[AGENDA_POSTING_DATE]

**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: Zoom Meeting Link*

**NOTICE OF A REGULAR MEETING**
**BONDURANT CITY COUNCIL**
**MARCH 16, 2026**

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the City Council will be held at 6:00 PM on March 16, 2026, 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. 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 March 2, 2026, City Council Meeting Minutes
   b. Claims List
   c. Receive & File - BES February Monthly Report
   d. - Resolution approving Pay Estimate No. 17 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of $356,642.39
   e. - Resolution approving an Easement to MidAmerican Energy Company for Underground Electric Improvements related to the Station Project
   f. - Resolution approving pay request no. 1 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of $31,040.00
   g. - Resolution approving the purchase of furniture for The Station
   h. - Resolution Approving the purchase of appliances for The Station
   i. - Resolution affixing a public hearing to consider the elimination of the U-1 Conservancy District and rezoning of properties currently zoned U-1
   j. - Resolution approving a nine-month Payment Agreement for a Municipal Water Bill at 9405 94th Street, NE
   k. - Resolution Renaming NE Jorie Way to 32nd Street SE for consistency with the City's street naming system
   l. - Resolution approving a professional services agreement with Shive-Hattery in the amount of $60,500 for the Ross 2 certified site application work

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.

**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: Zoom Meeting Link*

m. - Resolution approving pay request no. 2 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of $176,260.37

n. - Resolution to Award Contract for the Grant Street North sidewalk Project to Terry's Quality Concrete in the amount of $26,342.00

o. - Resolution Approving an Agreement for Professional Services with Veenstra & Kimm for– Construction Administration and Observation Services for the new Water Treatment Plant, Shallow Wells, and Transmission Water Main Project

p. - Resolution authorizing the release of a Request for Proposals for Owner's Representative Consulting Services for the SE Industrial Public Improvements Project

q. - Resolution approving the amended Bondurant-Farrar Elementary Plat 1 Final Plat

6. Guests requesting to address the City Council

7. **Public Hearing**

   a. Public hearing for the Chichaqua Valley Trail (CVT) East Trail Extension Project

8. Action Items

   a. - Resolution approving the award of the contract for the CVT East Trail Extension Project to Peterson Contracting Inc. in the amount of $490,697.25

   b. - Resolution considering the Bondurant Mixed Use Development Preliminary Plat

   c. - Resolution considering the Bondurant-Farrar Community School District Parking Lot Site Plan

   d. R-250324-90- Presentation of FY26/27 Budget Proposal and Consideration of Resolution affixing date of public hearing for FY26/27 City of Bondurant Budget for April 6, 2026, at 6:00 p.m.

9. Discussion Items -

   a. Storm Sewer Extension (32nd Street)

10. Reports / Comments and appropriate action thereon:

    a. Mayor

    b. Council Members

    c. Administrator

    d. Directors

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.

[AGENDA_POSTING_DATE]

**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: Zoom Meeting Link*

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
12. Adjournment

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

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.

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

Item No. 5.a.
For Meeting of 3/16/2026
**Motion**

**TITLE:** Approval of March 2, 2026, City Council Meeting Minutes

**CONTACT PERSON:**

**BRIEF HISTORY & ANALYSIS:**

**FUNDING SOURCE:**

**STAFF RECOMMENDATION:**

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. March 2, 2026, City Council Meeting Meeting Minutes

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
March 2, 2026
Bondurant City Council

1. Roll Call

| | |
|---|---|
| Present: | Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Chad Driscoll, Council Member Dennis Lyman |
| Absent: | Council Member Matt Sillanpaa |
| City Officials Present: | City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Library Director Michell Klinker-Feld, Assistant Fire Chief Anthony Rauterberg, City Planner Isaac Pezley, City Engineer David Fliehler |

2. Call to Order and Declaring a Quorum

   Mayor Elrod called the meeting to order at 06:02 PM and declared a quorum.

3. Abstentions declared

   None.

4. Perfecting and Approval of the Agenda

   Motion by Cox, seconded by Driscoll, to amend item #6m to include pending reference checks. Vote on Motion 4-0. Motion carried. Motion by McKenzie, seconded by Cox, to approve the agenda as amended. Vote on Motion 4-0. Motion carried.

5. Guests requesting to address the City Council

   Alysia Webster, 9450 NE 94th Street, addressed the Council regarding her recent utility bill, which exceeded $2,000 due to a broken valve in a machine shed/outbuilding. Council will consider a resolution to grant a nine-month extension for payment of the outstanding balance at the next City Council meeting.

   Polk County Sheriff's Department reported 695 calls for service for the month of February.

6. Consent Agenda:

*A virtual meeting was offered.*

*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 February 17, 2026, & February 20, 2026, City Council Meeting Minutes

b. Claims List & Treasurer's Report

c. Applications for Council Approval

d. O-260202-200 - (Third Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 50, Nuisances Generally

e. O-260202-201 - (Third Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 51, Junk and Junk Vehicles

f. O-260202-202 - (Third Reading) Ordinance considering adoption of the Bondurant Zoning, Sign, and Subdivision Code

g. O-260202-204 - (Third Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 27, Board of Adjustment

h. R-260302-71- Resolution approving an amended Minimum Assessment Agreement for property at 100 Main Street, SE

i. R-260302-72- Resolution affixing a date for a public hearing for April 6, 2026 to consider an ordinance amending the City Code of the City of Bondurant, Iowa by adding the SE Trunk Sewer Connection Fee District to Chapter 104 – Sanitary Sewer Connection Fee Districts

j. R-260302-73- Resolution selecting the artist group Yanoe x Zoueh for the Grain Silo Mural Project at Silo Commons

k. R-260302-74- Resolution awarding the contract for the BFSD 2nd Street, NE Public Infrastructure Project to Absolute Group Inc. in the amount of $1,979,338.50

l. R-260302-75- Resolution approving action to order construction and set date of letting and public hearing for the Filmore Avenue, NE Public Improvements Project for April 6, 2026, at 6:00 p.m.

m. R-260302-76- Resolution awarding the contract for the Shallow Wells 5, 6 & 7 Project to Cahoy Pump Service Inc. in the amount of $586,495.00

n. R-260302-77- Resolution approving the Plat of Survey creating Parcel '2025-170' in unincorporated Polk County within two miles of Bondurant's City limits

o. R-260302-78- Resolution approving Change Order No. 1 to Core Construction for additional work not in the plans for The Station in the amount of $20,910.07

p. R-260302-79- Resolution affixing a date for a public hearing on the Property Tax Levy for FY27

Kent Sullivan, 206 Main Street SE, addressed the Council regarding Item #6f, expressing concern that the proposed standards would limit his ability to add a deck to his property and possible other properties thoughout the city. Planning & Community Development Director Murray referenced Chapter 178 – R-3 District regulations and explained the applicable requirements, and Mayor Elrod noted that the Board of Adjustment may be an avenue for relief if needed.

Council Member Driscoll inquired about Item #6j and requested additional details regarding the discussion that occurred at the Parks and Recreation Board meeting.

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

7. Discussion Items -

a. Timeline for Grant Street South Cooridor Study

Staff requested Council feedback on the proposed timeline for the Grant Street South Corridor Study, outlining two schedule options that differ in overall duration, timing of traffic data collection, and opportunities for public engagement. Jennifer McCoy of Bolton & Menk explained the study process and overall project approach. The council also discussed forming a joint task force with the school district and gathering input from the school administration.

8. Reports / Comments and appropriate action thereon:

a. Mayor

Mayor's meeting with the Governor and comments on the property tax bills.

**A virtual meeting was offered.*

b. Council Members

Driscoll - Liaison updates, Exemplar Care membership transition, upcoming events.
McKenzie - Liaison updates, inquired about The Station during Summerfest.
Lyman - Liaison updates.
Cox - Liaison updates.

c. Administrator

Community Foundation update, Economic Impact Study comments, Catalyst Grant update.

d. Directors

Murray - Department update.
Horton - Legislative and department update.
Kreuder - Department update.
Klinker-Feld - Department update.
Hagan - Legislative and department update, and upcoming events.

9. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

None.

10. Adjournment

Motion by Cox, seconded by McKenzie, to adjourn at 07:11 PM. Vote on Motion 4-0. Motion carried.

_____
Shelby Hagan, City Clerk

ATTEST:

_____
Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on March 2, 2026, 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. 5.b.
For Meeting of 3/16/2026
**Motion**

**TITLE:** Claims List

**CONTACT PERSON:**
Jene Jess, Assistant City Administrator

**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

# Payroll Check Register
Checks

Pay Period: 2/23/2026-3/8/2026

**Packet: PYPKT00806 - 02/23-03/08/26 PAID ON 3/13/26**
**Payroll Set: CITY OF BONDURANT, IA - 01**

| Employee | Employee # | Check Type | Date | Amount | Number |
|---|---|---|---|---|---|

***** No Checks Created In This Packet *****

# Payroll Check Register
## Direct Deposits
Pay Period: 2/23/2026-3/8/2026

**Packet: PYPKT00806 - 02/23-03/08/26 PAID ON 3/13/26**
**Payroll Set: CITY OF BONDURANT, IA - 01**

| Employee | Employee # | Date | Amount | Number |
|---|---|---|---|---|
| ADAMS, CASSANDRA | 3148 | 03/13/2026 | 251.68 | 107636 |
| ADAMS, CASSANDRA | 3148 | 03/13/2026 | 251.67 | 107636 |
| ADKISSON, JENNIFER | 3145 | 03/13/2026 | 1,173.35 | 107637 |
| AGANS, PAYTON | 1602 | 03/13/2026 | 2,176.92 | 107638 |
| BAAS, JAMIE | 4147 | 03/13/2026 | 180.88 | 107639 |
| BAILEY, BOYCE E | 7104 | 03/13/2026 | 1,344.35 | 107640 |
| BERGESON, JOHN W | 7121 | 03/13/2026 | 2,111.07 | 107641 |
| BRAUN, ALEXA | 1612 | 03/13/2026 | 2,043.49 | 107642 |
| BRIGGS, ASHTON S | 1511 | 03/13/2026 | 912.38 | 107643 |
| CARPENTER, JOHN C | 5129 | 03/13/2026 | 1,725.02 | 107644 |
| CLAMAN, CATHERINE JO | 3146 | 03/13/2026 | 269.07 | 107645 |
| CLAMAN, CATHERINE JO | 3146 | 03/13/2026 | 403.61 | 107645 |
| COLLISON, PATRICK F | 5103 | 03/13/2026 | 2,669.31 | 107646 |
| CORY, JOHN P | 7120 | 03/13/2026 | 1,727.14 | 107647 |
| CRITTENDEN, MATTHEW | 1567 | 03/13/2026 | 1,167.92 | 107648 |
| DE LOS SANTOS, JUAN DAVID | 7128 | 03/13/2026 | 1,592.83 | 107649 |
| DENHAM, DARIN | 7129 | 03/13/2026 | 1,522.60 | 107650 |
| DENNY, KOLE | 1585 | 03/13/2026 | 669.09 | 107651 |
| ELLIOTT, KYLE | 1568 | 03/13/2026 | 960.61 | 107652 |
| GILSON, DUSTY ALAN | 7124 | 03/13/2026 | 1,732.17 | 107653 |
| HAGAN, SHELBY L | 5118 | 03/13/2026 | 2,885.17 | 107654 |
| HIGGINS, DAVID P. | 7105 | 03/13/2026 | 1,576.51 | 107655 |
| HORTON, JOHN C | 7112 | 03/13/2026 | 100.00 | 107656 |
| HORTON, JOHN C | 7112 | 03/13/2026 | 3,897.57 | 107656 |
| HUFF, TIMOTHY J | 1559 | 03/13/2026 | 330.00 | 107657 |
| HUFF, TIMOTHY J | 1559 | 03/13/2026 | 1,868.31 | 107657 |
| ISKE, BLAKE | 1600 | 03/13/2026 | 333.47 | 107658 |
| JESS, JENE' N | 5123 | 03/13/2026 | 3,792.70 | 107659 |
| JOHNSON, DEVIN | 1610 | 03/13/2026 | 2,104.01 | 107660 |
| KERR, JOHN | 1611 | 03/13/2026 | 2,757.33 | 107661 |
| KING, CHRISTINA M | 3143 | 03/13/2026 | 663.85 | 107662 |
| KLINKER-FELD, MICHELL M | 3135 | 03/13/2026 | 2,785.71 | 107663 |
| KLUS, KATIE | 5134 | 03/13/2026 | 1,853.56 | 107664 |
| KOBER, ANDREW M | 1557 | 03/13/2026 | 564.55 | 107665 |
| KREUDER, AARON M | 1441 | 03/13/2026 | 4,039.45 | 107666 |
| KRUSE, OSCAR | 1586 | 03/13/2026 | 915.38 | 107667 |
| LEINEN, DAVID | 1608 | 03/13/2026 | 996.65 | 107668 |
| LUING, TIFFANY A | 5133 | 03/13/2026 | 2,280.69 | 107669 |
| LUNDQUIST, BRADLEY D | 1555 | 03/13/2026 | 539.78 | 107670 |
| MARSHMAN, CRAIG A | 5125 | 03/13/2026 | 1,976.92 | 107671 |
| MASON, KYLE | 1598 | 03/13/2026 | 1,092.00 | 107672 |
| MATTSON, ELAINE | 5135 | 03/13/2026 | 1,467.40 | 107673 |
| MEYERES, KYLEIGH | 1601 | 03/13/2026 | 615.05 | 107674 |
| MILLER, BRODY E | 1582 | 03/13/2026 | 2,085.76 | 107675 |
| MURRAY, MARGARET | 5126 | 03/13/2026 | 3,509.63 | 107676 |
| OLIVER, MARKETA S | 8403 | 03/13/2026 | 4,209.71 | 107677 |
| OLIVER, MARKETA S | 8403 | 03/13/2026 | 300.00 | 107677 |
| PEZLEY, ISAAC J | 5132 | 03/13/2026 | 2,438.55 | 107678 |
| RAUTERBERG, ANTHONY | 1599 | 03/13/2026 | 2,967.17 | 107679 |
| REYNOLDS, RAY A | 1537 | 03/13/2026 | 882.93 | 107680 |
| RICCIO, ANTHONY F | 1583 | 03/13/2026 | 1,069.39 | 107681 |

**Packet: PYPKT00806 - 02/23-03/08/26 PAID ON 3/13/26**
**Payroll Set: CITY OF BONDURANT, IA - 01**

| Employee | Employee # | Date | Amount | Number |
|---|---|---|---|---|
| SCHINCKE, MEGAN | 3137 | 03/13/2026 | 1,732.65 | 107682 |
| SEXTON, WILLIAM M | 7125 | 03/13/2026 | 250.00 | 107683 |
| SEXTON, WILLIAM M | 7125 | 03/13/2026 | 1,191.58 | 107683 |
| SIEVE, BENJAMIN JOSHUA | 1606 | 03/13/2026 | 2,431.88 | 107684 |
| SIMONI, ANDREW | 1604 | 03/13/2026 | 300.00 | 107685 |
| SIMONI, ANDREW | 1604 | 03/13/2026 | 2,227.86 | 107685 |
| SOCKNESS TEEPLE, MEGAN E | 3147 | 03/13/2026 | 250.00 | 107686 |
| SOCKNESS TEEPLE, MEGAN E | 3147 | 03/13/2026 | 2,138.63 | 107686 |
| SPOERRY, DANIELLE M | 1527 | 03/13/2026 | 1,486.53 | 107687 |
| STOULIL, JUSTIN | 7131 | 03/13/2026 | 1,631.14 | 107688 |
| SUHR, CARLENE E.F. | 3144 | 03/13/2026 | 1,493.41 | 107689 |
| SUMMERS, AANNA N | 1575 | 03/13/2026 | 2,412.93 | 107690 |
| SUMMERS, ALAN C | 1534 | 03/13/2026 | 1,135.71 | 107691 |
| WELTHA, CLAYTON | 1566 | 03/13/2026 | 1,055.30 | 107692 |

