, SW-501	(5.00)	EA	3,825.00	(19,125.00)		-		-	0%	(19,125.00)
					-		-		-		-
					-		-		-		-
Change Order Totals					\$ 87,785.91		\$ 34,443.46	\$ -	\$ 34,443.46	39%	\$ 53,342.45
Original Contract and Change Orders											
Project Totals					\$ 2,038,120.76		\$ 416,992.39	\$ -	\$ 416,992.39	20%	\$ 1,621,128.37

Contractor's Application for Payment

Stored Materials



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

Item No. 7.n.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving pay request no. 6 to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of \$377,638.41

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #6 in the amount of \$377,638.41 related to the 2nd St. NW Widening Project.

This pay application has been reviewed by City Staff and Engineers from HR Green for accuracy and is for work completed from August 27th through September 27th, for the project. Phase 1 of this project is completed except for backfill. Stage 2 paving should be completed in the next week.

FUNDING SOURCE: RUT Funds/Bonds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-283
2. Pay Request No. 6

CITY OF BONDURANT
RESOLUTION NO. 251006-283

RESOLUTION APPROVING PAY REQUEST NO. 6 TO MANATT'S INC. FOR THE 2nd
ST. NW WIDENING PROJECT IN THE AMOUNT OF \$377,638.41

WHEREAS the 2nd St. NW Widening Project Pay Request No. 6 was submitted on October 1st, 2025; AND

WHEREAS the pay request no. 6 is for work completed August 27th though September 27th, 2025, on the 2nd St. NW Widening Project; AND

WHEREAS City Staff and engineers from HR Green 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. 6 to Manatt's Inc. in the amount of \$377,638.41 hereby approved.

Passed this 6th day of October 2025,

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				



Building Communities.
Improving Lives.

City of Bondurant

Detailed Payment

City of Bondurant - 2nd Street Widening

Description	J:\2024\2403363\Construction This project includes all materials, equipment, transportation and labor necessary for the reconstruction and widening of 2nd Street NW from Franklin Street to Fireside Drive. Base Bid project items include 9" thick PCC pavement (Option A) or 10" thick HMA pavement (Option B), dependant on option bid and selected. Other items include water main, storm sewer, sidewalk, driveways, traffic control, restoration, and associated work. Alternate 1 project items include additional project staging, traffic control, temporary traffic signals, extended completion dates and associated work to maintain traffic on 2nd Street NW.
Payment Number	6
Pay Period	08/27/2025 to 09/27/2025
Prime Contractor	MANATT'S, INC. 1775 OLD HIGHWAY 6 BROOKLYN, IA 52211-0535
Payment Status	Pending
Awarded Project Amount	\$2,006,212.00
Authorized Amount	\$1,909,033.25
Remarks	Pay Application #6

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
A-1	A-1	UNIT	\$47.000	66.000	0.000	66.000	66.000	66.000	\$0.00	\$3,102.00
CLEARING AND GRUBBING										
A-2	A-2	CY	\$25.000	2,116.000	211.600	0.000	211.600	211.600	\$5,290.00	\$5,290.00
TOPSOIL OFF-SITE, 8"										
A-3	A-3	CY	\$9.000	5,770.000	2,990.000	3,173.000	6,163.000	6,163.000	\$26,910.00	\$55,467.00
EXCAVATION, CLASS 10										
A-4	A-4	CY	\$10.000	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
BELOW GRADE EXCAVATION, (CORE OUT)										
A-5	A-5	SY	\$2.000	11,972.000	4,788.800	7,183.200	11,972.000	11,972.000	\$9,577.60	\$23,944.00
SUBGRADE PREPARATION										
A-6	A-6	TON	\$295.000	304.000	132.830	182.000	314.830	314.830	\$39,184.85	\$92,874.85
SUBGRADE TREATMENT, 6% CEMENT										
A-7	A-7	SY	\$11.000	1,777.000	83.500	1,693.500	1,777.000	1,777.000	\$918.50	\$19,547.00
SUBBASE, MODIFIED 4"										
A-8	A-8	SY	\$13.000	13,369.000	5,108.740	8,878.260	13,987.000	13,987.000	\$66,413.62	\$181,831.00
SUBBASE, MODIFIED 6"										
A-9	A-9	LS	\$4,000.000	1.000	0.700	0.300	1.000	1.000	\$2,800.00	\$4,000.00
COMPACTION TESTING										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-10	A-10	HR	\$350.000	4.000	0.000	5.000	5.000	5.000	\$0.00	\$1,750.00
EXPLORATORY EXCAVATION										
A-11	A-11	LS	\$4,000.000	1.000	0.300	0.700	1.000	1.000	\$1,200.00	\$4,000.00
TRENCH COMPACTION TESTING										
A-12	A-12	LF	\$30.000	567.000	0.000	567.000	567.000	567.000	\$0.00	\$17,010.00
STORM SEWER, TRENCHED, HDPE, 15"										
A-13	A-13	LF	\$50.000	215.000	0.000	215.000	215.000	215.000	\$0.00	\$10,750.00
STORM SEWER, TRENCHED, HDPE, 18"										
A-13-2	A-13-2	LF	\$58.000	53.000	0.000	53.000	53.000	53.000	\$0.00	\$3,074.00
STORM SEWER, TRENCHED, RCP, 15"										
A-14	A-14	LF	\$75.000	90.000	0.000	90.000	90.000	90.000	\$0.00	\$6,750.00
STORM SEWER, TRENCHED, RCP, 24"										
A-15	A-15	LF	\$260.000	607.000	0.000	607.000	607.000	607.000	\$0.00	\$157,820.00
STORM SEWER, TRENCHED, RCP, 48"										
A-16	A-16	LF	\$10.000	28.000	0.000	28.000	28.000	28.000	\$0.00	\$280.00
REMOVAL OF STORM SEWER, CMP, 15"										
A-17	A-17	LF	\$10.000	256.000	0.000	256.000	256.000	256.000	\$0.00	\$2,560.00
REMOVAL OF STORM SEWER, RCP, 15"										
A-18	A-18	LF	\$10.000	230.000	0.000	230.000	230.000	230.000	\$0.00	\$2,300.00
REMOVAL OF STORM SEWER, CMP, 18"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-19	A-19	LF	\$20.000	26.000	0.000	26.000	26.000	26.000	\$0.00	\$520.00
REMOVAL OF STORM SEWER, CMP, 24"										
A-20	A-20	LF	\$20.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVAL OF STORM SEWER, CMP, 30"										
A-21	A-21	LF	\$20.000	145.000	0.000	145.000	145.000	145.000	\$0.00	\$2,900.00
REMOVAL OF STORM SEWER, RCP, 30"										
A-22	A-22	EA	\$2,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,000.00
PLUG OF EXISTING STORM SEWER CONNECTION, 18"										
A-23	A-23	LF	\$100.000	7.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PIPE CULVERT, CMP, 30"										
A-24	A-24	EA	\$1,200.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$2,400.00
PIPE APRONS, RCP, 15"										
A-25	A-25	EA	\$1,400.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,400.00
PIPE APRONS, RCP, 24"										
A-26	A-26	EA	\$1,450.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PIPE APRONS AND APRON GUARDS, CMP, 30"										
A-27	A-27	EA	\$400.000	3.000	0.000	3.000	3.000	3.000	\$0.00	\$1,200.00
FOOTINGS FOR APRONS										
A-28	A-28	EA	\$400.000	2.000	0.000	1.000	1.000	1.000	\$0.00	\$400.00
PIPE APRON GUARD, 15"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-29	A-29	EA	\$500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PIPE APRON GUARD, 24"										
A-30	A-30	LF	\$15.250	2,770.000	0.000	1,113.000	1,113.000	1,113.000	\$0.00	\$16,973.25
SUBDRAIN, CASE B, TYPE 1, PVC, 6"										
A-31	A-31	EA	\$420.000	5.000	0.000	1.000	1.000	1.000	\$0.00	\$420.00
SUBDRAIN CLEANOUT, TYPE A-1,PVC, 6"										
A-32	A-32	EA	\$230.000	12.000	0.000	7.000	7.000	7.000	\$0.00	\$1,610.00
SUBDRAIN OUTLETS AND CONNECTIONS, PVC, 6"										
A-33	A-33	LF	\$80.000	27.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATER MAIN, TRENCHED, PVC, 8"										
A-34	A-34	LF	\$200.000	15.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATER MAIN, TRENCHED, PVC, 12"										
A-35	A-35	LF	\$200.000	110.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATER MAIN, TRENCHLESS, PVC, 12"										
A-36	A-36	LB	\$11.000	912.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FITTINGS, DUCTILE IRON, MECHANICAL JOINT, BY WEIGHT										
A-37	A-37	LF	\$10.000	27.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATER MAIN REMOVAL, 8"										
A-38	A-38	EA	\$4,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
VALVE, GATE, 12"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-39	A-39	EA	\$7,400.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FIRE HYDRANT ASSEMBLY										
A-40	A-40	EA	\$250.000	3.000	0.000	1.000	1.000	1.000	\$0.00	\$250.00
VALVE BOX EXTENSION										
A-41	A-41	EA	\$1,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FIRE HYDRANT ADJUSTMENT										
A-42	A-42	EA	\$3,300.000	6.000	0.000	6.000	6.000	6.000	\$0.00	\$19,800.00
STORM SEWER INTAKE, SW-505										
A-43	A-43	EA	\$8,500.000	6.000	0.000	6.000	6.000	6.000	\$0.00	\$51,000.00
STORM SEWER INTAKE, SW-506, MODIFIED										
A-44	A-44	EA	\$5,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,500.00
STORM SEWER INTAKE, SW-512, TYPE 1, 30"										
A-46	A-46	EA	\$1,200.000	1.000	1.000	0.000	1.000	1.000	\$1,200.00	\$1,200.00
MANHOLE ADJUSTMENT, MINOR										
A-47	A-47	EA	\$1,500.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$3,000.00
CONNECTION TO EXISTING 8'X8' RCB										
A-48	A-48	SY	\$58.500	399.000	269.800	128.800	398.600	398.600	\$15,783.30	\$23,318.10
PAVEMENT, PCC, 7"										
A-49	A-49	SY	\$54.000	7,656.000	1,228.920	5,272.670	6,501.590	6,501.590	\$66,361.68	\$351,085.86
PAVEMENT, PCC, 9"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-50	A-50	SY	\$51.000	659.000	0.000	676.200	676.200	676.200	\$0.00	\$34,486.20
TEMPORARY PCC/HMA PAVEMENT, 7"										
A-51	A-51	SY	\$107.250	14.000	0.000	14.000	14.000	14.000	\$0.00	\$1,501.50
CONCRETE MEDIAN, 6"										
A-52	A-52	LS	\$5,860.000	1.000	0.300	0.200	0.500	0.500	\$1,758.00	\$2,930.00
PCC PAVEMENT SAMPLES AND TESTING										
A-53	A-53	SY	\$60.500	2,853.000	0.000	873.200	873.200	873.200	\$0.00	\$52,828.60
PAVEMENT, HMA, 10", HIGH TRAFFIC, PG 58-28H										
A-54	A-54	LS	\$600.000	1.000	0.000	0.250	0.250	0.250	\$0.00	\$150.00
HMA PAVEMENT SAMPLES AND TESTING										
A-55	A-55	SY	\$8.000	114.000	0.000	167.300	167.300	167.300	\$0.00	\$1,338.40
REMOVAL OF SIDEWALK										
A-56	A-56	SY	\$10.000	505.000	0.000	505.400	505.400	505.400	\$0.00	\$5,054.00
REMOVAL OF DRIVEWAY										
A-57	A-57	LF	\$14.000	125.000	46.000	27.000	73.000	73.000	\$644.00	\$1,022.00
REMOVAL OF CURB										
A-58	A-58	SY	\$48.000	1,488.000	1,476.900	0.000	1,476.900	1,476.900	\$70,891.20	\$70,891.20
SHARED USE PATH, PCC 6”										
A-59	A-59	SY	\$43.000	299.000	269.700	0.000	269.700	269.700	\$11,597.10	\$11,597.10
SIDEWALK, PCC, 4”										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-60	A-60	SY	\$51.500	109.000	12.000	0.000	12.000	12.000	\$618.00	\$618.00
SIDEWALK, PCC, 6"										
A-61	A-61	SF	\$45.000	270.000	160.000	0.000	160.000	160.000	\$7,200.00	\$7,200.00
DETECTABLE WARNING										
A-62	A-62	SY	\$53.250	568.000	131.000	437.000	568.000	568.000	\$6,975.75	\$30,246.00
DRIVEWAY, PAVED, PCC, 7"										
A-63	A-63	TON	\$40.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DRIVEWAY, GRANULAR, CLASS A CRUSHED STONE										
A-64	A-64	SY	\$7.000	7,588.000	5,163.225	5,391.675	10,554.900	10,554.900	\$36,142.57	\$73,884.30
PAVEMENT REMOVAL										
A-65	A-65	TON	\$29.000	472.000	88.000	0.000	88.000	88.000	\$2,552.00	\$2,552.00
GRANULAR SHOULDERS, TYPE B										
A-66	A-66	STA	\$115.000	70.000	28.300	0.000	28.300	28.300	\$3,254.50	\$3,254.50
PAINTED PAVEMENT MARKINGS, DURABLE										
A-67	A-67	EA	\$200.000	10.000	4.000	0.000	4.000	4.000	\$800.00	\$800.00
PAINTED SYMBOLS AND LEGENDS, DURABLE										
A-68	A-68	STA	\$85.000	52.000	10.000	0.000	10.000	10.000	\$850.00	\$850.00
GROOVES CUT FOR PAVEMENT MARKINGS										
A-69	A-69	EA	\$210.000	10.000	4.000	0.000	4.000	4.000	\$840.00	\$840.00
GROOVES CUT FOR SYMBOLS AND LEGENDS										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-70	A-70	LS	\$13,500.000	1.000	0.500	0.250	0.750	0.750	\$6,750.00	\$10,125.00
TEMPORARY TRAFFIC CONTROL										
A-71	A-71	EA	\$250.000	11.000	3.000	4.000	7.000	7.000	\$750.00	\$1,750.00
REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY										
A-72	A-72	AC	\$2,695.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CONVENTIONAL SEEDING, FERTILIZING, AND MULCHING, TYPE 1										
A-73	A-73	LS	\$2,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WARRANTY										
A-74	A-74	LS	\$1,400.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,400.00
SWPPP PREPARATION										
A-75	A-75	LS	\$4,200.000	1.000	0.210	0.705	0.915	0.915	\$882.00	\$3,843.00
SWPPP MANAGEMENT										
A-76	A-76	SY	\$10.000	61.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY ROLLED CONTROL PRODUCT, TYPE 2D										
A-77	A-77	LF	\$1.650	1,100.000	180.000	1,772.000	1,952.000	1,952.000	\$297.00	\$3,220.80
WATTLE, 9”										
A-78	A-78	LF	\$0.250	1,100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATTLE, REMOVAL										
A-79	A-79	LF	\$1.650	4,800.000	1,533.000	749.000	2,282.000	2,282.000	\$2,529.45	\$3,765.30
SILT FENCE, INSTALLATION										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-80	A-80	LF	\$0.010	4,800.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SILT FENCE, REMOVAL OF SEDIMENT										
A-81	A-81	LA	\$0.010	4,800.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SILT FENCE, REMOVAL OF DEVICE										
A-82	A-82	EA	\$125.000	24.000	24.000	0.000	24.000	24.000	\$3,000.00	\$3,000.00
INLET PROTECTION DEVICE, INSTALLATION, DROP-IN										
A-83	A-83	EA	\$125.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
INLET PROTECTION DEVICE, INSTALLATION, SURFACE-APPLIED										
A-84	A-84	EA	\$20.000	28.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
INLET PROTECTION DEVICE, MAINTENANCE										
A-85	A-85	TON	\$68.000	15.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REVTMENT, CLASS E										
A-86	A-86	LF	\$200.000	100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SAFETY RAIL, POWDER COATED BLACK										
A-87	A-87	LS	\$13,300.000	1.000	0.210	0.705	0.915	0.915	\$2,793.00	\$12,169.50
CONSTRUCTION SURVEY										
A-88	A-88	LS	\$95,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$95,000.00
MOBILIZATION										
A-89	A-89	EA	\$2,500.000	1.000	0.300	0.200	0.500	0.500	\$750.00	\$1,250.00
CONCRETE WASHOUT										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-90	A-90	EA	\$17,750.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
RECTANGULAR RAPID FLASHING BEACON (RRFB) - 2 POSTS PER LOCATION										
A-91	A-91	EA	\$7,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SOLAR POWERED SPEED FEEDBACK SIGN										
A-92	A-92	LS	\$225.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$225.00
RCTT Sign on Creekside Dr										
A-93	2599-9999005	EACH	\$7,917.250	1.000	0.000	1.000	1.000	1.000	\$0.00	\$7,917.25
('EACH' ITEM): Cast-In-Place Storm Structures										
A-94	2113-0001100	SY	\$3.250	250.000	0.000	250.000	250.000	250.000	\$0.00	\$812.50
SUBGRADE STABILIZATION MAT'L, POLYMER GRID										
A-95	2599-9999005	EACH	\$1,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,500.00
('EACH' ITEM): Steel Reinforcement at Gas Main										
C-1	C-1	SY	\$13.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SUBBASE, MODIFIED 6"										
C-2	C-2	SY	\$76.500	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY PCC/HMA PAVEMENT, 7"										
C-3	C-3	LS	\$16,500.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY TRAFFIC CONTROL										
C-4	C-4	EA	\$2,000.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY TRAFFIC SIGNALS										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
C-5	C-5	AC	\$1,000.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
END OF SEASON TEMPORARY EROSION CONTROL										
C-6	C-6	LS	\$69,950.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MOBILIZATION										
Section Totals:									\$397,514.12	\$1,525,349.21
Total Payments:									\$397,514.12	\$1,525,349.21

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Work shall be fully completed on or before 10/1/25 for the base bid. Liquidated damages of \$1,000 for each calendar day that the work remains incomplete will be issued.	10/01/2025	10/01/2025	N/A	\$0.00	N/A	4.0 Days	\$0.00
Work shall be fully completed on or before 12/1/25 for Alternate 1. Liquidated damages of \$1,000 for each calendar day that the work remains incomplete will be issued.	12/01/2025	12/01/2025	N/A	\$0.00	N/A	65.0 Days	\$0.00
Work will start within 10 days of the date specified on the Notice to Proceed, work shall be substantially complete on or before 11/1/25 for Alternate 1. Liquidated damages of \$1,000 for each calendar day after.	11/01/2025	11/01/2025	N/A	\$0.00	N/A	35.0 Days	\$0.00
Work will start within 10 days of the date specified on the Notice to Proceed, work	09/01/	09/01/2025	N/A	\$0.00	N/A	0.0 Days	\$0.00
Total Damages:							\$0.00

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
shall be substantially complete on or before 9/1/25 for the base bid. Liquidated damages of \$1,000 for each calendar day after.	2025						
Total Damages:							\$0.00

Summary

Current Approved Work:	\$397,514.12	Approved Work To Date:	\$1,525,349.21
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$19,875.71	Retainage To Date:	\$76,267.46
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$377,638.41	Payments To Date:	\$1,449,081.75
Previous Payment:	\$554,374.37	Previous Payments To Date:	\$1,071,443.34

The work items shown herein are just and unpaid, and the requirement of SUDAS specifications for this project, all requirements as to maximum hours of labor and minimum wages have been complied with.

Matt Ullestad

Digitally signed by Matt Ullestad
DN: C=US, E=mattu@manatts.com,
O=Manatt's Inc., CN=Matt Ullestad
Reason: I am approving this document
Date: 2025.10.01 14:59:31-05'00'

10/1/2025

Manatt's, Inc.

(Date)

Tony Babcock

Digitally signed by Tony Babcock
DN: C=US, E=tbabcock@hrgreen.com, O="HR
Green, Inc.", CN=Tony Babcock
Location: Bondurant - 2nd Street Widening
Reason: Pay Estimate 06
Contact Info: tbabcock@hrgreen.com
Date: 2025.10.01 14:56:43 -0500'

10/1/2025

Recommended by HR Green

(Date)

Approved by City of Bondurant

(Date)



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

Item No. 7.o.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving action to order construction and set date of letting and public hearing (November 17 at 6:00 p.m.) for the 108 Main Street, NE Parking Lot Expansion Project

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

The attached resolution approves the action to order construction and sets the dates for the letting and public hearing associated with the parking lot expansion project at 108 Main Street NE. The public hearing will be held November 17, 2025, at 6:00 p.m. at 200 Second Street NE, Bondurant, Iowa.

The project includes the expansion of the existing parking lot located at 106/108 Main Street NE by creating 27 additional spaces. The scope of work features new concrete drive lanes, curb and gutter, and sidewalks to improve vehicular and pedestrian circulation. In alignment with sustainable development practices, the project incorporates permeable pavers and underground stormwater storage facilities designed to manage runoff and reduce environmental impacts. Additional landscaping and site restoration will complete the improvements.

The need for expanded parking in downtown Bondurant has been identified as a priority in Chapter 7 of the Building Bondurant Comprehensive Plan, which emphasizes the importance of supporting business accessibility and planning for event-based demand. This project presents a creative public-private partnership between the City of Bondurant and a private property owner, allowing for a cost-sharing agreement that maximizes utilization of the site. Under the agreement, parking spaces will be designated for private use during business hours, transitioning to public parking in the evenings and on weekends, which will benefit downtown patrons, event attendees, and the broader community. This flexible use model supports both economic development and public access.

Parking Lot Expansion – Proposed Timeline:

- **October 6, 2025** – City Council consideration of resolution to order construction and set letting and public hearing dates.
- **October 7, 2025** – Bid letting period opens.
- **November 6, 2025** – Bid letting closes.
- **November 17, 2025** – Public hearing and anticipated City Council action to award the project.
- **Construction Completion Target** – all work under the contract must be complete on or before May 31, 2026

FUNDING SOURCE: Bonds supported by LOSST and TIF as well as Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-284
2. 108 Main Street NE Parking Lot Expansion - PLANS FOR BID
3. 108 Main Street NE Parking Lot Expansion - PROJECT MANUAL

CITY OF BONDURANT
RESOLUTION NO. 251006-284

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET DATE
OF LETTING AND PUBLIC HEARING FOR THE 108 MAIN STREET NE PARKING
LOT EXPANSION PROJECT

WHEREAS the City Council orders construction for 108 Main Street, NE Parking Lot Expansion Project; AND

WHEREAS bids for the project are due and will be opened on November 6, 2025, at 2:00 p.m. at Bondurant City Hall, 200 2nd Street NE, Bondurant, Iowa 50035; AND

WHEREAS a public hearing on the proposed plans, specifications, form of contract, and estimate of cost for 108 Main Street, NE Parking Lot Expansion Project is scheduled for November 17, 2025, at 6:00 p.m. in the Bondurant City Center at 200 2nd Street, NE, Bondurant, Iowa 50035.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction and to set the date of bid letting and public hearing for the 108 Main Street, NE Parking Lot Expansion Project is hereby approved as presented.

Passed this 6th day of October,

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				

THIS SHEET SET IS INTENDED TO BE PLOTTED IN COLOR

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BONDURANT C:\A\25X139112\BONDURANT\12A.DWG 10/2/2025 9:31:37 AM

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGNAL CONTROL CABINET
	BARRICADE PERMANENT		SOIL BORING
	BASKETBALL POST		SIREN
	BENCH		TELEPHONE BOOTH
	BIRD FEEDER		TILE INLET
	BOLLARD		TILE OUTLET
	BUSH		TILE RISER
	CATCH BASIN RECTANGULAR CASTING		TRANSFORMER-ELECTRIC
	CATCH BASIN CIRCULAR CASTING		TREE-CONIFEROUS
	CURB STOP		TREE-DEAD
	CLEAN OUT		TREE-DECIDUOUS
	CULVERT END		TREE STUMP
	DRINKING FOUNTAIN		TRAFFIC ARM BARRIER
	DOWN SPOUT		TRAFFIC SIGNAL
	ELECTRIC CAR CHARGE STATION		TRASH CAN
	FILL PIPE		UTILITY MARKER
	FIRE HYDRANT		VALVE
	FLAG POLE		VALVE POST INDICATOR
	FLARED END / APRON		VALVE VAULT
	FUEL PUMP		VAULT
	GRILL		VENT PIPE
	GUY WIRE ANCHOR		WATER SPIGOT
	HANDHOLE		WELL
	HANDICAP SPACE		WETLAND DELINEATED MARKER
	IRRIGATION SPRINKLER HEAD		WETLAND
	IRRIGATION VALVE BOX		WET WELL
	LIFT STATION CONTROL PANEL		YARD HYDRANT
	LIFT STATION		
	LIGHT POLE		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS
	BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	RECLAIMED WATER

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROJECT LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		



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FAM			
JEN			
CLIENT PROJ. NO.			
25X.139112.000			

CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION

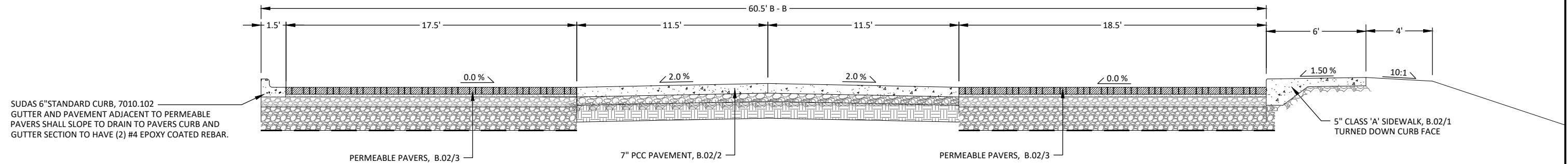
LEGEND SHEET

SHEET

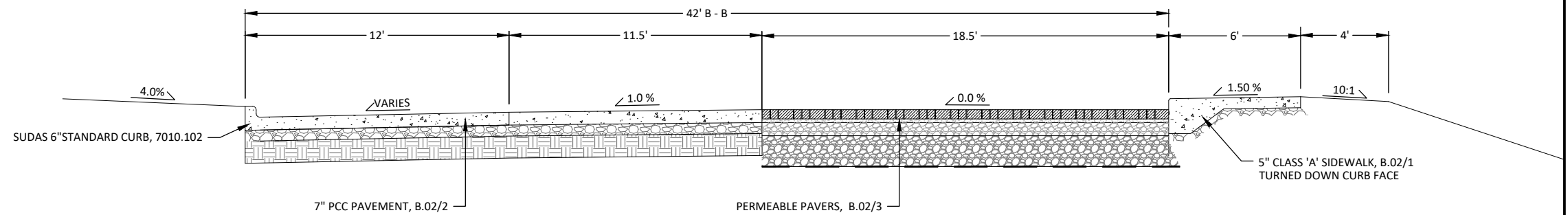
A.02

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A TYPICAL SECTION ACROSS PARKING LOTS
NTS



B TYPICAL SECTION ACROSS PARKING LOTS
NTS



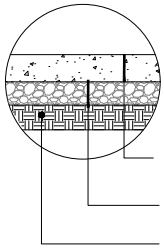
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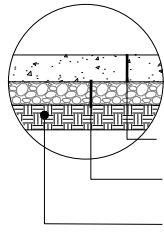
CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
TYPICAL SECTIONS

SHEET
B.01

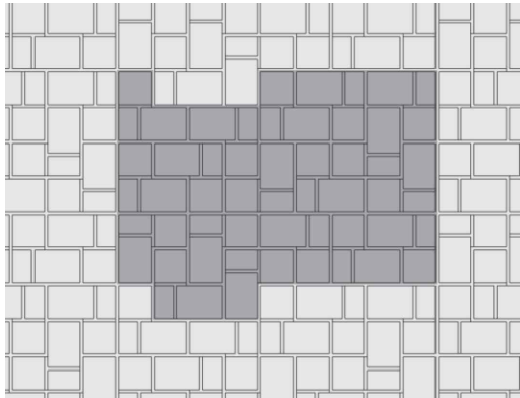
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1 SIDEWALK, PCC, 5"
SCALE: N.T.S.

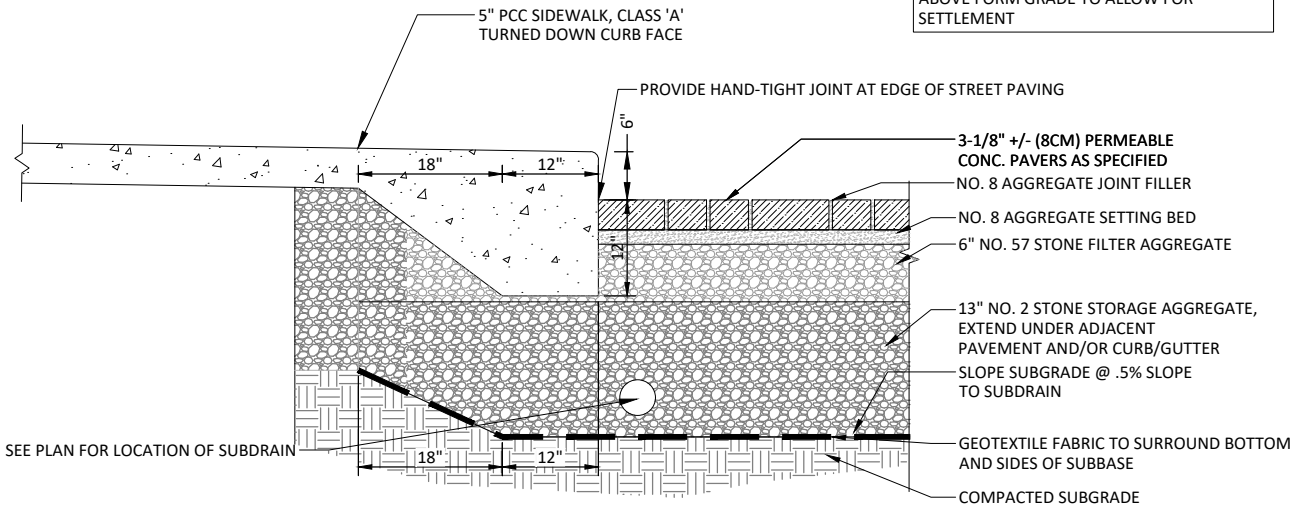


2 PAVEMENT, PCC, 7"
SCALE: N.T.S.

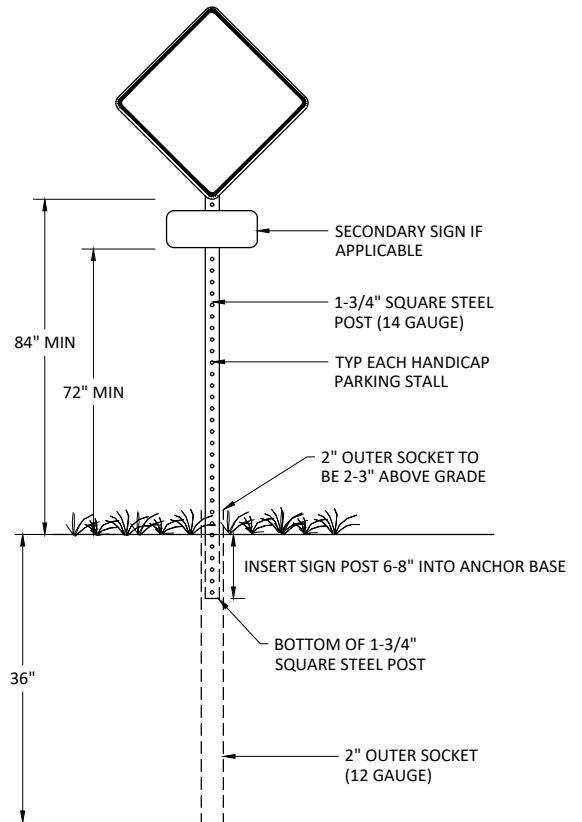


Product Information Notes:
Paver Type: Unilock, Eco-Optiloc 8CM Thickness, Offset Module Pattern
Finish: Premier
Color: Rustic Red
Contact: TJ Weinandt (402-630-3884) TJ.Weinandt@unilock.com

PERMEABLE PAVER NOTE:
FINISHED TOP OF PAVERS TO BE INSTALLED $\frac{1}{4}$ " ABOVE FORM GRADE TO ALLOW FOR SETTLEMENT



3 SECTION: PERMEABLE INTERLOCKING PAVERS, ROADWAY
SCALE: N.T.S.



4 STREET SIGN INSTALLATION DETAIL
SCALE: N.T.S.

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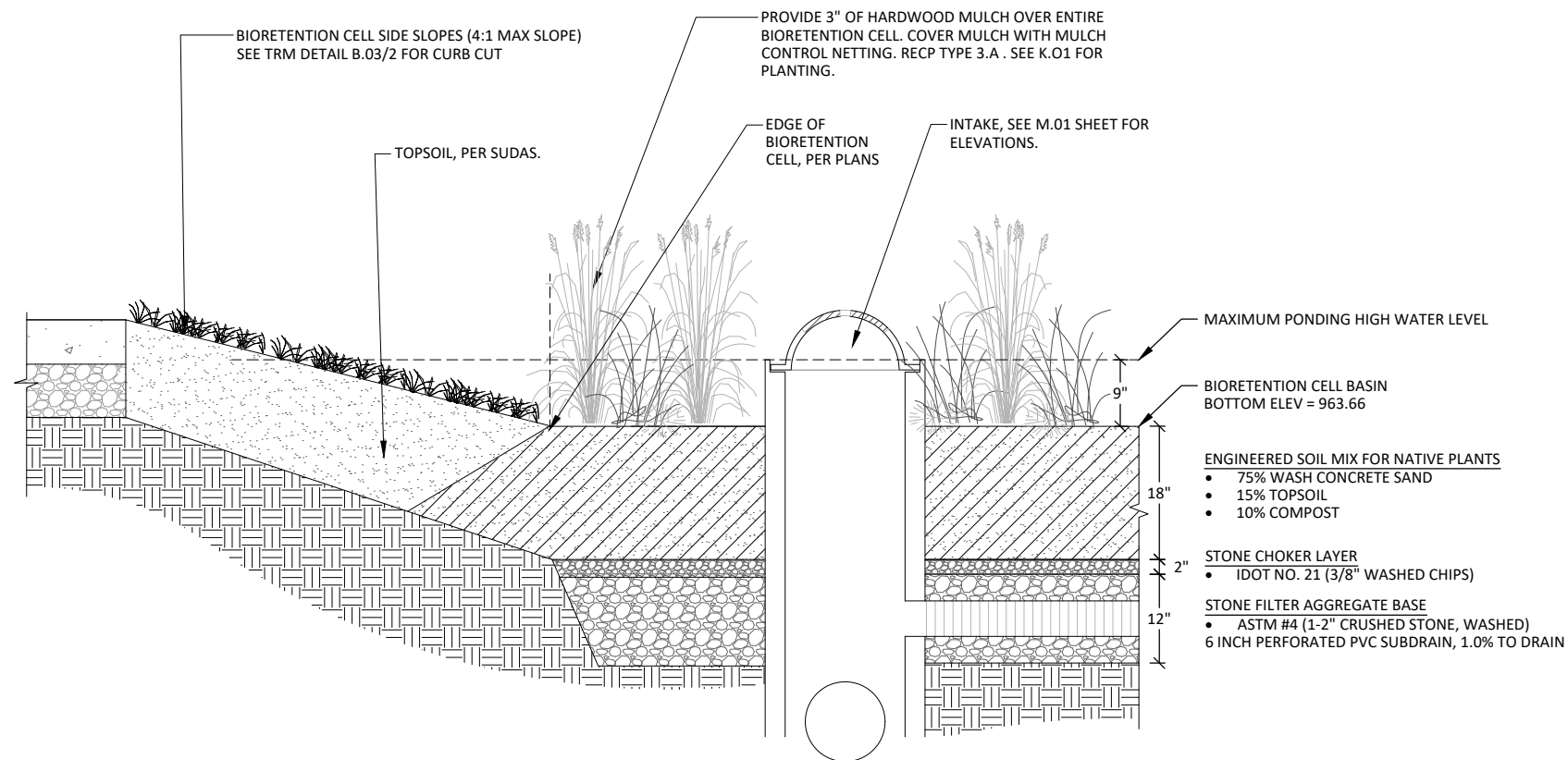
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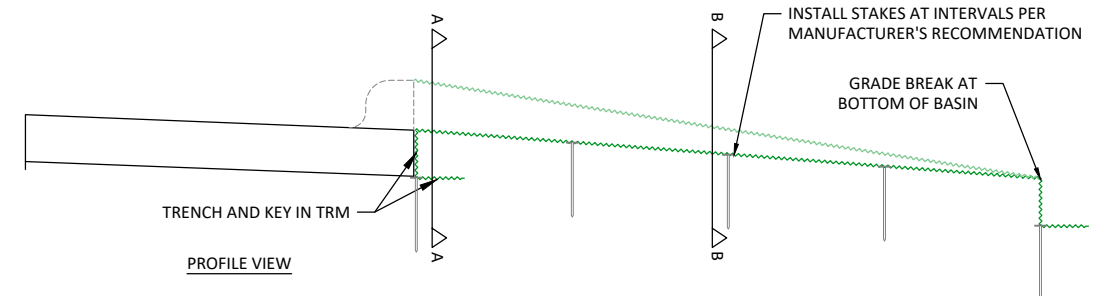
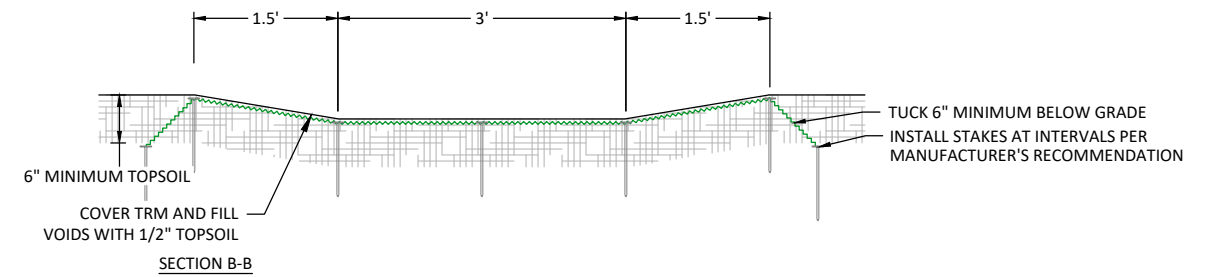
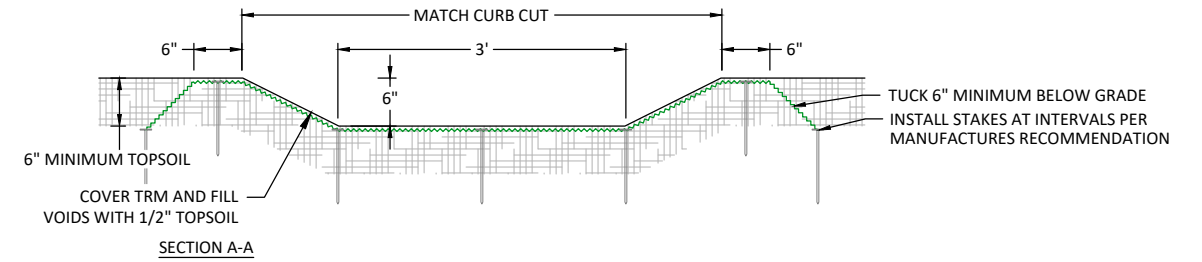
CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
TYPICAL DETAILS

SHEET
B.02

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1 TYPICAL SECTION: DETENTION BASIN
N.T.S.