# Payroll Check Register
## Report Summary
Pay Period: 2/23/2026-3/8/2026

**Packet: PYPKT00806 - 02/23-03/08/26 PAID ON 3/13/26**
**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 | 65 | 101,521.98 |
| **Total** | **65** | **101,521.98** |

# Check Register

Packet: APPKT03585 - PYPKT00803 - 02/09-02/22/26 PAID ON 02/27/26

By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---|---|---|---|---|---|---|
| **Bank Code: AP Bank Code-AP Bank** | | | | | | |
| 2956 | IDEAL CARE, LLC | 02/27/2026 | Regular | 0.00 | 4,350.00 | 65215 |
| | **Void** | 02/27/2026 | Regular | 0.00 | 0.00 | 65216 |

**Bank Code AP Bank Code Summary**

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|---|---|---|---|---|
| Regular Checks | 1 | 1 | 0.00 | 4,350.00 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 1 | 0.00 | 0.00 |
| Bank Drafts | 0 | 0 | 0.00 | 0.00 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | **1** | **2** | **0.00** | **4,350.00** |

# Fund Summary

| Fund | Name | Period | Amount |
|---|---|---|---|
| 999 | POOLED CASH | 2/2026 | 4,350.00 |
| | | | **4,350.00** |

# Check Register

Packet: APPKT03581 - 2/25/26 MANUAL CHECK

By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---|---|---|---|---|---|---|
| **Bank Code: AP Bank Code-AP Bank** | | | | | | |
| 2676 | TIFFANY LUING | 02/27/2026 | Regular | 0.00 | 690.36 | 65217 |

**Bank Code AP Bank Code Summary**

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|---|---|---|---|---|
| Regular Checks | 1 | 1 | 0.00 | 690.36 |
| 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** | **690.36** |

# Fund Summary

| Fund | Name | Period | Amount |
|---|---|---|---|
| 999 | POOLED CASH | 2/2026 | 690.36 |
| | | | **690.36** |

# Check Register

Packet: APPKT03582 - 2/27/2026 MANUAL CHECK

By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---|---|---|---|---|---|---|
| **Bank Code: AP Bank Code-AP Bank** | | | | | | |
| 0177 | GOLDEN CIRCLE MUNIC OFFICERS A | 02/27/2026 | Regular | 0.00 | 105.00 | 65218 |
| 2274 | CRAIG MARSHMAN | 02/27/2026 | Regular | 0.00 | 49.46 | 65219 |
| 0386 | OFFICE OF AUDITOR OF STATE | 02/27/2026 | Regular | 0.00 | 1,700.00 | 65220 |
| 0050 | UMB BANK | 02/24/2026 | Bank Draft | 0.00 | 600.00 | DFT0004555 |
| 0050 | UMB BANK | 02/24/2026 | Bank Draft | 0.00 | 600.00 | DFT0004556 |
| 0050 | UMB BANK | 02/24/2026 | Bank Draft | 0.00 | 600.00 | DFT0004557 |
| 3048 | CORE CONSTRUCTION SERVICES, LLC | 02/24/2026 | Bank Draft | 0.00 | 258,184.12 | DFT0004558 |
| 3038 | Veit & Company Inc | 02/24/2026 | Bank Draft | 0.00 | 68,917.63 | DFT0004559 |
| 0965 | MANATT'S INC. | 02/24/2026 | Bank Draft | 0.00 | 10,276.38 | DFT0004560 |
| 0291 | MIDAMERICAN ENERGY | 03/10/2026 | Bank Draft | 0.00 | 19,148.53 | DFT0004561 |

**Bank Code AP Bank Code Summary**

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|---|---|---|---|---|
| Regular Checks | 3 | 3 | 0.00 | 1,854.46 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 7 | 7 | 0.00 | 358,326.66 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | **10** | **10** | **0.00** | **360,181.12** |

# Fund Summary

| Fund | Name | Period | Amount |
|---|---|---|---|
| 999 | POOLED CASH | 2/2026 | 341,032.59 |
| 999 | POOLED CASH | 3/2026 | 19,148.53 |
| | | | **360,181.12** |

# Check Register

Packet: APPKT03588 - 2/27/26 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** | | | | | | |
| 3004 | EIDE BAILLY LLP | 02/27/2026 | AP Automation | 0.00 | 2,788.75 | APA001777 |
| 2231 | VERIZON WIRELESS | 02/27/2026 | AP Automation | 0.00 | 1,841.49 | APA001778 |

**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 | 2 | 2 | 0.00 | 4,630.24 |
| | **2** | **2** | **0.00** | **4,630.24** |

| | | | | | |
|---|---|---|---|---|---|
| | AP Automation | 2 | 2 | 0.00 | 4,630.24 |

## Fund Summary

| Fund | Name | Period | Amount |
|---|---|---|---|
| 999 | POOLED CASH | 2/2026 | 4,630.24 |
| | | | **4,630.24** |

# Check Register

Packet: APPKT03617 - 3/9/26 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 | 03/10/2026 | AP Automation | 0.00 | 2,573.17 | APA001779 |
| 3050 | AUS Inc. | 03/10/2026 | AP Automation | 0.00 | 925.13 | APA001780 |
| 1537 | BOUND TREE MEDICAL LLC | 03/10/2026 | AP Automation | 0.00 | 962.56 | APA001781 |
| 2510 | CENTRAL IOWA MECHANICAL | 03/10/2026 | AP Automation | 0.00 | 4,902.00 | APA001782 |
| 2116 | CONFLUENCE | 03/10/2026 | AP Automation | 0.00 | 1,400.00 | APA001783 |
| 1994 | CONVERGINT TECHNOLOGIES LLC | 03/10/2026 | AP Automation | 0.00 | 193.00 | APA001784 |
| 2915 | CTI - CONFERENCE TECHNOLOGIES, I | 03/10/2026 | AP Automation | 0.00 | 682.00 | APA001785 |
| 0134 | DEMCO | 03/10/2026 | AP Automation | 0.00 | 715.86 | APA001786 |
| 2525 | DINGES FIRE COMPANY | 03/10/2026 | AP Automation | 0.00 | 4,550.00 | APA001787 |
| 1525 | GANNETT MEDIA CORP | 03/10/2026 | AP Automation | 0.00 | 649.04 | APA001788 |
| 1062 | IOWA PRISON INDUSTRIES | 03/10/2026 | AP Automation | 0.00 | 40.00 | APA001789 |
| 2937 | INGRAM LIBRARY SERVICES | 03/10/2026 | AP Automation | 0.00 | 792.31 | APA001790 |
| 2642 | KONICA MINOLTA BUSINESS SOLUTI | 03/10/2026 | AP Automation | 0.00 | 283.63 | APA001791 |
| 0842 | MENARDS - ALTOONA | 03/10/2026 | AP Automation | 0.00 | 58.40 | APA001792 |
| 0599 | MICROMARKETING LLC | 03/10/2026 | AP Automation | 0.00 | 87.98 | APA001793 |
| 2100 | MIDWEST TAPE, LLC | 03/10/2026 | AP Automation | 0.00 | 576.33 | APA001794 |
| 1858 | OVERDRIVE INC | 03/10/2026 | AP Automation | 0.00 | 89.99 | APA001795 |
| 1301 | STOREY-KENWORTHY COMPANY | 03/10/2026 | AP Automation | 0.00 | 84.00 | APA001796 |
| 1534 | STRATUS BUILDNG SOLUTIONS IOW/ | 03/10/2026 | AP Automation | 0.00 | 1,606.56 | APA001797 |
| 2406 | UNIQUE | 03/10/2026 | AP Automation | 0.00 | 69.90 | APA001798 |
| 0525 | US CELLULAR | 03/10/2026 | AP Automation | 0.00 | 306.53 | APA001799 |
| 2595 | VENDNOVATION, LLC | 03/10/2026 | AP Automation | 0.00 | 50.00 | APA001800 |

**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 | 27 | 22 | 0.00 | 21,598.39 |
| | **27** | **22** | **0.00** | **21,598.39** |

| | | | | | |
|---|---|---|---|---|---|
| | AP Automation | 27 | 22 | 0.00 | 21,598.39 |

## Fund Summary

| Fund | Name | Period | Amount |
|---|---|---|---|
| 999 | POOLED CASH | 3/2026 | 21,598.39 |
| | | | **21,598.39** |

# Check Register

Packet: APPKT03596 - 3/9/2026 MANUAL CHECK

By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---|---|---|---|---|---|---|
| **Bank Code: AP Bank Code-AP Bank** | | | | | | |
| 2454 | BOOT BARN | 03/11/2026 | Regular | 0.00 | 422.98 | 65236 |
| 2837 | KATIE KLUS | 03/11/2026 | Regular | 0.00 | 177.25 | 65237 |
| 3061 | SHERRI JONES | 03/11/2026 | Regular | 0.00 | 262.00 | 65238 |
| 0416 | POSTMASTER | 03/03/2026 | Bank Draft | 0.00 | 668.30 | DFT0004581 |
| 0144 | DES MOINES WATER WORKS | 03/04/2026 | Bank Draft | 0.00 | 28,911.71 | DFT0004583 |
| 0144 | DES MOINES WATER WORKS | 03/04/2026 | Bank Draft | 0.00 | 72,430.26 | DFT0004584 |
| 3008 | GLOBALPAYMENTS INTEGRATED | 03/02/2026 | Bank Draft | 0.00 | 38.35 | DFT0004585 |
| 2757 | GOOGLE LLC | 03/05/2026 | Bank Draft | 0.00 | 26.71 | DFT0004586 |
| 2433 | WEX BANK | 03/06/2026 | Bank Draft | 0.00 | 5,401.47 | DFT0004587 |

**Bank Code AP Bank Code Summary**

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|---|---|---|---|---|
| Regular Checks | 4 | 3 | 0.00 | 862.23 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 6 | 6 | 0.00 | 107,476.80 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | **10** | **9** | **0.00** | **108,339.03** |

# Fund Summary

| Fund | Name | Period | Amount |
|---|---|---|---|
| 999 | POOLED CASH | 3/2026 | 108,339.03 |
| | | | **108,339.03** |

# Check Register

Packet: APPKT03618 - 3/10/2026 MANUAL CHECK

By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---|---|---|---|---|---|---|
| **Bank Code: AP Bank Code-AP Bank** | | | | | | |
| 0177 | GOLDEN CIRCLE MUNIC OFFICERS A | 03/11/2026 | Regular | 0.00 | 40.00 | 65239 |
| 1588 | SHELBY HAGAN | 03/11/2026 | Regular | 0.00 | 53.40 | 65240 |
| 0223 | IOWA DEPT OF NATURAL RESOURCE | 03/11/2026 | Regular | 0.00 | 210.40 | 65241 |
| 2777 | IOWA VINYL GRAPHICS | 03/11/2026 | Regular | 0.00 | 75.00 | 65242 |
| 2274 | CRAIG MARSHMAN | 03/11/2026 | Regular | 0.00 | 386.80 | 65243 |
| 1069 | FIRST NATIONAL BANK OMAHA | 03/09/2026 | Bank Draft | 0.00 | 3,187.37 | DFT0004588 |
| 1069 | FIRST NATIONAL BANK OMAHA | 03/09/2026 | Bank Draft | 0.00 | 2,892.08 | DFT0004589 |

**Bank Code AP Bank Code Summary**

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|---|---|---|---|---|
| Regular Checks | 5 | 5 | 0.00 | 765.60 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 2 | 2 | 0.00 | 6,079.45 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | **7** | **7** | **0.00** | **6,845.05** |

# Fund Summary

| Fund | Name | Period | Amount |
|---|---|---|---|
| 999 | POOLED CASH | 3/2026 | 6,845.05 |
| | | | **6,845.05** |

# Payable Register

## Payable Detail by Vendor Name

Packet: APPKT03512 - PYPKT00799 - 01/26-02/08/26 PAID ON 02/13/26

| Payable # / Payable Description | Payable Type / Bank Code | Post Date | Payable Date | Due Date | Discount Date / On Hold | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Vendor:** 2304 - EBS | | | | | | | | **Vendor Total:** | | **32,218.47** |
| INV0005533 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 1,920.99 | 0.00 | 0.00 | 0.00 | 1,920.99 |
| DELTA DENTAL PAYMENT | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004521 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| DELTA DENTAL PAYMENT | Service | 0.00 | 0.00 | 1,920.99 | 0.00 | 0.00 | 0.00 | 1,920.99 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2125 | DENTAL INSURANCE | | 1,920.99 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005536 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 23,247.50 | 0.00 | 0.00 | 0.00 | 23,247.50 |
| HEALTH INSURANCE WELLMARK | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004524 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| HEALTH INSURANCE WELLMARK | Service | 0.00 | 0.00 | 23,247.50 | 0.00 | 0.00 | 0.00 | 23,247.50 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | | 23,247.50 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005537 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 1,287.02 | 0.00 | 0.00 | 0.00 | 1,287.02 |
| EBS ADMIN COST | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004525 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| EBS ADMIN COST | Service | 0.00 | 0.00 | 1,287.02 | 0.00 | 0.00 | 0.00 | 1,287.02 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | | 1,287.02 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005539 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 1,638.14 | 0.00 | 0.00 | 0.00 | 1,638.14 |
| LIFE & DIS PRINCIPAL | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004527 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| LIFE & DIS PRINCIPAL | Service | 0.00 | 0.00 | 1,638.14 | 0.00 | 0.00 | 0.00 | 1,638.14 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | | 1,638.14 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005540 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3,894.00 | 0.00 | 0.00 | 0.00 | 3,894.00 |
| SELF FUNDED DEDUCTABLE INSURANCE | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004528 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| SELF FUNDED DEDUCTABLE INSURANCE | Service | 0.00 | 0.00 | 3,894.00 | 0.00 | 0.00 | 0.00 | 3,894.00 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | | 3,894.00 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005541 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 230.82 | 0.00 | 0.00 | 0.00 | 230.82 |
| VISION AVISES | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004529 |

| Payable # | Payable Type | Post Date | Payable Date | Due Date | Discount Date | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Payable Description | Bank Code | | | | On Hold | | | | | |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| VISION AVISES | Service | 0.00 | 0.00 | 230.82 | 0.00 | 0.00 | 0.00 | 230.82 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2132 | VISION WITHHOLDING | | 230.82 | 100.00% |

---

**Vendor:** 0238 - IOWA WORKFORCE DEVELOPMENT **Vendor Total: 369.34**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005545 | Invoice | 3/27/2026 | 3/27/2026 | 3/27/2026 | 3/27/2026 | 369.34 | 0.00 | 0.00 | 0.00 | 369.34 |
| Unemployement Insurance | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/27/2026 | | | **Bank Draft:** | DFT0004533 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Unemployement Insurance | NA | 0.00 | 0.00 | 369.34 | 0.00 | 0.00 | 0.00 | 369.34 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2122 | STATE WITHHOLDING | | 369.34 | 100.00% |