2 TRM AT CURBCUT DETAIL, 'EXCEL PP5 XTREME' OR APPROVED EQUAL
SCALE: N.T.S.

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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION

TYPICAL DETAILS

SHEET

B.03

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ESTIMATED PROJECT QUANTITIES - BASE BID					
ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS-BUILT QTY.
1	2010-D-1	TOPSOIL, ON-SITE	CY	689	
2	2010-D-4	ENGINEERED SOIL	CY	24	
3	2010-E	EXCAVATION, CLASS 10	CY	672	
4	2010-J	SUBBASE, MODIFIED, 6 INCHES	SY	704	
5	2010-J	SUBBASE, MODIFIED, 4 INCHES	SY	124	
6	2010-999-A	STONE CHOKER LAYER, 3/8" WASHED CHIPS	TON	5	
7	2010-999-B	STONE FILTER AGGREGATE BASE, 1-2" CRUSHED STONE, WASHED	TON	27	
8	4020-A-1	STORM SEWER, TRENCHED, RCP, 12 INCH	LF	40	
9	4020-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH	LF	164	
10	4020-D	REMOVAL OF STORM SEWER, ≤ 15 INCH	LF	130	
11	4030-B	PIPE APRON, RCP, 12 INCH	EA	3	
12	4030-C	FOOTING FOR CONCRETE PIPE APRON, RCP, 12 INCH	EA	3	
13	4030-D	PIPE APRON GUARD, 12 INCH	EA	3	
14	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, 6 INCH	EA	4	
15	6010-A	STORM MANHOLE, SW-401, 48 INCH	EA	2	
16	6010-B	INTAKE, SW-512	EA	1	
17	6010-H	REMOVE INTAKE	EA	1	
18	7010-A	PAVEMENT, PCC, 7 INCH, C-MIX	SY	670	
19	7030-E	SIDEWALK, CLASS 'A', PCC, 5 INCH	SY	124	
20	7030-E	SIDEWALK, PCC, 6 INCH	SY	25	
21	7030-G	DETECTABLE WARNING	SF	24	
22	7040-H	PAVEMENT REMOVAL	SY	17	
23	7080-B	ENGINEERING FABRIC	SY	540	
24	7080-C	UNDERDRAIN, 6 INCH, PERFORATED PVC	LF	366	
25	7080-D	STORAGE AGGREGATE, NO. 2 STONE	TON	370	
26	7080-E	FILTER AGGREGATE, NO. 57 STONE	TON	160	
27	7080-F	PERMEABLE INTERLOCKING PAVERS, PARKING	SY	490	
28	8020-B	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	4.5	
29	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	
30	8040-B	TRAFFIC SIGNS	EA	2	
31	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN	AC	0.8	
32	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, NATIVE GRASS AND FORBS (WILDFLOWER) SEEDING	AC	0.1	
33	9030-B	PLANTS WITH WARRANTY, PERENNIAL, #1 CONT.	EA	19	
34	9030-B	PLANTS WITH WARRANTY, GRASSES, #1 CONT.	EA	4	
35	9030-B	PLANTS WITH WARRANTY, GROUND COVER, #1 CONT.	EA	206	
36	9030-B	PLANTS WITH WARRANTY, OVERSTORY TREE, 2.5 CAL, B&B	EA	7	
37	9030-B	PLANTS WITH WARRANTY, UNDERSTORY TREE	EA	2	
38	9040-F-1	WATTLE, STRAW, 9 INCH	LF	1200	
39	9040-J	RIP RAP, EROSION STONE	TON	13	
40	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	285	
41	9040-R	TURF REINFORCEMENT MATS, 5.F	SY	10	
42	9040-T-1	INLET PROTECTION DEVICE, DROP-IN	EA	5	
43	11010-A	CONSTRUCTION SURVEY	LS	1	
44	11020-A	MOBILIZATION	LS	1	

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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
QUANTITIES

SHEET

C.01

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ESTIMATE REFERENCE INFORMATION		
ITEM NO.	ITEM CODE	DESCRIPTION
1	2010-D-1	<u>TOPSOIL, ON-SITE</u> TOPSOIL WITHIN THE GRADING LIMITS OF THE PROJECT SHALL BE STRIPPED, SALVAGED, AND RESPREAD AT A MINIMUM DEPTH OF 8". ITEM INCLUDES HAULING OFF-SITE TO STORE AND HAULING BACK IN IF NEEDED. SALVAGED TOPSOIL SHALL REMAIN WITHIN THE RIGHT-OF-WAY UNLESS AGREEMENTS MADE WITH THE PROPERTY OWNER. CONTRACTOR TO PAY FOR RESTORATION COST IF LOCATED OUTSIDE OF THE RIGHT OF WAY. STRIP (8" MIN) : 688.71 CY RESPREAD (1.5 FACTOR) : 588 CY EXCESS TOPSOIL RESPREAD TO BE USED IN GREENSPACE AS EXCAVATION FILL.
2	2010-D-4	<u>ENGINEERED SOIL</u> SOIL MIX SHOW ON DETAIL B.03/1
3	2010-E	<u>EXCAVATION, CLASS 10</u> INCIDENTAL TO THIS ITEM IS CLEARING & GRUBBING OF THE EXISTING DETENTION POND. THIS ITEM SHALL INCLUDE THE REMOVAL OF EXISTING SOIL, HAULING, DISPOSAL/EXPORT AND RE-GRADING AS PER PLAN TO FACILITATE ALL PROPOSED SECTIONS. ALL BORROW SHALL BE PROVIDED BY THE CONTRACTOR. EXCESS OR UNSUITABLE EXCAVATED MATERIAL WILL BECOME PROPERTY OF THE CONTRACTOR AND WILL BE HAULED OFF-SITE INCIDENTAL TO THE ITEM. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR OVERHAUL OF WASTE. TOPSOIL SHALL BE PLACED AND SPREAD TO A MINIMUM THICKNESS OF 6" IN ALL DISTURBED TURF AREAS AND PAID FOR AS TOPSOIL, ON-SITE. CUT = 672 CY ADJUSTED FILL (1.30 FACTOR) = 762.1 CY NET = 90 CY FILL, USE EXCESS TOPSOIL IN GREENSPACES AS FILL. RAW EARTHWORK QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY ARE A COMPARISON OF EXISTING CONDITIONS AND PROPOSED CONDITIONS AND MAY INCLUDE MATERIALS AND OPERATIONS PAID FOR UNDER OTHER BID ITEMS E.G. PAVEMENT REMOVAL, STORM SEWER TRENCHED, PCC PAVEMENT, SUBBASE, TOPSOIL, COMPOST AMENDMENT, ETC. MEASUREMENT WILL NOT BE MADE AND QUANTITY PAID WILL BE ON A PERCENT OF ITEM COMPLETE.
4	2010-J	<u>SUBBASE, MODIFIED, 6 INCHES</u> THIS ITEM INCLUDES, BUT IS NOT LIMITED TO, COMPACTION OF SUBGRADE, FURNISHING, PLACING, COMPACTING, AND TRIMMING TO THE PROPER GRADE.
5	2010-J	<u>SUBBASE, MODIFIED, 4 INCHES</u> THIS ITEM INCLUDES, BUT IS NOT LIMITED TO, COMPACTION OF SUBGRADE, FURNISHING, PLACING, COMPACTING, AND TRIMMING TO THE PROPER GRADE.
6	2010-999-A	<u>STONE CHOKER LAYER, 3/8" WASHED CHIPS</u> IOWA DOT GRADATION NO. 21, INSTALL PER DETAIL B.03/1
7	2010-999-B	<u>STONE FILTER AGGREGATE BASE, 1-2" CRUSHED STONE, WASHED</u> ASTM #4, INSTALL PER DETAIL B.03/1
8	4020-A-1	<u>STORM SEWER, TRENCHED, RCP, 12 INCH</u>
9	4020-A-1	<u>STORM SEWER, TRENCHED, RCP, 15 INCH</u>
10	4020-D	<u>REMOVAL OF STORM SEWER, ≤ 15 INCH</u>
11	4030-B	<u>PIPE APRON, RCP, 12 INCH</u>
12	4030-C	<u>FOOTING FOR CONCRETE PIPE APRON, RCP, 12 INCH</u>
13	4030-D	<u>PIPE APRON GUARD, 12 INCH</u>
14	4040-D-1	<u>SUBDRAIN OUTLETS AND CONNECTIONS, 6 INCH</u>
15	6010-A	<u>STORM MANHOLE, SW-401, 48 INCH</u>
16	6010-B	<u>INTAKE, SW-512</u>

17	6010-H	<u>REMOVE INTAKE</u>
18	7010-A	<u>PAVEMENT, PCC, 7 INCH, C-MIX</u> CONCRETE SHALL BE A C-4 MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CURB AND GUTTER SECTION IS INCLUDE IN THE AREA OF THIS ITEM AND SHALL BE INCIDENTAL TO PAVEMENT CONSTRUCTION. REINFORCEMENT SHALL BE EPOXY COATED. 6 INCH MODIFIED SUBBASE SHALL BE PLACED UNDER THE PAVEMENT AND IS PAID FOR UNDER A SEPARATE BID ITEM. NO ADDITIONAL PAYMENT FOR COLD WEATHER PAVING OPERATIONS. FINAL TRIMMING OF SUBGRADE OR SUBBASE, INTEGRAL CURB, BARS AND REINFORCEMENT, JOINTS AND SEALING, SURFACE CURING AND PAVEMENT PROTECTION, SAFETY FENCING, CONCRETE FOR RIGID HEADERS, AND BOXOUTS FOR FIXTURES SHALL BE INDICENTAL TO THIS ITEM.
19	7030-E	<u>SIDEWALK, CLASS 'A', PCC, 5 INCH</u> CONCRETE WILL BE C OR M MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. COMPACTION OF SUBGRADE IS INCIDENTAL TO THIS ITEM. CONCRETE TESTING WILL BE PROVIDED BY THE OWNER. NO EXTRA PAYMENT FOR COLD WEATHER PAVING.
20	7030-E	<u>SIDEWALK, PCC, 6 INCH</u> CONCRETE WILL BE C OR M MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. COMPACTION OF SUBGRADE IS INCIDENTAL TO THIS ITEM. CONCRETE TESTING WILL BE PROVIDED BY THE OWNER. NO EXTRA PAYMENT FOR COLD WEATHER PAVING.
21	7030-G	<u>DETECTABLE WARNING</u> DETECTABLE WARNINGS SHALL MEET CURRENT PROWAG STANDARDS.
22	7040-H	<u>PAVEMENT REMOVAL</u>
23	7080-B	<u>ENGINEERING FABRIC</u>
24	7080-C	<u>UNDERDRAIN, 6 INCH, PERFORATED PVC</u> MEASUREMENT INCLUDES LENGTH OF PIPE FOR CLEAN OUTS CO-06, CO-07, CO-09, CO-10
25	7080-D	<u>STORAGE AGGREGATE, NO. 2 STONE</u>
26	7080-E	<u>FILTER AGGREGATE, NO. 57 STONE</u>
27	7080-F	<u>PERMEABLE INTERLOCKING PAVERS, PARKING</u>
28	8020-B	<u>PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE</u>
29	8030-A	<u>TEMPORARY TRAFFIC CONTROL</u> INCIDENTAL TO THIS ITEM IS CLEANING OF TRACKED MATERIAL OFF OF PAVED AREAS AT THE END OF EACH DAY. CONTRACTOR TO INSTALL ORANGE SAFETY/SNOW FENCE ADJACENT TO CONSTRUCTION SITE AND PEDESTRIAN AS SHOWN ON J.01
30	8040-B	<u>TRAFFIC SIGNS</u> THIS ITEM SHALL BE FOR EACH SIGN POST INSTALLED PER DETAIL B.02/4 AND INCLUDE PRIMARY AND SECONDARY SIGN AS SHOWN ON N.01.
31	9010-B	<u>HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN</u> SEED ALL AREAS DISTURBED BY CONSTRUCTION AS INDICATED ON PLANS. THE COST FOR WATERING UNTIL SEED ESTABLISHMENT IS ACCEPTED SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM. ROCK PICKING, FINISH GRADING, SEED BED PREP AND RESEEDING ARE CONSIDERED INCIDENTAL TO THIS ITEM. SEED AND FERTILIZER SHALL BE APPLIED PRIOR TO MULCHING. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTAINING SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. SEEDING OF AREAS DISTURBED OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. THE SEEDING RATE SHALL BE AT LEAST 260 LBS/ACRE. APPLY A 6-24-24, NITROGEN, PHOSPHATE, POTASH, COMMERCIAL FERTILIZER OR EQUIVALENT AT THE RATE OF 300 LBS PER ACRE. APPLY MULCHING PER MANUFACTURERS RECOMMENDATIONS. SEEDING AREAS ASSUMED FOR TWO APPLICATIONS OVER THE AREAS DISTURBED.
32	9010-B	<u>HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, NATIVE GRASS AND FORBS (WILDFLOWER) SEEDING</u> SEED ALL AREAS DISTURBED BY CONSTRUCTION AS INDICATED ON PLANS. THE COST FOR WATERING UNTIL SEED ESTABLISHMENT IS ACCEPTED SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM. ROCK PICKING, FINISH GRADING, SEED BED PREP AND RESEEDING ARE CONSIDERED INCIDENTAL TO THIS ITEM. SEED AND FERTILIZER SHALL BE APPLIED PRIOR TO MULCHING. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTAINING SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. SEEDING OF AREAS DISTURBED OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. THE SEEDING RATE SHALL BE AT LEAST 260 LBS/ACRE. APPLY A 6-24-24, NITROGEN, PHOSPHATE, POTASH, COMMERCIAL FERTILIZER OR EQUIVALENT AT THE RATE OF 300 LBS PER ACRE. APPLY MULCHING PER MANUFACTURERS RECOMMENDATIONS. SEEDING AREAS ASSUMED FOR TWO APPLICATIONS OVER THE AREAS DISTURBED.

33	9030-B	<u>PLANTS WITH WARRANTY, PERENNIAL, #1 CONT.</u> A. CONTRACTOR TO FURNISH AND INSTALL PLANT MATERIAL WHERE INDICATED ON K SHEETS. REFER TO DETAILS ON B SHEETS FOR INSTALLATION. B. SEE PLANT TABULATION ON SHEET K.01 FOR MATERIAL TYPES, QUANTITIES AND SIZES. C. PLANTING BACKFILL SHALL BE PER AMENDED PLANTING SOIL BID ITEM, MULCHING SHALL BE PER HARDWOOD MULCH, INCIDENTAL TO THIS BID ITEM. D. THIS ITEM TO BE PAID PER EACH PLANT FURNISHED AND INSTALLED. PAYMENT SHALL BE CONSIDERED FULL COMPENSATION FOR ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR INSTALLATION OF PLANT. EXCAVATION, PREPARATION, FURNISHING, PLACEMENT, FURNISHING WATER AND OTHER CARE, UNTIL FINAL ACCEPTANCE SHALL BE CONSIDERED INCIDENTAL.
34	9030-B	<u>PLANTS WITH WARRANTY, GRASSES, #1 CONT.</u> SEE ITEM #33
35	9030-B	<u>PLANTS WITH WARRANTY, GROUND COVER, #1 CONT.</u> SEE ITEM #33
36	9030-B	<u>PLANTS WITH WARRANTY, OVERSTORY TREE, 2.5 CAL, B&B</u> SEE ITEM #33
37	9030-B	<u>PLANTS WITH WARRANTY, UNDERSTORY TREE</u> SEE ITEM #33
38	9040-F-1	<u>WATTLE, STRAW, 9 INCH</u>
39	9040-J	<u>RIP RAP, EROSION STONE</u> REFER TO SUDAS 9040.110 FOR INSTALLATION. ENGINEERING FABRIC SHALL BE INCIDENTAL TO THIS ITEM. INSTALL WATTLE AROUND PERIMETER OF EROSIONS STONE IMMEDIATELY FOLLOWING INSTALLATION.
40	9040-N-3	<u>SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE</u>
41	9040-R	<u>TURF REINFORCEMENT MATS, 5.F</u> THIS ITEM INCLUDES LABOR, MATERIALS AND EQUIPMENT TO FURNISH AND INSTALL TURF REINFORCEMENT MAT, SEED BED PREP, SEEDING, AND TEMPORARY EROSION CONTROL PRODUCT AS RECOMMENDED BY MANUFACTURER. BASIS OF DESIGN IS WESTERN GREEN, EXCEL PP5-XTREME, OR APPROVED EQUAL.
42	9040-T-1	<u>INLET PROTECTION DEVICE, DROP-IN</u>
43	11010-A	<u>CONSTRUCTION SURVEY</u> CONTRACTOR TO PROVIDE CONSTRUCTION STAKING AS NECESSARY FOR CONSTRUCTION. MONUMENTS WITHIN CONSTRUCTION LIMITS TO BE PROTECTED AND RESETTING OF DISTURBED MONUMENTS SHALL BE INCIDENTAL TO THIS ITEM. BOLTON & MENK TO VERIFY AND/OR RESET CONTROL POINTS AS SHOW ON G.01 PRIOR TO CONSTRUCTION, CONTRACTOR TO COODINATE. BOLTON & MENK TO PROVIDE THE FOLLOWING SUPPLEMENTAL DIGITAL DESIGN FILES: - ALIGNMENT AND PROPOSED SURFACE DATA AS .XML - CONTROL POINTS AS .CSV - PROPOSED BASE LINE WORK AS .DWG
44	11020-A	<u>MOBILIZATION</u>



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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
ESTIMATE REFERENCE NOTES

SHEET

C.02

THIS SHEET SET IS INTENDED TO BE PLOTTED IN COLOR

STANDARD CONSTRUCTION NOTE:

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF THE CURRENT SUDAS STANDARD SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES.
2. ANY DEFECTIVE WORK CONDEMNED BY THE ENGINEER SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH SECTION 1050, 1.08 'REMOVAL OF DEFECTIVE WORK' OF THE STANDARD SPECIFICATIONS. FAILURE TO REMOVE DEFECTIVE WORK MAY RESULT IN SUSPENSION OF OPERATIONS AND/OR WITHHOLDING OF PAYMENTS UNTIL DEFECTIVE WORK HAS BEEN REMOVED AND REPLACED.
3. THE CONTRACTOR SHALL PRESERVE ALL SURVEY CONTROL, LINE AND GRADE STAKES IN ACCORDANCE WITH SECTION 1050, 1.10 'LINE AND GRADE STAKES' OF THE STANDARD SPECIFICATIONS.
4. PRIOR TO MOBILIZING OFF THE JOB SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO REQUEST A FINAL INSPECTION IN ACCORDANCE WITH SECTION 1050, 1.14 'FINAL INSPECTION AND ACCEPTANCE' OF THE STANDARD SPECIFICATIONS.
5. THE CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND LICENSES IN ACCORDANCE WITH SECTION 1070, 1.03 'PERMITS AND LICENSES' OF THE STANDARD SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND COMPLYING WITH ALL CURRENT AND FUTURE FEDERAL AND STATE OSHA REQUIREMENTS IN ACCORDANCE WITH SECTION 1070, 2.02 'CONVENIENCE AND SAFETY' OF THE STANDARD SPECIFICATIONS.
7. LIMITS OF CONSTRUCTION ARE WITHIN THE CITY RIGHT OF WAY, UNLESS SHOWN OTHERWISE IN THE CONSTRUCTION DRAWINGS. WORK SHALL BE COMPLETED IN THE LIMITS OF CONSTRUCTION IN ACCORDANCE WITH SECTION 1070, 2.04 'PROJECT AREA FOR THE WORK' OF THE STANDARD SPECIFICATIONS.
8. IN ACCORDANCE WITH SECTION 1070, 2.08 'PROTECTION OF PROPERTY' OF THE STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL ITS WORK FROM DAMAGE AND SHALL PROTECT THE JURISDICTION'S PROPERTY AND ADJACENT PRIVATE PROPERTY FROM INJURY OR LOSS ARISING IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL REPAIR OR RESTORE ANY SUCH DAMAGE, INJURY, OR LOSS TO JURISDICTION PROPERTY OR ADJACENT PROPERTY.
9. THE CONTRACTOR SHALL PROTECT TREES AND OTHER PROPERTY NOT MARKED FOR REMOVAL IN ACCORDANCE WITH SECTION 1070, 2.08 'PROTECTION OF PROPERTY' OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL SALVAGE ANY LANDSCAPING WITHIN THE RIGHT OF WAY UPON REQUEST BY THE ADJACENT PROPERTY OWNERS.
10. THE CONTRACTOR SHALL PRESERVE OR REPLACE ALL PROPERTY MONUMENTS ON THE PROJECT SITE IN ACCORDANCE WITH SECTION 1070, 2.09 'LAND MONUMENTS' OF THE STANDARD SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE CLEANLINESS. UPON REQUEST BY THE ENGINEER, THE CONTRACTOR SHALL, AT THEIR EXPENSE, CLEANUP AND REMOVE ALL REFUSE AND UNUSED MATERIALS OF ANY KIND RESULTING FROM THE WORK INCLUDING CLEANING AND SWEEPING OF ADJACENT STREETS. UPON FAILURE TO DO SO WITHIN THREE WORKING DAYS AFTER SUCH REQUEST BY THE ENGINEER, THE WORK MAY BE DONE BY THE JURISDICTION AND THE COST THEREOF CHARGED TO THE CONTRACTOR AND DEDUCTED FROM ITS FINAL PAYMENT IN ACCORDANCE WITH SECTION 1070, 2.15 'FINISHING AND CLEANUP REQUIREMENTS' OF THE STANDARD SPECIFICATIONS.
12. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL A PROGRESS SCHEDULE THAT WILL ENSURE THE COMPLETION OF THE PROJECT WITHIN THE TIME SPECIFIED. IF IT APPEARS THE RATE OF PROGRESS IS SUCH THAT THE CONTRACT WILL NOT BE COMPLETED WITHIN THE TIME ALLOWED, OR IF THE WORK IS NOT BEING EXECUTED IN A SATISFACTORY AND WORKMANLIKE MANNER, THE ENGINEER MAY ORDER THE CONTRACTOR TO TAKE SUCH STEPS AS NECESSARY TO COMPLETE THE WORK AS SPECIFIED IN THE CONTRACT IN ACCORDANCE WITH SECTION 1080, 1.03 'WORK PROGRESS AND SCHEDULE' OF THE STANDARD SPECIFICATIONS.
13. IF PROJECT IS SUBSTANTIALLY COMPLETED AND ONLY CLEANUP AND MINOR WORK ITEMS REMAIN FOR MORE THAN 30 CALENDAR DAYS, THE ENGINEER MAY RESTART CHARGING OF WORKING DAYS OR CHARGE PENALTIES EQUAL TO THE CONTRACT LIQUIDATED DAMAGES UNTIL ALL CORRECTIVE ACTION HAS BEEN COMPLETED IN ACCORDANCE WITH SECTION 1080, 1.06 'WEEKLY RECORD OF WORKING DAYS' OF THE STANDARD SPECIFICATIONS.
14. PLACEMENT OF EXPANSION JOINT MATERIAL, DOWELS, AND RELATED MATERIAL IS INCIDENTAL TO CONTRACT. ON-SITE INSPECTOR SHALL RESERVE FINAL DECISION IN THE TYPE AND LOCATION OF JOINTS.

UTILITY COORDINATION NOTES:

1. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT (800) 292-8989 TO LOCATE EXISTING UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
2. ANTICIPATED UTILITY CONFLICTS HAVE BEEN IDENTIFIED AND EACH RESPECTIVE UTILITY OWNER HAS BEEN INFORMED OF THE POTENTIAL CONFLICTS. THE CONTRACTOR SHALL PROTECT THE EXISTING UTILITIES TO REMAIN WITHIN THE PROJECT SITE.
3. THE LOCATION OF ALL AERIAL AND UNDERGROUND UTILITIES MAY NOT BE INDICATED ON THESE PLANS. WORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 1070, 2.07 'PROTECTION OF ABOVEGROUND AND UNDERGROUND FACILITIES' OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DAMAGE TO EXISTING UTILITIES.
4. IF A CONFLICT IS DISCOVERED BY THE CONTRACTOR, NOTIFY THE ENGINEER IMMEDIATELY AND COORDINATE WITH OWNER OF UTILITY TO RESOLVE CONFLICT.

UTILITY CONTACT NUMBERS:

PUBLIC WORK DIRECTOR
PUBLIC WORKS WATER/WASTER COORDINATOR
CITY PLANNER
DES MOINES WATER WORKS
MID-AMERICAN ENERGY (ELECTRIC)
MID-AMERICAN ENERGY (GAS)

JOHN HORTON (515-985-5110)
PAT COLLISON
ISAAC PEZLEY
CARLA SCHUMACHER (515-323-6227)
CHAD ERNST
CHAD ERNST

JHORTON@CITYOFBONDURANT.COM
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CHAD.ERNST@MIDAMERICAN.COM
CHAD.ERNST@MIDAMERICAN.COM

PROJECT SCHEDULE

1. FINAL COMPLETION: 05/31/2026
- LIQUIDATED DAMAGES: \$500 / CALENDAR DAY

PROJECT NOTES:

1. THE CONTRACTOR WILL BE REQUIRED TO LIMIT WORK HOURS ON THE PROJECT FROM 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY, 8 A.M. TO 5 P.M. ON SATURDAY AND NO WORK ON SUNDAYS, UNLESS OTHERWISE DIRECTED OR APPROVED BY THE ENGINEER.
2. EXISTING SIDEWALKS WITHIN THE PROJECT ARE TO BE PROTECTED AND PEDESTRIAN ACCESS TO ALL ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
3. CONTRACTOR SHALL STAGE WORK IN A MANNER TO MINIMIZE IMPACT TO RESIDENTS.
4. CONTRACTOR SHALL PROPERLY SECURE PROJECT SITE AT THE END OF EACH DAY.
5. CONTRACTOR OPERATIONS CREATING OBJECTIONABLE LEVELS OF NOISE SHALL NOT BEGIN PRIOR TO 7:00 AM AND SHALL END PRIOR TO 7:00 PM.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND/OR MULCHED (DEPENDING ON DATE) TO MEET GP#2 REQUIREMENTS (0 / 14 DAY RULE) UPON COMPLETION OF GRADING.
7. ANY TREES AND LANDSCAPING SHALL BE REMOVED ONLY BY APPROVAL OF THE ENGINEER.
8. THE CONTRACTOR SHALL LIMIT THEIR ACCESS TO THE PROJECT SITE TO THE STABILIZED ENTRANCE LOCATIONS SHOWN IN THE EROSION CONTROL SHEETS.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS WITHIN THE PROJECT UNTIL STABILIZED. IF UNDESIRABLE VEGETATION IS ESTABLISHED BEFORE THE AREA IS SEEDED/SODDED OR STABILIZED, IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL UNWANTED VEGETATION. FAILURE TO PROVIDE MAINTENANCE WITHIN THREE WORKING DAYS AFTER REQUESTED BY THE ENGINEER, THE WORK MAY BE DONE BY THE JURISDICTION AND THE COST THEREOF CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THEIR FINAL PAYMENT.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND/OR MULCHED (DEPENDING ON DATE) TO MEET GP#2 REQUIREMENTS (0 / 14 DAY RULE) UPON COMPLETION OF GRADING.
3. CONTACTOR SHALL MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY.
4. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. IN DROUGHT-STRICKEN AREAS AND AREAS THAT HAVE RECENTLY RECEIVED SUCH HIGH AMOUNTS OF RAIN THAT SEEDING WITH FIELD EQUIPMENT IS IMPOSSIBLE AND INITIATING VEGETATIVE STABILIZATION IMMEDIATELY IS INFEASIBLE, ALTERNATIVE STABILIZATION MEASURES MUST BE EMPLOYED AS SPECIFIED BY THE DEPARTMENT. IN LIMITED CIRCUMSTANCES, STABILIZATION MAY NOT BE REQUIRED IF THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE NECESSITATES THAT IT REMAIN DISTURBED.
5. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
6. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND STORM WATER. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE THE EXPOSURE TO PRECIPITATION AND TO STORM WATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK OF STORM WATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE)
7. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.
8. CONCRETE WASHOUTS SHALL BE PROVIDED ON SITE.
9. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED WITH A PERENNIAL, VEGETATIVE COVER OF SUFFICIENT DENSITY TO PRECLUDE EROSION AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. UNLESS EROSION IS EVIDENT OR OTHER CONDITIONS WARRANT THEM, REGULAR INSPECTIONS ARE NOT REQUIRED ON AREAS THAT HAVE BEEN STABILIZED WITH A PERENNIAL, VEGETATIVE COVER OF SUFFICIENT DENSITY TO PRECLUDE EROSION.
10. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM.
11. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
12. BASED ON THE RESULTS OF THE INSPECTION, POLLUTION PREVENTION MEASURES IDENTIFIED IN THE PLANS SHALL BE REVISED AT THE CONSTRUCTION SITE AS APPROPRIATE AS SOON AS PRACTICABLE AFTER THE INSPECTION AND TO THE PLAN AS SOON AS PRACTICABLE AFTER THE INSPECTION BUT IN NO CASE MORE THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. IF THE PERMITTEE DETERMINES THAT MAKING THESE CHANGES AT THE CONSTRUCTION SITE OR TO THE PLAN LESS THAN 72 HOURS AFTER THE INSPECTION IS IMPRACTICABLE, THE PERMITTEE SHALL DOCUMENT IN THE PLAN WHY IT IS IMPRACTICABLE AND INDICATE AN ESTIMATED DATE BY WHICH THE CHANGES WILL BE MADE.
13. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS AFTER FINAL STABILIZATION HAS BEEN ACHIEVED AND A NOTICE OF DISCONTINUATION HAS BEEN SUBMITTED TO THE DEPARTMENT.

TRAFFIC CONTROL NOTES:

1. TRAFFIC CONTROL LAYOUTS SHOWN ON THESE PLANS ARE GENERAL TRAFFIC CONTROL LAYOUTS FOR INFORMATION ONLY.
2. THE CONTRACTOR SHALL DEVELOP A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH SECTION 1070, 2.06 'TRAFFIC CONTROL' OF THE STANDARD SPECIFICATIONS. ANY TRAFFIC CONTROL DEVICES OR SAFETY EQUIPMENT NEEDED TO CONSTRUCT THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION PHASING AND TRAFFIC CONTROL PLAN WITH PLANNED DETOURS, IF APPLICABLE, TO THE ENGINEER FOR APPROVAL BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES.
3. IF NECESSARY, STREETS WILL BE CLOSED IN ACCORDANCE WITH SECTION 1070, 2.06 'TRAFFIC CONTROL' OF THE STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL PLANS MUST BE REVIEWED AND APPROVED BY ENGINEER.
4. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, REMOVED BY THE CONTRACTOR AND IN ACCORDANCE TO MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.
5. PORTABLE MOUNTINGS FOR WARNING SIGNS MAY BE USED FOR TEMPORARY INSTALLATIONS OF 3 DAYS OR LESS ALL OTHER TRAFFIC CONTROL SHALL BE POST MOUNTED.
6. THE PROPOSED SIGNAGE MAY BE MODIFIED TO MEET FIELD CONDITIONS, PREVENT OBSTRUCTIONS AND TO ACCOMMODATE CONSTRUCTION SCHEDULING UPON APPROVAL OF THE PROJECT ENGINEER
7. ORANGE SAFETY FENCE SHALL BE PLACED ENTIRELY ACROSS THE TRAVELED PORTION OF THE ROADWAY AT ALL LOCATIONS WHERE TYPE III BARRICADES WITH "ROAD CLOSED" SIGNS ARE USED.
8. SIGNAGE MAINTENANCE SHALL BE CONSIDERED INCIDENTAL TO TRAFFIC CONTROL AND REQUIRED AS DIRECTED BY THE ENGINEER.
9. ALL CONSTRUCTION SIGNS SHALL BE DIAMOND GRADE FLUORESCENT ORANGE OR WHITE V.I.P. SHEETING OR EQUIVALENT. (IOWA DOT TYPE VII SHEETING).
10. AT THE TIME OF INITIAL SETUP OR AT THE TIME OF MAJOR STAGE CHANGES, 100 PERCENT OF EACH TYPE OF DEVICE (SIGNS, CONES, TUBULAR MARKERS, DRUMS, BARRICADES, VERTICAL PANELS, CHANGEABLE MESSAGE SIGNS, AND PAVEMENT MARKINGS) SHALL BE CLASSIFIED AS ACCEPTABLE BY THE REQUIREMENT OF THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA), "QUALITY STANDARD FOR WORK ZONE TRAFFIC CONTROL DEVICES 1992." THROUGHOUT THE DURATION OF THE PROJECT, UNACCEPTABLE DEVICES OR SITUATIONS THAT ARE FOUND ON THE JOBSITE AS DETERMINED BY BEFORE MENTIONED PUBLICATION SHALL BE REPLACED OR THE SITUATION CORRECTED WITHIN 12 HOURS OF INITIAL NOTIFICATIONS BY THE ENGINEER.
11. THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR DURING NONWORKING HOURS SHALL BE AS APPROVED BY THE ENGINEER, AND THE CONTRACTOR SHALL PROVIDE A WRITTEN AGREEMENT WITH THE PROPERTY OWNER.
12. AT EACH SIDEWALK CLOSURE LOCATION PLACE TYPE II BARRICADES WITH "SIDEWALK CLOSED" SIGNS AT EACH CLOSURE END AND PLACE "SIDEWALK CLOSED AHEAD" SIGNS ALONG THE SIDEWALK AT NEAREST STREET INTERSECTIONS ON EACH SIDE OF THE CLOSURE LOCATION IN ACCORDANCE WITH THE MUTCD.