---

**Vendor:** 0239 - IPERS **Vendor Total: 22,656.36**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005538 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 626.77 | 0.00 | 0.00 | 0.00 | 626.77 |
| Payroll Contribution | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004526 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Contribution | NA | 0.00 | 0.00 | 626.77 | 0.00 | 0.00 | 0.00 | 626.77 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2123 | IPERS WITHHOLDING | | 626.77 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005542 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 22,029.59 | 0.00 | 0.00 | 0.00 | 22,029.59 |
| Payroll Contribution | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004530 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Contribution | NA | 0.00 | 0.00 | 8,601.32 | 0.00 | 0.00 | 0.00 | 8,601.32 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2123 | IPERS WITHHOLDING | | 8,601.32 | 100.00% |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Contribution | NA | 0.00 | 0.00 | 13,428.27 | 0.00 | 0.00 | 0.00 | 13,428.27 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2123 | IPERS WITHHOLDING | | 13,428.27 | 100.00% |

---

**Vendor:** 1512 - IRS USATAXPYMT **Vendor Total: 32,694.31**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005544 | Invoice | 2/13/2026 | 2/13/2026 | 2/13/2026 | 2/13/2026 | 32,694.31 | 0.00 | 0.00 | 0.00 | 32,694.31 |
| Federal Tax Withheld | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/13/2026 | | | **Bank Draft:** | DFT0004532 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Social Security Withholding | NA | 0.00 | 0.00 | 17,484.42 | 0.00 | 0.00 | 0.00 | 17,484.42 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | | 17,484.42 | 100.00% |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Medicare Withholding | NA | 0.00 | 0.00 | 4,089.10 | 0.00 | 0.00 | 0.00 | 4,089.10 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | | 4,089.10 | 100.00% |

| Payable # | Payable Type | Post Date | Payable Date | Due Date | Discount Date | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Payable Description | Bank Code | | | | On Hold | | | | | |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Federal Tax Withheld | NA | 0.00 | 0.00 | 11,120.79 | 0.00 | 0.00 | 0.00 | 11,120.79 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 670-050-2120 | FEDERAL WITHHOLDING | | 34.03 | 0.31% |
| 741-050-2120 | FEDERAL WITHHOLDING | | 338.17 | 3.04% |
| 610-050-2120 | FEDERAL WITHHOLDING | | 948.85 | 8.53% |
| 600-050-2120 | FEDERAL WITHHOLDING | | 1,010.48 | 9.09% |
| 110-050-2120 | FEDERAL WITHHOLDING | | 900.71 | 8.10% |
| 001-050-2120 | FEDERAL WITHHOLDING | | 7,888.55 | 70.94% |

---

**Vendor:** 2249 - ISOLVED BENEFIT SERVICES **Vendor Total: 3,086.74**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005534 | Invoice | 2/13/2026 | 2/13/2026 | 2/13/2026 | 2/13/2026 | 3,036.77 | 0.00 | 0.00 | 0.00 | 3,036.77 |
| Payroll Deduction | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/13/2026 | | | **Bank Draft:** | DFT0004522 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Deduction | NA | 0.00 | 0.00 | 3,036.77 | 0.00 | 0.00 | 0.00 | 3,036.77 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 820-050-2131 | SELF-FUNDED WITHHOLDING | | 3,036.77 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005535 | Invoice | 3/6/2026 | 3/6/2026 | 3/6/2026 | 3/6/2026 | 49.97 | 0.00 | 0.00 | 0.00 | 49.97 |
| FSA ADMIN FEE | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/6/2026 | | | **Bank Draft:** | DFT0004523 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| FLEX SPENDING ADMINISTRATION FEE | Service | 0.00 | 0.00 | 49.97 | 0.00 | 0.00 | 0.00 | 49.97 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 820-050-2131 | SELF-FUNDED WITHHOLDING | | 49.97 | 100.00% |

---

**Vendor:** 1274 - MISSION SQUARE **Vendor Total: 3,777.72**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005530 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2,500.00 | 0.00 | 0.00 | 0.00 | 2,500.00 |
| Payroll Deduction | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004518 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Deduction | NA | 0.00 | 0.00 | 2,500.00 | 0.00 | 0.00 | 0.00 | 2,500.00 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 001-050-2130 | ICMA-RC | | 2,500.00 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005531 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 435.22 | 0.00 | 0.00 | 0.00 | 435.22 |
| DEFFERED COMPENSATION | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004519 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| DEFFERED COMPENSATION | Service | 0.00 | 0.00 | 435.22 | 0.00 | 0.00 | 0.00 | 435.22 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 001-050-2130 | ICMA-RC | | 435.22 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005532 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 842.50 | 0.00 | 0.00 | 0.00 | 842.50 |
| ICMA-ROTH | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004520 |

| Payable # | Payable Type | Post Date | Payable Date | Due Date | Discount Date | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Payable Description | Bank Code | | | On Hold | | | | | | |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| ICMA-ROTH | NA | 0.00 | 0.00 | 842.50 | 0.00 | 0.00 | 0.00 | 842.50 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 110-050-2130 | ICMA-RC | | 5.00 | 0.59% |
| 670-050-2130 | ICMA-RC | | 2.50 | 0.30% |
| 741-050-2130 | ICMA-RC | | 2.50 | 0.30% |
| 610-050-2130 | ICMA-RC | | 83.75 | 9.94% |
| 600-050-2130 | ICMA-RC | | 81.25 | 9.64% |
| 001-050-2130 | ICMA-RC | | 667.50 | 79.23% |

---

**Vendor:** 1832 - TREASURER - STATE OF IOWA **Vendor Total:** **3,995.02**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005543 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 3,995.02 | 0.00 | 0.00 | 0.00 | 3,995.02 |
| State Tax Withholding | AP Bank Code - AP Bank | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | | DFT0004531 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| State Tax Withholding | NA | 0.00 | 0.00 | 3,995.02 | 0.00 | 0.00 | 0.00 | 3,995.02 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 741-050-2122 | STATE WITHHOLDING | | 141.84 | 3.55% |
| 670-050-2122 | STATE WITHHOLDING | | 12.00 | 0.30% |
| 001-050-2122 | STATE WITHHOLDING | | 2,860.82 | 71.61% |
| 110-050-2122 | STATE WITHHOLDING | | 330.31 | 8.27% |
| 600-050-2122 | STATE WITHHOLDING | | 338.17 | 8.46% |
| 610-050-2122 | STATE WITHHOLDING | | 311.88 | 7.81% |

# Payable Summary

| Type | Count | Gross | Tax | Shipping | Discount | Total | Manual Payment | Balance |
|---|---|---|---|---|---|---|---|---|
| Invoice | 16 | 98,797.96 | 0.00 | 0.00 | 0.00 | 98,797.96 | 98,797.96 | 0.00 |
| | **Grand Total:** | **98,797.96** | **0.00** | **0.00** | **0.00** | **98,797.96** | **98,797.96** | **0.00** |