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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
GENREAL NOTES

SHEET

C.03

THIS SHEET SET IS INTENDED TO BE PLOTTED IN COLOR

PAVING NOTES:

- 1. PAVING SHALL BE COMPLETED IN ACCORDANCE WITH DIVISION 7 OF THE SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL SUBMIT INFORMATION TO THE ENGINEER FOR APPROVAL IN ACCORDANCE WITH SECTIONS 1050, 1.05 AND 7010, 1.03 OF THE STANDARD SPECIFICATIONS:
 - a. PCC PAVING MIX DESIGN
 - b. MATURITY CURVES FOR PAVING MIXES AND MATURITY READING RESULTS
- 3. PAVEMENT DESIGN SHALL INCLUDE A MINIMUM STRENGTH OF 4,000 PSI.
- 4. QUALITY CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 7010, 3.07 'QUALITY CONTROL' OF THE STANDARD SPECIFICATIONS.
- 5. IN ACCORDANCE WITH SECTION 7010, 3.02, K OF THE STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL CLEAN AND SEAL ALL JOINTS BEFORE ANY PORTION OF THE NEWLY CONSTRUCTED PAVEMENT IS OPENED TO THE CONTRACTOR'S EQUIPMENT.
- 6. THE CONTRACTOR SHALL OPEN NEWLY CONSTRUCTED PAVEMENT TO TRAFFIC IN ACCORDANCE WITH SECTION 7010, 3.05 OF THE STANDARD SPECIFICATIONS. ALL NEWLY CONSTRUCTED PAVEMENT SHALL BE SCRAPPED AND SWEEPED CLEAN PRIOR TO OPENING TO TRAFFIC.
- 7. THE CONTRACTOR SHALL PROTECT PAVEMENT IN ACCORDANCE WITH SECTION 7010, 3.04 OF THE STANDARD SPECIFICATIONS AND SHALL NOT USE NEWLY CONSTRUCTED PAVEMENT AS AN AREA OF STOCKPILING MATERIALS.
- 8. DROP CURBS SHALL BE CONSTRUCTED AT INTERSECTIONS FOR PEDESTRIAN RAMPS AND SHALL BE CONSIDERED INCIDENTAL TO PAVING.
- 9. PEDESTRIAN RAMPS SHALL INCLUDE "DETECTABLE WARNING" PLATE.
- 10. ALL UTILITY FIXTURES (WATER VALVE BOXES, MANHOLES, AND STORM SEWER INTAKES) SHALL BE SET TO THEIR CORRESPONDING PAVEMENT ELEVATIONS.

GRADING NOTES

- 1. ALL GRADING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH DIVISION 2 OF THE SPECIFICATIONS.
- 2. THE PROPOSED CONTOURS SHOWN ARE TO FINISH GROUND/TOP OF PAVEMENT.
- 3. THE CONTRACTOR SHALL SHAPE GRADE AREAS TO MAINTAIN SURFACE DRAINAGE AT ALL TIMES.
- 4. THE CONTRACTOR SHALL BACKFILL CURBS AS SOON AS POSSIBLE UPON COMPLETION OF CURB INSTALLATION. PRIOR TO BACKFILLING ALL CURBS SHALL BE BACK PLASTERED.
- 5. DEWATERING (IF NECESSARY) IS CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED INCIDENTAL.
- 6. CONTRACTOR SHALL MINIMIZE COMPACTION OF TOPSOIL TO THE EXTENT PRACTICABLE.

STORM SEWER NOTES

- 1. STORM SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH DIVISIONS 3, 4, AND 6 OF THE SPECIFICATIONS.
- 2. STORM SEWER SHALL BE BEDDING SHALL BE CLASS R-2
- 3. MANHOLE CASTINGS IN PAVEMENT SHALL BE 3 PIECE FLOATING CASTING WITH HEIGHT ADJUSTMENT MECHANISM. MANHOLE CASTINGS IN GREEN SPACE SHALL BE 2 PIECE FIXED CASTINGS. ALL MANHOLE CASTINGS SHALL BE BOLTED TO THE STRUCTURE AT ALL ATTACHMENT HOLE LOCATIONS IN THE CASTING. ALL CASTINGS SHALL COMPLY WITH FIGURES SW-602. CONCRETE BOX OUTS FOR MANHOLES IN PCC PAVING SHALL COMPLY WITH FIGURE PV-103. CONCRETE BOX OUTS FOR MANHOLES IN HMA PAVING SHALL COMPLY WITH FIGURE PV-201. ALL MANHOLES IN PAVING SHALL BE GASKETED. CASTING ADJUSTMENT RINGS LESS THAN 2 INCHES IN THICKNESS SHALL BE HIGH DENSITY PLASTIC MATERIAL.
- 4. STANDARD 48-INCH MANHOLES SHALL BE TYPE SW-301 (SANITARY SEWER), 60 INCH OR LARGER SHALL BE TYPE SW-401 (STORM SEWER).
- 5. INTAKE CASTINGS SHALL BE SW-603 TYPE R OR Q.
- 6. OVERALL PIPE LENGTHS FOR PIPES DO NOT INCLUDE FLARED END SECTIONS. STORM SEWER OUTLET LENGTHS SHOWN DO NOT INCLUDE FLARED END SECTIONS.
- 7. FOOTINGS SHALL BE INSTALLED UNDER ALL FLARED END SECTIONS IN ACCORDANCE WITH SECTION 4030 OF THE SPECIFICATIONS AND WILL BE CONSIDERED INCIDENTAL TO FLARED END SECTIONS.
- 8. THE LAST THREE PIPE CONNECTIONS AT FLARED END SECTIONS SHALL BE MADE WITH TYPE 3 PIPE CONNECTORS (I.D.O.T. STANDARD ROAD PLAN RF-14).
- 9. UPON COMPLETION OF THE STORM SEWER INSTALLATION, THE CONTRACTOR SHALL FURNISH THE CITY A VIDEOTAPE OR DVD OF THE TELEVISED PIPE INSPECTION, TO BE USED AS A BASIS OF ACCEPTANCE OF THE WORK. TELEVISED PIPE INSPECTION SHALL BE COMPLETED WITHIN 30 DAYS OF PIPE INSTALLATION AND PRIOR TO THE PLACEMENT OF ANY PAVING.
- 10. APRON GUARDS WILL BE INCIDENTAL TO FLARED END SECTIONS AND SHALL BE INSTALLED ON ALL FLARED END SECTIONS.
- 11. RCP PLUGS SHALL BE CONSIDERED INCIDENTAL TO STORM SEWER CONSTRUCTION.
- 12. THE CONTRACTOR SHALL REPAIR ANY FIELD TILE ENCOUNTERED DURING CONSTRUCTION OF THIS PROJECT (WHETHER SHOWN ON THE PLAN OR NOT) BY SPLICING OR CONNECTING THE TILE TO THE NEW STORM SEWER SYSTEM.

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Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

DESIGNED	FAM	REV	DESCRIPTION	DATE
DRAWN	FAM	A	ISSUED FOR BID	10-01-2025
CHECKED	JEN			
CLIENT PROJ. NO.	25X.139112.000			

CITY OF BONDURANT	C.04
108 MAIN STREET NE PARKING LOT EXPANSION	
GENERAL NOTES	

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LEGEND

PAVEMENT, 7" PCC

PERMEABLE PAVERS

CURB TRANSITION

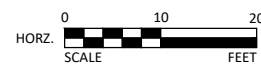
SIDEWALK, 5" PCC

ADA RAMP, 6" PCC

TURNING SPACE, 6" PCC

DETECTABLE WARNING

GRADING LIMIT



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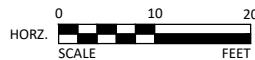
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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
PLAN SHEET

SHEET
D.01

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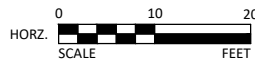
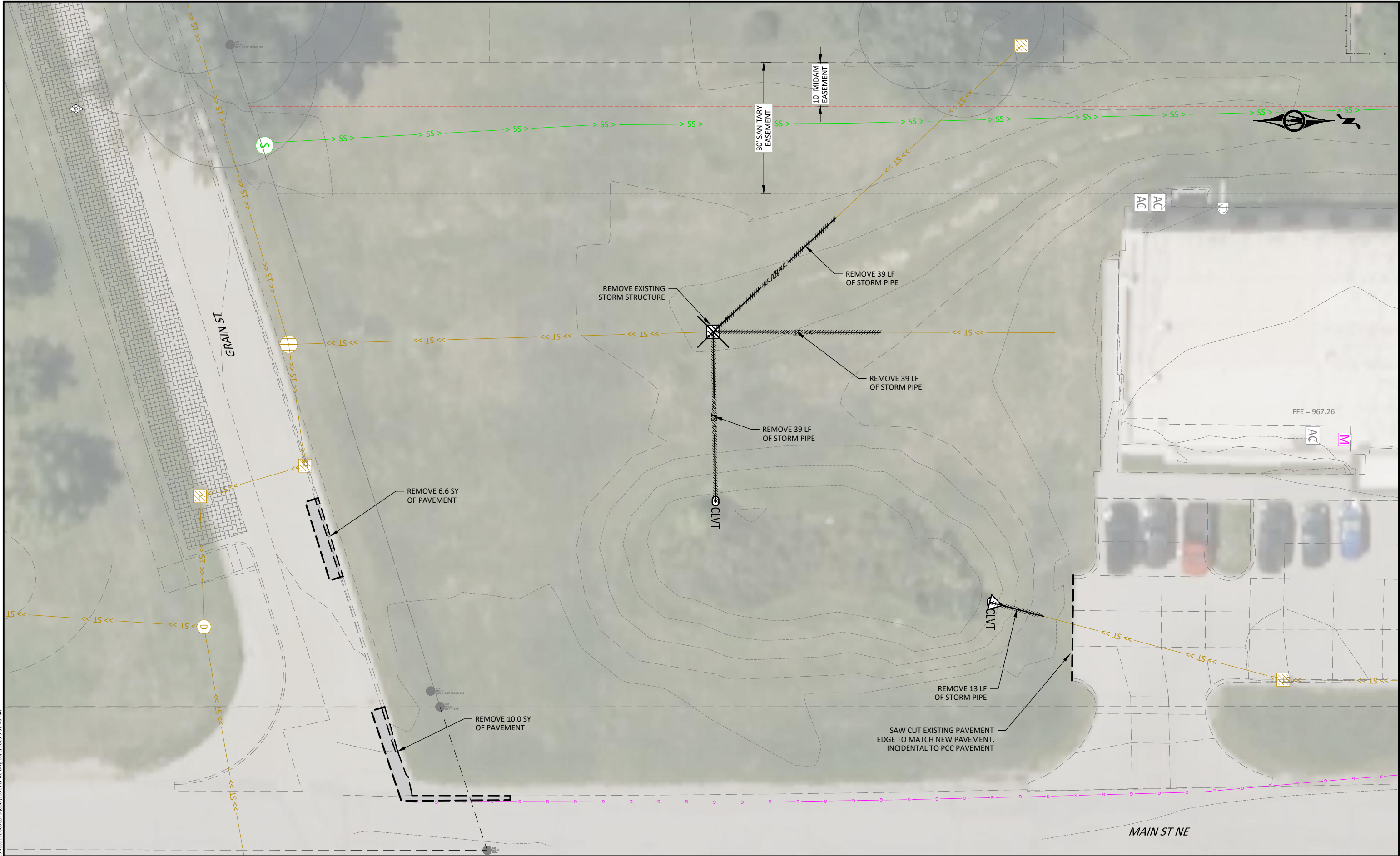
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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
EXISTING CONDITIONS

SHEET
F.01

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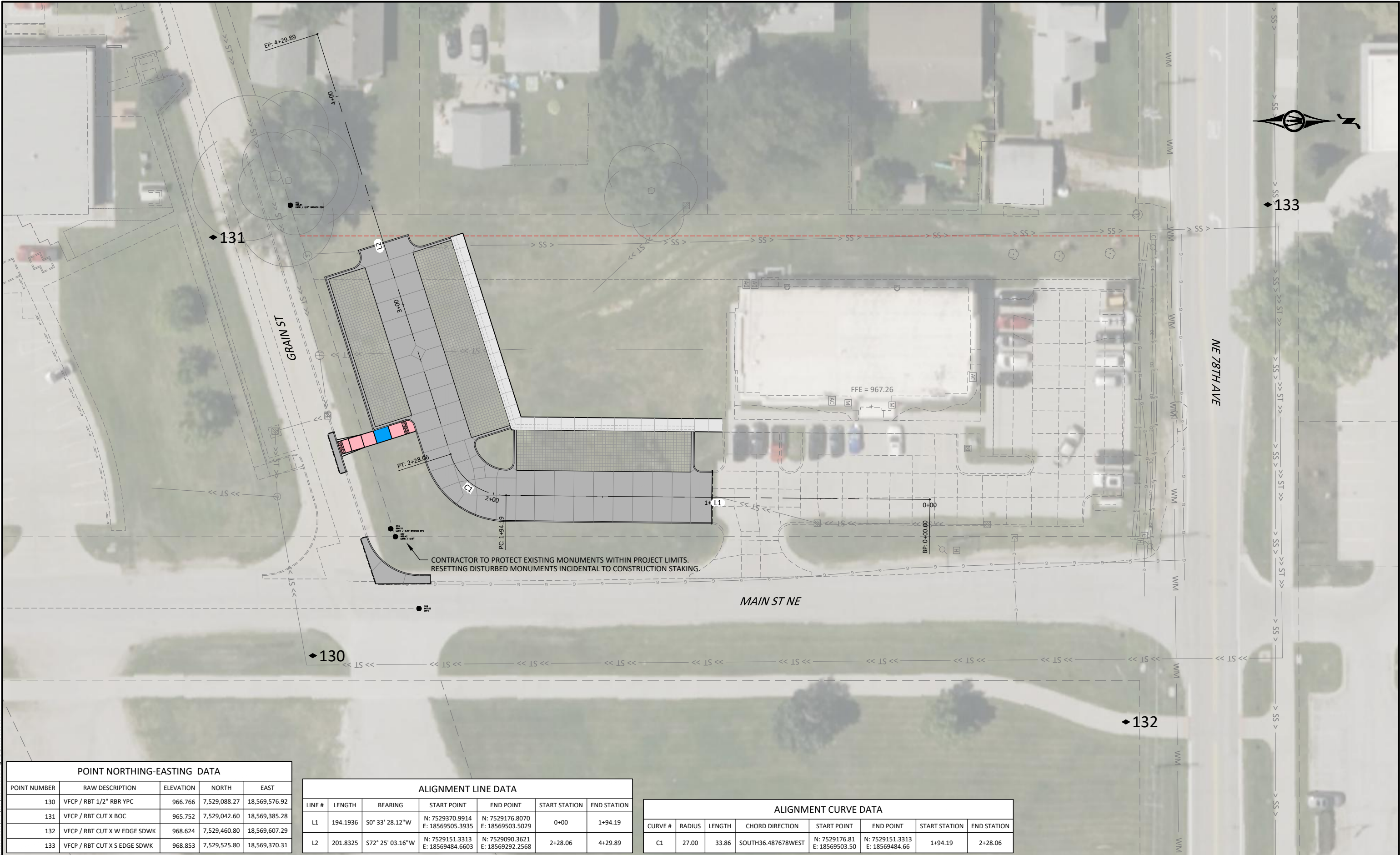
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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
REMOVALS

SHEET
F.02

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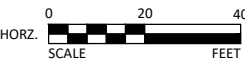
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POINT NORTHING-EASTING DATA				
POINT NUMBER	RAW DESCRIPTION	ELEVATION	NORTH	EAST
130	VFCP / RBT 1/2" RBR YPC	966.766	7,529,088.27	18,569,576.92
131	VFCP / RBT CUT X BOC	965.752	7,529,042.60	18,569,385.28
132	VFCP / RBT CUT X W EDGE SDWK	968.624	7,529,460.80	18,569,607.29
133	VFCP / RBT CUT X S EDGE SDWK	968.853	7,529,525.80	18,569,370.31

ALIGNMENT LINE DATA						
LINE #	LENGTH	BEARING	START POINT	END POINT	START STATION	END STATION
L1	194.1936	S0° 33' 28.12"W	N: 7529370.9914 E: 18569505.3935	N: 7529176.8070 E: 18569503.5029	0+00	1+94.19
L2	201.8325	S72° 25' 03.16"W	N: 7529151.3313 E: 18569484.6603	N: 7529090.3621 E: 18569292.2568	2+28.06	4+29.89

ALIGNMENT CURVE DATA							
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	START POINT	END POINT	START STATION	END STATION
C1	27.00	33.86	SOUTH36.487678WEST	N: 7529176.81 E: 18569503.50	N: 7529151.3313 E: 18569484.66	1+94.19	2+28.06



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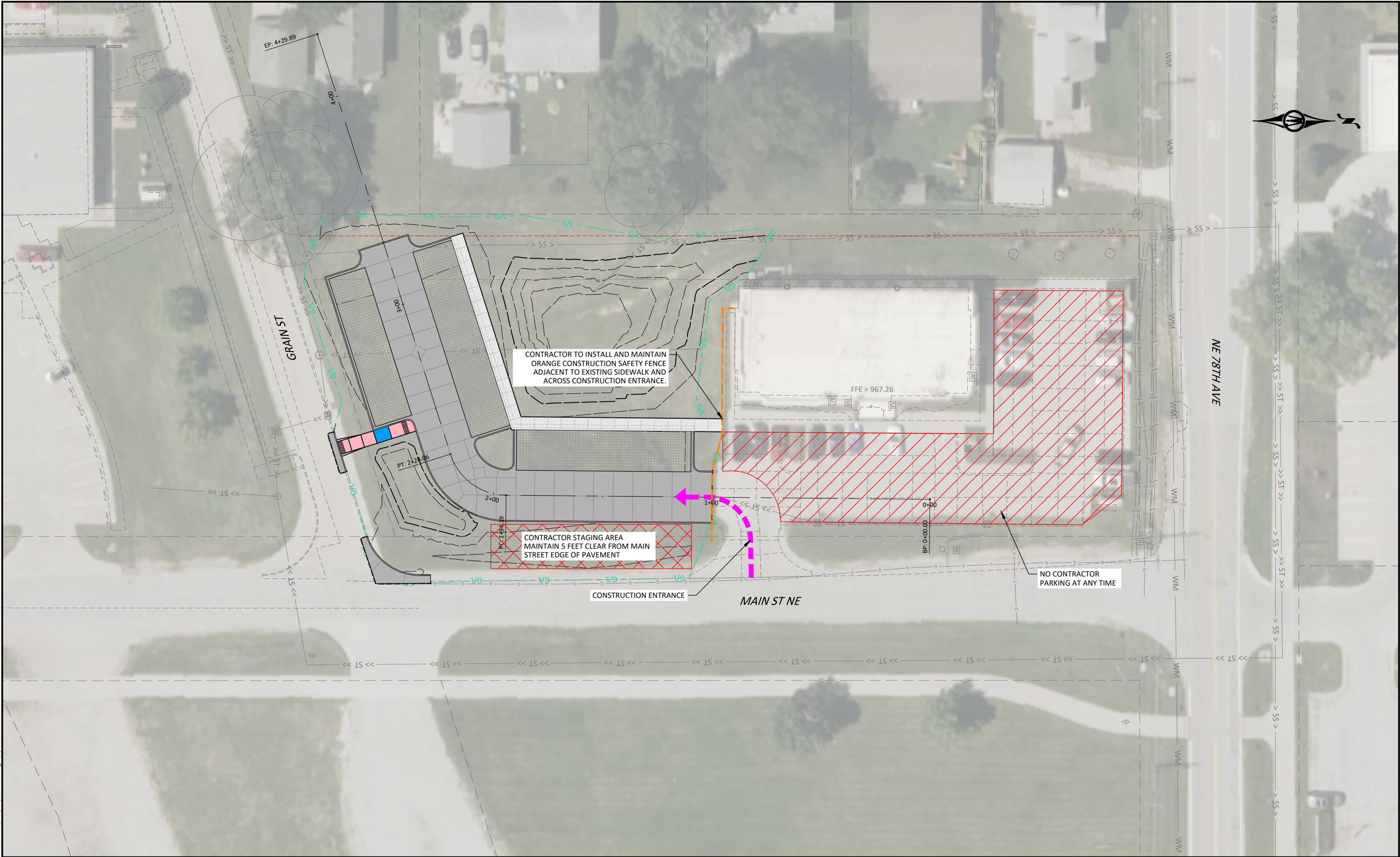
CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
REFERENCE & BENCHMARKS

SHEET

G.01

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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
STAGING

SHEET
J.01

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NOTES:

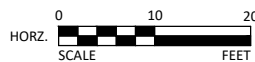
- BT-5 AND L-1 JOINTS ARE INTERCHANGEABLE SUBJECT TO THE POURING SEQUENCE.
- ALL JOINTS TO BE SEALED AS REQUIRED BY SUDAS FIGURE 7010.101
- TESTING SERVICES WILL BE PAID FOR BY OWNER. CONTRACTOR TO ASSIST WITH SCHEDULING OF TESTING. CONTRACTOR RESPONSIBLE FOR RESCHEDULED OR ADDITIONAL TESTING SERVICES DUE TO FAILED TEST RESULTS.

LEGEND

- PAVEMENT, 7" PCC
- PERMEABLE PAVERS
- CURB TRANSITION
- SIDEWALK, 5" PCC
- ADA RAMP, 6" PCC
- TURNING SPACE, 6" PCC
- DETECTABLE WARNING
- GRADING LIMIT

ABBREVIATIONS

- TC - TOP OF CURB
- FG - FORM GRADE
- HP - HIGH POINT
- LP - LOW POINT
- ME - MATCH TO EXISTING
- EX - EXISTING
- CR - CRITICAL ELEVATION
- FFE - FINISHED FLOOR ELEVATION



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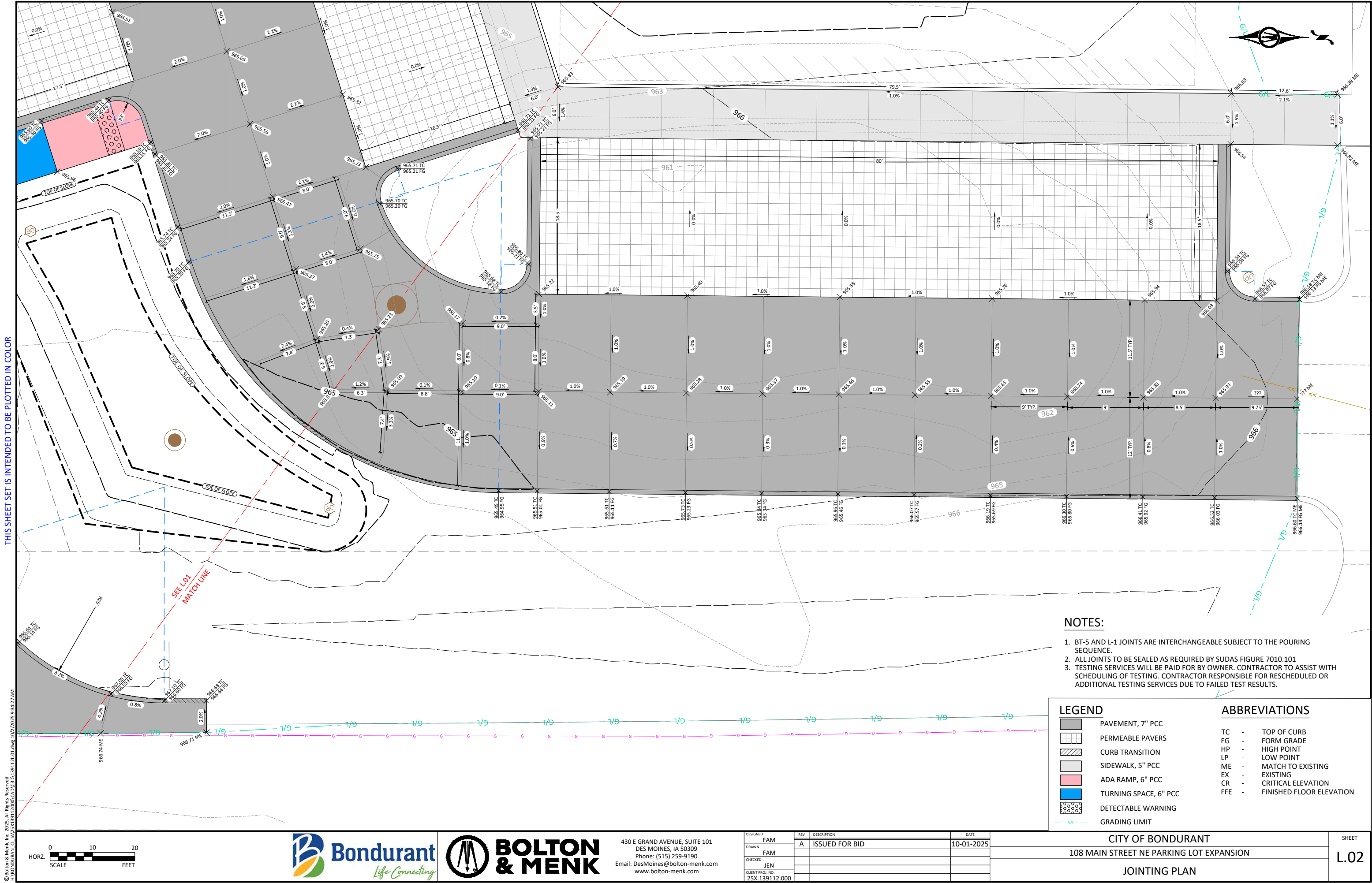
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CHECKED: JEN
CLIENT PROJ. NO.: 25X.139112.000

REV	DESCRIPTION	DATE
A	ISSUED FOR BID	10-01-2025

CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
JOINTING PLAN

SHEET
L.01

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- NOTES:**
- BT-5 AND L-1 JOINTS ARE INTERCHANGEABLE SUBJECT TO THE POURING SEQUENCE.
 - ALL JOINTS TO BE SEALED AS REQUIRED BY SUDAS FIGURE 7010.101
 - TESTING SERVICES WILL BE PAID FOR BY OWNER. CONTRACTOR TO ASSIST WITH SCHEDULING OF TESTING. CONTRACTOR RESPONSIBLE FOR RESCHEDULED OR ADDITIONAL TESTING SERVICES DUE TO FAILED TEST RESULTS.

LEGEND

- PAVEMENT, 7" PCC
- PERMEABLE PAVERS
- CURB TRANSITION
- SIDEWALK, 5" PCC
- ADA RAMP, 6" PCC
- TURNING SPACE, 6" PCC
- DETECTABLE WARNING
- GRADING LIMIT

ABBREVIATIONS

TC	-	TOP OF CURB
FG	-	FORM GRADE
HP	-	HIGH POINT
LP	-	LOW POINT
ME	-	MATCH TO EXISTING
EX	-	EXISTING
CR	-	CRITICAL ELEVATION
FFE	-	FINISHED FLOOR ELEVATION

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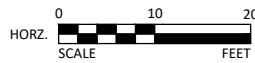
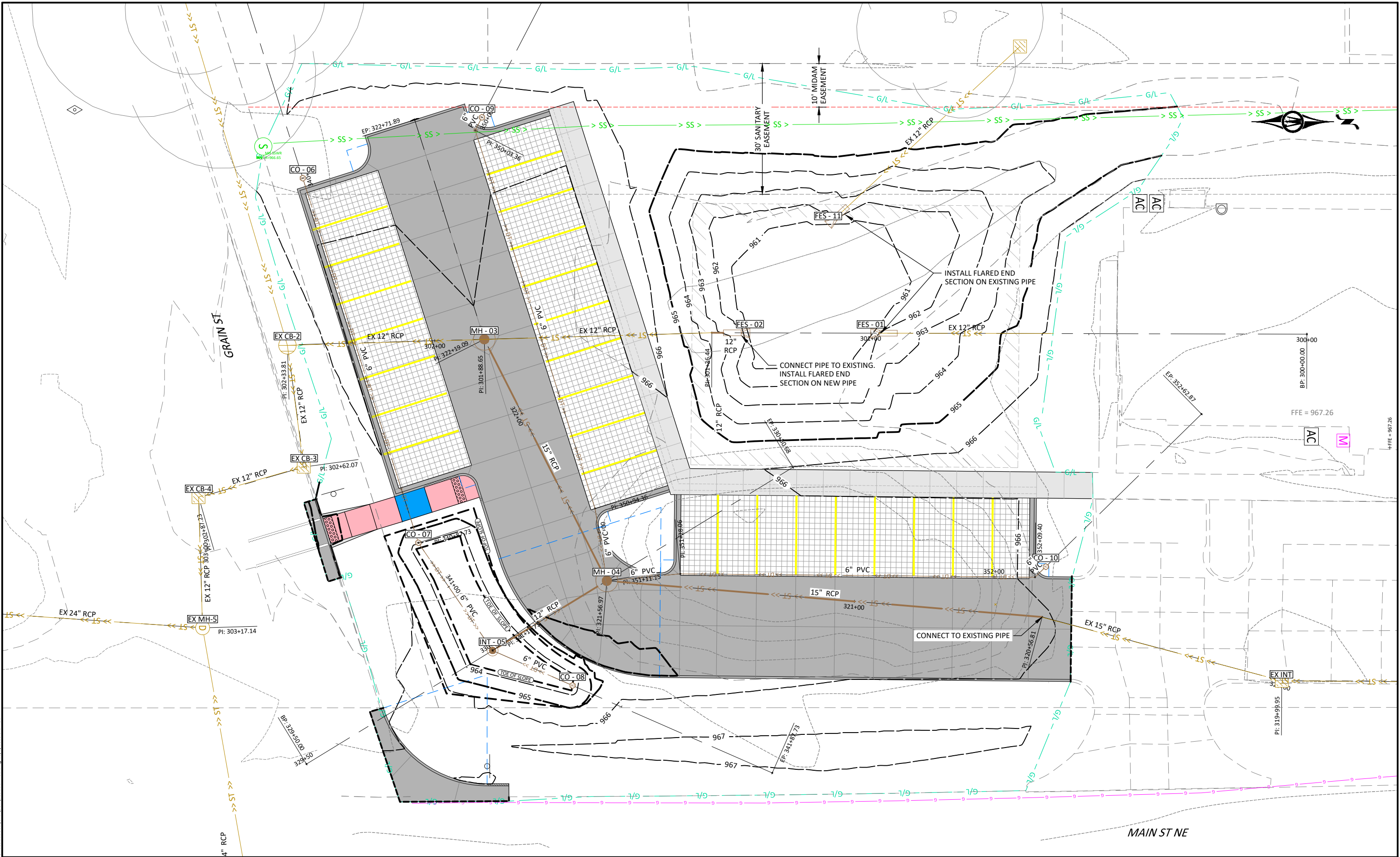
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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
JOINTING PLAN

SHEET
L.02

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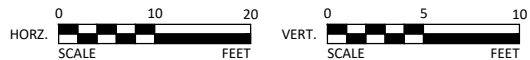
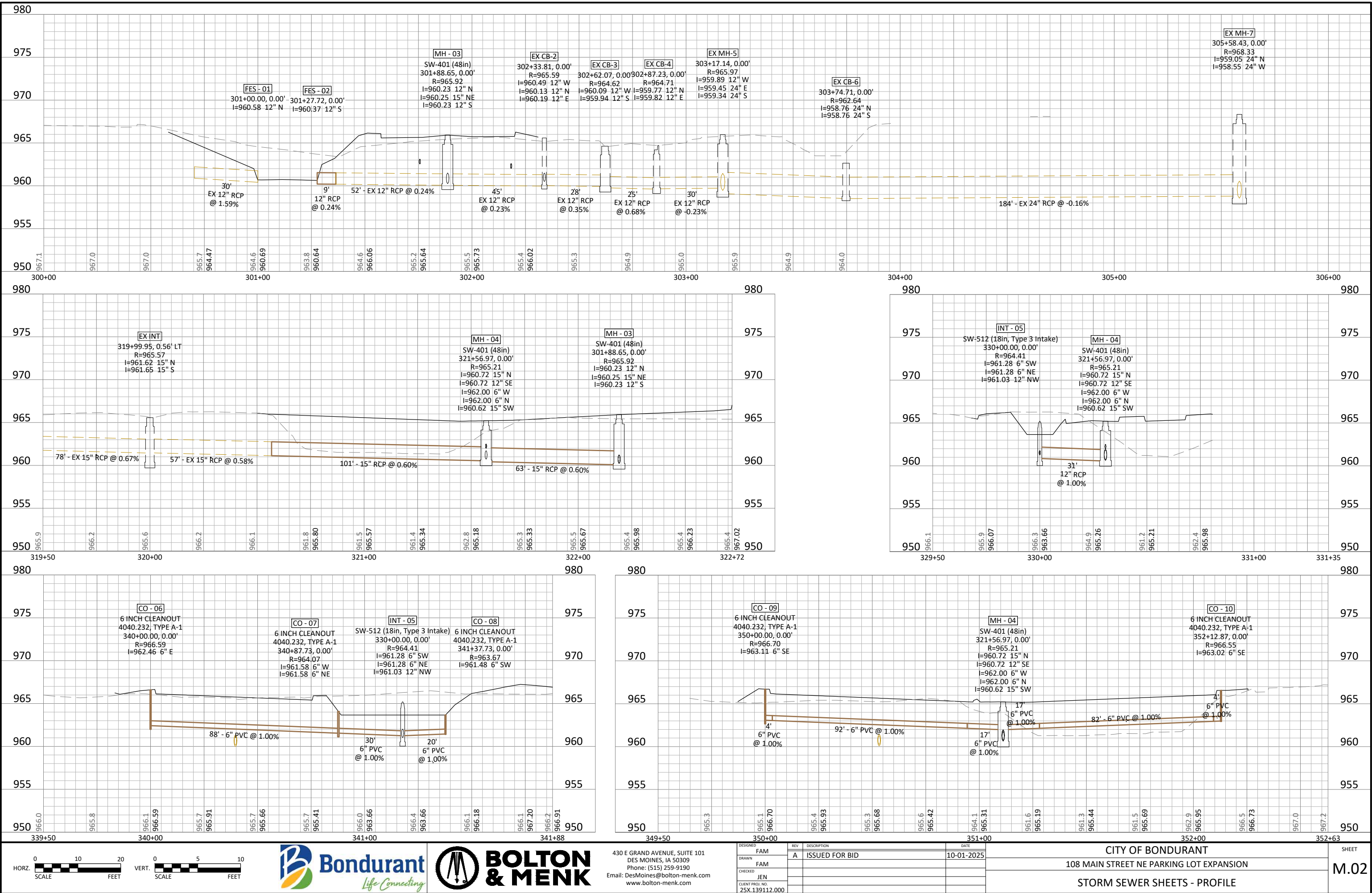
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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
STORM SEWER SHEETS - PLAN

SHEET
M.01

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CLIENT PROJ. NO.	25X.139112.000

CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
STORM SEWER SHEETS - PROFILE

SHEET
M.02

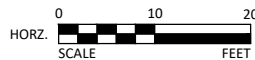
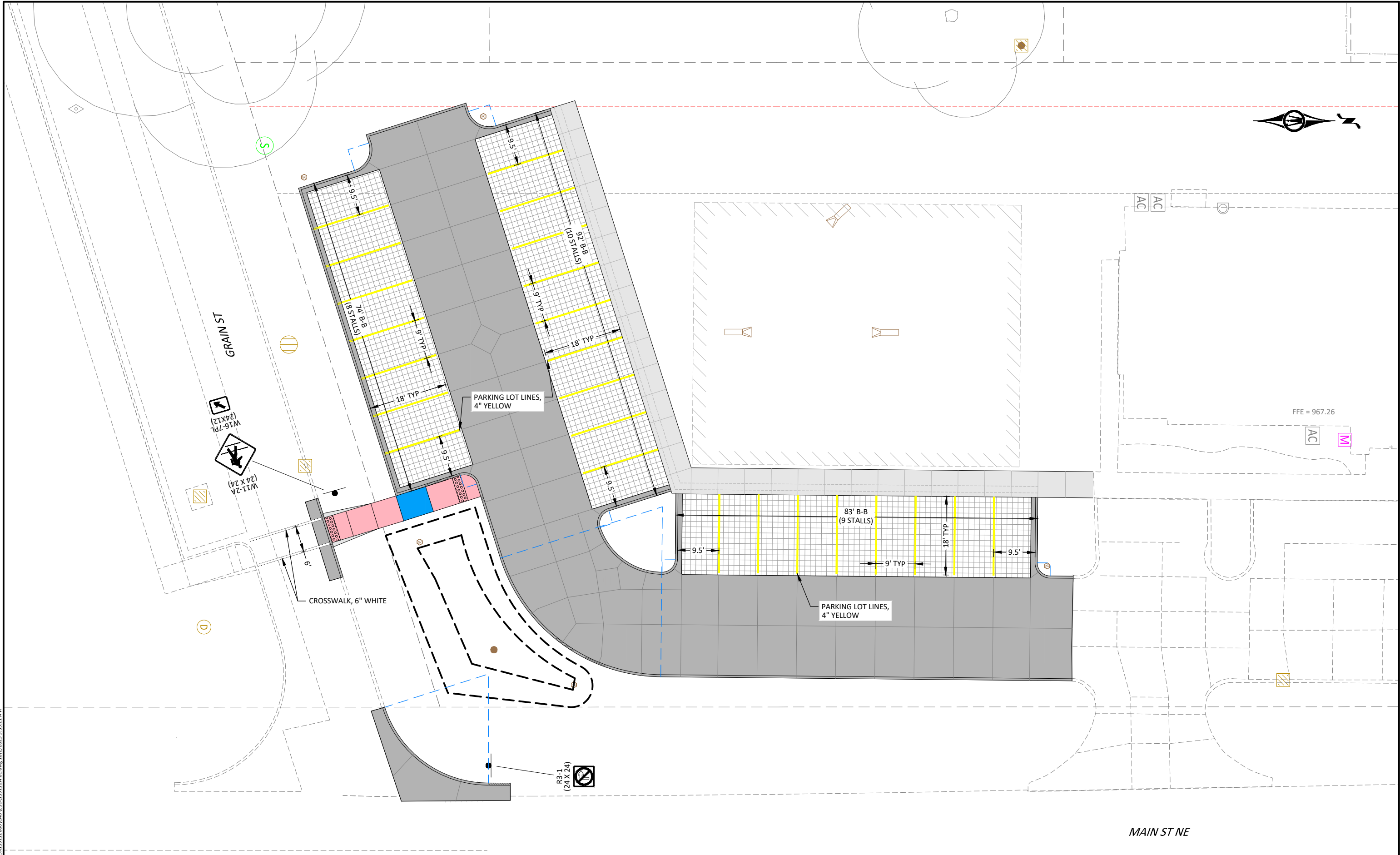
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STORM SEWER STRUCTURES						
STRUCTURE	STATION	OFFSET	TYPE	FG/RIM ELEV	INLET ELEV	OUTLET ELEV
FES - 01	301+00	0.00'	12 INCH CONCRETE FLARED END SECTION W/ APRON GUARD	961.83	960.58, 12" RCP-E N	
FES - 11	301+09.83	24.83' RT	12 INCH CONCRETE FLARED END SECTION W/ APRON GUARD	961.83	960.58, 12" RCP-E NW	960.58, 12" RCP-E SE
FES - 02	301+27.72	0.00'	12 INCH CONCRETE FLARED END SECTION W/ APRON GUARD	961.62		960.37, 12" RCP S
MH - 03	301+88.65	0.00'	SW-401 (48in)	965.92	960.23, 12" RCP - E N 960.25, 15" RCP NE	960.23, 12" RCP-E S
MH - 04	321+56.97	0.00'	SW-401 (48in)	965.21	960.72, 15" RCP N 960.72, 12" RCP SE 962.00, 6 INCH PERFORATED PVC W 962.00, 6 INCH PERFORATED PVC N	960.62, 15" RCP SW
INT - 05	330+00	0.00'	SW-512 (18in, Type 3 Intake)	964.41	961.28, 6 INCH PERFORATED PVC SW 961.28, 6 INCH PERFORATED PVC NE	961.03, 12" RCP NW
CO - 06	340+00	0.00'	6 INCH CLEANOUT 4040.232, TYPE A-1	966.59		962.46, 6 INCH PERFORATED PVC E
CO - 07	340+87.73	0.00'	6 INCH CLEANOUT 4040.232, TYPE A-1	964.07	961.58, 6 INCH PERFORATED PVC W	961.58, 6 INCH PERFORATED PVC NE
CO - 08	341+37.73	0.00'	6 INCH CLEANOUT 4040.232, TYPE A-1	963.67		961.48, 6 INCH PERFORATED PVC SW
CO - 09	350+00	0.00'	6 INCH CLEANOUT 4040.232, TYPE A-1	966.70		963.11, 6 INCH PERFORATED PVC SE
CO - 10	352+12.87	0.00'	6 INCH CLEANOUT 4040.232, TYPE A-1	966.55		963.02, 6 INCH PERFORATED PVC SE

STORM SEWER PIPES						
FROM STRUCTURE	TO STRUCTURE	PIPE DIA	LENGTH	PIPE GRADE	START INV	END INV
CO - 08	INT - 05	6 INCH PERFORATED PVC	20 LF	1.00%	961.48	961.28
CO - 06	CO - 07	6 INCH PERFORATED PVC	88 LF	1.00%	962.46	961.58
CO - 07	INT - 05	6 INCH PERFORATED PVC	30 LF	1.00%	961.58	961.28
MH - 4	MH - 04	6 INCH PERFORATED PVC	17 LF	1.00%	962.17	962.00
BEND	CONNECTION	6 INCH PERFORATED PVC	91 LF	1.00%	963.08	962.17
CO - 09	BEND	6 INCH PERFORATED PVC	3 LF	1.00%	963.11	963.08
MH - 3	MH - 4	6 INCH PERFORATED PVC	81 LF	1.00%	962.98	962.17
CO - 10	MH - 3	6 INCH PERFORATED PVC	3 LF	1.00%	963.02	962.98
CONNECTION	MH - 04	6 INCH PERFORATED PVC	17 LF	1.00%	962.17	962.00
INT - 05	MH - 04	12" RCP	31 LF	1.00%	961.03	960.72
FES - 02	EX 12" RCP	12" RCP	9 LF	0.24%	960.37	960.35
MH - 04	MH - 03	15" RCP	62 LF	0.60%	960.62	960.25
EX 15" RCP	MH - 04	15" RCP	100 LF	0.60%	961.32	960.72

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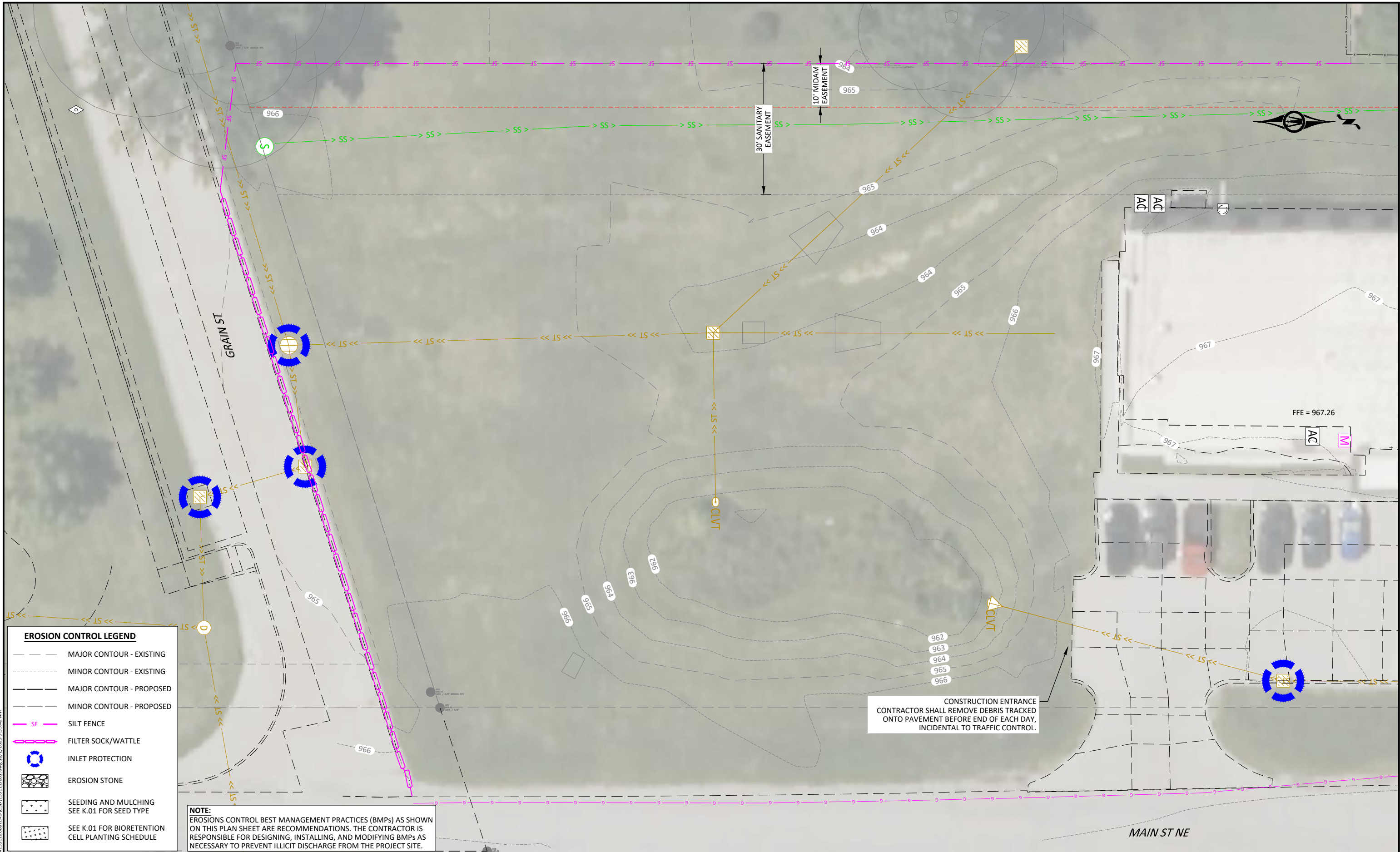
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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
PAVEMENT MARKINGS & SIGNAGE

SHEET
N.01

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EROSION CONTROL LEGEND

- MAJOR CONTOUR - EXISTING
- MINOR CONTOUR - EXISTING
- MAJOR CONTOUR - PROPOSED
- MINOR CONTOUR - PROPOSED
- SF SILT FENCE
- FILTER SOCK/WATTLE
- INLET PROTECTION
- EROSION STONE
- SEEDING AND MULCHING
SEE K.01 FOR SEED TYPE
- SEE K.01 FOR BIORETENTION
CELL PLANTING SCHEDULE

NOTE:
EROSIONS CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN ON THIS PLAN SHEET ARE RECOMMENDATIONS. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING, INSTALLING, AND MODIFYING BMPs AS NECESSARY TO PREVENT ILLICIT DISCHARGE FROM THE PROJECT SITE.



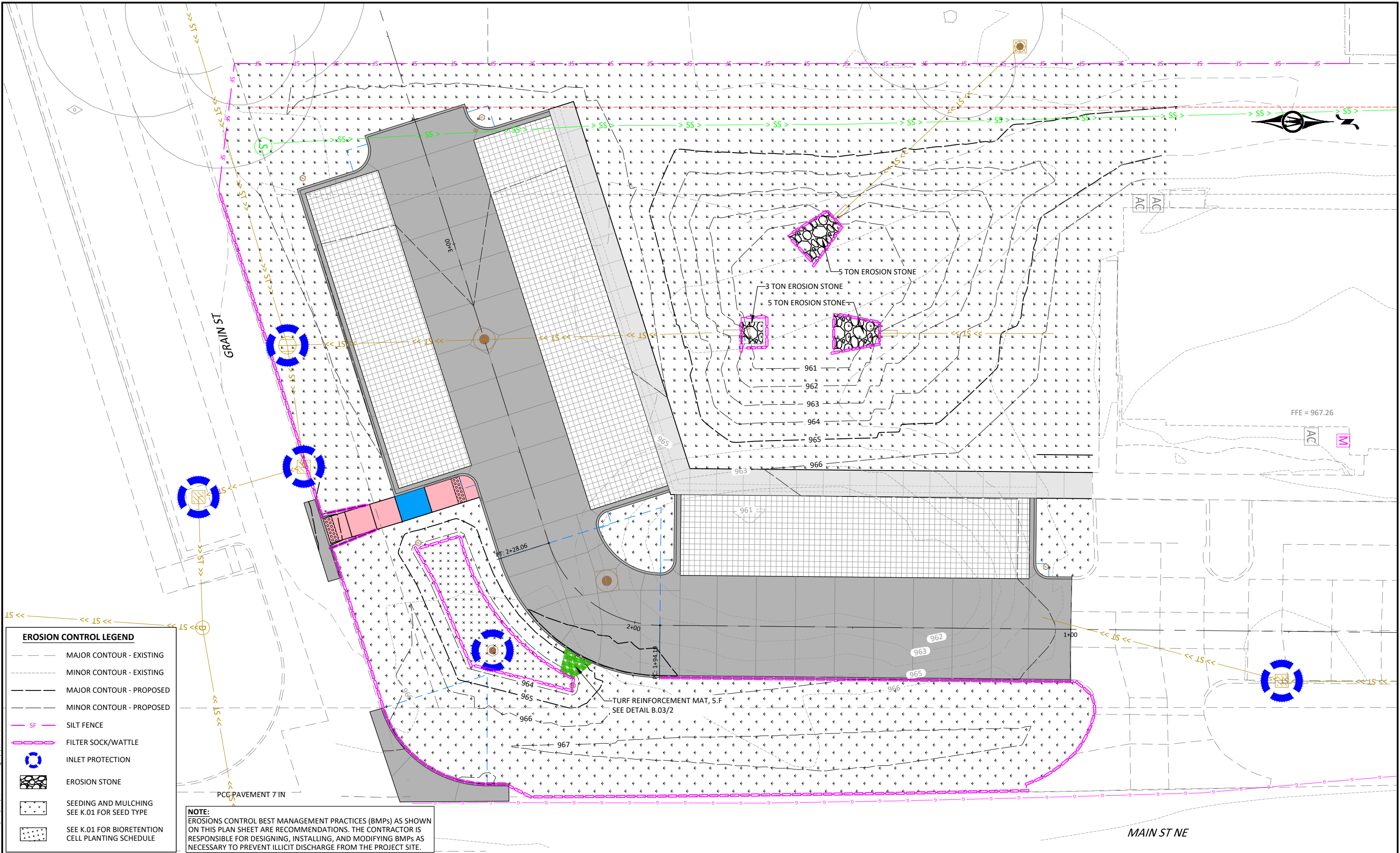
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CITY OF BONDURANT	SHEET
108 MAIN STREET NE PARKING LOT EXPANSION	R.01
EROSION CONTROL PLAN - PRE CONSTRUCTION	

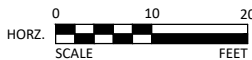
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- EROSION CONTROL LEGEND**
- MAJOR CONTOUR - EXISTING
 - MINOR CONTOUR - EXISTING
 - MAJOR CONTOUR - PROPOSED
 - MINOR CONTOUR - PROPOSED
 - SF SILT FENCE
 - FILTER SOCK/WATTLE
 - INLET PROTECTION
 - EROSION STONE
 - SEEDING AND MULCHING
SEE K.01 FOR SEED TYPE
 - SEE K.01 FOR BIORETENTION
CELL PLANTING SCHEDULE

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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
EROSION CONTROL PLAN - POST CONSTRUCTION

SHEET
R.02

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PAVEMENT, 7" PCC

PERMEABLE PAVERS

CURB TRANSITION

SIDEWALK, 5" PCC

ADA RAMP, 6" PCC

TURNING SPACE, 6" PCC

DETECTABLE WARNING

GRADING LIMIT

TC

-

TOP OF CURB

FG

-

FORM GRADE

HP

-

HIGH POINT

LP

-

LOW POINT

ME

-

MATCH TO EXISTING

EX

-

EXISTING

CR

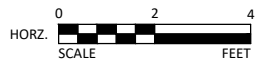
-

CRITICAL ELEVATION

FFE

-

FINISHED FLOOR ELEVATION



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CITY OF BONDURANT
108 MAIN STREET NE PARKING LOT EXPANSION
ADA COMPLIANCE

SHEET
S.01

PROJECT MANUAL

108 Main Street NE Parking Lot Expansion

City of Bondurant

Bondurant, Iowa

October 2025

BMI Project No. 25X.139112

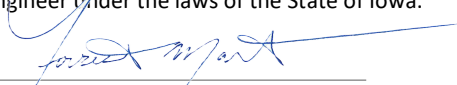


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SECTION 00005 - CERTIFICATION PAGE

PROJECT MANUAL
FOR
108 MAIN STREET NE PARKING LOT EXPANSION
CITY OF BONDURANT
BONDURANT, IOWA
OCTOBER 2025
BMI PROJECT NO. 25X.139112

	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.  _____ Forrest Martinson License No. 28860 My renewal date is December 31, 2025 Pages or sheets covered by this seal: <u>ALL SHEETS</u> Date: <u>10/01/2025</u>
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108 Main Street NE Parking Lot Expansion
City of Bondurant

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Introductory Information, Bidding Requirements, Contract Forms and Conditions of Contract

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DRAWINGS (UNDER SEPARATE COVER):

24 sheets numbered A.01 through S.01, inclusive, dated October 1, 2025, and with each sheet bearing the following general title:

108 Main Street NE Parking Lot Expansion
City of Bondurant

**This project is based on
SUDAS STANDARD SPECIFICATIONS, 2025 EDITION
unless modified herein.**

*******END OF SECTION*******

SECTION 00100 - NOTICE TO BIDDERS

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

Receipt and Opening of Sealed Proposals. Sealed proposals for the work comprising the repair or improvement as stated below must be filed before 2:00 P.M. on November 6, 2025, in the office of the City Clerk, 200 2nd Street NE, Bondurant, Iowa 50035. Sealed proposals will be opened and publicly read with bids being tabulated at that time. The results will be reported to the City of Bondurant at its meeting at 6:00 P.M. on November 17, 2025, at which time the Council may take action on the proposals submitted or at such time as may then be fixed. The City of Bondurant reserves the right to reject any or all bids, to waive informalities or technicalities in any bid, and to enter into such contract, or contracts, as it shall deem to be to in the best interest of the City of Bondurant.

Time for Commencement and Completion of Work. Work on the improvement shall commence upon approval of the contract by the Council and as stated in the Notice to Proceed. All work under the contract must be complete on or before May 31, 2026. Liquidated damages are as set forth in Section 00500 – Contract.

Bid Security. Each Bidder shall accompany its bid with bid security, as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a contract for the work bid upon. The Bidder's security shall be in an amount equal to 5 percent of the total amount of the bid. The bid shall contain no condition except as provided in the specifications. If the Bidder fails to execute the contract and to furnish an acceptable Performance, Payment, and Maintenance Bond or provide a Certificate of Insurance within ten (10) days after acceptance of the bid by the City, the bid security may be forfeited or cashed by the City as liquidated damages.

Contract Documents. Copies of the project documents are available for a price of \$25.00 per set. This fee is refundable, provided the plans and specifications are returned complete and in reusable condition, and they are returned within fourteen (14) calendar days after the award of the project. Please make your check payable to Bolton & Menk, Inc. and send it to 430 E Grand Avenue, Des Moines, Iowa 50309. Complete digital project bidding documents are available at www.bolton-menk.com or www.questcdn.com. You may view the digital plan documents for free by entering QuestCDN Project #9904648 on the website's Project Search page. Documents may be downloaded for \$0.00. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, viewing, downloading, and working with this digital project information.

Preference of Products and Labor. By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa, to the extent lawfully required under Iowa statutes.

Sales Tax Exemption Certificates. The Bidder shall not include sales tax in the bid. The City of Bondurant will distribute tax exemption certificates and authorization letters to the contractor and all subcontractors who are identified. The contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials. These tax exemption certificates and authorization letters are applicable only for this specific project under the contract.

PROJECT DESCRIPTION: Expansion of the existing parking lot with concrete drives, curb and gutter and sidewalk. Installation of permeable pavers and underground storage facilities and associated plantings and restoration.

The Notice is given by order of the Council of the City of Bondurant.

Marketa Oliver
City Administrator

SECTION 00110 - NOTICE OF PUBLIC HEARING

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

Public Hearing on Proposed Contract Documents and Estimated Costs for Repair or Improvement. A public hearing will be held by the City of Bondurant on the proposed contract documents (plans, specifications and form of contract) and estimated cost for the improvement at its meeting at 6:00 P.M. on November 17, 2025, in Bondurant City Center 200 2nd Street NE, Bondurant, Iowa 50035.

PROJECT DESCRIPTION: Expansion of the existing parking lot with concrete drives, curb and gutter and sidewalk. Installation of permeable pavers and underground storage facilities and associated plantings and restoration.

At said hearing, the Council will consider the plans, specifications, proposed form of contract, and estimated total cost for the project, the same now being on file in the office of the City Clerk, 200 2nd Street NE, Bondurant, Iowa 50035, 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, estimate of cost, and form of contract made by any interested party.

SECTION 00200 - INSTRUCTIONS TO BIDDERS

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

The work comprising the above referenced project shall be constructed in accordance with the SUDAS Standard Specifications, 2025 Edition, and as further modified by the supplemental specifications and special provisions included in the contract documents. The terms used in the contract version of the documents are defined in said standard specifications. Before submitting a bid, please review the requirements of Division One, General Provisions and Covenants. Please be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause a submitted bid not to be read.

ARTICLE 1—BID SECURITY

- 1.01 The bid security must be in the minimum amount of 5% of the total bid amount including all add alternates (do not deduct the amount of deduct alternates).
- 1.02 Bid security other than said bid bond shall be in accordance with Chapter 26 of the Iowa Code.
- 1.03 Bid security shall be in the form of a cashier's check or certified check drawn on a state chartered or federally chartered bank; or a certified share draft drawn on a state chartered or federally chartered credit union; or a bidder's bond with corporate surety satisfactory to the City of Bondurant, hereinafter called the "Jurisdiction".
- 1.04 All signatures on the bid bond must be original signatures in ink; electronic, copies, or facsimile (fax) of any signature on the bid bond is not acceptable.
- 1.05 The bid bond must be submitted on the enclosed Bid Bond form as no other bid bond forms are acceptable.

ARTICLE 2—SUBMISSION OF THE PROPOSAL AND IDENTITY OF BIDDERS

- 2.01 The Proposal shall be sealed in an envelope, properly identified as the "Proposal", with the project title and the name and address of the Bidder. The bid security shall be sealed in a separate envelope identified as the "Bid Security" and attached to the outside of the bid proposal envelope. The Proposal and Bid Security shall be deposited with the Jurisdiction at or before the time and at the place provided in the Notice to Bidders. It is the sole responsibility of the Bidder to see that its proposal is delivered to the Jurisdiction prior to the time for opening bids along with the appropriate bid security. Any proposal received after the scheduled time for the receiving of proposals will be returned to the Bidder unopened and will not be considered.
- 2.02 The following documents shall be completed, signed, and returned in the proposal envelope. The bid cannot be read if any of these documents are omitted from the proposal envelope.
 - A. PROPOSAL – Complete each of the following parts:
 - Part B – Acknowledgment of Addenda, if any have been issued;
 - Part C – Bid Items, Quantities and Prices;
 - Part F – Additional Requirements; and
 - Part G – Identity of Bidder.
- 2.03 Sign the proposal. The signature on the proposal and all proposal attachments must be an original signature in ink signed by the same individual who is the company owner or an authorized officer of the company; copies or facsimile of any signature will not be accepted.
- 2.04 Documents must be submitted as printed. No alterations, additions, or deletions are permitted. If the Bidder notes a requirement in the contract documents which the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

2.05 Division 1 - General Provisions and Covenants of the 2025 SUDAS Standard Specifications is modified as follows:

A. Section 1020.1.09B, Unit Price Attachment.

A computer-generated unit price attachment may be submitted by the Bidder as specified by this section.

ARTICLE 3—PROSECUTION AND PROGRESS OF THE WORK

3.01 The work is located in the City of Bondurant.

Work on the improvement shall commence upon approval of the contract by the Council and as stated in the Notice to Proceed. All work under the contract must be completed as stated in Section 00500 - Contract. Liquidated damages will be assessed as detailed in Section 00500 - Contract.

3.02 Community Events.

Successful Bidder will be required to coordinate with the Jurisdiction and accommodate the Jurisdiction's requirements for the following list of events:

Community Events

3.03 Each successful Bidder will be required to furnish a corporate surety bond in an amount equal to 100% of its contract price. Said bond shall be issued by a responsible surety approved by City of Bondurant and shall guarantee the faithful performance of the contract, the terms and conditions therein contained, the prompt payment of all material and labor, protect and save harmless the City of Bondurant from claims and damages of any kind caused by the operations of the contract, and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of 2 years from and after acceptance of the work.

3.04 The City of Bondurant, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42U.S.C. 2000d to 2000d-4 and Title 49 Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all Bidders that it will affirmatively ensure that with any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

ARTICLE 4—PREFERENCE OF PRODUCTS AND LABOR

4.01 In accordance with Iowa statutes, a resident bidder shall be allowed preference against a nonresident bidder from a state or foreign country provided that state or foreign country gives or requires any preference to bidders from that state or foreign country. This includes, but is not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident. If it is determined that this may cause denial of federal funds which would otherwise be available or would otherwise be inconsistent with requirements of any federal law or regulation, this resident bidder preference shall be suspended, but only to the extent necessary to prevent denial of the funds or to eliminate the inconsistency with federal requirements.

ARTICLE 5—TAXES

- 5.01 The City will issue a sales tax exemption certificate and authorization letters to the contractor and all subcontractors for all materials purchased on the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.
- 5.02 The contractor shall provide a listing to the City identifying all appropriate subcontractors qualified for use of the tax exemption certificate. The contractor and subcontractors may make copies of the certificate and provide to each supplier providing construction material.
- 5.03 Income Tax:
 - A. Successful Bidder is subject to payment of Iowa income tax on income from this work in amounts prescribed by law.
 - B. If successful Bidder is a non-Iowa partnership, individual, or association, Bidder 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.

******END OF SECTION******

SECTION 00410 - PROPOSAL

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

PROPOSAL: PART A – SCOPE

The City of Bondurant, hereinafter called the “Jurisdiction”, has need of a qualified contractor to complete the work comprising of the below referenced repair or improvement. The undersigned Bidder hereby proposes to complete the work comprising of the below referenced repair or improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the Mayor, at the prices hereinafter provided in Part C of the Proposal, for the improvements on the 108 Main Street NE Parking Lot Expansion.

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____

ADDENDUM NUMBER _____

ADDENDUM NUMBER _____

ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS AND QUANTITIES

UNIT PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items and Quantities. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items and Quantities are approximate only but are considered sufficiently adequate for the purpose of comparing bids.

SEE INCLUDED PROPOSAL ATTACHMENT

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive Bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive Bidder to be based on comparison of the total bid only, not including any alternates; and
3. Make such alterations in the contract documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
3. Commence the work upon written Notice to Proceed; and
4. Complete the work in accordance with the completion dates defined in Section 00500 – Contract; and
5. Pay liquidated damages for noncompliance with said completion provisions at the rate detailed in Section 00500 – Contract for each calendar day thereafter that the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any Bidder or person, to submit a sham bid or to refrain from bidding; and
5. That the bid has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other Bidder; and
6. That all statements in this proposal are true; and
7. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below which are included in this proposal and identified as proposal attachments:

ITEM NO.	DESCRIPTION OF ATTACHMENT
1.	None

PROPOSAL: PART G - IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- ☐ Individual,
Sole Proprietorship
- ☐ Partnership
- ☐ Corporation
- ☐ Limited Liability Company
- ☐ Joint-Venture; all parties must join-in and
execute all documents
- ☐ Other

Bidder

Signature

Name (Print/Type)

Title

Street Address

City, State, Zip Code

Telephone Number

E-Mail Address

The Bidder shall enter its
Public Registration Number

issued by the Iowa Commissioner of Labor
Pursuant Section 91C.5 of the Iowa Code.

Failure to provide said Registration
Number shall result in the bid being read
under advisement. A contract will not be
executed until the contractor is registered.

**Type or print the name and title of the company's
owner, president, CEO, etc. if a different person
than entered above.**

Name

Title

NOTE: The signature on this proposal must be an original signature in ink; copies, facsimiles, or electronic signatures will not be accepted.

All bidders must submit the following completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156.

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 non-resident 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: _____
(mm/dd/yyyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

You may attach additional sheet(s) if needed.

To be completed by non-resident bidders.

Part C

- Name of home state or foreign country reported to the Iowa Secretary of State: _____
- Does your company's home state or foreign country offer preferences to bidders who are residents? ☐ Yes ☐ No
- 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 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.

PROPOSAL ATTACHMENT: PART C – BID ITEMS AND QUANTITIES

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

This is a UNIT PRICE CONTRACT. The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items and Quantities. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items and Quantities are approximate only, but are considered sufficiently adequate for the purpose of comparing bids.

ESTIMATED PROJECT QUANTITIES						
Item No.	Item Code	Item	Unit	Quantity	Unit Price	Total
1	2010-D-1	TOPSOIL, ON SITE	CY	689	\$	\$
2	2010-D-4	ENGINEERED SOIL	CY	24	\$	\$
3	2010-E	EXCAVATION, CLASS 10	CY	672	\$	\$
4	2010-J	SUBBASE, MODIFIED, 6 INCHES	SY	704	\$	\$
5	2010-J	SUBBASE, MODIFIED, 4 INCHES	SY	124	\$	\$
6	2010-999-A	STONE CHOKER LAYER 3/8" WASHED CHIPS	TON	5	\$	\$
7	2010-999-B	STONE FILTER AGGREGATE BASE, 1-2" CRUSHED STONE, WASHED	TON	27	\$	\$
8	4020-A-1	STORM SEWER, TRENCHED, RCP, 12 INCH	LF	40	\$	\$
9	4020-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH	LF	164	\$	\$
10	4020-D	REMOVAL OF STORM SEWER, ≤ 15 INCH	LF	130	\$	\$
11	4030-B	PIPE APRON, RCP, 12 INCH	EA	3	\$	\$
12	4030-C	FOOTING FOR CONCRETE PIPE APRON, RCP, 12 INCH	EA	3	\$	\$
13	4030-D	PIPE APRON GUARD, 12 INCH	EA	3	\$	\$
14	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, 6 INCH	EA	4	\$	\$
15	6010-A	STORM MANHOLE, SW-401, 48 INCH	EA	2	\$	\$
16	6010-B	INTAKE, SW-512	EA	1	\$	\$
17	6010-H	REMOVE INTAKE	EA	1	\$	\$
18	7010-A	PAVEMENT, PCC, 7 INCH, C-MIX	SY	670	\$	\$
19	7030-E	SIDEWALK, CLASS 'A', PCC, 5 INCH	SY	124	\$	\$
20	7030-E	SIDEWALK, PCC, 6 INCH	SY	25	\$	\$
21	7030-G	DETECTABLE WARNING	SF	24	\$	\$

22	7040-H	PAVEMENT REMOVAL	SY	17	\$	\$
23	7080-B	ENGINEERING FABRIC	SY	540	\$	\$
24	7080-C	UNDERDRAIN, 6 INCH, PERFORATED PVC	LF	366	\$	\$
25	7080-D	STORAGE AGGREGATE, NO. 2 STONE	TON	370	\$	\$
26	7080-E	FILTER AGGREGATE, NO. 57 STONE	TON	160	\$	\$
27	7080-F	PERMEABLE INTERLOCKING PAVERS, PARKING	SY	490	\$	\$
28	8020-B	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	4.5	\$	\$
29	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$	\$
30	8040-B	TRAFFIC SIGNS	EA	2	\$	\$
31	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 – PERMANENT LAWN	AC	0.8	\$	\$
32	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, NATIVE GRASS AND FORBS (WILDFLOWER) SEEDING	AC	0.1	\$	\$
33	9030-B	PLANTS WITH WARRANTY, PERRENIAL, #1 CONT.	EA	19	\$	\$
34	9030-B	PLANTS WITH WARRANTY, GRASSES, #1 CONT.	EA	4	\$	\$
35	9030-B	PLANTS WITH WARRANTY, GROUND COVER, #1 CONT.	EA	206	\$	\$
36	9030-B	PLANTS WITH WARRANTY, OVER STORY TREE, 2.5 CAL, B&B	EA	7	\$	\$
37	9030-B	PLANTS WITH WARRANTY, UNDERSTORY TREE	EA	2	\$	\$
38	9040-F-1	WATTLE, STRAW, 9 INCH	LF	1200	\$	\$
39	9040-J	RIP RAP, EROSION STONE	TON	13	\$	\$
40	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	285	\$	\$
41	9040-R	TURF REINFORCEMENT MATS, 5.F	SY	10	\$	\$
42	9040-T-1	INLET PROTECTION DEVICE, DROP-IN	EA	5	\$	\$
43	11010-A	CONSTRUCTION SURVEY	LS	1	\$	\$
44	11020-A	MOBILIZATION	LS	1	\$	\$

BID TOTAL:					\$
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NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE JURISDICTION AS NOTED IN SECTION 00500 - "CONTRACT" OF THIS PROJECT MANUAL.

Bidder Name

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SECTION 00420 - BID BOND

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal, and _____, as Surety, are held and firmly bound unto, City of Bondurant as Obligee, (hereinafter referred to as "the Jurisdiction"), in the penal sum of _____ dollars (\$ _____), lawful money of the United States, 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 Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into a contract in writing, for the following project:

Project Title: 108 Main Street NE Parking Lot Expansion

PROJECT DESCRIPTION: Expansion of the existing parking lot with concrete drives, curb and gutter and sidewalk.

Installation of permeable pavers and underground storage facilities and associated plantings and restoration.

The Surety hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Polk County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter into a contract with Jurisdiction in accordance with the terms of such proposal, including the provision of insurance and of a 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; otherwise, the Principal shall pay to the Jurisdiction 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 _____, 20_____.

SURETY:

PRINCIPAL:

Surety Company

Bidder

By:

Signature Attorney-in-Fact/Officer

By:

Signature

Name of Attorney-in-Fact/Officer

Name (Print/Type)

Company Name

Title

Company Address

Address

City, State, Zip Code

City, State, Zip Code

Company Telephone Number

Telephone Number

Company E-Mail

E-Mail

NOTE: All signatures on this bid bond must be original signatures in ink; electronic, copies or facsimile of any signature will not be accepted. This bond must be sealed with the Surety's raised, embossing seal or official adhesive seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal or official adhesive seal.

SECTION 00500 - CONTRACT

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

THIS CONTRACT, made and entered into this _____ day of _____, 20____, by and between the City of Bondurant hereinafter called the "Jurisdiction", and _____ hereinafter called the "Contractor".

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the 108 Main Street NE Parking Lot Expansion as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Administrator, City of Bondurant, 101 Lincoln Street NE, Bondurant, Iowa. This Contract includes all such contract documents. All work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, 2025 Edition and as further modified by the Special Provisions, Technical Specifications and Supplemental Specifications included in said contract documents and the Contract Attachment which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law for the time required in said contract documents after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment: Bid Items and Quantities which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following project:

Project Title: 108 Main Street NE Parking Lot Expansion

PROJECT DESCRIPTION: Expansion of the existing parking lot with concrete drives, curb and gutter and sidewalk. Installation of permeable pavers and underground storage facilities and associated plantings and restoration.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of _____ dollars (\$ _____), which amount shall constitute the required amount of the Performance, Payment and Maintenance Bond. The Contractor hereby agrees to commence work as stated in the written Notice to Proceed; and substantially complete the work in accordance with the following contract provisions:

CONTRACT PROVISIONS

A. Completion Date: Date

1. The work will be substantially completed on or before May 31, 2026, and completed and ready for final payment in accordance with General Conditions on or before May 31, 2026.

B. Liquidated Damages

1. Pay liquidated damages for noncompliance with said completion provisions in the amount of Five Hundred Dollars (\$500.00) for each calendar day the work remains incomplete.

C. Maintenance Bond & Warranty

1. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the City of Bondurant, from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work.

2. Shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of 2 years from and after acceptance of the work.

D. Bid Quantity Revisions

1. All quantities are estimates and subject to revision by the Jurisdiction.
2. Quantity changes that do not materially change the character of the work to be performed and amount to less than Twenty (20) percent of a given bid item or less than Five (5) percent of the total contract amount shall not affect the unit price bid.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION: City of Bondurant

CONTRACTOR:

By: _____
Doug Elrod, Mayor

Company Name

(Seal)
ATTEST:

Signature

By: _____
Marketa Oliver, City Administrator

Name (Print/Type)

Title

Street Address

City, State, Zip Code

Telephone

E-Mail

CONTRACTOR PUBLIC REGISTRATION INFORMATION to be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration No. _____ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. The Contractor should contact 515-242-5871 for further information. Prior to contract execution, the Jurisdictional Engineer may forward a copy of this contract to the Iowa Department of Workforce Development as notification of pending construction work. It is the Contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Jurisdictional Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Code of Iowa, as amended, governing foreign corporations. For further information contact the Iowa Secretary of State Office at 515-281-5204.

Bond No. _____
Name of Surety _____

NOTE: All signatures on this contract must be original signatures in ink; electronic, copies or facsimile of any signature will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known, who, being by me duly sworn, did say that they are the _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of the Board of Directors; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20_____

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20_____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20_____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20_____, before me a Notary Public in and for said State, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said _____ OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20_____

CONTRACT ATTACHMENT: ITEM 1: GENERAL – NONE

CONTRACT ATTACHMENT: ITEM 2: BID ITEMS AND QUANTITIES

THIS CONTRACT IS AWARDED AND EXECUTED FOR COMPLETION OF THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS FOR THE BID PRICES TABULATED BELOW AS PROPOSED BY THE CONTRACTOR IN ITS PROPOSAL SUBMITTED IN ACCORDANCE WITH NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE JURISDICTION. THE JURISDICTION RESERVES THE RIGHT TO ADJUST QUANTITIES AS NECESSARY TO MAXIMIZE FUNDS BUDGETED FOR THIS PROJECT AS NOTED IN SECTION 00500 – CONTRACT.