# Account Summary

| Account | Name | Amount |
|---|---|---|
| 001-050-2120 | FEDERAL WITHHOLDING | 7,888.55 |
| 001-050-2122 | STATE WITHHOLDING | 2,860.82 |
| 001-050-2130 | ICMA-RC | 3,602.72 |
| | **Total:** | **14,352.09** |

| Account | Name | Amount |
|---|---|---|
| 110-050-2120 | FEDERAL WITHHOLDING | 900.71 |
| 110-050-2122 | STATE WITHHOLDING | 330.31 |
| 110-050-2130 | ICMA-RC | 5.00 |
| | **Total:** | **1,236.02** |

| Account | Name | Amount |
|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | 21,573.52 |
| 112-050-2122 | STATE WITHHOLDING | 369.34 |
| 112-050-2123 | IPERS WITHHOLDING | 22,656.36 |
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | 30,066.66 |
| 112-050-2125 | DENTAL INSURANCE | 1,920.99 |
| 112-050-2132 | VISION WITHHOLDING | 230.82 |
| | **Total:** | **76,817.69** |

| Account | Name | Amount |
|---|---|---|
| 600-050-2120 | FEDERAL WITHHOLDING | 1,010.48 |
| 600-050-2122 | STATE WITHHOLDING | 338.17 |
| 600-050-2130 | ICMA-RC | 81.25 |
| | **Total:** | **1,429.90** |

| Account | Name | Amount |
|---|---|---|
| 610-050-2120 | FEDERAL WITHHOLDING | 948.85 |
| 610-050-2122 | STATE WITHHOLDING | 311.88 |
| 610-050-2130 | ICMA-RC | 83.75 |
| | **Total:** | **1,344.48** |

| Account | Name | Amount |
|---|---|---|
| 670-050-2120 | FEDERAL WITHHOLDING | 34.03 |
| 670-050-2122 | STATE WITHHOLDING | 12.00 |
| 670-050-2130 | ICMA-RC | 2.50 |
| | **Total:** | **48.53** |

| Account | Name | Amount |
|---|---|---|
| 741-050-2120 | FEDERAL WITHHOLDING | 338.17 |
| 741-050-2122 | STATE WITHHOLDING | 141.84 |
| 741-050-2130 | ICMA-RC | 2.50 |
| | **Total:** | **482.51** |

| Account | Name | Amount |
|---|---|---|
| 820-050-2131 | SELF-FUNDED WITHHOLDING | 3,086.74 |
| | **Total:** | **3,086.74** |

# Payable Register

## Payable Detail by Vendor Name

Packet: APPKT03584 - PYPKT00804 - 02/27/26 CASKEY PAYOUT

| Payable # / Payable Description | Payable Type / Bank Code | Post Date | Payable Date | Due Date | Discount Date / On Hold | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Vendor:** 0238 - IOWA WORKFORCE DEVELOPMENT | | | | | | | | | **Vendor Total:** | **1.73** |
| INV0005568 | Invoice | 3/27/2026 | 3/27/2026 | 3/27/2026 | 3/27/2026 | 1.73 | 0.00 | 0.00 | 0.00 | 1.73 |
| Unemployement Insurance | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/27/2026 | | | **Bank Draft:** | DFT0004564 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Unemployement Insurance | NA | 0.00 | 0.00 | 1.73 | 0.00 | 0.00 | 0.00 | 1.73 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2122 | STATE WITHHOLDING | | 1.73 | 100.00% |

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| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Vendor:** 1512 - IRS USATAXPYMT | | | | | | | | | **Vendor Total:** | **88.08** |
| INV0005567 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 88.08 | 0.00 | 0.00 | 0.00 | 88.08 |
| Federal Tax Withheld | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004563 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Social Security Withholding | NA | 0.00 | 0.00 | 71.38 | 0.00 | 0.00 | 0.00 | 71.38 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | | 71.38 | 100.00% |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Medicare Withholding | NA | 0.00 | 0.00 | 16.70 | 0.00 | 0.00 | 0.00 | 16.70 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | | 16.70 | 100.00% |

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| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Vendor:** 1832 - TREASURER - STATE OF IOWA | | | | | | | | | **Vendor Total:** | **22.87** |
| INV0005566 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 22.87 | 0.00 | 0.00 | 0.00 | 22.87 |
| State Tax Withholding | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004562 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| State Tax Withholding | NA | 0.00 | 0.00 | 22.87 | 0.00 | 0.00 | 0.00 | 22.87 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 001-050-2122 | STATE WITHHOLDING | | 22.87 | 100.00% |

# Payable Summary

| Type | Count | Gross | Tax | Shipping | Discount | Total | Manual Payment | Balance |
|---|---|---|---|---|---|---|---|---|
| Invoice | 3 | 112.68 | 0.00 | 0.00 | 0.00 | 112.68 | 112.68 | 0.00 |
| | **Grand Total:** | **112.68** | **0.00** | **0.00** | **0.00** | **112.68** | **112.68** | **0.00** |

# Account Summary

| Account | Name | | Amount |
|---|---|---|---|
| 001-050-2122 | STATE WITHHOLDING | | 22.87 |
| | | **Total:** | **22.87** |

| Account | Name | | Amount |
|---|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | | 88.08 |
| 112-050-2122 | STATE WITHHOLDING | | 1.73 |
| | | **Total:** | **89.81** |

# Payable Register

## Payable Detail by Vendor Name

Packet: APPKT03586 - PYPKT00803 - 02/09-02/22/26 PAID ON 02/27/26

| Payable # / Payable Description | Payable Type / Bank Code | Post Date | Payable Date | Due Date | Discount Date / On Hold | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Vendor:** 2304 - EBS | | | | | | | | **Vendor Total:** | | **31,269.68** |
| INV0005572 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 1,920.99 | 0.00 | 0.00 | 0.00 | 1,920.99 |
| DELTA DENTAL PAYMENT | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004568 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| DELTA DENTAL PAYMENT | Service | 0.00 | 0.00 | 1,920.99 | 0.00 | 0.00 | 0.00 | 1,920.99 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2125 | DENTAL INSURANCE | | 1,920.99 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005576 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 22,298.16 | 0.00 | 0.00 | 0.00 | 22,298.16 |
| HEALTH INSURANCE WELLMARK | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004571 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| HEALTH INSURANCE WELLMARK | Service | 0.00 | 0.00 | 22,298.16 | 0.00 | 0.00 | 0.00 | 22,298.16 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | | 22,298.16 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005577 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 1,287.02 | 0.00 | 0.00 | 0.00 | 1,287.02 |
| EBS ADMIN COST | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004572 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| EBS ADMIN COST | Service | 0.00 | 0.00 | 1,287.02 | 0.00 | 0.00 | 0.00 | 1,287.02 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | | 1,287.02 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005579 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 1,638.69 | 0.00 | 0.00 | 0.00 | 1,638.69 |
| LIFE & DIS PRINCIPAL | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004574 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| LIFE & DIS PRINCIPAL | Service | 0.00 | 0.00 | 1,638.69 | 0.00 | 0.00 | 0.00 | 1,638.69 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | | 1,638.69 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005580 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3,894.00 | 0.00 | 0.00 | 0.00 | 3,894.00 |
| SELF FUNDED DEDUCTABLE INSURANCE | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004575 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| SELF FUNDED DEDUCTABLE INSURANCE | Service | 0.00 | 0.00 | 3,894.00 | 0.00 | 0.00 | 0.00 | 3,894.00 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | | 3,894.00 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005581 | Invoice | 3/1/2026 | 3/1/2026 | 3/1/2026 | 3/1/2026 | 230.82 | 0.00 | 0.00 | 0.00 | 230.82 |
| VISION AVISES | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/1/2026 | | **Bank Draft:** | | DFT0004576 |

| Payable # | Payable Type | Post Date | Payable Date | Due Date | Discount Date | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Payable Description | Bank Code | | | | On Hold | | | | | |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| VISION AVISES | Service | 0.00 | 0.00 | 230.82 | 0.00 | 0.00 | 0.00 | 230.82 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2132 | VISION WITHHOLDING | | 230.82 | 100.00% |

---

**Vendor:** 0238 - IOWA WORKFORCE DEVELOPMENT **Vendor Total: 353.08**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005585 | Invoice | 3/27/2026 | 3/27/2026 | 3/27/2026 | 3/27/2026 | 353.08 | 0.00 | 0.00 | 0.00 | 353.08 |
| Unemployement Insurance | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/27/2026 | | | **Bank Draft:** | DFT0004580 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Unemployement Insurance | NA | 0.00 | 0.00 | 353.08 | 0.00 | 0.00 | 0.00 | 353.08 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2122 | STATE WITHHOLDING | | 353.08 | 100.00% |