[Insert Schedule of Unit Prices Standard Table Format]

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SECTION 00610 - PERFORMANCE, PAYMENT AND MAINTENANCE BOND

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal (hereinafter the "Contractor" or "Principal") and _____, as Surety are held and firmly bound unto _____, as Oblige (hereinafter referred to as "the Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of _____ DOLLARS (\$ _____), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the _____ day of _____, hereinafter the "Contract" wherein said Contractor undertakes and agrees to construct the 108 Main Street NE Parking Lot Expansion, Bondurant, Iowa.

PROJECT DESCRIPTION: Expansion of the existing parking lot with concrete drives, curb and gutter and sidewalk. Installation of permeable pavers and underground storage facilities and associated plantings and restoration.

And to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract documents. Provided, however, that one year after the date of acceptance as complete of the work under the above referenced Contract, the maintenance portion of this Bond shall continue in force for the stated maintenance period.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

PERFORMANCE: The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

PAYMENT: The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573, Code of Iowa, which by this reference is made a part hereof as though fully set out herein.

MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:

To remedy any and all defects that may develop in or result from work to be performed under the Contract as detailed in Section 00500 - Contract, from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;

To keep all work in continuous good repair; and

To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

Maintenance Bond requirements shall not apply to the following: work that is not permanently incorporated into the project; pavement markings, seeding, sodding, and plant material and planting.

Contractor's and Surety's agreement herein made extends to defects in workmanship or materials not discovered or known to the Jurisdiction at the time such work was accepted.

GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

To consent without notice to any extension of time to the Contractor in which to perform the Contract;

To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this Bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent of the total contract price, and that this Bond shall then be released as to such excess increase; and

To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself with respect to any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this Bond shall not exceed 125% of the penal sum of this Bond.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Polk County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers

and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s).

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Project No. _____

(CON'T – PERFORMANCE, PAYMENT AND MAINTENANCE BOND)

Witness our hands, in triplicate, this _____ day of _____, 20____.

SURETY:

PRINCIPAL:

Surety Company

By: _____
Signature of Attorney-in-Fact/Officer

Name of Attorney-in-Fact/Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

Company E-Mail

Bidder

By: _____
Signature

Name (Print/Type)

Title

Address

City, State, Zip Code

Telephone Number

E-Mail

NOTE:

1. All signatures on this Performance, Maintenance & Payment Bond must be original signatures in ink; electronic, copies, or facsimile of any signature will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal or official adhesive seal.
3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal or official adhesive seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.

SECTION 00800 - SPECIAL PROVISIONS

FOR

108 Main Street NE Parking Lot Expansion
City of Bondurant
Bondurant, Iowa

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1) CONTRACT PROVISIONS

a) Completion Date

- i) All work under the Contract must be completed as detailed in Section 00500 – Contract.

b) Liquidated Damage

- i) Damages in the amount as detailed in Section 00500 – Contract will be assessed for each calendar or working day the work remains incomplete.

c) Maintenance Bond & Warranty

- i) To remedy any and all defects as detailed in Section 00500 – Contract.

d) Bid Quantity Revisions

- i) All quantities are estimates and subject to revision by the Jurisdiction.
- ii) Quantity changes that do not materially change the character of the work to be performed and amount to less than Twenty (20) percent of a given bid item or less than Five (5) percent of the total contract amount shall not affect the unit price bid.

2) DEFINITION AND INTENT

a) The Specifications that apply to the materials and construction practices for this project are defined as follows:

- i) The 2025 Edition of the SUDAS Standard Specifications, except as modified by these Special Provisions to the Technical Specifications.
- ii) Omissions of words or phrases such as “the Contractor shall”, “in accordance with”, “shall be”, “as noted on the Plans”, “according to the Plans”, “a”, “an”, “the” and “all” are unintentional; supply omitted words or phrases by inference.
- iii) “Final Acceptance” and “Final Completion” shall mean final approval of the project as defined in SUDAS 1090, 1.08, C.
- iv) “Owner”, “Jurisdiction” and “City” shall mean the City of Bondurant, acting through the Council.
- v) “Person” shall mean any individual, partnership, limited partnership, joint venture, society, association, joint stock company, corporation, limited liability company, estate, receiver, trustee, assignee, or referee, whether appointed by a court or otherwise, and any combination of individuals.
- vi) “Engineer” shall mean the Engineer of Record.
- vii) The intent of the Technical Specifications is to describe the construction desired, performance requirements, and standards of materials and construction.
- viii) “Standard Drawings” shall mean the Figures bound within the SUDAS Standard Specifications and/or the Typical Drawings bound within the Plans.
- ix) “Substantial Completion” shall be as defined by the Iowa Administrative Code Chapter 573.28.
- x) “Work” shall mean the work to be done and the equipment, supplies, and materials to be furnished under the Contract unless some other meaning is indicated by the context.
- xi) “Or equal” shall follow manufacturers names used to establish standards and, if not stated, is implied.

b) Engineer: Bolton & Menk, Inc., 430 E Grand Avenue, Suite 101, Des Moines, Iowa 50309.

3) GENERAL PROVISIONS AND COVENANTS

a) Division 1 of the General Provisions and Covenants of the 2025 Edition SUDAS Standard Specifications is modified as follows:

- i) Section 1020.1.09B, Unit Price Attachment.

- (a) A computer-generated unit price attachment may be submitted by the Bidder as specified by this Section.
- ii) Section 1050, 1.05 - Shop Drawings, Certificates, and Equipment Lists
 - (a) Electronic submittal of shop drawings will be allowed.
 - (b) If hardcopy submittals are used, the Contractor shall submit a minimum of three (3) copies plus any additional required by the Contractor.
- iii) Section 1050, 1.15 – Additional Contractor Responsibilities
 - (a) No Changes.
- 4) WORK REQUIRED
 - a) Work under this Contract includes all materials, equipment, transportation, traffic control, and associated work for the construction of the 108 Main Street NE Parking Lot Expansion as described in the Official Publication.
- 5) PLANS AND SPECIFICATIONS
 - a) The Jurisdiction will furnish five (5) sets of plans and specifications to the Contractor after award of the Contract. The Contractor shall compensate the Jurisdiction for printing costs for additional copies required.
 - b) Contractor shall provide one set of plans and specifications for each foreman and superintendent in charge of each crew on the job.
- 6) SUBMITTALS
 - a) Contractor shall provide a construction schedule showing dates of starting and completing various portions of work. Schedule shall be updated as needed or as requested by Engineer due to changes in progress of construction from original schedule. Updates shall be completed within one week of request.
 - b) Contractor shall submit the following information for Engineer's review. Three (3) copies plus any additional copies required by Contractor shall be submitted to the Engineer at the preconstruction conference or at least 14 days prior to utilization of the particular item on this project.
 - i) Testing reports.
 - ii) Manufacturer's data for materials that are to be permanently incorporated into the project.
 - iii) Details of proposed methods of any special construction required.
 - iv) Purchase orders and subcontracts without prices.
 - v) Traffic control and staging plan.
 - vi) Such other information as the Engineer may request to ensure compliance with contract documents.
 - vii) List of Subcontractors and Suppliers.
- 7) STANDARDS AND CODES
 - a) Construct improvements with best present day construction practices and equipment.
 - b) Conform with and test in accordance with applicable sections of the following standards and codes.
 - i) American Association of State Highway and Transportation Officials (AASHTO).
 - ii) American Society for Testing and Materials (ASTM).
 - iii) Iowa Department of Transportation Standard Specifications (Iowa DOT).
 - iv) American National Standards Institute (ANSI).
 - v) American Water Works Association (AWWA).
 - vi) American Welding Society (AWS).

- vii) Federal Specifications (FS).
- viii) Iowa Occupational Safety and Health Act of 1972 (IOSHA).
- ix) Manual of Accident Prevention in Construction by Associated General Contractors of America, Inc. (AGC).
- x) Standards and Codes of the State of Iowa and the ordinances of the Jurisdiction.
- xi) Other standards and codes which may be applicable to acceptable standards of the industry for equipment, materials and installation under the Contract.

8) EMPLOYMENT PRACTICES

- a) Neither the Contractor nor the Contractor's subcontractors shall employ any person whose physical or mental condition is such that their employment will endanger the health and safety of anyone employed on the Project.
- b) The Contractor shall not commit any of the following employment practices and agrees to include the following clauses in any subcontracts:
 - i) To discharge from employment or refuse to hire any individual because of sex, race, color, religion, national origin, sexual orientation, marital status, age, or disability unless such disability is related to job performance of such person or employee.
 - ii) To discriminate against any individual in terms, conditions, or privileges or employment because of sex, race, color, religion, national origin, sexual orientation, marital status, age, or disability unless such disability is related to job performance of such person or employee.

9) RESPONSIBILITY OF CONTRACTOR

- a) Contractor shall provide supervision of the work.
- b) Contractor shall provide protection of all property from injury or loss resulting from construction operations.
- c) Contractor shall replace or repair objects sustaining any such damage, injury, or loss, to the satisfaction of the Jurisdiction and Engineer.
- d) Contractor shall cooperate with Jurisdiction, Engineer, and representatives of utilities in locating underground utility lines and structures. Incorrect, inaccurate, or inadequate information concerning location of utilities or structures shall not relieve the Contractor of responsibility for damage thereto caused by construction operations.
- e) Contractor shall keep cleanup current with construction operations.
- f) Contractor shall comply with all Federal, State of Iowa, and local laws and ordinances.

10) WORK HOURS/COMMUNITY EVENTS

- a) The Contractor will be required to limit work hours on the Project from 7:00 a.m. to 7:00 p.m., Monday through Saturday, unless otherwise directed by the Engineer.
- b) The following Community Events are scheduled. Contractor is required to coordinate with the Jurisdiction as needed to allow use of public property as necessary for the event(s). If Contract continues for multiple years, event is still in force even though dates and locations may change.
 - i) Bondurant Summerfest June 8th & 9th, 2026

11) CONSTRUCTION FACILITIES

- a) Contractor shall provide telephone numbers where Contractor's representative can be reached during work days and on nights and weekends in event of emergency.
- b) Contractor shall provide and maintain suitable sanitary facilities for construction personnel for duration of work; remove upon completion of work.
- c) Contractor shall not store construction equipment, employee vehicles, or materials on streets open to traffic.

- d) Contractor shall provide suitable storage facilities necessary for proper storage of materials and equipment. Location for storage of equipment by Contractor is subject to approval of the Engineer.
- e) Contractor will be required to make arrangements for all services required during the construction period and pay for such services at no additional cost to the Jurisdiction.

12) PROJECT SUPERVISION

- a) The Contractor shall be represented in person at the construction site at all times that construction operations are proceeding. Representation constitutes a qualified superintendent or other designated, qualified representative capable of providing adequate supervision. The representative must be duly authorized to receive and execute instructions, notices, and written orders from the Engineer.
- b) Resolution of issues that arise during construction relating to traffic control, construction staging, etc. is the responsibility of the Contractor.
- c) Weekly progress meetings, if specified at the preconstruction conference, may be held at the project site to review project schedules, coordinate activities, resolve conflicts, and coordinate the construction work. The day and time for this meeting will be set at the preconstruction conference. The Contractor shall provide qualified representation at each meeting.
- d) Refer to Division 1 – General Provisions and Covenants, Section 1080 – Contractual Provisions, Part 1 – Prosecution and Progress of the Work, Section 1.10 Contractors Employees, Methods and Equipment for additional requirements.
- e) Contractor shall provide supervision of all sub-contractors and their personnel while on the site.

13) COORDINATION WITH OTHERS

- a) Contractor shall cooperate and coordinate construction with the Jurisdiction, utility companies, affected property owners, and other contractors working in the vicinity of this project.
- b) It is the Contractor's responsibility to schedule and coordinate work to minimize construction delays and conflicts.
- c) Contractor shall cooperate and coordinate with property owners prior to beginning work that will affect their parcel.

14) CONSTRUCTION GENERAL

- a) Procedures outlined herein are not intended to fully cover all special construction procedures but are offered as an aid to the Contractor in planning work.
- b) Contractor shall cooperate with the City of Bondurant, Iowa and the Engineer to minimize inconvenience to property owners, other jurisdictions and motorists and to prevent delays in construction and interruption to continuous operation of utility services and site access.
- c) The Contractor is expected to provide adequate personnel and equipment to perform work within the specified time of construction.
- d) Contractor shall install and maintain orange safety fence around all open trenches or open structures when left unattended.
- e) Contractor shall complete surface restoration and cleanup activities as construction progresses.

15) CONSTRUCTION LIMITS

- a) Contractor shall confine the construction operations within the construction limits shown on the plans.
- b) Contractor shall not store equipment, vehicles, or materials within the right-of-way of any streets open to traffic or on temporary access roads at any time.
- c) Areas disturbed outside of construction limits shall be restored at the contractor's expense to the satisfaction of the Jurisdiction.
- d) Contractor shall protect trees, fences and landscaping within the construction limits not marked for removal.

- e) All work on this project will be within City Right-of-Way, Easements or Public Property.
- f) Access has been given for work as shown on the plans within Private property via development agreement.

16) CONSTRUCTION SCHEDULE

- a) The Contractor will prepare and submit to the Engineer a project schedule that will assure the completion of the project within the time specified within the Contract.
- b) Adequate equipment and forces shall be made available by the Contractor to start work immediately upon receipt of the Notice to Proceed.
- c) Contractor shall submit a construction schedule at the preconstruction conference.
- d) Contractor shall periodically update the construction schedule as needed due to changes in progress of construction from the original schedule or as requested by the Engineer. Updates shall be completed within one week of request.
- e) The Contractor shall be required to meet the final completion date as specified in Section 00500 – Contract.
- f) Contractor shall notify the Jurisdiction and property owners at least 48 hours prior to any street closures.
 - i) Notification shall be provided by written notice placed on the front door. The following items shall be included within the notice:
 - (a) The street name, location and proposed date of street closure.
 - (b) The estimated schedule for completion of work.
 - (c) The estimated date for reopening of the street.
 - (d) Procedure for garbage collection recycling and postal service.

17) CONSTRUCTION PHASING

- a) Contractor shall refer to construction staging and traffic control plans when included in construction plans.
- b) Contractor shall include construction phasing on the required construction schedule submittal.

18) CONSTRUCTION STAKING

- a) Unless otherwise specified in the specific sections, Jurisdiction shall provide engineering surveys to establish reference points for construction as follows:
 - i) Storm Sewer: Staking will be furnished and set by the Engineer at 50.0-foot spacing (usually offset for construction) for the control of the underground construction herein described. Cuts to the proposed pipeline grade will be furnished by the Engineer. Manholes and catch basins will be staked with an offset and a witness with a cut to the lowest structure invert.
 - ii) Watermain: The staking interval for watermain shall be 25.0-feet. Cuts to the proposed pipeline grade will be furnished by the Engineer. Location staking shall be provided for valves and fittings. Hydrants will be staked with an offset and a witness with a cut to the ground elevation at the hydrant. The Engineer will provide horizontal and vertical control points on the project's datum.
 - iii) Street Grading, Form Grade and Top of Curb: A control line (usually offset from the curb line) with cuts and fills to proposed grade at 50.0-foot spacing on tangents, and 25.0-foot spacing on horizontal or vertical curves, shall be furnished and set on both sides for control of the construction herein described.
 - iv) Concrete Paving: Control lines for paving forms or stringline control with cuts and fills to proposed finished grade at 25.0 or 50.0-foot stations shall be furnished and set by the Engineer for control of the concrete construction herein described. The offset and actual form or stringline locations shall be in accordance with the paver manufacturer's recommendations and the approved paving strategy as determined at the preconstruction conference.
- b) The Engineer will provide stakes indicating the right of way and/or temporary easement construction limits.

- c) Contractor is responsible to have all areas where stakes need to be set to be clear of debris. The Contractor needs to also provide a clear line of sight for staking.
- d) The Contractor shall submit staking requests a minimum of two (2) working days, excluding Saturdays, Sundays and legal holidays, prior to the date requested stakes are needed on the project. Staking requests submitted after 2pm shall be recorded as being received the next business day.
- e) The stakes are an integral part of the project and the Contractor shall protect and preserve all such stakes and marks and will be charged with the expense of resetting all such stakes and marks destroyed or disturbed due to the Contractor's carelessness or negligence. Stakes that are destroyed due to vandalism, erosion or other incidents shall be re-staked by the Engineer and will not be at the Contractor's expense.
- f) In the event of apparent or questionable errors or inconsistencies in such stakes set for control of line and/or grade, the Contractor shall promptly notify the Engineer of such error or inconsistency and shall not proceed with the work until such stake, grade or mark shall have been verified or corrected by the Engineer.
- g) The Engineer will mark the existing boundary monuments prior to construction. The Contractor is responsible for protecting the monuments during construction. If monuments are removed, the Engineer will reset them post construction at the Contractor's expense.
- h) All other line and grade staking shall be the responsibility of the Contractor. The Contractor shall furnish sufficient equipment and personnel for determination of plan grades, cross sections, course thicknesses, etc. The survey cost of establishing stakes requested by the Contractor for the convenience of the Contractor, beyond those cited as basic project control, will be charged to the Contractor, or withheld from the amounts due to the Contractor.

19) CONSTRUCTION SURVEY DOCUMENTATION & RESPONSIBILITIES OF ENGINEER AND CONTRACTOR

- a) The Contractor shall maintain at the construction site one complete set of drawings suitably marked to show all deviations from the original set of drawings and other information as specified. Supplementary sketches shall be included, if necessary, to clearly indicate all work as constructed.
- b) All manholes and valves shall be located with tie-off dimensions to known items on the plans or in the field to enable the Contractor or City personnel to locate these structures for adjustment.
- c) Survey work documentation shall be a combination of digital and hard copy format and is the property of the Engineer.
- d) Tie-ins with existing pavements and utilities shall be verified for correctness of alignment and elevation prior to construction staking. Any discrepancies discovered during this verification process will be brought to the attention of the Engineer for review and assistance with resolution prior to staking.
- e) When survey work is done under traffic conditions, the traffic control shall be in place prior to commencement of survey work.
- f) The Engineer will have a representative at the preconstruction conference to discuss construction staking.
- g) The Jurisdiction and Engineer will not be responsible for delays due to lack of grade or line stakes unless the Contractor has given the Engineer a 48-hour working day, notice that such stakes will be needed and the Contractor's work is being conducted in a satisfactory manner and at the specified rate of progress.

20) MATERIALS TESTS

- a) Testing shall follow the requirements of the SUDAS Standards Specifications. Contractor specified testing shall be completed by an independent testing laboratory retained by the Contractor and approved by the Engineer. Required testing not specified as Contractor or Supplier responsibility will be completed by an independent testing laboratory retained by the Jurisdiction or the Engineer.
- b) The Contractor shall coordinate all material testing with the Engineer.
- c) The Contractor shall not deliver materials to the project site until laboratory tests and/or certifications have been furnished which verify compliance of materials with specifications.

- d) Contractor shall provide gradation and materials certifications for all granular materials. Certify that sources of Portland Cement and aggregate sources are Iowa DOT approved.

21) SOIL BORINGS

- a) None

22) EXISTING UTILITIES

- a) Location of utility lines, mains, cables and appurtenances shown on plans are from information provided by utility companies and records of the Jurisdiction.
- b) Prior to construction, Contractor shall contact all utility companies and have all utility lines and services located. The Contractor is responsible for excavating and exposing underground utilities in order to confirm their locations ahead of the work.
- c) The Contractor is solely responsible for damage to utilities or private or public property due to utility disruption.
- d) The Contractor shall notify utility company immediately if utility infrastructure is damaged during construction.
- e) The Contractor shall support and protect all utilities that are not moved.
- f) Utility services are not generally shown on plans; protect and maintain services during construction. Notify Jurisdiction and affected property Jurisdictions 48 hours prior to any planned utility service interruptions.
- g) If private utility work occurs within/adjacent to the site during the construction period, Contractor shall coordinate work schedules with the Engineer.
- h) Existing utilities shall remain in substantially continuous operation during construction. Contractor shall select the order and methods of construction that will not interfere with the operation of the utility systems. Interrupt utility services only with approval of Jurisdiction and Engineer.
- i) No claims for additional compensation or time extensions will be allowed to the Contractor for interference or delay caused by utility companies.

23) SALVAGE OF MATERIALS / DISPOSAL

- a) The Contractor shall remove from the project site and dispose of trees, shrubs, vegetation, excess soil excavation, rubbish, concrete, granular materials and other materials encountered as shown on plans and as specified. Excess soil excavation not designated for waste locations shall be disposed of as directed by the Engineer.
- b) The City of Bondurant, Iowa retains first right of refusal for retaining any existing materials removed by the construction.
- c) The Contractor shall dispose of materials in accordance with applicable laws and ordinances. Disposal sites are subject to the review and approval of the Engineer.
- d) Burning of brush and other debris is not permitted. Contractor is responsible for selecting disposal location off site.
- e) The Contractor shall dispose of broken concrete, asphalt, granular material, rubble and excess or unsuitable excavated material. Contractor is responsible for selecting disposal location off site.
- f) The Contractor shall cooperate with all applicable City, State and Federal agencies concerning disposal of materials.
- g) The Contractor shall carefully remove, in a manner to prevent damage, all materials and equipment specified or indicated as salvage. The Contractor shall protect and store items specified.
- h) Any items damaged in removal, storage or handling through carelessness or improper procedures shall be replaced by the Contractor in kind with new items.

24) TRAFFIC CONTROL

- a) The Contractor shall provide sufficient surveillance of the traffic control devices to ensure compliance during the entire construction period. The Contractor shall furnish names, addresses, and phone numbers of at least two (2) local individuals capable of immediate response who will be responsible for the site security and traffic control devices to:
 - i) The Engineer;
 - ii) The Jurisdiction; and
 - iii) Local Law Enforcement Agencies.
- b) The Contractor shall schedule the work to cooperate fully with business property owners and occupants abutting the project to minimize the time of restricted access to their property during the construction period.
- c) The Contractor shall notify the City and property owners at least 48 hours prior to any street closures.
 - i) Notification shall be provided by written notice delivered to the business. The following items shall be included within the notice:
 - (1) The street name, location and proposed date of street closure;
 - (2) The estimated schedule for completion of work;
 - (3) The estimated date for reopening of the street; and
 - (4) Procedure for garbage collection/recycling and postal service.
 - ii) Contractor shall accommodate and maintain safe access to homes for property owners. Access to homes shall be considered incidental to the project.
- d) The cost of maintaining vehicular and pedestrian traffic on temporary surfaced drives and walkways, including the eventual removal of the temporary surfacing material, shall be considered incidental to traffic control.
- e) In the event that any of the above right-of-way require traffic to be detoured around the construction zone, the Contractor shall prepare the detour route with the appropriate Agency representatives. The Contractor shall provide and maintain all signing and other traffic control required. The affected Agency shall be notified by the Contractor before re-routing traffic. Dust control and road maintenance of the by-pass route shall be the Contractor's responsibility.
- f) Contractor shall furnish, erect and maintain traffic control devices as specified in the construction drawings and directed by the Engineer including signs, barrels, cones and barricades to direct traffic and separate traffic from work areas. Traffic control shall be in place prior to the closing of any streets.
- g) Contractor shall provide traffic control devices in accordance with the Iowa DOT Standard Specification, Section 2528, Traffic Control, and the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- h) Adjustments to the traffic control or the addition of flaggers will be required if, in the opinion of the Engineer, undue traffic congestion occurs.
- i) Contractor shall provide continuous access for police, fire and other emergency vehicles.
- j) Contractor shall notify the Engineer in writing at least 72 hours prior to the start of any construction operation that will necessitate land closure or internal traffic control signing.

25) TEMPORARY FENCES

- a) Contractor shall install temporary fencing around open excavations or material storage areas and as directed by Engineer to prevent access of unauthorized persons to construction areas.
- b) Contractor shall provide orange plastic mesh safety fence with a nominal height of 48". Support fence securely on driven posts in vertical position without sagging.
 - i) Refer to Iowa DOT Section 4188.03 for fence materials.

- c) Temporary fencing installed around open excavations or material storage areas is incidental to construction and will not be measured for payment.
- d) Contractor shall remove temporary fencing upon completion of construction.

26) EROSION CONTROL (No Permit)

- a) A SWPPP Plan and NPDES Permit are not required for this project. Contractor shall still be responsible to protect against erosion and dust pollution on this project site and any off-site deposit or borrow area used for this project.
- b) Protect adjoining property including public sanitary and storm sewer systems and streets from any damage resulting from movement of earth or other debris from project site. Repair any damage immediately.
- c) Prevent accumulation of earth or debris on adjoining public or private property from project site. Remove any accumulation of earth or debris immediately. Prevent repetition of any instance where earth or debris moves from project site to adjoining public or private property.
- d) Provide erosion control measures necessary to protect against siltation and erosion from the flow of storm water. Maintain continuous operation of the storm sewer system throughout the construction period.
- e) Contractor shall use silt fence and similar Best Management Practices (BMP) at all drainage courses, swales and storm sewer system inlets/outlets to protect against siltation and erosion as shown in the construction drawings or directed by the Engineer.
- f) Erosion protection measures, other than those specified as unit price pay items are incidental.
- g) The Contractor will be fully liable for all damages to public and private property caused by their action or inaction in providing for handling of storm water flow during construction.
- h) After the detention basin construction is completed, the Contractor is required to immediately seed and mulch these locations.
- i) As construction progresses, sodding, seeding and mulching is required in those segments of the corridor that become available to do so. The Contractor shall not wait until all grading and paving operations are completed before commencing final surface restoration.
- j) The Contractor shall anticipate multiple mobilizations to complete seeding, sodding, mulching and surface restoration operations as areas of the project corridor become available to do so.

27) DEWATERING

- a) Contractor shall perform all construction work in dry conditions.
- b) Unless specified in the Bid Items, all costs associated with dewatering activities shall be incidental to the project.
- c) Contractor shall submit dewatering methods to the Engineer for review. Obtain the Engineer's approval on methods prior to construction.
- d) Groundwater levels are subject to variation. No additional compensation will be permitted due to high groundwater conditions.
- e) Should cohesive soils with no wet sand seams or layers be encountered, it may be possible to control water seepage by draining groundwater to temporary construction sumps and pumping it outside the perimeter of the excavation.
- f) The Contractor shall not pump water from open excavation in sand and gravel below the natural ground water level.
- g) Contractor shall maintain water levels 2 feet or more below the bottom of excavations in saturated cohesionless (sand and/or gravel) soils to prevent upward seepage, which could reduce subgrade support.
 - i) A dewatering system (well points or shallow wells) shall be installed when working in cohesionless soils.
 - ii) Costs of installing and operating dewatering system are incidental, unless specified otherwise.

- h) Contractor shall provide means for conveying surface water encountered during construction.
 - i) Surface water shall be prevented from flowing into excavation and accumulated water shall be removed.
 - ii) Surface water and storm sewer flows shall be diverted around areas of construction.
 - iii) Sanitary sewers shall not be used for the disposal of dewatering or trench water.
- i) Contractor shall backfill pipe and structures prior to stopping dewatering operations. Contractor shall not lay pipe or construct concrete structures on excessively wet soils.
- j) Costs of conveying both surface water and groundwater are incidental.

28) READY MIX CONCRETE USED ON PAVING PROJECTS

- a) Contractor will be required to provide plant/truck batch tickets as detailed in the Iowa DOT Construction Manual, Chapter 9, Section 9.03.
- b) Contractor shall be required to provide a batch ticket for each delivered load to the Engineer or their field staff at the time of delivery on site.

29) INCIDENTAL CONTRACT ITEMS

- a) The furnishing and installing of specific items and/or the performance of work under certain circumstances shall not be individually paid in the absence of a specific bid item for the work. These costs shall be included in the Unit Price Bid for the individual items associated with the stated specific item or work effort. Such items of work include, but are not limited to:

- Concrete header removal
- Connections to existing storm sewer structures and pipes unless specified for separate payment
- Construction and removal of temporary access roads
- Construction fencing
- Construction staging and phasing
- Coordination and cooperation with affected property owners
- Coordination and cooperation with the City of Bondurant
- Coordination and cooperation with other contractors
- Coordination and cooperation with other projects in the area
- Coordination and cooperation with utility companies
- Dewatering and handling storm water flow during construction
- Dust control measures
- Engineering fabric
- Excavation, verification and protection of existing utilities
- Field and wood fence removal
- Field testing
- Finish grading
- Full depth saw-cutting of existing pavement
- Grading for storm sewer outlets
- Granular backfill and bedding for storm and sanitary sewer installation
- Granular surfacing removal
- Maintenance and watering for seeding and sodding
- Maintenance of erosion control measures, including silt removal
- Material testing
- Monitoring weather conditions
- Mowing
- Overhaul
- Pipe and structure bedding material
- Porous backfill for subdrain
- Proof rolling

Protection of existing hydrant(s) and valve(s)
Protection of existing trees and plantings not shown as removals
Protection of existing utilities and light poles
Removing and reinstalling existing signs
Reseeding
Site cleanup/restoration
Temporary safety closures
Temporary sheeting and shoring
Water valve removal
Working backfill to reduce moisture content
Working subgrade to achieve acceptable moisture content
Wrapping of storm sewer pipe joints

******END OF SECTION******

SECTION 00900 - NOTICE OF AWARD

(To be executed after bid is awarded.)

TO: Contractor _____
Address 1 _____
Address 2 _____
City, State, Zip _____

PROJECT TITLE: 108 Main Street NE Parking Lot Expansion

PROJECT DESCRIPTION: Expansion of the existing parking lot with concrete drives, curb and gutter and sidewalk. Installation of permeable pavers and underground storage facilities and associated plantings and restoration.

OWNER'S NAME: City of Bondurant

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Notice to Bidders dated _____, 20____, and Instructions to Bidders.

You are hereby notified that your BID has been accepted for items in the amount of \$_____.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER within fifteen (15) days of this, the ____ day of _____, 20____.

You must deliver to the OWNER Three (3) fully executed counterparts of the Contract, including all the Contract Documents. Each of the Contract Documents must bear your signature. You must deliver with the executed Contract acceptable Contract Security (Bonds), Certificate(s) of Insurance, and other required information. Within ten days after you comply with the above conditions, the OWNER will return to you one fully executed counterparts of the Contract.

Dated this, the ____ day of _____, 20____.

City of Bondurant
Bondurant, Iowa

BY: _____

TITLE: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by _____,

this, the ____ day of _____, 20____.

BY: _____

TITLE: _____

SECTION 00910 - NOTICE TO PROCEED

(To be executed after Agreement, Bonds and Insurance Certificates are approved.)

TO: Contractor	Date:
Address 1	Project Title: 108 Main Street NE Parking Lot Expansion
Address 2	Project Owner: City of Bondurant
City, State, Zip	Project Location: Bondurant, Iowa

You are hereby notified to commence WORK in accordance with the Contract awarded on _____, 20____.
The Contract Time shall commence to run on Anticipated start date: _____, 20____. WORK shall proceed in accordance with the dates set forth in the Contract and all other provisions of the Contract Documents.

City of Bondurant
Bondurant, Iowa

BY: _____
TITLE: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO PROCEED is hereby acknowledged by _____,
this, the ____ day of _____, 20____.

BY: _____
TITLE: _____

TO BE PRINTED ON CONTRACTOR'S LETTERHEAD

LETTER OF TRANSMITTAL

Contractor Name
Contractor Address
Contractor City, State, Zip
Contractor Phone/E-Mail

DATE:	BMI # 25X.139112
ATTENTION: Forrest Martinson	
RE: 108 Main Street NE Parking Lot Expansion	
SUBMITTAL NO.:	

WE ARE SENDING YOU

- ☐ Attached ☐ Under Separate Cover via ___ the Following Items:
- ☐ Shop Drawings ☐ Prints ☐ Specifications ☐ Copy of Letter
- ☐ _____

No. Copies Submitted	Specification Section	Subject of Shop Drawing or Other Submittal
Review Action: (To be filled in by Engineer)	☐ No Exceptions Taken ☐ Make Corrections Noted	☐ Amend - Resubmit ☐ Rejected - Resubmit ☐ Not Reviewed ☐ For Record

Comments: (To be filled in by Engineer.)

- ☐ The CONTRACTOR hereby notifies the OWNER that this Shop Drawing is in conformance with SUDAS Specifications Section 1050, 1.05 referenced in the Contract Documents.
- ☐ The CONTRACTOR hereby notifies the OWNER that this Shop Drawing is not in conformance with Section 1050, 1.05 of the SUDAS Specifications referenced in the Contract Documents and nevertheless asks approval thereof. The features not in conformance are as follows:

1. _____
2. _____
3. _____
4. _____
5. _____

CONTRACTOR SIGNED: _____

DATE: _____

COPY TO:

ENGINEER SIGNED:

DATE: _____

Distribution: ☐ Contractor ☐ Owner ☐ Project Engineer ☐ Field Office ☐ Other



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

Item No. 7.p.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving action to order construction and set date of bid letting and public hearing (November 3, 2025, at 6:00 p.m.) for the BFSD Public Infrastructure Storm Sewer Facilities Project.

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On August 21st ,2023, City Council approved the professional services agreement with Veenstra and Kim for design work on the Truman Dr. Public infrastructure project site area. Staff and engineers from Veenstra & Kim have been working behind the scenes on coordination and design with the Bondurant-Farrar school District their design team. Plans have been finalized and are ready to go out for bidding.

This is a multiple-phase project as the new Truman Dr. NE that is under construction is the stormwater improvements that are needed for this area. The project scope is below.

Construct BFSD Public Infrastructure Storm Sewer Facilities including all labor, materials, and equipment necessary to construct a detention pond with approximately 77,000 CY of cut, 1,200 lineal feet of 36-inch storm sewer, 150 lineal feet of 24-inch storm sewer, 500 lineal feet of 8-inch sanitary sewer, intakes, storm and sanitary manholes, earthwork , PCC patching, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

The attached resolution is to begin the process to take bids for the BFSD Public Improvements Stormwater Facilities Project. It also sets a public hearing on the proposed plans, specifications, form of contract, and estimate of cost is scheduled for November 3rd, 2025, at 6:00 p.m. in the Bondurant City Hall Council Chambers at 200 Second Street NE, Bondurant, Iowa. The bids are due and will be opened on November 13th, at 10:00 am at the Bondurant City Hall Council Chambers 200 Second St. NE Bondurant, Iowa 50035. A contract is expected to be awarded by Council on November 17, 2025.

FUNDING SOURCE: Bond Funding/ Stormwater Utility Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-285
2. Notice to Bidders
3. Notice of Public Hearing

CITY OF BONDURANT
RESOLUTION NO. 251006-285

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET DATE
OF LETTING AND PUBLIC HEARING FOR THE BFSD PUBLIC IMPROVEMENTS
STORMWATER FACILITIES PROJECT

WHEREAS, the City Council orders construction for the BFSD Public Improvements Stormwater Facilities Project; AND

WHEREAS, bids are due and will be opened November 13th, at 10:00 am at the Bondurant City Hall Council Chambers 200 Second Street, NE Bondurant, Iowa 50035; AND

WHEREAS a public hearing on the proposed plans, specifications, form of contract, and estimate of cost is scheduled for November 3rd, 2025, at 6:00 p.m. in the Bondurant City Hall Council Chambers at 200 Second Street, NE, Bondurant, Iowa 50035; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction, setting date for public hearing, and date of bid letting for the BFSD Public Improvements Stormwater Facilities Project is hereby approved as presented.

Passed this 6th day of October 2025,

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				

NOTICE TO BIDDERS

NOTICE OF TAKING BIDS FOR THE BFSB PUBLIC INFRASTRUCTURE STORM SEWER FACILITIES 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 10:00 A.M. on the 13th day of November 2025 for the construction of the BFSB Public Infrastructure Storm Sewer Facilities project, 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:

BFSB PUBLIC INFRASTRUCTURE STORM SEWER FACILITIES

Construct BFSB Public Infrastructure Storm Sewer Facilities including all labor, materials, and equipment necessary to construct a detention pond with approximately 77,000 CY of cut, 1,200 lineal feet of 36-inch storm sewer, 150 lineal feet of 24-inch storm sewer, 500 lineal feet of 8-inch sanitary sewer, intakes, storm and sanitary manholes, earthwork, PCC patching, 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 five percent (5%) 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 five percent (5%) of the bid.

NTB-1

428111-2

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.

NTB-2

428111-2

Notice to Bidders

The work will commence within ten (10) calendar days as set out in written Notice to Proceed and shall be completed by October 31, 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-seven percent (97%) 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., 6775 Vista Drive, 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

428111-2

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE BFSB PUBLIC INFRASTRUCTURE STORM SEWER FACILITIES FOR THE CITY OF BONDURANT, IOWA

At 6:00 P.M. on the 3rd day of November 2025, 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 BFSB Public Infrastructure Storm Sewer Facilities project.

The description of the project is as follows:

BFSB PUBLIC INFRASTRUCTURE STORM SEWER FACILITIES

Construct BFSB Public Infrastructure Storm Sewer Facilities including all labor, materials, and equipment necessary to construct a detention pond with approximately 77,000 CY of cut, 1,200 lineal feet of 36-inch storm sewer, 150 lineal feet of 24-inch storm sewer, 500 lineal feet of 8-inch sanitary sewer, intakes, storm and sanitary manholes, earthwork, PCC patching, 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



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

Item No. 7.q.
For Meeting of 10/6/2025
Resolution

TITLE: - Resolution approving pay request No. 12 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,244,614.57

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Attached is pay application #12 for the Bondurant Emergency Services facility. The pay application has been reviewed by the Construction Manager and the architect.

The amount is \$1,244,614.57 for work from August 1, 2025, through August 31, 2025.

FUNDING SOURCE: Capital Project Fund supported by GO Bonds and TIF Bonds and sustainable energy rebates

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-286
2. Pay Request No. 12

CITY OF BONDURANT
RESOLUTION NO. 251006-286

RESOLUTION APPROVING PAY REQUEST NO. 12 TO RYAN COMPANIES FOR
THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF
\$1,244,614.57

WHEREAS the City of Bondurant entered into an agreement with Ryan Companies US, Inc., for the construction of the Bondurant Emergency Services Facility; AND

WHEREAS, the contractor, Ryan Companies US, Inc., has submitted Payment Request No. 12, for work completed from August 1, 2025, to August 31, 2025; AND

WHEREAS the total amount due for Payment Application detailed above reflects the value of work completed to date minus retainage, as certified by Ryan Companies, the Construction Manager at Risk; AND

WHEREAS the City Council has reviewed the Payment Application and finds it to be consistent with the contract terms and satisfactory as to the work completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Payment Application in the above-referenced amount is hereby approved, and the City Clerk is authorized to process payment to Ryan Companies US, Inc. for said amount.

Passed this 6th day of October 2025,

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				

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF PAGES

To: City of Bondurant
200 2nd Street NE, Box 37
Bondurant, Iowa 50035

ATTN: Marketa Oliver, City of Bondurant

FROM (CONTRACTOR): RYAN COMPANIES US, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415

CONTRACT FOR: Bondurant Emergency Services Facility - CMR Services

PROJECT: Bondurant Emergency Services Facility

APPLICATION NO: 12

APPLICATION DATE: 9/10/2025

PERIOD FROM: 8/1/2025

PERIOD TO: 8/31/2025

PROJECT NO: 6777-000

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner		DEDUCTIONS
1	TOTAL	2,540.00
Approved This Month		
Number	Date Approved	
TOTALS		2,540.00
Net change by Change Orders		0.00

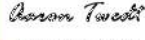
ORIGINAL CONTRACT SUM	\$	16,417,582.00
Net change by Change Orders	\$	2,540.00
CONTRACT SUM TO DATE	\$	16,420,122.00
TOTAL COMPLETED & STORED TO DATE	\$	12,155,358.10
Retainage 5.0%	\$	607,767.91
TOTAL EARNED LESS RETAINAGE	\$	11,547,590.20
LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	10,302,975.63
CURRENT PAYMENT DUE	\$	1,244,614.57
AMOUNT DUE FROM PREVIOUS APPLICATION #		
TOTAL AMOUNT DUE	\$	1,244,614.57

CONTRACTOR: RYAN COMPANIES US, INC.

DocuSigned by:
By: 
FF5D5968BD0C4E2...

DATE: 9/10/2025

ARCHITECT: OPN ARCHITECTS

DocuSigned by:
By: 
F0A90BA46F0343B...

DATE: 9/10/2025

CONTINUATION SHEET
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 12
APPLICATION DATE: 9/10/2025
PERIOD FROM: 8/1/2025
TO: 8/31/2025

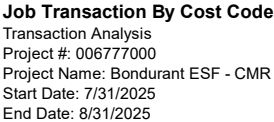
A	B	C	D	E	F	G	H	I	J	K
ITEM No.	DESCRIPTION OF WORK				WORK COMPLETED		Total Completed and Stored To Date (D+E+F)	% (G/C)	Balance To Finish (C-G)	
		SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	This Application				
						Work in Place				Stored Materials (not in D or E)
	Preconstruction Services									
1	Preconstruction Management	\$ 60,000.00	\$0.00	\$ 60,000.00	\$ 60,000.00			\$ 60,000.00	100%	\$ -
	Construction Services									
2	01 - General Conditions	\$ 1,708,991.00	-\$30,170.69	\$ 1,678,820.31	\$ 1,112,632.44	\$ 123,883.95		\$ 1,236,516.39	74%	\$ 442,303.92
3	03 - Building Concrete	\$ 678,720.00	\$0.00	\$ 678,720.00	\$ 589,526.00	\$ 16,700.00		\$ 606,226.00	89%	\$ 72,494.00
4	03 - Precast Materials	\$ 722,439.00	-\$77,604.00	\$ 644,835.00	\$ 644,835.00			\$ 644,835.00	100%	\$ -
5	04 - Masonry	\$ 65,920.00	\$0.00	\$ 65,920.00	\$ 50,393.00	\$ 2,843.00		\$ 53,236.00	81%	\$ 12,684.00
6	05 - Steel Materials	\$ 1,019,245.00	\$0.00	\$ 1,019,245.00	\$ 983,375.00	\$ 294.25		\$ 983,669.25	97%	\$ 35,575.75
7	05 - Steel & Precast Erection	\$ 516,518.00	\$105,927.69	\$ 622,445.69	\$ 622,445.69			\$ 622,445.69	100%	\$ -
8	06 - Finish Carpentry / Doors / Specialties	\$ 765,720.00	\$0.00	\$ 765,720.00	\$ 420,972.24	\$ 76,191.76		\$ 497,164.00	65%	\$ 268,556.00
9	07 - Roofing and Sheet Metal	\$ 288,900.00	\$0.00	\$ 288,900.00	\$ 262,353.00			\$ 262,353.00	91%	\$ 26,547.00
10	08 - Overhead Doors	\$ 482,200.00	\$0.00	\$ 482,200.00	\$ 305,400.00	\$ 12,000.00		\$ 317,400.00	66%	\$ 164,800.00
11	08 - Glass/Glazing/Translucent Wall Assemblies	\$ 812,667.00	\$0.00	\$ 812,667.00	\$ 690,025.92	\$ 82,405.51		\$ 772,431.43	95%	\$ 40,235.57
12	09 - Framing/Drywall/Ceilings	\$ 565,125.00	\$0.00	\$ 565,125.00	\$ 453,215.49	\$ 75,657.35		\$ 528,872.84	94%	\$ 36,252.16
13	09 - Flooring	\$ 179,925.00	\$0.00	\$ 179,925.00	\$ 64,000.00	\$ 24,681.00		\$ 88,681.00	49%	\$ 91,244.00
14	09 - Painting & Wallcoverings	\$ 117,123.00	\$0.00	\$ 117,123.00	\$ 33,093.00	\$ 29,000.00		\$ 62,093.00	53%	\$ 55,030.00
15	10 - Signage	\$ 26,000.00	\$0.00	\$ 26,000.00	\$ -			\$ -	0%	\$ 26,000.00
16	11 - Appliances	\$ 70,000.00	\$0.00	\$ 70,000.00	\$ -			\$ -	0%	\$ 70,000.00
17	21 - Fire Suppression	\$ 99,669.00	\$0.00	\$ 99,669.00	\$ 93,669.00			\$ 93,669.00	94%	\$ 6,000.00
18	22 - Plumbing	\$ 976,400.00	\$0.00	\$ 976,400.00	\$ 724,860.00	\$ 205,257.00		\$ 930,117.00	95%	\$ 46,283.00
19	23 - HVAC	\$ 1,216,722.00	\$0.00	\$ 1,216,722.00	\$ 975,994.54	\$ 157,835.18		\$ 1,133,829.72	93%	\$ 82,892.28
20	23 - Geothermal Wellfield	\$ 302,249.00	\$0.00	\$ 302,249.00	\$ 291,398.00			\$ 291,398.00	96%	\$ 10,851.00
21	26 - Early Procurement Electrical Equipment	\$ 304,510.00	\$0.00	\$ 304,510.00	\$ 138,723.92			\$ 138,723.92	46%	\$ 165,786.08
22	26 - Electrical	\$ 2,481,778.00	\$0.00	\$ 2,481,778.00	\$ 978,385.44	\$ 271,562.87		\$ 1,249,948.31	50%	\$ 1,231,829.69
23	31 - Earthwork	\$ 653,281.00	\$0.00	\$ 653,281.00	\$ 532,959.18			\$ 532,959.18	82%	\$ 120,321.82
24	32 - Exterior Concrete	\$ 635,720.00	\$11,900.00	\$ 647,620.00	\$ 11,900.00	\$ 169,809.50		\$ 181,709.50	28%	\$ 465,910.50
25	32 - Landscaping & Irrigation	\$ 190,000.00	\$0.00	\$ 190,000.00	\$ -			\$ -	0%	\$ 190,000.00
26	33 - Utilities	\$ 356,741.00	\$0.00	\$ 356,741.00	\$ 335,116.00			\$ 335,116.00	94%	\$ 21,625.00
27	60 - Insurance	\$ 186,320.00	\$0.00	\$ 186,320.00	\$ 111,402.34	\$ 28,431.57		\$ 139,833.91	75%	\$ 46,486.09
28	60 - Bond	\$ 99,500.00	\$1,847.00	\$ 101,347.00	\$ 101,347.00			\$ 101,347.00	100%	\$ -
29	60 - Construction Contingency (3%)	\$ 449,904.00	-\$11,900.00	\$ 438,004.00	\$ -			\$ -	0%	\$ 438,004.00
30	60 - Project Related Software	\$ 31,054.00	\$0.00	\$ 31,054.00	\$ 18,567.05	\$ 4,738.60		\$ 23,305.65	75%	\$ 7,748.35
31	66 - Fee (2.25%)	\$ 354,241.00	\$0.00	\$ 354,241.00	\$ 238,648.25	\$ 28,829.06		\$ 267,477.31	76%	\$ 86,763.69
32	Owner Change Orders	\$ -	\$2,540.00	\$ 2,540.00	\$ -			\$ -	0%	\$ 2,540.00
	Total	\$ 16,417,582.00	\$2,540.00	\$ 16,420,122.00	\$ 10,845,237.50	\$ 1,310,120.60	\$ -	\$ 12,155,358.10	74%	\$ 4,262,223.90



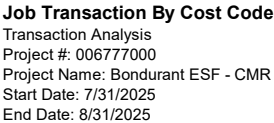
Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 7/31/2025
End Date: 8/31/2025

Cost Code	Cost Type	Project Nbr	Cost Code Name	Description	Vendor	Vendor Nbr	Contract Number	Invoice Number	Remark	GL Date	Doc Number	Doc Type	Pay Status	Amount	Units
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-08-02		0			Regular	2025-08-05	4428709	JP		5,854.80	40.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-08-09		0			Regular	2025-08-12	4433959	JP		5,854.80	40.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-08-16		0			Regular	2025-08-19	4439487	JP		2,341.92	16.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-08-23		0			Regular	2025-08-26	4445861	JP		5,854.80	40.00
		11410												19,906.32	136.00
011005														19,906.32	136.00
		006777000	Superintendent-hr	Time Tracking WE 2025-08-02		0			Regular	2025-08-05	4427503	JP		641.96	4.00
		11410												641.96	4.00
011010														641.96	4.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-08-02		0			Regular	2025-08-05	4428480	JP		367.52	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-08-09		0			Regular	2025-08-12	4433733	JP		367.52	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-08-16		0			Regular	2025-08-19	4439272	JP		367.52	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-08-23		0			Regular	2025-08-26	4445634	JP		367.52	2.00
		11410												1,470.08	8.00
011060														1,470.08	8.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-02		0			Regular	2025-08-05	4427648	JP		2,519.68	32.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-02		0			Overtime	2025-08-05	4427650	JP		874.65	8.50
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-09		0			Regular	2025-08-12	4433081	JP		3,149.60	40.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-09		0			Overtime	2025-08-12	4434376	JP		745.44	8.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-16		0			Regular	2025-08-19	4438635	JP		2,519.68	32.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-16		0			Overtime	2025-08-19	4438637	JP		1,955.10	19.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-23		0			Regular	2025-08-26	4445006	JP		2,519.68	32.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-23		0			Overtime	2025-08-26	4445008	JP		617.40	6.00
		11410												14,901.23	177.50
011085														14,901.23	177.50
		006777000	Trailer SetUp/Demo	Satellite Shelters Inc	Satellite Shelters Inc	120672		INV895658	INV/895658	2025-08-28	2022269	PS	P	1,177.00	0.00
		11420												1,177.00	0.00
012050														1,177.00	0.00
		006777000	Water/Ice/Cups	Crystal Clear Water Co	Crystal Clear Water Co	114353		845127	845127	2025-08-07	2012421	PS	P	61.13	0.00
		11420												61.13	0.00
012080														61.13	0.00
		006777000	Ryan Tech Yard	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178		082025MNTECH	08/2025 Yard Bill	2025-08-29	2022688	PS	P	187.24	0.00
		11420												187.24	0.00
012082														187.24	0.00
		006777000	Jobsite Internet	T-Mobile USA Inc	T-Mobile USA Inc	189906		1074072625	July 2025 invoice	2025-08-12	2013993	PS	P	150.00	0.00
		11420												150.00	0.00
013020														150.00	0.00
		006777000	Electric Energy Cost	Company	Midamerican Energy Company	114416		569823714	569823714	2025-08-28	2022260	PS	P	1,275.45	0.00
														1,275.45	0.00
														1,275.45	0.00
		006777000	Temp Lighting/Power	United Rentals North America	United Rentals North America Inc	156984		246879259002	246879259002	2025-08-07	2012422	PS	P	1,664.81	0.00
		11420												1,664.81	0.00
013045														1,664.81	0.00
		006777000	Safety Inspector/Consultant	SRP Environmental LLC	SRP Environmental LLC	191576	00073675	15677700073675	CONTRACT NO. 73675 CHG 000	2025-08-25	2019890	PX	T	525.60	0.00
		11455												525.60	0.00
014009														525.60	0.00
		006777000	Surveillance / Monitoring	24 7 Onsite Cameras Inc	24 7 Onsite Cameras Inc	182567		19178	19178	2025-08-07	2012417	PS	P	3,890.00	0.00
		006777000	Surveillance / Monitoring	24 7 Onsite Cameras Inc	24 7 Onsite Cameras Inc	182567		19406	19406	2025-08-26	2020540	PS	P	3,890.00	0.00
014075														7,780.00	0.00
		006777000	Str Sign/Barricade	Bonnie's Barricades Inc	Bonnie's Barricades Inc	118575		00024820	00024820	2025-08-28	2022266	PS	P	696.57	0.00
		006777000	Str Sign/Barricade	Bonnie's Barricades Inc	Bonnie's Barricades Inc	118575		00024456	00024456	2025-08-28	2022268	PS	P	212.29	0.00
014105														908.86	0.00
		006777000	Periodic Clean-up-sf	Time Tracking WE 2025-08-09		0			Regular	2025-08-12	4433239	JP		1,752.72	24.00
		006777000	Periodic Clean-up-sf	Time Tracking WE 2025-08-09		0			Regular	2025-08-12	4434375	JP		1,714.32	24.00
		006777000	Periodic Clean-up-sf	Time Tracking WE 2025-08-23		0			Regular	2025-08-26	4445993	JP		1,151.84	16.00
		11410												4,618.88	64.00
		006777000	Periodic Clean-up	Commercial Supply Co	Commercial Supply Co	188460		INV104478	INV104478	2025-08-28	2022274	PS	P	144.45	0.00
		11420												144.45	0.00



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11121314102



Job Transaction By Cost Code

Transaction Analysis

Project #: 006777000

Project Name: Bondurant ESF - CMR

Start Date: 7/31/2025

End Date: 8/31/2025

531009	11476	006777000	Sr Project Engineer	Time Tracking WE 2025-08-09	0		CPRJ	2025-08-12	4432712	JP		4,600.00	40.00
		006777000	Sr Project Engineer	Time Tracking WE 2025-08-16	0		CPRJ	2025-08-19	4438340	JP		4,600.00	40.00
		006777000	Sr Project Engineer	Time Tracking WE 2025-08-23	0		CPRJ	2025-08-26	4444757	JP		3,220.00	28.00
												17,020.00	148.00
531010	11476	006777000	Project Coordinator I	Time Tracking WE 2025-08-02	0		CPRJ	2025-08-05	4426314	JP		255.00	3.00
		006777000	Project Coordinator I	Time Tracking WE 2025-08-09	0		CPRJ	2025-08-12	4432026	JP		892.50	10.50
		006777000	Project Coordinator I	Time Tracking WE 2025-08-16	0		CPRJ	2025-08-19	4437632	JP		170.00	2.00
		006777000	Project Coordinator I	Time Tracking WE 2025-08-23	0		CPRJ	2025-08-26	4443962	JP		446.25	5.25
												1,763.75	20.75
603010	11420				0			2025-07-31	4416129	JA		2,177.75	0.00
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476	0			2025-07-31	4416130	JA		64.23	0.00
		006777000	Project Related Software	Proj Related Software Alloc 20	0			2025-08-31	4436499	JA		2,424.37	0.00
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476	0			2025-08-31	4436500	JA		72.25	0.00
												4,738.60	0.00
											4,738.60	0.00	
											Grand Total:	1,281,291.54	697.25

2.25% fee28,829.06

ACTUAL grand total1,310,120.60

31

**Satellite Shelters Inc - Omaha**

Phone No.: 816-453-1101

Lockbox Remit to address:

PO Box 860700

Minneapolis, MN 55486-0700

Invoice

Page 1 of 1

Invoice No.: INV895658**Invoice Date:** 08/19/2025

Bill to: Ryan Companies
NXS# 120672
533 S Third Street Suite 100
Minneapolis, MN 55403

Ship to: Ryan Companies
mo1050 S#2021966
Ron Embrey
500 Campus Drive SE
Bondurant, IA 50035

Rental Insurance Status: CURRENT

Customer No.	Due Date	Contract No	Satellite Quote No.	Customer PO No.	Salesperson
C30719	09/18/2025	RC619216	RQ279818	006777000	Hudson Heiss

No.	Description	Serial No.	Rental From Date	Rental To Date	Qty.	Unit Price	Amount
	Customer Project RC619216				0	0.00	0.00
FA206361	10x50 Mobile Office S#2021966	2021966	08/19/25	09/18/25	1	950.00	950.00
STEPS	Steps - Rental		08/19/25	09/18/25	2	75.00	150.00

Satellite Shelters Inc - Omaha

1058 Sunburst Lane

Mead, NE 68041

Phone No.: 816-453-1101

Fax No.: 816-453-5122

Subtotal: 1,100.00**Tax:** 77.00**Total:** 1,177.00***Thank You For Your Business!***

To pay your invoice online, please visit <https://secure.versapay.com>. If you need help getting started, please contact your Account Rep Wendy Pedersen at (763) 553-1900.

INVOICE

Crystal Clear Water Co.

3717 Delaware Avenue
Des Moines IA 50313

Date 07/21/2025
Invoice # 845127

Direct all inquiries regarding this invoice to our accounting department at 515-265-2324

Bill To

RYAN CO / 6777.000
14001 UNIVERSITY AVE #300
CLIVE IA 50325

Ship To

RYAN CO / 6777.000
500 CAMPUS DR SE
BONDURANT IA 50035

Acct. No. 024819

Description	Qty	Price	Charge	Balance
A0160 CC 5 GAL	4@	9.99	39.96	39.96
A0135 CC .5L 24 PK	2@	5.50	11.00	11.00
D0981 COOLER RENTAL	1@	9.50 Tx	9.50	9.50
15120340321				
Deposit Type 1	Sold 4 Ret 4	Net 0		
Sales Tax			0.67	0.67

Invoice Total 61.13

Received by:

Net 61.13

x_____

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
August 2025 MN TECH YARD		
Invoice # 082025MNTECH		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.012082	187.24



> Date Billed: 08/01/25
> Account Number: 20030-41055
> Invoice 569823714

Total Amount Due by 08/25/25 \$1,789.93

A late payment charge of \$26.85 will be assessed if payment is received after 08/25/25.

Service For:

RYAN COMPANIES
500 CAMPUS DR SE, TEMP 3PH XFMR
BONDURANT IA 50035

► **Current Charges Summary**

> Last Bill

\$520.55

> Payments and Credits

\$6.07

> New Charges

\$1,275.45

Payments and Credits Applied to Your Account

08/01/25 Check \$6.07

New Charges This Month

Electric Charges \$1,275.45

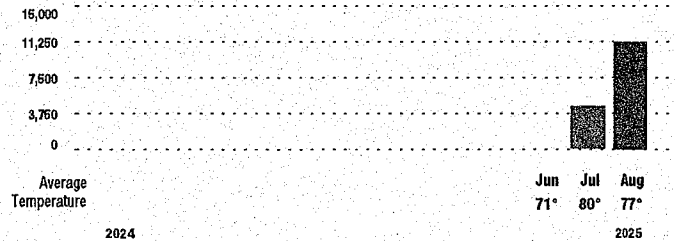
See details about this bill on Page 3

► **You Used**



Electric Usage

	Last Year	Current
Monthly kWh Usage	-	11,263
Number of Days	-	30
Average Temperature	-	77°
Average Cost per Day	-	\$42.51
Average Usage per Day	-	375



► [Keep]

► [Send]



> Account Number: 20030-41055

Total Amount Due by 08/25/25 \$1,789.93

For online bill payment log in to My Account at MidAmericanEnergy.com

ICF40214002032020180G10



23027 1 AB 0.641
*****ALL FOR AADC 500
RYAN COMPANIES
111 E GRAND AVE STE 200
DES MOINES IA 50309-1886



☐ Monthly

☐ One Time

\$

\$5

\$10

\$20

My Contribution

\$5

\$10

\$20

I want to contribute to the Renewable Advantage Program

MidAmerican Energy Company
PO Box 8020
Davenport IA 52808-8020
110 BG 3



0100200304105590000017899300000181678000000514481

Total Amount Due by 08/25/25

\$1,789.93

A late payment charge of \$26.85 will be assessed if payment is received after 08/25/25.

Previous Balance

Your total amount due includes a balance from your last bill of \$514.48.

Electric Charges Detail

Meter No: S98925070

30 Billing Days		
Company Reading	08/01/25	15814
Company Reading	07/02/25	4551
Total kWh		11,263
Company Reading	08/01/25	28,450
Peak kW		28

Rate: GE General Energy Summer

Supply and Delivery

\$1,192.01

Basic Service Charge		\$10.00
Energy Charge	5,000 X 0.09870	\$493.50
Energy Charge	6,263 X 0.08909	\$557.97
Energy Adjustment Clause	11,263 X 0.00802	\$90.33
Transmission Cost Adjustment	11,263 X 0.00271	\$30.52
Energy Efficiency Charge	11,263 X 0.00126	\$14.19
Demand Response Charge	11,263 X 0.00018	\$2.03
Income Tax Adjustment	11,263 X -0.00058	-\$6.53

Taxes and Fees

\$83.44

1.00% Local Option Tax	\$11.92
6.00% State Sales Tax	\$71.52

Total

\$1,275.45



ICF40214002032020200100
 RYAN COMPANIES



BRANCH A35
5765 NE 22ND ST
DES MOINES IA 50313-2554
515-265-5608

Job Site

NEW FIRE STATION
1409 COURTYARD DR. SE
BONDURANT IA 50035

Office: 515-309-8500

Customer # : 4584498
Invoice Date : 05/31/25
Date Out : 04/17/25 09:00 AM
Billed Through : 06/12/25 00:00
UR Job Loc : 1409 COURTYARD DR. S
UR Job # : 41
Customer Job ID:
P.O. # : 006777000
Ordered By : RON EMBREY
Reserved By : CHRISTOPHER MAHER
Salesperson : PAUL MAYBERGER

Invoice Amount: \$1,664.81

Terms: Due Upon Receipt
Payment options: Contact our credit office 704-916-4844
REMIT TO: UNITED RENTALS (NORTH AMERICA),INC.
PO BOX 840514
DALLAS TX 75284-0514

RENTAL ITEMS:

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Amount
1	11584908	GENERATOR 19-29 KVA TIER 4 Make: MULTIQUIP Model: DCA25SSIU4F Serial: 7160938 Meter out: 2088.83 Meter in: .00	289.00	289.00	530.00	1,395.00	1,395.00
1	10455196	SPIDER BOX PANEL GFCI Make: LEX Model: T2-A2-6A1E Serial: J1526338	23.00	23.00	47.00	133.00	133.00

Rental Subtotal: 1,528.00

SALES/MISCELLANEOUS ITEMS:

Qty	Item	Price	Unit of Measure	Extended Amt.
1	ENVIRONMENTAL SERVICE CHARGE	[ENV/MCI]	EACH	27.90
Sales/Misc Subtotal:				27.90
Agreement Subtotal:				1,555.90
Tax:				108.91
Total:				1,664.81

COMMENTS/NOTES:

CONTACT: RON EMBREY
CELL#: 515-321-0278
DLV/PKU LOC SELECTED BY MAP PIN OPTION

Billing period: 28 Days From 5/15/25 09:00 AM Thru 6/12/25 09:00 AM

Effective February 1, 2024 and where permitted by law, United Rentals may impose a surcharge of 2.0% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax.

NOTICE: This invoice is subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: Ryan Companies US, Inc. 533 South Third Street, Suite 100 Minneapolis, Minnesota 55415	PROJECT: Bondurant ESF - CMR 500 Campus Dr. SE Bondurant, Iowa 50035	APPLICATION NO: 15 PERIOD TO: 08/31/25 CONTRACT FOR: 000736750S CONTRACT DATE: 01/10/25 PROJECT NOS: 006777000	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: SRP Environmental 348 Aero Drive Shreveport, Louisiana 71107	VIA ARCHITECT:		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM	\$ 15,000.00
2. Net Change by Change Orders	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 15,000.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 3,158.30
5. RETAINAGE:	
a. 0.0% of Completed Work	
(Column D + E on G703)	\$ 0.00
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE	\$ 3,158.30
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 2,632.70
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 525.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 11,841.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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 herein is now due.

CONTRACTOR: SRP Environmental

By: <u>Britney Hawkins</u>	Date: <u>August 19, 2025</u>
State of: _____	County of: _____
Subscribed and sworn to before me this _____	
Notary Public: _____	
My Commission expires: _____	

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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	\$ 525.60
<i>(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)</i>	

ARCHITECT:

By: _____	Date: _____
-----------	-------------

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 or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Safety Consultant	15,000.00	2,632.70	525.60	0.00	3,158.30	21.1%	11,841.70	0.00
	GRAND TOTAL	\$15,000.00	\$2,632.70	\$525.60	\$0.00	\$3,158.30	21.1%	\$11,841.70	\$0.00

24/7 Onsite Cameras Inc.

PO Box 828

Columbia, IL 62236

+18774112471

brandi@247osc.com

www.247onsitecameras.com

**Invoice****BILL TO**

Ryan Companies US, Inc.
533 South 3rd Street, Suite 100
Minneapolis, MN 55415

SHIP TO

Ryan Companies US, Inc.
500 Campus Drive SE
Bondurant, IA 50035

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19178	07/25/2025	\$3,890.00	07/25/2025	Due on receipt	

P.O. NUMBER

6777000

SALES REP

NB

RENTAL PERIOD

07/25/25-08/24/25

ITEM CODE	DESCRIPTION	QTY	PRICE EACH	AMOUNT
300-S	S-Series S/N: 247-4IPPTZ-S-G-0323-300S	1	2,000.00	2,000.00
639-X	X-Series S/N: 247-24V1200AH800W-0125-639X	1	850.00	850.00
MPC 269	Mini Pole Camera S/N: 247-2IP-PTZ-0125-MPC269	1	500.00	500.00
Cell Card	Cell card	2	150.00	300.00
Monitoring	Monitoring per camera	6	40.00	240.00

Thank you for your business.

SUBTOTAL	3,890.00
TAX	0.00
TOTAL	3,890.00
BALANCE DUE	\$3,890.00

24/7 Onsite Cameras Inc.

PO Box 828
Columbia, IL 62236
+18774112471
brandi@247osc.com
www.247onsitecameras.com

**Invoice****BILL TO**

Ryan Companies US, Inc.
533 South 3rd Street, Suite 100
Minneapolis, MN 55415

SHIP TO

Ryan Companies US, Inc.
500 Campus Drive SE
Bondurant, IA 50035

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19406	08/25/2025	\$3,890.00	08/25/2025	Due on receipt	

P.O. NUMBER
6777000

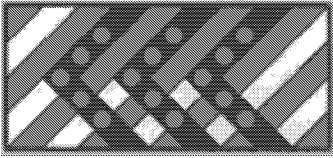
SALES REP
NB

RENTAL PERIOD
08/25/25-09/24/25

ITEM CODE	DESCRIPTION	QTY	PRICE EACH	AMOUNT
300-S	S-Series S/N: 247-4IPPTZ-S-G-0323-300S	1	2,000.00	2,000.00
639-X	X-Series S/N: 247-24V1200AH800W-0125-639X	1	850.00	850.00
MPC 269	Mini Pole Camera S/N: 247-2IP-PTZ-0125-MPC269	1	500.00	500.00
Cell Card	Cell card	2	150.00	300.00
Monitoring	Monitoring per camera	6	40.00	240.00

Thank you for your business.

SUBTOTAL	3,890.00
TAX	0.00
TOTAL	3,890.00
BALANCE DUE	\$3,890.00

**Bonnie's Barricades, Inc.**

1547 Michigan St
Des Moines, IA 50314-3532
515-282-8877
Fax 515-282-4620

E-INVOICE

Invoice Date	Invoice No.
7/31/2025	00024820

Terms: Net 15**Ryan Companies****Job ID: 015091**

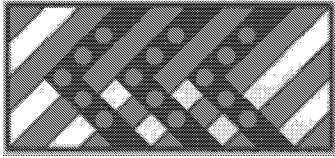
500 Campus Dr SE Bondurant
500 Campus Dr SE Bondurant
Bondurant, IA

Customer	Customer Job No.	Customer P.O. No.	Period Covered			Foreman Name / Phone#		
RYAN	Bondurant Fire Stati	006777000	7/1/2025 - 7/31/2025					
Date	Description		From - To	Qty	Days	Units	Price	Total
07/01/25	Type III w/ Road Closed *		07/01 07/31	6	31	186	\$3.50	\$651.00

Note: The * indicates taxable items.

EQUIPMENT RENTAL TOTAL	\$651.00
SALES/ONE-TIME CHARGES	\$0.00
LABOR TOTAL	\$0.00
SUBTOTAL	\$651.00
SALES TAX (7%)	\$45.57
TOTAL CHARGES	\$696.57
PLEASE PAY THIS AMOUNT	\$696.57

*** Job Not Complete ***

**Bonnie's Barricades, Inc.**

1547 Michigan St
Des Moines, IA 50314-3532
515-282-8877
Fax 515-282-4620

E-INVOICE

Invoice Date	Invoice No.
6/30/2025	00024456

Terms: Net 15**Ryan Companies****Job ID: 015091**

500 Campus Dr SE Bondurant
500 Campus Dr SE Bondurant
Bondurant, IA

Customer	Customer Job No.	Customer P.O. No.	Period Covered			Foreman Name / Phone#		
RYAN	Bondurant Fire Stati	006777000	6/24/2025 - 6/30/2025					
Date	Description	From - To	Qty	Days	Units	Price	Total	
06/24/25	Type III w/ Road Closed *	06/24 06/30	6	7	42	\$3.50	\$147.00	
06/24/25	Delivery Charge Extended		1		1	\$50.00	\$50.00	
06/24/25	Gas Surcharge		1		1	\$5.00	\$5.00	

Note: The * indicates taxable items.

EQUIPMENT RENTAL TOTAL	\$147.00
SALES/ONE-TIME CHARGES	\$0.00
LABOR TOTAL	\$55.00
SUBTOTAL	\$202.00
SALES TAX (7%)	\$10.29
TOTAL CHARGES	\$212.29
PLEASE PAY THIS AMOUNT	\$212.29

***** Job Not Complete *****



1244 2nd Ave
Des Moines IA 50314
United States

Voice: 515-282-1248

Invoice

Invoice Number: #INV104478

Invoice Date: 08/20/2025

Bill To

806 Ryan Companies
111 East Grand Ave
Des Moines IA 50309
United States

Ship To

806 Ryan Companies
1244 2nd Avenue
Des Moines IA 50314
United States

TOTAL

\$144.45

Due Date: 09/19/2025

Customer	PO #	Terms	Sales Order
806 Ryan Companies	bondurant firestaion - 006777	Net 30	SO103617

Customer Contact	Customer Phone Number	Customer Email
------------------	-----------------------	----------------

Ship Date	Sales Rep	Shipping Method
08/20/2025		Pick up

Qty	Item	Description	UOM	Unit Price	Amount
1	PSC-150-WAX	150# WAXON SWEEPING COMPOUND		\$135.00	\$135.00
Subtotal					\$135.00
Tax Total (%)					\$9.45
Freight or Delivery Charge					\$0.00
Total Invoice Amount					\$144.45
Payment/Credit Applied					\$0.00
TOTAL DUE					\$144.45

A finance charge of 1.5% per month (18% annually) will be applied to all past due balances. Please ensure payment is received by the due date to avoid additional charges.



INV104478



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	25391
ACCOUNT #	1963
AMOUNT	\$ 557.18
DATE	Jul 25, 2025
DUE DATE	Aug 14, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 488A1

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
07/25/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
07/25/25	Roll Off Disposal C&D	006777000	2.65	\$ 55.00 per ton	145.75
07/25/25	Roll Off Daily Rental - Jul 20, Jul 21, Jul 22, Jul 23, Jul 24, Jul 25	006777000	6		48.00
07/25/25	Roll Off Daily Rental - Jul 20, Jul 21, Jul 22, Jul 23, Jul 24, Jul 25	006777000	6		48.00
	Fuel Surcharge				11.43
Site Total					\$ 557.18

INVOICE TOTAL \$ 557.18



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	25452
ACCOUNT #	1963
AMOUNT	\$ 379.36
DATE	Jul 28, 2025
DUE DATE	Aug 17, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 44371

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
07/28/25	20 Yard RO Swap	006777000	1	\$ 273.00 each	273.00
07/28/25	Roll Off Disposal C&D	006777000	1.02	\$ 55.00 per ton	56.10
07/28/25	Roll Off Daily Rental - Jul 26, Jul 27, Jul 28	006777000	3		24.00
07/28/25	Roll Off Daily Rental - Jul 26, Jul 27	006777000	2		16.00
	Fuel Surcharge				10.26
Site Total					\$ 379.36

INVOICE TOTAL \$ 379.36

**Waste Solutions of Iowa**

5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	26392
ACCOUNT #	1963
AMOUNT	\$ 479.36
DATE	Aug 7, 2025
DUE DATE	Aug 27, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 8BF90

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
08/07/25	20 Yard RO Swap	006777000	1	\$ 273.00 each	273.00
08/07/25	Roll Off Disposal Single Stream	006777000	1.82	\$ 55.00 per ton	100.10
08/07/25	Roll Off Daily Rental - Jul 29, Jul 30, Jul 31, Aug 01, Aug 02, Aug 03, Aug 04, Aug 05, Aug 06, Aug 07	006777000	10		80.00
08/07/25	Roll Off Daily Rental - Aug 05, Aug 06	006777000	2		16.00
	Fuel Surcharge				10.26
Site Total					\$ 479.36

INVOICE TOTAL \$ 479.36



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	26727
ACCOUNT #	1963
AMOUNT	\$ 519.78
DATE	Aug 8, 2025
DUE DATE	Aug 28, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE E821A**

Ryan Company US, Inc.
533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
08/07/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
08/07/25	Roll Off Disposal C&D	006777000	3.57	\$ 55.00 per ton	196.35
08/08/25	Roll Off Daily Rental - Aug 08	006777000	1		8.00
	Fuel Surcharge				11.43
Site Total					\$ 519.78

INVOICE TOTAL \$ 519.78

**Waste Solutions of Iowa**

5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	28386
ACCOUNT #	1963
AMOUNT	\$ 834.68
DATE	Aug 14, 2025
DUE DATE	Sep 3, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE F5672**

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
08/12/25	20 Yard RO Swap	006777000	1	\$ 273.00 each	273.00
08/12/25	Roll Off Disposal C&D	006777000	2.03	\$ 55.00 per ton	111.65
08/14/25	20 Yard RO Removal\Pick Up		1	\$ 273.00 each	273.00
08/14/25	Roll Off Disposal C&D		2.41	\$ 55.00 per ton	132.55
08/14/25	Roll Off Daily Rental - Aug 09, Aug 10, Aug 11	006777000	3		24.00
	Fuel Surcharge				20.48
Site Total					\$ 834.68

INVOICE TOTAL \$ 834.68



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	28453
ACCOUNT #	1963
AMOUNT	\$ 450.15
DATE	Aug 15, 2025
DUE DATE	Sep 4, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 33B18

Ryan Company US, Inc.
533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
08/15/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
08/15/25	Roll Off Disposal C&D	006777000	2.45	\$ 55.00 per ton	134.75
	Fuel Surcharge				11.40
Site Total					\$ 450.15

INVOICE TOTAL \$ 450.15

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
August 2025 DES MOINES YARD		
Invoice # 082025DESYARD		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.511010	208.00
006777000	11420.015012	2745.00



INVOICE
SEND ALL PAYMENTS TO:
SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

INVOICE NO.	171429510-0001
ACCOUNT NO.	60896
INVOICE DATE	7/21/25
PAGE	1 of 1

INVOICE TO

1oz - 276 - 279
RYAN COMPANIES US INC
111 EAST GRAND AVE
SUITE 200
DES MOINES, IA 50309

JOB ADDRESS

BONDURANT FIRE STATION
BONDURANT, IA 50035 1221
515-468-8169

RECEIVED BY CLEMENS, ERIC	CONTRACT NO. 171429510
PURCHASE ORDER NO. JOB# 6777-000	
JOB NO. 1 - BONDURANT FIRE S	
BRANCH DES MOINES IA CC PC1463 1500 SE 19TH ST STE 280 GRIMES, IA 50111 5282 515-706-6951	

QTY	EQUIPMENT #	Min	Day	week	4 week	Amount
8.00	25GPD REFRIGERANT DEHU 8000I	125.00	125.00	375.00	710.00	5680.00
4.00	1850-2600CFM 16-24" OPEN AIR FAN 1.8					N/C
	No charge					
	DELIVERY CHARGE					235.00
	PICKUP CHARGE					235.00
	BILLED FOR FOUR WEEKS 7/11/25 THRU 8/07/25.					
	Rental Sub-total:					5680.00

Equipment. Service. Guaranteed.