---

**Vendor:** 0239 - IPERS **Vendor Total: 23,906.17**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005578 | Invoice | 2/27/2026 | 2/27/2026 | 2/28/2026 | 2/27/2026 | 626.77 | 0.00 | 0.00 | 0.00 | 626.77 |
| Payroll Contribution | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/28/2026 | | | **Bank Draft:** | DFT0004573 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Contribution | NA | 0.00 | 0.00 | 626.77 | 0.00 | 0.00 | 0.00 | 626.77 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2123 | IPERS WITHHOLDING | | 626.77 | 0% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005582 | Invoice | 2/27/2026 | 2/27/2026 | 2/28/2026 | 2/27/2026 | 23,279.40 | 0.00 | 0.00 | 0.00 | 23,279.40 |
| Payroll Contribution | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/28/2026 | | | **Bank Draft:** | DFT0004577 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Contribution | NA | 0.00 | 0.00 | 9,414.43 | 0.00 | 0.00 | 0.00 | 9,414.43 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2123 | IPERS WITHHOLDING | | 9,414.43 | 100.00% |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Contribution | NA | 0.00 | 0.00 | 13,864.97 | 0.00 | 0.00 | 0.00 | 13,864.97 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2123 | IPERS WITHHOLDING | | 13,864.97 | 100.00% |

---

**Vendor:** 1512 - IRS USATAXPYMT **Vendor Total: 34,970.84**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005584 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 34,970.84 | 0.00 | 0.00 | 0.00 | 34,970.84 |
| Federal Tax Withheld | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004579 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Social Security Withholding | NA | 0.00 | 0.00 | 18,494.26 | 0.00 | 0.00 | 0.00 | 18,494.26 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | | 18,494.26 | 100.00% |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Medicare Withholding | NA | 0.00 | 0.00 | 4,325.28 | 0.00 | 0.00 | 0.00 | 4,325.28 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | | 4,325.28 | 100.00% |

| Payable # | Payable Type | Post Date | Payable Date | Due Date | Discount Date | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Payable Description | Bank Code | | | | On Hold | | | | | |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Federal Tax Withheld | NA | 0.00 | 0.00 | 12,151.30 | 0.00 | 0.00 | 0.00 | 12,151.30 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 670-050-2120 | FEDERAL WITHHOLDING | | 34.07 | 0.28% |
| 610-050-2120 | FEDERAL WITHHOLDING | | 960.62 | 7.91% |
| 600-050-2120 | FEDERAL WITHHOLDING | | 1,025.87 | 8.44% |
| 741-050-2120 | FEDERAL WITHHOLDING | | 338.89 | 2.79% |
| 001-050-2120 | FEDERAL WITHHOLDING | | 8,699.61 | 71.59% |
| 110-050-2120 | FEDERAL WITHHOLDING | | 1,092.24 | 8.99% |

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**Vendor:** 2249 - ISOLVED BENEFIT SERVICES **Vendor Total: 3,086.55**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005574 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 3,036.77 | 0.00 | 0.00 | 0.00 | 3,036.77 |
| Payroll Deduction | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004569 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Deduction | NA | 0.00 | 0.00 | 3,036.77 | 0.00 | 0.00 | 0.00 | 3,036.77 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 820-050-2131 | SELF-FUNDED WITHHOLDING | | 3,036.77 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005575 | Invoice | 3/6/2026 | 3/6/2026 | 3/6/2026 | 3/6/2026 | 49.78 | 0.00 | 0.00 | 0.00 | 49.78 |
| FSA ADMIN FEE | AP Bank Code - AP Bank | | | | No | **Payment Date:** 3/6/2026 | | | **Bank Draft:** | DFT0004570 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| FLEX SPENDING ADMINISTRATION FEE | Service | 0.00 | 0.00 | 49.78 | 0.00 | 0.00 | 0.00 | 49.78 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 820-050-2131 | SELF-FUNDED WITHHOLDING | | 49.78 | 100.00% |

---

**Vendor:** 1274 - MISSION SQUARE **Vendor Total: 3,777.72**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005569 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2,500.00 | 0.00 | 0.00 | 0.00 | 2,500.00 |
| Payroll Deduction | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004565 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| Payroll Deduction | NA | 0.00 | 0.00 | 2,500.00 | 0.00 | 0.00 | 0.00 | 2,500.00 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 001-050-2130 | ICMA-RC | | 2,500.00 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005570 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 435.22 | 0.00 | 0.00 | 0.00 | 435.22 |
| DEFFERED COMPENSATION | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004566 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| DEFFERED COMPENSATION | Service | 0.00 | 0.00 | 435.22 | 0.00 | 0.00 | 0.00 | 435.22 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 001-050-2130 | ICMA-RC | | 435.22 | 100.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005571 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 842.50 | 0.00 | 0.00 | 0.00 | 842.50 |
| ICMA-ROTH | AP Bank Code - AP Bank | | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | DFT0004567 |

| Payable # | Payable Type | Post Date | Payable Date | Due Date | Discount Date | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Payable Description | Bank Code | | | On Hold | | | | | | |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| ICMA-ROTH | NA | 0.00 | 0.00 | 842.50 | 0.00 | 0.00 | 0.00 | 842.50 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 110-050-2130 | ICMA-RC | | 4.99 | 0.59% |
| 741-050-2130 | ICMA-RC | | 2.48 | 0.29% |
| 670-050-2130 | ICMA-RC | | 2.50 | 0.30% |
| 610-050-2130 | ICMA-RC | | 83.74 | 9.94% |
| 600-050-2130 | ICMA-RC | | 81.26 | 9.65% |
| 001-050-2130 | ICMA-RC | | 667.53 | 79.23% |

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**Vendor:** 1832 - TREASURER - STATE OF IOWA **Vendor Total:** **4,301.31**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INV0005583 | Invoice | 2/27/2026 | 2/27/2026 | 2/27/2026 | 2/27/2026 | 4,301.31 | 0.00 | 0.00 | 0.00 | 4,301.31 |
| State Tax Withholding | AP Bank Code - AP Bank | | | No | **Payment Date:** 2/27/2026 | | | **Bank Draft:** | | DFT0004578 |

**Items**

| Item Description | Commodity | Units | Price | Amount | Tax | Shipping | Discount | Total |
|---|---|---|---|---|---|---|---|---|
| State Tax Withholding | NA | 0.00 | 0.00 | 4,301.31 | 0.00 | 0.00 | 0.00 | 4,301.31 |

**Distributions**

| Account Number | Account Name | Project Account Key | Amount | Percent |
|---|---|---|---|---|
| 670-050-2122 | STATE WITHHOLDING | | 11.99 | 0% |
| 600-050-2122 | STATE WITHHOLDING | | 340.95 | 0% |
| 610-050-2122 | STATE WITHHOLDING | | 313.92 | 0% |
| 741-050-2122 | STATE WITHHOLDING | | 138.40 | 0% |
| 110-050-2122 | STATE WITHHOLDING | | 405.51 | 0% |
| 001-050-2122 | STATE WITHHOLDING | | 3,090.54 | 0% |

# Payable Summary

| Type | Count | Gross | Tax | Shipping | Discount | Total | Manual Payment | Balance |
|---|---|---|---|---|---|---|---|---|
| Invoice | 16 | 101,665.35 | 0.00 | 0.00 | 0.00 | 101,665.35 | 101,665.35 | 0.00 |
| | **Grand Total:** | **101,665.35** | **0.00** | **0.00** | **0.00** | **101,665.35** | **101,665.35** | **0.00** |