REMIT TO:

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

NET 60
Invoices not paid within 30 days may be subject to a 1-1/2%
per month charge.

SUBTOTAL	6,150.00
SALES TAX	340.80
INVOICE TOTAL	6,490.80

4 WEEK BILL

DEE NOTESTONE ondean.notestone@sunbeltrentals.com



INVOICE
SEND ALL PAYMENTS TO:
SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

INVOICE NO.	171429510-0002
ACCOUNT NO.	60896
INVOICE DATE	8/18/25
PAGE	1 of 1

INVOICE TO

1oz - 276 - 277
RYAN COMPANIES US INC
111 EAST GRAND AVE
SUITE 200
DES MOINES, IA 50309

JOB ADDRESS

BONDURANT FIRE STATION
BONDURANT, IA 50035 1221
515-468-8169

RECEIVED BY CLEMENS, ERIC	CONTRACT NO. 171429510
PURCHASE ORDER NO.	JOB# 6777-000
JOB NO.	1 - BONDURANT FIRE S
BRANCH	DES MOINES IA CC PC1463 1500 SE 19TH ST STE 280 GRIMES, IA 50111 5282 515-706-6951

QTY	EQUIPMENT #	Min	Day	week	4 week	Amount
8.00	25GPD REFRIGERANT DEHU 8000I	125.00	125.00	375.00	710.00	5680.00
4.00	1850-2600CFM 16-24" OPEN AIR FAN 1.8					N/C
	No charge					
	BILLED FOR FOUR WEEKS 8/08/25 THRU 9/04/25.					
	Rental Sub-total:					5680.00

Equipment. Service. Guaranteed.

REMIT TO:

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

NET 60
Invoices not paid within 30 days may be subject to a 1-1/2%
per month charge.

SUBTOTAL	5,680.00
SALES TAX	340.80
INVOICE TOTAL	6,020.80

4 WEEK BILL

DEE NOTESTONE ondean.notestone@sunbeltrentals.com

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: Ryan Companies US, Inc. 533 South Third Street, Suite 100 Minneapolis, Minnesota 55415	PROJECT: Bondurant ESF - CMR 500 Campus Dr. SE Bondurant, Iowa 50035	APPLICATION NO: 15 PERIOD TO: 08/31/25 CONTRACT FOR: 000736560S CONTRACT DATE: 01/09/25 PROJECT NOS: 006777000	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: All American Scaffold 51 Washington Avenue Des Moines, Iowa 50314	VIA ARCHITECT:		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM	\$ 11,939.00
2. Net Change by Change Orders	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 11,939.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 9,997.88
5. RETAINAGE:	
a. 0.0% of Completed Work	
(Column D + E on G703)	\$ 0.00
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE	\$ 9,997.88
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 8,604.38
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 1,393.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 1,941.12

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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 herein is now due.

CONTRACTOR: All American Scaffold

By: Jodi Preston	Date: August 14, 2025
State of:	County of:
Subscribed and sworn to before me this	
Notary Public:	
My Commission expires:	

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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	\$ 1,393.50
<i>(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)</i>	

ARCHITECT:

By:	Date:
-----------------	-------

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 or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Scaffold Stair Tower	11,939.00	8,604.38	1,393.50	0.00	9,997.88	83.7%	1,941.12	0.00
	GRAND TOTAL	\$11,939.00	\$8,604.38	\$1,393.50	\$0.00	\$9,997.88	83.7%	\$1,941.12	\$0.00

Rental Invoice

PLEASE REMIT PAYMENT TO:

PO BOX 734443

Chicago, IL 60673-4443

ACH/Wire : ABA 021000021 Acct 316238036

RESOLUTE
INDUSTRIAL

MOBILE
Air & Power Rentals
a division of Resolute Industrial

Company: Resolute Industrial LLC

Mobile Air and Power Rentals

298 Messner Drive

Wheeling IL 60090

Invoice Number: 184745

Invoice Date: 8/14/2025

Due Date: 9/13/2025

Sales Person: Adam L

Tax ID:

Bill To: RYAN IA

RYAN COMPANIES US INC
ATT:AP@RYANCOMPANIES.COM
111 EAST GRAND SUITE 200
DES MOINES IA 50309
USA

Ship To: 12

Bondurant Emergency-Cooling
500 CAMPUS DRIVE SE
Bondurant IA 50035
USA

Contract Quantity	Service Type	Customer PO	Terms
MIN3602591	Rental	6777-000	Net 30 Days
1.00	1 RT-AC-1.0T 1 TON AIR COOLED AIR CONDITIONER	R14403	
	1 Billing Period	8/13/2025	--- 9/9/2025 680.00
1.00	2 RT-AC-1.0T-HP 1 TON AIR COOLED AIR CONDITIONER W HP	R10366	
	1 Billing Period	8/13/2025	--- 9/9/2025 680.00
1.00	3 RT-AC-1.0T-HP 1 TON HEAT PUMP	R19211	
	1 Billing Period	8/13/2025	--- 9/9/2025 680.00
1.00	4 RT-AC-1.0T-HP 1 TON HEAT PUMP	R18119	
	1 Billing Period	8/13/2025	--- 9/9/2025 680.00
1.00	5 RT-AC-1.0T-HP 1 TON HEAT PUMP	R19213	
	1 Billing Period	8/13/2025	--- 9/9/2025 680.00
1.00	6 RT-AC-1.0T-HP 1 TON HEAT PUMP	R19212	
	1 Billing Period	8/13/2025	--- 9/9/2025 680.00
6.00	7 RT-ACC-DUCT-CLGKIT-12 CEILING KIT 12" 4220-0000		
	1 Billing Period	8/13/2025	--- 9/9/2025 180.00
1.00	8 ENVIRO SERV		

Rental Invoice

PLEASE REMIT PAYMENT TO:
PO BOX 734443
Chicago, IL 60673-4443
ACH/Wire : ABA 021000021 Acct 316238036



Contract Quantity	Service Type	Customer PO	Terms
ENVIRONMENTAL SERVICE CHARGE			
1	Billing Period	8/13/2025 ---- 9/9/2025	170.40

Invoice Sale Amount:	4,430.40
Discount Amount:	0.00
Net Amount:	4,430.40
Sales Tax:	298.20
Prepaid Amount:	0.00
Invoice Total:	4,728.60



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	25736
ACCOUNT #	1963
AMOUNT	\$ 1,340.10
DATE	Jul 29, 2025
DUE DATE	Aug 18, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 43882

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Enclosed Check # _____

Amount _____

For proper credit return this portion

Site 1963027 - PT - 500 Campus Dr - Ryan Company - 500 Campus Ct NE Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
07/30/25 - 08/26/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
07/30/25 - 08/26/25	Rental Fee	006777000	5	\$ 5.00 per 4 week	25.00
07/30/25 - 08/26/25	SPR-Waste Sewer Sludge Removal		5	\$ 218.00 per 4 week	1,090.00
07/30/25 - 08/26/25	Women's SPR-Waste Sewer Sludge Removal		1	\$ 218.00 per 4 week	218.00
Tax					\$ 2.10
Site Total					\$ 1,340.10

INVOICE TOTAL \$ 1,340.10

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 000717460S
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Smart Concrete Solutions LLC
2001 E Grand Ave
Des Moines, Iowa 50317

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 623,000.00

2. Net Change by Change Orders

\$ 887.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 623,887.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 623,887.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 31,194.35

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 31,194.35

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 592,692.65

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 576,827.65

8. CURRENT PAYMENT DUE

\$ 15,865.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 31,194.35

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$887.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$887.00	\$0.00
NET CHANGES by Change Order		\$ 887.00

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 herein is now due.

CONTRACTOR: Smart Concrete Solutions LLC

By:

Joel Walz

Date: August 20, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 15,865.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
000000001	Building Concrete	623,000.00	606,300.00	16,700.00	0.00	623,000.00	100.0%	0.00	31,150.00
001000001	Per Smart Concrete proposal da	887.00	887.00	0.00	0.00	887.00	100.0%	0.00	44.35
	GRAND TOTAL	\$623,887.00	\$607,187.00	\$16,700.00	\$0.00	\$623,887.00	100.0%	\$0.00	\$31,194.35

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 000717980S
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Seedorff Masonry, Inc.
P.O. Box 38
Strawberry Point, Iowa 52076

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 65,920.00

2. Net Change by Change Orders

\$ (345.00)

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 65,575.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 65,575.00

5. RETAINAGE:

a. 0.2% of Completed Work

(Column D + E on G703)

\$ 142.15

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 142.15

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 65,432.85

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 62,732.00

8. CURRENT PAYMENT DUE

\$ 2,700.85

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 142.15

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$500.00	\$(845.00)
Total approved this Month	\$0.00	\$0.00
TOTALS	\$500.00	\$(845.00)
NET CHANGES by Change Order		\$ (345.00)

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 herein is now due.

CONTRACTOR: Seedorff Masonry, Inc.

By:

Brittany Reth

Date: August 11, 2025

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 2,700.85

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Masonry - Labor	46,860.00	44,517.00	2,343.00	0.00	46,860.00	100.0%	0.00	117.15
001000001	Per ITC #005 remove south CMU	(845.00)	(845.00)	0.00	0.00	(845.00)	100.0%	0.00	0.00
002000001	Per proposal dated 04.23.25 f	500.00	0.00	500.00	0.00	500.00	100.0%	0.00	25.00
3	Masonry - Materials	19,060.00	19,060.00	0.00	0.00	19,060.00	100.0%	0.00	0.00
	GRAND TOTAL	\$65,575.00	\$62,732.00	\$2,843.00	\$0.00	\$65,575.00	100.0%	\$0.00	\$142.15

Parker Welding & Fabrication, Inc.

721 E Lane Street

Winterset, Iowa 50273

PH: 515-462-2294 FAX: 515-462-2350

www.parkerweldingfabrication.com



Invoice # 2508

June 19, 2025

Ryan Construction
111 East Grand, Suite 200
Des Moines, IA 50309

Terms: Due Upon Receipt

Purchase Order No. Bondurant Fire Station
Per Eric

Description: Bar 1/4" X 8
Delivered

\$ 275.00

SUB-TOTAL \$ 275.00

IOWA SALES TAX - Madison Co 7% \$ 19.25

TOTAL DUE **\$ 294.25**

Thank You!

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415
FROM CONTRACTOR:
Core Construction Services LLC
3093 NW Prairie Ln
Des Moines, Iowa 50313

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035
VIA ARCHITECT:

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 000722530S
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 730,000.00

2. Net Change by Change Orders

\$ 170,343.30

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 900,343.30

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 497,164.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 23,555.92

b. 5.0% of Stored Material

(Column F on G703)

\$ 1,302.29

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 24,858.21

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 472,305.79

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 399,923.62

8. CURRENT PAYMENT DUE

\$ 72,382.17

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 428,037.51

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$28,317.00	\$0.00
Total approved this Month	\$142,026.30	\$0.00
TOTALS	\$170,343.30	\$0.00
NET CHANGES by Change Order	\$ 170,343.30	

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 herein is now due.

CONTRACTOR: Core Construction Services LLC

By: Mike Oyle

Date: August 22, 2025

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 72,382.17

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
	General Conditions	78,231.00	55,062.00	8,750.00	0.00	63,812.00	81.6%	14,419.00	3,190.60
	Rough Carpentry L	62,103.00	62,103.00	0.00	0.00	62,103.00	100.0%	0.00	3,105.15
	Rough Carpentry M	19,970.00	19,970.00	0.00	0.00	19,970.00	100.0%	0.00	998.50
	Wood Decking M	100,076.00	100,076.00	0.00	0.00	100,076.00	100.0%	0.00	5,003.80
	casework labor	31,200.00	0.00	4,680.00	0.00	4,680.00	15.0%	26,520.00	234.00
	casework Material	82,266.00	0.00	0.00	0.00	0.00	0.0%	82,266.00	0.00
	FRP Labor	520.00	0.00	0.00	0.00	0.00	0.0%	520.00	0.00
	FRP Material	400.00	0.00	0.00	0.00	0.00	0.0%	400.00	0.00
	Access Doors	500.00	0.00	0.00	0.00	0.00	0.0%	500.00	0.00
	Door Frames Labor	27,845.00	26,311.00	0.00	0.00	26,311.00	94.5%	1,534.00	1,315.55
	Door Hardware M	44,370.00	44,273.00	0.00	97.00	44,370.00	100.0%	0.00	2,218.50
	Doors & HW Labor	19,422.00	0.00	78,231.00	0.00	78,231.00	15.0%	16,509.00	145.65
	HM Door & Frame M	38,324.00	36,673.27	0.00	1,650.73	38,324.00	100.0%	0.00	1,916.20
	Sound Door Material	25,210.00	7,222.97	0.00	17,987.03	25,210.00	100.0%	0.00	1,260.50
	Wood Door Material	6,311.00	0.00	0.00	6,311.00	6,311.00	100.0%	0.00	315.55
	OFCI Labor	1,920.00	0.00	0.00	0.00	0.00	0.0%	1,920.00	0.00
	Specialties Labor	17,322.00	0.00	0.00	0.00	0.00	0.0%	17,322.00	0.00

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D O R E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	VDB Material	18,801.00	18,801.00	0.00	0.00	18,801.00	100.0%	0.00	940.05
	Toilet Partitions M	3,737.00	0.00	3,737.00	0.00	3,737.00	100.0%	0.00	186.85
	Coner Guard Material	312.00	312.00	0.00	0.00	312.00	100.0%	0.00	188.90
	Toilet Access. M	11,034.00	2,000.00	9,034.00	0.00	11,034.00	100.0%	0.00	551.70
	AED Cabinet	200.00	0.00	0.00	0.00	0.00	0.0%	200.00	0.00
	Emergency Key Cabine	500.00	0.00	500.00	0.00	500.00	100.0%	0.00	25.00
	FEC Materail	331.00	127.70	0.00	0.00	1,071.00	78.1%	300.00	53.55
	Metal Lockers M	32,300.00	9,200.00	0.00	0.00	9,200.00	28.5%	23,100.00	460.00
	Locker Install	15,600.00	0.00	0.00	0.00	0.00	0.0%	15,600.00	0.00
	Plam Clad Locker M	20,600.00	0.00	0.00	0.00	0.00	0.0%	20,600.00	0.00
	Flagpoles Materail	3,625.00	0.00	0.00	0.00	0.00	0.0%	3,625.00	0.00
	Window Shades L	7,566.00	0.00	0.00	0.00	0.00	0.0%	7,566.00	0.00
	Saunas Labor	4,800.00	0.00	4,800.00	0.00	4,800.00	100.0%	0.00	240.00
	Window Shades M	22,695.00	0.00	0.00	0.00	0.00	0.0%	22,695.00	0.00
	Saunas Material	12,798.00	12,798.00	0.00	0.00	12,798.00	100.0%	0.00	639.90
	Benches Material	5,255.00	5,255.00	0.00	0.00	5,255.00	100.0%	0.00	262.76
	Bike Racks M	1,850.00	1,850.00	0.00	0.00	1,850.00	100.0%	0.00	92.50
	Site Furnishing L	240.00	0.00	0.00	0.00	0.00	0.0%	240.00	0.00
	Waste Receptacle M	6,240.00	6,240.00	0.00	0.00	6,240.00	100.0%	0.00	312.00
001000001	Per ITC #005 add 10 lockers t	9,953.00	0.00	4,800.00	0.00	4,800.00	48.2%	5,153.00	240.00
002000001	Per Core proposal dated 02.19.	1,980.00	0.00	0.00	0.00	0.00	0.0%	1,980.00	0.00
003000001	Per Core proposal dated 02.04.	3,888.00	3,888.00	0.00	0.00	3,888.00	100.0%	0.00	194.40
004000001	Provide permanent cores for al	1,846.00	1,846.00	0.00	0.00	1,846.00	100.0%	0.00	92.30
004000002	Provide door closers at doors	2,885.00	2,554.00	0.00	0.00	2,554.00	88.5%	331.00	127.70

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
004000003	Revised hardware for openings	3,115.00	0.00	0.00	0.00	0.00	0.0%	3,115.00	0.00
004000004	Install additional hardware no	2,160.00	0.00	0.00	0.00	0.00	0.0%	2,160.00	0.00
004000005	Subcontractor mark-up for hard	1,151.00	0.00	0.00	0.00	0.00	0.0%	1,151.00	0.00
004000006	Per Core proposal dated 02.19.	1,339.00	0.00	0.00	0.00	0.00	0.0%	1,339.00	0.00
005000001	Per Core proposal dated 5/23/2	18,530.00	0.00	0.00	0.00	0.00	0.0%	18,530.00	0.00
005000002	Per Core proposal dated 5/23/2	23,100.00	0.00	0.00	0.00	0.00	0.0%	23,100.00	0.00
005000003	Per Core proposal dated 5/23/2	99,800.00	0.00	10,932.00	0.00	10,932.00	11.0%	88,868.00	546.60
005000004	Per RFI #91 supply and instal	596.30	0.00	0.00	0.00	0.00	0.0%	596.30	0.00
	GRAND TOTAL	\$900,343.30	\$420,972.24	\$50,146.00	\$26,045.76	\$497,164.00	55.2%	\$403,179.30	\$24,858.21

= \$76,191.76

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO: Ryan Companies
111 East Grand, Suite 200
Des Moines, IA 50309
ATTN: Nick Aldrich

PROJECT: Bondurant Emergency Services Facility
500 Campus Dr SE
Bondurant, IA 50035

Application No: 07

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☒ OTHER

App. Date: 8/25/25

FROM: Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313

VIA ARCHITECT: Email

Period To: 8/31/25

Project #: 24122

Contract Date: 8/16/24

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below in connection with the Contract Continuation Sheet, Document G703, 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 herein is now due.

1. ORIGINAL CONTACT SUM	\$ 730,000.00
2. Net change by Change Orders	\$ 170,343.30
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 900,343.30
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 492,764.00
5. RETAINAGE:	
a. 5% % of Completed Work (Column D + E on G703)	\$ 18,927.45
b. 5% % of Stored Material (Column F on G703)	\$ 5,710.75
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 24,638.20
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 468,125.80
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 399,923.63
8. CURRENT PAYMENT DUE	\$ 68,202.17
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 432,217.50

CONTRACTOR: Core Structural Services, LLC

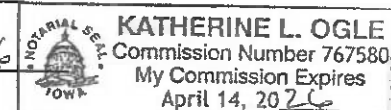
By: [Signature] Date: 8/22/25

State of: Iowa County of: Polk

Subscribed and sworn to before me this 22 day of Aug, 2025

Notary Public: [Signature]

My Commission expires: 4/14/26



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above 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

(Attach explanation if amount certified differs from the amount applied for.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Change Order Summary			
		Additions	Deductions
Change Orders approved in previous months by Owner		\$ 28,317.00	
TOTAL		\$ 28,317.00	
Approved this Month			
Number	Date Approved		
05	8/20/25	\$ 142,026.30	
		\$ -	
TOTALS		\$ 142,026.30	\$ -
Net change by Change Orders		\$ 170,343.30	\$ -

CONTINUATION SHEET (G703)

G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest penny.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **07**
APPLICATION DATE: **8/25/25**
PERIOD TO: **8/31/25**

ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
				From Previous Application (D+E)	This Period					
1				-			-		-	-
2	010000			-			-		-	-
3		General Conditions	\$ 78,231.00	55,062.00	8,750.00		63,812.00	81.57%	14,419.00	3,190.60
4	061000			-			-		-	-
5		Rough Carpentry L	\$ 62,103.00	62,103.00			62,103.00	100.00%	-	3,105.15
6		Rough Carpentry M	\$ 19,970.00	19,970.00			19,970.00	100.00%	-	998.50
7	061500			-			-		-	-
8		Wood Decking M	\$ 100,076.00	100,076.00			100,076.00	100.00%	-	5,003.80
9	064000			-			-		-	-
10		casework labor	\$ 31,200.00	-	4,680.00		4,680.00	15.00%	26,520.00	234.00
11		casework Material	\$ 82,266.00	-			-	0.00%	82,266.00	-
12	068316			-			-		-	-
13		FRP Labor	\$ 520.00	-			-	0.00%	520.00	-
14		FRP Material	\$ 400.00	-			-	0.00%	400.00	-
15	081113			-			-		-	-
16		Access Doors	\$ 500.00	-			-	0.00%	500.00	-
17		Door Frames Labor	\$ 27,845.00	26,311.00			26,311.00	94.49%	1,534.00	1,315.55
18		Door Hardware M	\$ 44,370.00	-		44,370.00	44,370.00	100.00%	-	2,218.50
19		Doors & HW Labor	\$ 19,422.00	-	2,913.00		2,913.00	15.00%	16,509.00	145.65
20		HM Door & Frame M	\$ 38,324.00	-		38,324.00	38,324.00	100.00%	-	1,916.20
21		Sound Door Material	\$ 25,210.00	-		25,210.00	25,210.00	100.00%	-	1,260.50
22		Wood Door Material	\$ 6,311.00	-		6,311.00	6,311.00	100.00%	-	315.55
23	101100			-			-		-	-
24		OFCI Labor	\$ 1,920.00	-			-	0.00%	1,920.00	-
25		Specialties Labor	\$ 17,322.00	-			-	0.00%	17,322.00	-
26		VDB Material	\$ 18,801.00	18,801.00			18,801.00	100.00%	-	940.05
27	102113			-			-		-	-
28		Toilet Partitions M	\$ 3,737.00	-	3,737.00		3,737.00	100.00%	-	186.85
29	102600			-			-		-	-
30		Coner Guard Material	\$ 3,778.00	3,778.00			3,778.00	100.00%	-	188.90
31	102800			-			-		-	-
32		Toilet Access. M	\$ 11,034.00	2,000.00	9,034.00		11,034.00	100.00%	-	551.70
33	104300			-			-		-	-
34		AED Cabinet	\$ 200.00	-			-	0.00%	200.00	-
35		Emergency Key Cabinet	\$ 500.00	-	500.00		500.00	100.00%	-	25.00
36	104400			-			-		-	-
37		FEC Materail	\$ 1,371.00	1,071.00			1,071.00	78.12%	300.00	53.55
38	105113			-			-		-	-
39		Metal Lockers M	\$ 32,300.00	9,200.00			9,200.00	28.48%	23,100.00	460.00
40	105123			-			-		-	-
41		Locker Install	\$ 15,600.00	-			-	0.00%	15,600.00	-
42		Plam Clad Locker M	\$ 20,600.00	-			-	0.00%	20,600.00	-

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
43	107500			-			-		-	-
44		Flagpoles Materail	\$ 3,625.00	-			-	0.00%	3,625.00	-
45	122400			-			-		-	-
46		Window Shades L	\$ 7,566.00	-			-	0.00%	7,566.00	-
47		Window Shades M	\$ 22,695.00	-			-	0.00%	22,695.00	-
48	132416			-			-		-	-
49		Saunas Labor	\$ 4,800.00	-	4,800.00		4,800.00	100.00%	-	240.00
50		Saunas Material	\$ 12,798.00	12,798.00			12,798.00	100.00%	-	639.90
51	323300			-			-		-	-
52		Benches Material	\$ 5,255.00	5,255.00			5,255.00	100.00%	-	262.75
53		Bike Racks M	\$ 1,850.00	1,850.00			1,850.00	100.00%	-	92.50
54		Site Furnishing L	\$ 1,260.00	-			-	0.00%	1,260.00	-
55		Waste Receptacle M	\$ 6,240.00	6,240.00			6,240.00	100.00%	-	312.00
56				-			-		-	-
57		Change Order #01		-			-		-	-
58	081100	Item #01 - Remove Door 137	\$ (1,868.00)	-			-	0.00%	(1,868.00)	-
59	105113.10	Item #02 - Add P-Lam Lockers	\$ 11,821.00	-			-	0.00%	11,821.00	-
60	101100.0	CO #02 - Framed Mirrors	\$ 1,980.00	-			-	0.00%	1,980.00	-
61	061500.1	CO #03 - Remove exposed fasteners at wood deck	\$ 3,888.00	3,888.00			3,888.00	100.00%	-	194.40
62		CO #04		-			-		-	-
63	081100	Item #01 - Door Hardware Revisions	\$ 11,157.00	-	4,800.00		4,800.00	43.02%	6,357.00	240.00
64	101100	Item #02 - Bath Accessory Revisions	\$ 1,339.00	-			-	0.00%	1,339.00	-
65		CO #05		-			-		-	-
66		Item #01 - Building Signage	\$ 23,100.00	-			-	0.00%	23,100.00	-
67		Item #02 - Precast Stain	\$ 18,530.00	-			-	0.00%	18,530.00	-
68		Item #03 - Appliances	\$ 99,800.00	-	10,932.00		10,932.00	10.95%	88,868.00	546.60
69		Item #04 - RFQ #09 Kitchen Hood Cabinet	\$ 596.30	-			-	0.00%	596.30	-
70				-			-		-	-
		TOTAL Scheduled Values	\$ 900,343.30	\$ 328,403.00	\$ 50,146.00	\$ 114,215.00	\$ 492,764.00	54.73%	\$ 407,579.30	\$ 24,638.20

Architecture Engineering Planning Interiors

Contractor Core Construction
Application Date 8/25/25 Project Bondurant ESF

[illegible]

Page 637 of 674



110 W 55th Street
Davenport, Iowa 52806
Phone: 563-386-8508

DATE	INVOICE
06/30/25	363036

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COR102
CORE STRUCTURAL SVCS
3093 NW PRAIRIE LN
DES MOINES, IA 50313

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** INVOICE **
BONDURANT PUBLIC
SAFETY BUILDING
PO#24122.02
AIA#6

ATTN MIKE MUHLENA

(515) 264-5156				TAX JURISDICTION NO. / DESCRIPTION		TAX EXEMPT NUMBER			
				0002 NON TAXABLE					
LOC	DATE ORDERED	DATE SHIPPED	SHIP VIA	ORDER NO.	AUTHORIZED PURCHASER	SALESPERSON	CL	TERMS	QTY
06	06/30/25	06/30/25	DOORS INC	1024-852-		0	72		0101

ITEM #	ORDERED	SHIPPED	DESCRIPTION	UNIT PRICE	AMOUNT
NON-INV EA	1.00	1.00	WOOD	24489.030	24489.03
NON-INV EA	1.00	1.00	HOLLOW METAL	1556.73	1556.73
NON-INV EA	1.00	1.00	O1 CHANGE ORDER	377.30	377.30

26423.06 SALES AMOUNT	SALES TAX	SHIPPING CHARGE				CASH	CODE	26423.06
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DIRECT ALL INQUIRIES TO DAVENPORT

Remit to: Doors Inc.
300 SW 6th Street
Des Moines, Iowa 50309
Phone: 515-288-8951


**PLEASE PAY
THIS AMOUNT**

TERMS: NET 30 DAYS. A FINANCE CHARGE OF 1 1/2% PER MONTH APPLIES ON INVOICE 30 DAYS PAST DUE. THIS IS AN ANNUAL PERCENTAGE RATE OF 18% (MINIMUM FINANCE CHARGE OF \$1.00).

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INSPRO, a Marsh & McLennan Agency LLC, Company 4000 Pine Lake Road Lincoln, NE 68506	CONTACT NAME: Wesley Rohweder PHONE (A/C, No, Ext): - FAX (A/C, No): E-MAIL ADDRESS: Wesley.Rohweder@MarshMMA.com INSURER(S) AFFORDING COVERAGE INSURER A : Secura Insurance, A Mutual Company NAIC # 22543
INSURED Doors Incorporated 300 SW 6th St Des Moines, IA 50309	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☒ PRO-JECT ☒ LOC OTHER:			CP3426999	12/31/2024	12/31/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CA3427001	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB EXCESS LIAB DED ☒ RETENTION \$0			CU3427008	12/31/2024	12/31/2025	EACH OCCURRENCE \$6,000,000 AGGREGATE \$6,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y / ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC3427002	12/31/2024	12/31/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Bondurant Public Safety Building
Stored location is Doors, Inc. - Davenport 110 W 55th St. Dav, IA 52806
Invoice amount is \$26,423.06 of stored materials.

CERTIFICATE HOLDER

CANCELLATION

Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

Architectural
Wood Doors

VT INDUSTRIES

JOB NO. 157138

LOAD NO. 18-12

PILE NO. 1

TOTAL PIECES 15

PILE WIDTH 36

PILE WEIGHT 1466

SCANNED BY

CHECKED BY

ACCESSORIES Y N

DOORS, INC. - DAVENPORT

VT Industries Inc. 1000 Industrial Park Holstein, IA 51025

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 00071834OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Skold Door & Floor Company Inc
5730 NE 17th Street
Des Moines, Iowa 50317

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 482,200.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 482,200.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 317,400.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 15,870.00

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 15,870.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 301,530.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 290,130.00

8. CURRENT PAYMENT DUE

\$ 11,400.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 180,670.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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 herein is now due.

CONTRACTOR: Skold Door & Floor Company Inc

By: 

Date: August 14, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 11,400.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: 

Date:

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 or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Overhead Doors	482,200.00	305,400.00	12,000.00	0.00	317,400.00	65.8%	164,800.00	15,870.00
	GRAND TOTAL	\$482,200.00	\$305,400.00	\$12,000.00	\$0.00	\$317,400.00	65.8%	\$164,800.00	\$15,870.00

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 00071804OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Elite Glass & Metal
4945 NW 57th Ave, Suite 1
Johnston, Iowa 50131

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 812,667.00

2. Net Change by Change Orders

\$ 49,585.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 862,252.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 772,431.43

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 38,621.57

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 38,621.57

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 733,809.86

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 655,524.63

8. CURRENT PAYMENT DUE

\$ 78,285.23

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 128,442.14

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$9,405.00	\$0.00
Total approved this Month	\$40,180.00	\$0.00
TOTALS	\$49,585.00	\$0.00
NET CHANGES by Change Order	\$ 49,585.00	

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 herein is now due.

CONTRACTOR: Elite Glass & Metal

By: Nate Burghod

Date: August 26, 2025

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 78,285.23

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15
APPLICATION DATE: 08/25/25
PERIOD TO: 08/31/25
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Glass & Glazing	812,667.00	684,821.92	61,228.51	0.00	746,050.43	91.8%	66,616.57	37,302.52
001000001	Per ITC #006 revise TWS-1 to	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
002000001	Per Elite proposal dated 02.20	4,201.00	0.00	0.00	0.00	0.00	0.0%	4,201.00	0.00
003000001	Per Elite proposal dated 04.25	1,725.00	1,725.00	0.00	0.00	1,725.00	100.0%	0.00	86.25
004000001	Per Elite proposal dated 06.04	3,479.00	3,479.00	0.00	0.00	3,479.00	100.0%	0.00	173.95
004000001	Per Ryan Co direction cut dow	3,483.00	0.00	3,483.00	0.00	3,483.00	100.0%	0.00	174.15
004000002	Per Ryan Co direction additon	8,075.00	0.00	8,075.00	0.00	8,075.00	100.0%	0.00	403.75
004000003	Per Ryan Co direction cutting	4,888.00	0.00	4,888.00	0.00	4,888.00	100.0%	0.00	244.40
004000004	Per Ryan Co direction furnish	4,731.00	0.00	4,731.00	0.00	4,731.00	100.0%	0.00	236.55
000000001	Per Ryan Co direction furnish	19,003.00	0.00	0.00	0.00	0.00	0.0%	19,003.00	0.00
	GRAND TOTAL	\$862,252.00	\$690,025.92	\$82,405.51	\$0.00	\$772,431.43	89.6%	\$89,820.57	\$38,621.57

AIA[®]

Document G702TM – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 00071800OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
PERFORMANCE CONTRACTING, INC.
11145 Thompson Ave.
Lenexa, Kansas 66219

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703TM, is attached.

1. ORIGINAL CONTRACT SUM

\$ 526,905.00

2. Net Change by Change Orders

\$ 27,645.61

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 554,550.61

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 528,872.84

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 26,443.64

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 26,443.64

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 502,429.20

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 430,554.71

8. CURRENT PAYMENT DUE

\$ 71,874.49

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 52,121.41

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$27,645.61	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$27,645.61	\$0.00
NET CHANGES by Change Order	\$ 27,645.61	

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 herein is now due.

CONTRACTOR: PERFORMANCE CONTRACTING, INC.

By:

Alia Ternary

Date: August 19, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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

\$ 71,874.49

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
000000001	Mobilization	14,000.00	14,000.00	0.00	0.00	14,000.00	100.0%	0.00	700.00
000000002	Submittals/shop drawings/Engineering/deposits	22,089.00	20,984.56	0.00	0.00	20,984.56	95.0%	1,104.44	1,049.23
000000003	ExtFrmg/Sheathing/Sprayfoam/airbarrier mat	42,199.00	42,199.00	0.00	0.00	42,199.00	100.0%	0.00	2,109.95
000000004	ExtFrmg/Sheathing/SprayFoam/Airbarrier Lbr	59,485.00	59,485.00	0.00	0.00	59,485.00	100.0%	0.00	2,974.26
000000005	Interior Layout and Framing Material	42,192.00	42,192.00	0.00	0.00	42,192.00	100.0%	0.00	2,109.60
000000006	Interior Layout and Framing Labor	68,840.00	67,724.79	1,115.21	0.00	68,840.00	100.0%	0.00	3,441.99
000000007	Gyp Board intall/Taping/Sealants Materials	60,648.00	60,648.00	0.00	0.00	60,648.00	100.0%	0.00	3,032.40
000000008	Gyp Board install/Taping/Sealants Labor	75,640.00	73,128.75	2,511.25	0.00	75,640.00	100.0%	0.00	3,782.00
000000009	Acoustical/Specialty Ceilings/Wall Panels Material	65,145.00	15,243.93	44,754.62	0.00	59,998.55	92.1%	5,146.45	2,999.93
000000010	Acoustical/Specialty Ceilings/Wall Panels Labor	27,919.00	1,208.89	19,138.47	0.00	20,347.36	72.9%	7,571.64	1,017.36
000000011	Composite Wall Panels Material	33,149.00	33,149.00	0.00	0.00	33,149.00	100.0%	0.00	1,657.45
000000012	Composite Wall Panels Labor	15,599.00	0.00	3,743.76	0.00	3,743.76	24.0%	11,855.24	187.19
001000001	Per ITC 07 revised parapet bl	4,171.00	4,171.00	0.00	0.00	4,171.00	100.0%	0.00	208.55
002000001	Per proposal dated 04.16.25 f	13,892.00	9,497.96	4,394.04	0.00	13,892.00	100.0%	0.00	694.60

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
003000001	Per PCI proposal dated 05.13.2	1,219.00	1,219.00	0.00	0.00	1,219.00	100.0%	0.00	60.95
003000002	Per PCI proposal dated 04.25.2	1,216.61	1,216.61	0.00	0.00	1,216.61	100.0%	0.00	60.83
003000003	Per PCI proposal dated 05/27/2	3,543.00	3,543.00	0.00	0.00	3,543.00	100.0%	0.00	177.15
003000004	Per RFI 55 and PCI proposal da	2,740.00	2,740.00	0.00	0.00	2,740.00	100.0%	0.00	137.00
003000005	Per RFI 86 and PCI proposal da	864.00	864.00	0.00	0.00	864.00	100.0%	0.00	43.20
	GRAND TOTAL	\$554,550.61	\$453,215.49	\$75,657.35	\$0.00	\$528,872.84	95.4%	\$25,677.77	\$26,443.64

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 00071803OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Ideal Floors, Inc.
2216 George Flagg Pkwy
Des Moines, Iowa 50321

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 168,655.00

2. Net Change by Change Orders

\$ 11,958.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 180,613.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 88,681.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 4,434.05

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 4,434.05

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 84,246.95

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 60,800.00

8. CURRENT PAYMENT DUE

\$ 23,446.95

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 96,366.05

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$11,958.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$11,958.00	\$0.00
NET CHANGES by Change Order	\$ 11,958.00	

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 herein is now due.

CONTRACTOR: Ideal Floors, Inc.

By: Ellen Drunkheller

Date: August 12, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 23,446.95

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
000000001	Ceramic Tile Materials	38,669.00	0.00	0.00	0.00	0.00	0.0%	38,669.00	0.00
000000002	Ceramic Tile Labor	33,305.00	0.00	0.00	0.00	0.00	0.0%	33,305.00	0.00
000000003	Resilient Materials	19,581.00	0.00	19,581.00	0.00	19,581.00	100.0%	0.00	979.05
000000004	Resilient Labor	4,500.00	0.00	0.00	0.00	0.00	0.0%	4,500.00	0.00
000000005	Carpet Materials	40,000.00	40,000.00	0.00	0.00	40,000.00	100.0%	0.00	2,000.00
000000006	Carpet Labor	3,500.00	0.00	0.00	0.00	0.00	0.0%	3,500.00	0.00
000000005	Polished Concrete Materials	15,500.00	15,500.00	0.00	0.00	15,500.00	100.0%	0.00	775.00
000000005	Polished Concrete Labor	13,600.00	8,500.00	5,100.00	0.00	13,600.00	100.0%	0.00	680.00
001000001	Per ITC #006 add ~108 SF of c	688.00	0.00	0.00	0.00	0.00	0.0%	688.00	0.00
002000001	Per Ideal Floors proposal date	11,270.00	0.00	0.00	0.00	0.00	0.0%	11,270.00	0.00
	GRAND TOTAL	\$180,613.00	\$64,000.00	\$24,681.00	\$0.00	\$88,681.00	49.1%	\$91,932.00	\$4,434.05

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 000718020S
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Jarnagin Painting, Inc.
6395 NW Beaver Dr, PO Box 408
Johnston, Iowa 50131

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 94,923.00

2. Net Change by Change Orders

\$ 21,809.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 116,732.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 62,093.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 3,104.65

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 3,104.65

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 58,988.35

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 31,438.35

8. CURRENT PAYMENT DUE

\$ 27,550.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 57,743.65

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$21,809.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$21,809.00	\$0.00
NET CHANGES by Change Order	\$ 21,809.00	

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 herein is now due.

CONTRACTOR: Jarnagin Painting, Inc.

By: Larry Van Elsen

Date: August 25, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 27,550.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
	Office Paint - Material	10,203.00	4,003.00	4,300.00	0.00	8,303.00	81.4%	1,900.00	415.15
	Office Paint - Labor	50,820.00	18,840.00	24,000.00	0.00	42,840.00	84.3%	7,980.00	2,142.00
	Apparatus Bay Paint - Material	3,150.00	0.00	0.00	0.00	0.00	0.0%	3,150.00	0.00
	Apparatus Bay paint - Labor	19,200.00	0.00	0.00	0.00	0.00	0.0%	19,200.00	0.00
	Exterior Paint - Material	3,733.00	3,593.00	140.00	0.00	3,733.00	100.0%	0.00	186.65
	Exterior Paint - Labor	7,817.00	6,657.00	560.00	0.00	7,217.00	92.3%	600.00	360.85
001000001	Per ITC #001 field paint unde	19,813.00	0.00	0.00	0.00	0.00	0.0%	19,813.00	0.00
002000001	Per ITC 08 painting of added	533.00	0.00	0.00	0.00	0.00	0.0%	533.00	0.00
003000001	Per RFI #065 and proposal date	1,463.00	0.00	0.00	0.00	0.00	0.0%	1,463.00	0.00
	GRAND TOTAL	\$116,732.00	\$33,093.00	\$29,000.00	\$0.00	\$62,093.00	53.2%	\$54,639.00	\$3,104.65

AIA[®]

Document G702TM – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 00071877OS
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Dickerson Mechanical Inc
129 N West St, PO Box 134
Colfax, Iowa 50054

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703TM, is attached.

1. ORIGINAL CONTRACT SUM

\$ 976,400.00

2. Net Change by Change Orders

\$ 7,450.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 983,850.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 930,117.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 46,505.85

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 46,505.85

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 883,611.15

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 688,617.00

8. CURRENT PAYMENT DUE

\$ 194,994.15

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 100,238.85

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$7,450.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$7,450.00	\$0.00
NET CHANGES by Change Order	\$ 7,450.00	

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 herein is now due.

CONTRACTOR: Dickerson Mechanical Inc

By:

Lisa Booher

Date: August 20, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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

\$ 194,994.15

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15
APPLICATION DATE: 08/25/25
PERIOD TO: 08/31/25
ARCHITECT'S PROJECT NO: 006777000

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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
001000001	Temp Heat System Install	7,450.00	3,725.00	0.00	0.00	3,725.00	90.0%	3,725.00	186.25
01	Sanitary Sewer Below Grade Material	57,810.00	57,810.00	0.00	0.00	57,810.00	100.0%	0.00	2,890.50
02	Sanitary Sewer Below Grade Labor	36,322.00	36,322.00	0.00	0.00	36,322.00	100.0%	0.00	1,816.10
03	Sanitary Sewer Above Grade Material	129,914.00	116,922.00	12,992.00	0.00	129,914.00	100.0%	0.00	6,495.70
04	Sanitary Sewer Above Grade Labor	55,702.00	50,132.00	5,570.00	0.00	55,702.00	100.0%	0.00	2,785.10
05	Sand Oil Sewer & Vents Material	21,415.00	21,415.00	0.00	0.00	21,415.00	100.0%	0.00	1,070.75
06	Sand Oil Sewer & Vents Labor	22,402.00	22,402.00	0.00	0.00	22,402.00	100.0%	0.00	1,120.10
07	Domestic Water Material	142,752.00	142,752.00	0.00	0.00	142,752.00	100.0%	0.00	7,137.60
08	Domestic Water Labor	63,202.00	53,722.00	9,480.00	0.00	63,202.00	100.0%	0.00	3,160.10
09	Plumbing Fixtures Material	215,225.00	135,000.00	80,225.00	0.00	215,225.00	100.0%	0.00	10,761.25
10	Plumbing Fixtures Labor	43,902.00	10,000.00	3,000.00	0.00	13,000.00	29.6%	30,902.00	650.00
11	Airlines Compressors Material	102,592.00	10,888.00	81,400.00	0.00	92,288.00	90.0%	10,304.00	4,614.40
12	Airlines Compressors Labor	8,802.00	0.00	0.00	0.00	0.00	0.0%	8,802.00	0.00
13	Insulation	50,360.00	37,770.00	12,590.00	0.00	50,360.00	100.0%	0.00	2,518.00
14	Mobilization	26,000.00	26,000.00	0.00	0.00	26,000.00	100.0%	0.00	1,300.00
	GRAND TOTAL	\$983,850.00	\$724,860.00	\$205,257.00	\$0.00	\$930,117.00	94.5%	\$53,733.00	\$46,505.85

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 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 000719270S
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Brockway Mechanical & Roofing Co Inc
1101 Osborn Street, PO Box 1190
Burlington, Iowa 52601

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 1,196,722.00

2. Net Change by Change Orders

\$ 667.15

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 1,197,389.15

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 1,133,829.72

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 56,691.49

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 56,691.49

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 1,077,138.23

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 927,194.81

8. CURRENT PAYMENT DUE

\$ 149,943.42

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 120,250.92

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$667.15	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$667.15	\$0.00
NET CHANGES by Change Order	\$ 667.15	

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 herein is now due.

CONTRACTOR: Brockway Mechanical & Roofing Co Inc

By: Ryan Brockway

Date: August 20, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 149,943.42

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
	Pre-con BIM	18,000.00	18,000.00	0.00	0.00	18,000.00	100.0%	0.00	900.00
	Pre-con Submittals	12,000.00	12,000.00	0.00	0.00	12,000.00	100.0%	0.00	600.00
	Test and Balance	18,930.00	0.00	0.00	0.00	0.00	0.0%	18,930.00	0.00
	HVAC Insulation	40,000.00	31,753.00	5,350.00	0.00	37,103.00	54.5%	2,897.00	1,855.15
	HVAC Controls	190,000.00	125,154.00	52,404.18	0.00	177,558.18	93.5%	12,441.82	8,877.91
	Hydronic Piping-Labor	114,459.00	80,105.00	29,550.00	0.00	109,655.00	95.8%	4,804.00	5,482.75
	Hydronic Pumps-Labor	35,955.00	7,000.00	26,900.00	0.00	33,900.00	94.3%	2,055.00	1,695.00
	HVAC Water Treatment-Labor	2,400.00	0.00	0.00	0.00	0.00	0.0%	2,400.00	0.00
	Ductwork-Labor	74,336.00	68,327.00	4,134.00	0.00	72,461.00	97.5%	1,875.00	3,623.05
	Grilles Registers-Labor	8,400.00	3,200.00	3,118.00	0.00	6,318.00	75.2%	2,082.00	315.90
	Power Ventilators-Labor	2,800.00	2,800.00	0.00	0.00	2,800.00	100.0%	0.00	140.00
	Air Destrat Fans-Labor	3,800.00	250.00	2,270.00	0.00	2,520.00	66.3%	1,280.00	126.00
	Kitchen Hoods-Labor	4,800.00	4,335.00	0.00	0.00	4,335.00	90.3%	465.00	216.75
	Electric Boiler-Labor	16,810.00	250.00	14,800.00	0.00	15,050.00	89.5%	1,760.00	752.50
	Energy Recov Units-Labor	8,800.00	8,800.00	0.00	0.00	8,800.00	100.0%	0.00	440.00
	Split System AC Units-Labor	5,500.00	1,500.00	1,500.00	0.00	3,000.00	54.5%	2,500.00	150.00
	Heat Pumps-Labor	48,577.00	48,577.00	0.00	0.00	48,577.00	100.0%	0.00	2,428.85

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D O R E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Blower Coil Units-Labor	1,840.00	1,840.00	0.00	0.00	1,840.00	100.0%	0.00	92.00
	Radiant Heat Piping-Labor	18,320.00	16,531.00	0.00	0.00	16,531.00	90.2%	1,789.00	826.55
000000001	Mobilization	23,925.00	19,707.54	4,000.00	0.00	23,707.54	99.1%	217.46	1,185.38
001000001	Furnish VF-1 motorized damper.	667.15	0.00	0.00	0.00	0.00	0.0%	667.15	0.00
Material	Hydronic Piping	82,574.00	82,574.00	0.00	0.00	82,574.00	100.0%	0.00	4,128.70
Material	Hydronic Pumps	42,000.00	37,500.00	4,500.00	0.00	42,000.00	100.0%	0.00	2,100.00
Material	HVAC Water Treatment	6,500.00	0.00	0.00	0.00	0.00	0.0%	6,500.00	0.00
Material	Ductwork	168,475.00	165,303.00	402.40	0.00	168,475.00	100.0%	0.00	8,423.75
Material	Grilles Registers	10,800.00	4,663.00	6,137.00	0.00	10,800.00	100.0%	0.00	540.00
Material	Power Ventilators	21,620.00	21,620.00	0.00	0.00	21,620.00	100.0%	0.00	1,081.00
Material	Air Destrat Fans	6,030.00	6,030.00	0.00	0.00	6,030.00	100.0%	0.00	301.50
Material	Kitchen Hoods	10,225.00	10,225.00	0.00	0.00	10,225.00	100.0%	0.00	511.25
Material	Electric Boiler	19,870.00	19,870.00	0.00	0.00	19,870.00	100.0%	0.00	993.50
Material	Energy Recov Units	19,818.00	19,818.00	0.00	0.00	19,818.00	100.0%	0.00	990.90
Material	Split System AC Units	8,048.00	8,048.00	0.00	0.00	8,048.00	100.0%	0.00	402.40
Material	Heat Pumps	100,000.00	100,000.00	0.00	0.00	100,000.00	100.0%	0.00	5,000.00
Material	Blower Coil Units	22,610.00	22,610.00	0.00	0.00	22,610.00	100.0%	0.00	1,130.50
Material	Radiant Heat Piping	28,500.00	27,604.00	0.00	0.00	27,604.00	96.9%	896.00	1,380.20
	GRAND TOTAL	\$1,197,389.15	\$975,994.54	\$157,835.18	\$0.00	\$1,133,829.72	94.7%	\$63,559.43	\$56,691.49

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 00071755OS
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Van Maanen Electric, Inc
500 Iowa Speedway Drive, PO Box 1131
Newton, Iowa 50208

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 2,297,000.00

2. Net Change by Change Orders

\$ 223,923.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 2,520,923.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 1,249,948.31

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 58,115.80

b. 5.0% of Stored Material

(Column F on G703)

\$ 4,381.61

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 62,497.41

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 1,187,450.90

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 929,466.18

8. CURRENT PAYMENT DUE

\$ 257,984.72

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 1,333,472.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$223,923.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$223,923.00	\$0.00
NET CHANGES by Change Order	\$ 223,923.00	

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 herein is now due.

CONTRACTOR: Van Maanen Electric, Inc

By:

Tracy Evans

Date: August 25, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 257,984.72

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Electrical Systems	2,297,000.00	955,383.73	170,761.90	87,632.24	1,213,777.87	52.8%	1,083,222.13	60,688.89
001000001	Per ITC #003 provide CT cabin	16,757.00	3,468.10	1,743.05	0.00	5,211.15	31.1%	11,545.85	260.56
001000002	Per ITC #004 add 4" conduit o	16,895.00	15,606.45	0.00	0.00	15,606.45	92.4%	1,288.55	780.32
001000003	Per ITC #005 relocated invert	326.00	0.00	0.00	0.00	0.00	0.0%	326.00	0.00
001000004	Per RFI #30 add 225A/3P MCB t	703.00	0.00	0.00	0.00	0.00	0.0%	703.00	0.00
002000001	Per RFI #026 and Van Maanen pr	1,779.00	177.90	177.90	0.00	355.80	20.0%	1,423.20	17.79
002000002	Per Van Maanen proposal dated	187,463.00	3,749.26	11,247.78	0.00	14,997.04	8.0%	172,465.96	749.85
	GRAND TOTAL	\$2,520,923.00	\$978,385.44	\$183,930.63	\$87,632.24	\$1,249,948.31	49.6%	\$1,270,974.69	\$62,497.41

= \$271,562.87

Back up for stored lighting control
Materials are onsite
Please note that the amount billed as stored is less than invoice due to the way the SOV was built.



3E - WINDSOR HEIGHTS
953 73RD ST
WINDSOR HEIGHTS, IA 50324
(515) 2730100 FAX (515) 2730108

INVOICE - DIRECT ORDER

INVOICE DATE	INVOICE NO.
08/12/25	8710468-01
PO. NO.	PAGE #
11048 LIGHTING	1

TO VIEW AND PAY ONLINE	USE THIS ENROLLMENT TOKEN
http://3e-co.billtrust.com	LFR TBZ VGV

BILL TO:

VAN MAANEN ELECTRIC,INC
500 SPEEDWAY DRIVE
PO BOX 1131
NEWTON, IA 50208-1131

REMIT TO:
Consolidated Electrical Distributor
PO BOX 850365
MINNEAPOLIS, MN 55485-0365

SHIP TO:

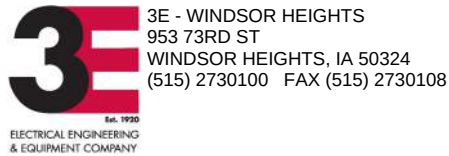
VAN MAANEN ELECTRIC,INC
BONDURANT EMERGENCY SERVICES
500 SPEEDWAY DRIVE
General Delivery
NEWTON, IA 50208-1131

PLACED BY		INSTRUCTIONS		REFERENCE		CASH DISCOUNT	
MATT BAKER		MATT BAKER 641-777-2325		PO# 11048 LIGHTING		0.00	
CUST #		SHIP POINT		SHIP VIA	SHIPPED	IF PAID BY	
274990		** Drop Ship **		Direct	07/25/25	09/10/25	
LINE NO.	PRODUCT AND DESCRIPTION	QUANTITY ORDERED	QUANTITY B.O.	QTY SHIPPED	QTY U/M	NET PRICE	AMOUNT (NET)
1	LUM LQS 277 35K WFL TN2 BK DIM UL 3FT MARK:TYPE F1	1.00	0.00	1.00	each	362.00	362.00
2	LUM LQM 277 35K WW TN2 BK DIM UL 3FT MARK:TYPE F2	2.00	0.00	2.00	each	463.00	926.00
3	LUM LOIC-HO-24V-48-35K-10X30-TS2.5- INTLDIM-ASL MARK:TYPE L	6.00	0.00	6.00	each	750.00	4500.00
4	LUM PACBOX-120/277-HO-NO/DIM-48-UL MARK:TYPE L	6.00	0.00	6.00	each	418.00	2508.00
6	LUM LOILC UL 25FT MARK:TYPE L	2.00	0.00	2.00	each	109.00	218.00
7	LUM LOIJC UL 4FT MARK:TYPE L Jumper Cable	4.00	0.00	4.00	each	74.00	296.00
34	LUM LFM-CR-UL-120_277-48-22W-MRGBW35K- 30X30-CL-NF-DMX/RDM-NVR- SM-XD-WH-NA MARK:TYPE 23A	36.00	0.00	36.00	each	1041.00	37476.00
35	LUM LFM-CR-UL-120_277-12-22W-MRGBW35K- 30X30-CL-NF-DMX/RDM-NVR- SM-XD-WH-NA MARK:TYPE 23A	12.00	0.00	12.00	each	408.00	4896.00
36	LUM LFLC-CR/CH-UL-120_277-10FT-XC3P3D- 180D-WH MARK:TYPE 23A	12.00	0.00	12.00	each	85.00	1020.00
37	LUM LFJC-UL-120_277-2FT-XC3P3D-180D-WH- MARK:TYPE 23A	36.00	0.00	36.00	each	68.00	2448.00
38	LUM LFM-CR-UL-120_277-36-22W-MRGBW35K-	4.00	0.00	4.00	each	848.00	3392.00

Continued

Cash Discount 0.00 If Paid By 09/10/25

THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT
SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM
TIME TO TIME WITH PRIOR NOTICE.



INVOICE - DIRECT ORDER

INVOICE DATE	INVOICE NO.
08/12/25	8710468-01
PO. NO.	PAGE #
11048 LIGHTING	2

TO VIEW AND PAY ONLINE	USE THIS ENROLLMENT TOKEN
http://3e-co.billtrust.com	LFR TBZ VGV

BILL TO:

REMIT TO:
Consolidated Electrical Distributor
PO BOX 850365
MINNEAPOLIS, MN 55485-0365

VAN MAANEN ELECTRIC,INC
500 SPEEDWAY DRIVE
PO BOX 1131
NEWTON, IA 50208-1131

SHIP TO:

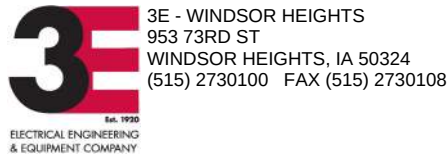
VAN MAANEN ELECTRIC,INC
BONDURANT EMERGENCY SERVICES
500 SPEEDWAY DRIVE
General Delivery
NEWTON, IA 50208-1131

PLACED BY		INSTRUCTIONS		REFERENCE		CASH DISCOUNT	
MATT BAKER		MATT BAKER 641-777-2325		PO# 11048 LIGHTING		0.00	
CUST #		SHIP POINT		SHIP VIA	SHIPPED	IF PAID BY	
274990		** Drop Ship **		Direct	07/25/25	09/10/25	
LINE NO.	PRODUCT AND DESCRIPTION	QUANTITY ORDERED	QUANTITY B.O.	QTY SHIPPED	QTY U/M	NET PRICE	AMOUNT (NET)
39	30X30-CL-NF-DMX/RDM-NVR- SM-XD-WH-NA MARK:TYPE 23B LUM LFLC-CR/CH-UL-120_277-10FT-XC3P3D-180D-WH MARK:TYPE 23B	4.00	0.00	4.00	each	85.00	340.00
57	LUM LFP-CR-UL-120_277-48-10W-35K-80-10X30-HFR-LF-DIM-NVR-WM1 6-XD-BK-SH MARK:TYPE: EX3A	8.00	0.00	8.00	each	890.00	7120.00
58	LUM LFP-CR-UL-120_277-48-10W-35K-80-10X30-HFR-RF-DIM-NVR-WM16-XD-B MARK:TYPE EX3A	8.00	0.00	8.00	each	890.00	7120.00
59	LUM LFLC-CR/CH-UL-120_277-10FT-XC3P3D-180D-BK MARK:TYPE EX3A	2.00	0.00	2.00	each	59.00	118.00
60	LUM LFJC-UL-120_277-2FT-XC3P3D-180D-BK MARK:TYPE EX3A	14.00	0.00	14.00	each	65.00	910.00
61	LUM LFP-CR-UL-120_277-48-10W-35K-80-10X30-HFR-LF-DIM-NVR-WM16-XD-B K-SH MARK:TYPE EX3B	16.00	0.00	16.00	each	775.00	12400.00
62	LUM LFP-CR-UL-120_277-48-10W-35K-80-10X30-HFR-RF-DIM-NVR-WM16- -XD-BK-SH MARK:TYPE EX3B	8.00	0.00	8.00	each	775.00	6200.00
63	LUM LFLC-CR/CH-UL-120_277-10FT-XC3P3D-180D-BK MARK:TYPE EX3B	4.00	0.00	4.00	each	59.00	236.00

Continued

Cash Discount 0.00 If Paid By 09/10/25

THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITH PRIOR NOTICE.



INVOICE - DIRECT ORDER

INVOICE DATE	INVOICE NO.
08/12/25	8710468-01
PO. NO.	PAGE #
11048 LIGHTING	3

TO VIEW AND PAY ONLINE	USE THIS ENROLLMENT TOKEN
http://3e-co.billtrust.com	LFR TBZ VGV

BILL TO:

VAN MAANEN ELECTRIC, INC
500 SPEEDWAY DRIVE
PO BOX 1131
NEWTON, IA 50208-1131

REMIT TO:
Consolidated Electrical Distributor
PO BOX 850365
MINNEAPOLIS, MN 55485-0365

SHIP TO:

VAN MAANEN ELECTRIC, INC
BONDURANT EMERGENCY SERVICES
500 SPEEDWAY DRIVE
General Delivery
NEWTON, IA 50208-1131

PLACED BY		INSTRUCTIONS		REFERENCE		CASH DISCOUNT	
MATT BAKER		MATT BAKER 641-777-2325		PO# 11048 LIGHTING		0.00	
CUST #		SHIP POINT		SHIP VIA	SHIPPED	IF PAID BY	
274990		** Drop Ship **		Direct	07/25/25	09/10/25	
LINE NO.	PRODUCT AND DESCRIPTION	QUANTITY ORDERED	QUANTITY B.O.	QTY SHIPPED	QTY U/M	NET PRICE	AMOUNT (NET)
64	LUM LFJC-UL-120_277-2FT-XC3P3D-180D-BK MARK:TYPE EX3B	12.00	0.00	12.00	each	65.00	780.00
65	LUM LFP-CR-UL-120_277-36-10W-35K-80-10X30- HFR-RF-DIM-NVR-WM16-XD-B K-SH MARK:TYPE EX3C	4.00	0.00	4.00	each	734.00	2936.00
66	LUM LFLC-CR/CH-UL-120_277-10FT-XC3P3D- 180D-BK MARK:TYPE EX3C	2.00	0.00	2.00	each	59.00	118.00
67	LUM LFJC-UL-120_277-2FT-XC3P3D-180D-BK MARK:TYPE EX3C	2.00	0.00	2.00	each	65.00	130.00
68	LUM LFP-CR-UL-120_277-36-10W-35K-80-10X30- HFR-RF-DIM-NVR-WM16-XD- BK-SH MARK:TYPE EX3D	4.00	0.00	4.00	each	615.00	2460.00
69	LUM LFP-CR-UL-120_277-24-10W-35K-80-10X30- HFR-RF-DIM-NVR-WM16- XD-BK-SH MARK:TYPE EX3D	4.00	0.00	4.00	each	466.00	1864.00
70	LUM LFLC-CR/CH-UL-120_277-10FT-XC3P3D- 180D-BK MARK:TYPE EX3D	4.00	0.00	4.00	each	49.00	196.00
71	LUM LFJC-UL-120_277-2FT-XC3P3D-180D-BK MARK:TYPE EX3D	4.00	0.00	4.00	each	54.00	216.00
72	LUM LFP-CR-UL-120_277-36-10W-35K-80-10X30- HFR-RF-DIM-NVR-WM16- XD-BK-SH MARK:TYPE EX3E	2.00	0.00	2.00	each	615.00	1230.00
73	LUM LFLC-CR/CH-UL-120_277-10FT-XC3P3D-	2.00	0.00	2.00	each	49.00	98.00

Continued

Cash Discount 0.00 If Paid By 09/10/25

THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT
SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM
TIME TO TIME WITH PRIOR NOTICE.



3E - WINDSOR HEIGHTS
953 73RD ST
WINDSOR HEIGHTS, IA 50324
(515) 2730100 FAX (515) 2730108

INVOICE - DIRECT ORDER

INVOICE DATE	INVOICE NO.
08/12/25	8710468-01
PO. NO.	PAGE #
11048 LIGHTING	4

TO VIEW AND PAY ONLINE	USE THIS ENROLLMENT TOKEN
http://3e-co.billtrust.com	LFR TBZ VGV

BILL TO:

REMIT TO:
Consolidated Electrical Distributor
PO BOX 850365
MINNEAPOLIS, MN 55485-0365

VAN MAANEN ELECTRIC,INC
500 SPEEDWAY DRIVE
PO BOX 1131
NEWTON, IA 50208-1131

SHIP TO:

VAN MAANEN ELECTRIC,INC
BONDURANT EMERGENCY SERVICES
500 SPEEDWAY DRIVE
General Delivery
NEWTON, IA 50208-1131

PLACED BY		INSTRUCTIONS		REFERENCE		CASH DISCOUNT	
MATT BAKER		MATT BAKER 641-777-2325		PO# 11048 LIGHTING		0.00	
CUST #		SHIP POINT		SHIP VIA	SHIPPED	IF PAID BY	
274990		** Drop Ship **		Direct	07/25/25	09/10/25	
LINE NO.	PRODUCT AND DESCRIPTION	QUANTITY ORDERED	QUANTITY B.O.	QTY SHIPPED	QTY U/M	NET PRICE	AMOUNT (NET)
	180D-BK MARK:TYPE EX3E						
74	LUM CBX-DS-120/277-DMX/RDM-WH-UL MARK:TYPE EX3E	16.00	0.00	16.00	each	352.00	5632.00
75	LUM LID MARK:TYPE EX3E	1.00	0.00	1.00	each	405.00	405.00
76	LUM PHAROS-U1-BB-SBB *Pharos Kit, 1-DMX Universe, Blk Overlay/Be MARK:TYPE EX3	1.00	0.00	1.00	each	2225.00	2225.00
32	Lines Total	Qty Shipped Total		243	Total Invoice Total		110776.00 110776.00

Last Page

Cash Discount 0.00 If Paid By 09/10/25

THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT
SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM
TIME TO TIME WITH PRIOR NOTICE.

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 00072523OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Jordison Construction, Inc.
12014 Ridgemoor Drive
Urbandale, Iowa 50323

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 606,900.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 606,900.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 181,709.50

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 9,085.48

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 9,085.48

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 172,624.02

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 11,305.00

8. CURRENT PAYMENT DUE

\$ 161,319.02

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 434,275.98

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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 herein is now due.

CONTRACTOR: Jordison Construction, Inc.

By:

Annex Gaster

Date: August 19, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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

\$ 161,319.02

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Site Concrete	606,900.00	11,900.00	169,809.50	0.00	181,709.50	29.9%	425,190.50	9,085.48
	GRAND TOTAL	\$606,900.00	\$11,900.00	\$169,809.50	\$0.00	\$181,709.50	29.9%	\$425,190.50	\$9,085.48

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 15
PERIOD TO: 08/31/25
CONTRACT FOR: 000716830S
CONTRACT DATE: 08/13/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Bishop Engineering
3501 104th Street
Des Moines, Iowa 50322

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 16,600.00

2. Net Change by Change Orders

\$ 2,025.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 18,625.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 12,942.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 647.11

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 647.11

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 12,294.89

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 9,435.39

8. CURRENT PAYMENT DUE

\$ 2,859.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 6,330.11

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$2,025.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$2,025.00	\$0.00
NET CHANGES by Change Order	\$ 2,025.00	

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 herein is now due.

CONTRACTOR: Bishop Engineering

By:

Karen Hallagin

Date: August 11, 2025

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ 2,859.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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 or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 15

APPLICATION DATE: 08/25/25

PERIOD TO: 08/31/25

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Construction Staking	16,600.00	9,007.00	1,910.00	0.00	10,917.00	65.8%	5,683.00	545.86
001000001	Per ITC #004 provide construc	1,200.00	100.00	1,100.00	0.00	1,200.00	100.0%	0.00	60.00
002000001	Per Bishop proposal dated 03.0	825.00	825.00	0.00	0.00	825.00	100.0%	0.00	41.25
	GRAND TOTAL	\$18,625.00	\$9,932.00	\$3,010.00	\$0.00	\$12,942.00	69.5%	\$5,683.00	\$647.11

MENARDS - DES MOINES
6000 S.E. 14th Street
Des Moines, IA 50320

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 10/22/25

If you have questions regarding the
charges on your receipt, please
email us at:
DESMfrontend@menards.com



Sale Transaction

3/8" BARB COUPLING
6806538 5 @1.26 6.30

TOTAL 6.30
TAX DES MOINES-IA 7% 0.44
TOTAL SALE 6.74
VISA CREDIT 7587 6.74

PD #
Auth Code:042146
Chip Inserted
a0000000031010
TC - 34f4e62aab5bef00

TOTAL NUMBER OF ITEMS = 5

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
3721

GUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Pheonix

8666 07 2121 07/24/25 05:17PM 3046

MENARDS - ALTOONA
370 36th Avenue SW
Altoona, IA 50009

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 11/06/25

If you have questions regarding the
charges on your receipt, please
email us at:
ALTOfrontend@menards.com



Sale Transaction

1/4X3X5 NOM. PERMABASE	
1315039	11.56
TOTAL	11.56
TAX ALTOONA-IA 7%	0.81
TOTAL SALE	12.37
VISA CREDIT 7587	12.37

PO #

Auth Code:053665
Chip Inserted
a0000000031010
TC - 2ed3a0ecd4a5c7b1

TOTAL NUMBER OF ITEMS = 1

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
3723

GUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Dee

80901 03 1618 08/08/25 10:41AM 3153

MENARDS - ALTOONA
370 36th Avenue SW
Altoona, IA 50009

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 11/03/25

If you have questions regarding the
charges on your receipt, please
email us at:
ALTOfrontend@menards.com



Sale Transaction

22" MAGNETIC SWEEPER	LW
2432615	42.99
ANDRSON PRTZL PNUT FILLD	
5733739 2 @5.99	11.98 NT
ZIPLOC STORAGE GALLON	
5447557	3.99
POWERGEAR PRUNER	
2654020	25.99
32" POWERGEAR LOPPER	
2654024	44.79
TOTAL	129.74
TAX ALTOONA-IA 7%	8.24
TOTAL SALE	137.98
VISA CREDIT 7587	137.98

PO #

Auth Code:099491
Chip Inserted
a0000000031010
TC - 4164cbb4a1ed4669

TOTAL NUMBER OF ITEMS = 6

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
3723

GUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

LW = Lifetime warranty item that ever
fails to provide complete satisfaction
is returnable to any Menards Store for
the same or comparable item.

See menards.com for return policy details

THANK YOU, YOUR CASHIER, Angie

34907 01 6087 08/05/25 11:18AM 3153

Transaction Date	Expense Type	Vendor Name	Payment Type	Business Purpose	Amount
August 4th, 2025 (B9E553798DA1427D834C)					
Aldrich, Nicholas P (163340)				Report Total:	\$84.00
7/8/2025	Personal Car Mileage		Cash	BESF Foreman Meeting	\$21.00
Allocations					
	100.00%	\$21.00	006777000	11420.512015	
7/11/2025	Personal Car Mileage		Cash	BESF Schedule Update	\$21.00
Allocations					
	100.00%	\$21.00	006777000	11420.512015	
7/15/2025	Personal Car Mileage		Cash	BESF OAC	\$21.00
Allocations					
	100.00%	\$21.00	006777000	11420.512015	
7/29/2025	Personal Car Mileage		Cash	BESF Foreman Meeting	\$21.00
Allocations					
	100.00%	\$21.00	006777000	11420.512015	



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

Item No. 8.a.
For Meeting of 10/6/2025
Discussion Item

TITLE: - Discussion and possible consideration of a resolution related to issuing a Request for Proposals for relocating a dwelling from City-owned property at 601 Lincoln Street, NE

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

The City of Bondurant purchased property at 601 Lincoln Street NE in February 2025, where the parcel currently includes a 1,411 square foot dwelling constructed in 2016. The City had this property appraised in December of 2024, where the appraised value was determined to be \$385,000. The house was built in 2016.

The City acquired this property to facilitate area stormwater upgrades necessary to support ongoing development, including the future elementary school and improvements along the Truman Drive NE corridor.



In order for the contractors that will be hired by the City to perform the stormwater improvements in 2026, the house must be removed from the property prior to construction. At this time, City Council is asked to discuss and provide direction to staff on how best to address the dwelling. The City has information from a business that moves houses, with an estimate of \$60-90K to relocate the home. Staff also conferred with the School District to see if relocation of the house would be a possible project for the trades program. It was indicated they could help with repair work potentially; but that moving a home was a very specific type of activity that was beyond their abilities.

The available options include:

1. **Demolition by City Contract:** The City hires a demolition contractor to demolish the dwelling and clear the site.
2. **Habitat for Humanity Relocation:** The City gauges interest from Habitat for Humanity in Habitat relocating the dwelling at their own expense, with Habitat responsible for identifying a relocation site.
3. **Public RFP for Relocation:** The City issues a formal Request for Proposals (RFP) to solicit interest from parties willing to purchase and relocate the house. The successful purchaser would be responsible for demolition of the existing foundation at 601 Lincoln Street NE and for securing a relocation site. The RFP would be structured such that proposals that relocate the dwelling within Bondurant's city limits will receive a more favorable consideration.
4. **City-Led Relocation and Sale:** The City purchases a lot elsewhere in the community, contracts a team to relocate the dwelling, and then markets the relocated home and property for sale.

This agenda item is listed as a discussion and possible consideration of a resolution. Depending on City Council's discussion, Council may direct staff to proceed with a resolution at this meeting or request further refinement of options.

FUNDING SOURCE: Capital fund support by bonds, repaid with GO Debt Service levy and utility funds.

STAFF RECOMMENDATION: Discussion and possible consideration of a resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251006-287

CITY OF BONDURANT
RESOLUTION NO. 251006-287

A RESOLUTION RELATED TO ISSUING A REQUEST FOR PROPOSALS FOR
RELOCATING A DWELLING FROM CITY-OWNED PROPERTY AT 601 LINCOLN
STREET NE

WHEREAS the City of Bondurant purchased the property located at 601 Lincoln Street NE in February 2025 to facilitate planned stormwater improvements necessary to support ongoing development in the area, including the future elementary school and corridor upgrades along Truman Drive NE; AND

WEHREAS the parcel includes a 1,411 square foot dwelling constructed in 2016, which was appraised in December 2024 at a value of \$385,000; AND

WHEREAS the dwelling must be removed prior to the commencement of stormwater construction in 2026 to ensure project readiness; AND

WHEREAS City Council has reviewed potential options and has determined it is in the best interest of the City to solicit proposals for the purchase and relocation of the dwelling through a public Request for Proposals, with preference given to proposals that retain the home within Bondurant's city limits.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that staff is hereby directed to issue a formal Request for Proposals (RFP) for the purchase and relocation of the dwelling located at 601 Lincoln Street NE, with the successful proposer responsible for demolition of the existing foundation and securing a relocation site, where the RFP shall include evaluation criteria that provide more favorable consideration to proposals that relocate the dwelling within the City of Bondurant.

Passed this 6th day of October 2025,

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				