# Account Summary

| Account | Name | Amount |
|---|---|---|
| 001-050-2120 | FEDERAL WITHHOLDING | 8,699.61 |
| 001-050-2122 | STATE WITHHOLDING | 3,090.54 |
| 001-050-2130 | ICMA-RC | 3,602.75 |
| | **Total:** | **15,392.90** |

| Account | Name | Amount |
|---|---|---|
| 110-050-2120 | FEDERAL WITHHOLDING | 1,092.24 |
| 110-050-2122 | STATE WITHHOLDING | 405.51 |
| 110-050-2130 | ICMA-RC | 4.99 |
| | **Total:** | **1,502.74** |

| Account | Name | Amount |
|---|---|---|
| 112-050-2121 | FICA/MEDICARE WITHHOLDING | 22,819.54 |
| 112-050-2122 | STATE WITHHOLDING | 353.08 |
| 112-050-2123 | IPERS WITHHOLDING | 23,906.17 |
| 112-050-2124 | HEALTH INSURANCE WITHHOLDING | 29,117.87 |
| 112-050-2125 | DENTAL INSURANCE | 1,920.99 |
| 112-050-2132 | VISION WITHHOLDING | 230.82 |
| | **Total:** | **78,348.47** |

| Account | Name | Amount |
|---|---|---|
| 600-050-2120 | FEDERAL WITHHOLDING | 1,025.87 |
| 600-050-2122 | STATE WITHHOLDING | 340.95 |
| 600-050-2130 | ICMA-RC | 81.26 |
| | **Total:** | **1,448.08** |

| Account | Name | Amount |
|---|---|---|
| 610-050-2120 | FEDERAL WITHHOLDING | 960.62 |
| 610-050-2122 | STATE WITHHOLDING | 313.92 |
| 610-050-2130 | ICMA-RC | 83.74 |
| | **Total:** | **1,358.28** |

| Account | Name | Amount |
|---|---|---|
| 670-050-2120 | FEDERAL WITHHOLDING | 34.07 |
| 670-050-2122 | STATE WITHHOLDING | 11.99 |
| 670-050-2130 | ICMA-RC | 2.50 |
| | **Total:** | **48.56** |

| Account | Name | Amount |
|---|---|---|
| 741-050-2120 | FEDERAL WITHHOLDING | 338.89 |
| 741-050-2122 | STATE WITHHOLDING | 138.40 |
| 741-050-2130 | ICMA-RC | 2.48 |
| | **Total:** | **479.77** |

| Account | Name | Amount |
|---|---|---|
| 820-050-2131 | SELF-FUNDED WITHHOLDING | 3,086.55 |
| | **Total:** | **3,086.55** |

# Refund Check Register

## Refund Check Detail

**UBPKT08077 - 3/6/26 - UB CREDIT REFUND 13-02983-01 & 13-02982-(**

| Account | Name | Date | Check # | Amount | Code | Receipt | Amount | Type |
|---|---|---|---|---|---|---|---|---|
| 13-02982-01 | CARROLL VANNOY | 3/6/2026 | 65234 | 313.17 | | | 313.17 | Deposit |
| 13-02983-01 | CARROLL VANNOY | 3/6/2026 | 65235 | 313.17 | | | 313.17 | Deposit |
| **Total Refunds: 2** | | | **Total Refunded Amount:** | 626.34 | | | | |

## Revenue Code Summary

| Revenue Code | Amount |
|---|---|
| 996 - UNAPPLIED CREDITS | 626.34 |
| **Revenue Total:** | 626.34 |

## General Ledger Distribution

Posting Date: 03/06/2026

| | Account Number | Account Name | | Posting Amount | IFT |
|---|---|---|---|---|---|
| **Fund:** 600 - WATER | | | | | |
| | 600-000-1101 | CLAIM ON POOLED CASH | | -626.34 | Yes |
| | 600-050-2141 | APPLIED CREDITS | | 626.34 | |
| | | | **600 Total:** | 0.00 | |
| **Fund:** 999 - POOLED CASH | | | | | |
| | 999-000-1100 | POOLED CASH | | -626.34 | |
| | 999-050-2300 | DUE TO OTHER FUNDS | | 626.34 | Yes |
| | | | **999 Total:** | 0.00 | |
| | | | **Distribution Total:** | 0.00 | |

# Refund Check Register

## Refund Check Detail

**UBPKT08066 - Refunds 01 UBPKT08064 Regular**

| Account | Name | Date | Check # | Amount | Code | Receipt | Amount | Type |
|---|---|---|---|---|---|---|---|---|
| 01-01406-05 | GUDINO, VIVIANA R | 3/3/2026 | 65221 | 113.75 | | | 113.75 | Generated From Billing |
| 01-01848-06 | BURNETT, CHAD M | 3/3/2026 | 65222 | 114.85 | | | 114.85 | Generated From Billing |
| 01-02370-09 | SEGEBART, CASSIDY J | 3/3/2026 | 65223 | 129.96 | | | 129.96 | Generated From Billing |
| 01-02380-10 | SWIFT PROPERTIES LLC | 3/3/2026 | 65224 | 68.12 | | | 68.12 | Generated From Billing |
| 01-02384-11 | HAUSMAN, JORDAN W | 3/3/2026 | 65225 | 122.53 | | | 122.53 | Generated From Billing |
| 01-03152-08 | CLEARY, ARTHUR J | 3/3/2026 | 65226 | 121.42 | | | 121.42 | Generated From Billing |
| 02-01602-02 | JEREMY & LORI REHA | 3/3/2026 | 65227 | 71.42 | | | 71.42 | Generated From Billing |
| 11-03059-05 | OROURKE, THOMAS J | 3/3/2026 | 65228 | 41.89 | | | 41.89 | Generated From Billing |
| 11-03267-02 | MEGAN DEPOORTER | 3/3/2026 | 65229 | 160.46 | | | 160.46 | Generated From Billing |
| 16-01735-01 | SNELL, MITCHELL S | 3/3/2026 | 65230 | 121.42 | | | 121.42 | Generated From Billing |
| 16-01821-02 | DERRICK SPOERRY | 3/3/2026 | 65231 | 76.07 | | | 76.07 | Generated From Billing |
| 16-01877-03 | KAJEWSKI, JOALLEN M | 3/3/2026 | 65232 | 113.75 | | | 113.75 | Generated From Billing |
| 16-02158-01 | BLUESTEM RENTALS | 3/3/2026 | 65233 | 109.43 | | | 109.43 | Generated From Billing |
| **Total Refunds: 13** | | | **Total Refunded Amount:** | 1,365.07 | | | | |

## Revenue Code Summary

| Revenue Code | Amount |
|---|---|
| 996 - UNAPPLIED CREDITS | 1365.07 |
| **Revenue Total:** | 1365.07 |

## General Ledger Distribution

Posting Date: 03/02/2026

| | Account Number | Account Name | Posting Amount | IFT |
|---|---|---|---|---|
| **Fund:** 600 - WATER | | | | |
| | 600-000-1101 | CLAIM ON POOLED CASH | -1,365.07 | Yes |
| | 600-050-2141 | APPLIED CREDITS | 1,365.07 | |
| | | **600 Total:** | 0.00 | |
| **Fund:** 999 - POOLED CASH | | | | |
| | 999-000-1100 | POOLED CASH | -1,365.07 | |
| | 999-050-2300 | DUE TO OTHER FUNDS | 1,365.07 | Yes |
| | | **999 Total:** | 0.00 | |
| | | **Distribution Total:** | 0.00 | |

# Refund Check Register

## Refund Check Detail

**UBPKT08091 - Generate Refund Checks**

| Account | Name | Date | Check # | Amount | Code | Receipt | Amount | Type |
|---|---|---|---|---|---|---|---|---|
| 16-01663-01 | JONES, SHERRI | 3/11/2026 | 65244 | 1,380.82 | | | 1380.82 | Generated From Billing |
| **Total Refunds: 1** | | | **Total Refunded Amount:** | 1,380.82 | | | | |

## Revenue Code Summary

| Revenue Code | Amount |
|---|---|
| 996 - UNAPPLIED CREDITS | 1380.82 |
| **Revenue Total:** | 1380.82 |

## General Ledger Distribution

Posting Date: 03/11/2026

| | Account Number | Account Name | Posting Amount | IFT |
|---|---|---|---|---|
| **Fund:** 600 - WATER | | | | |
| | 600-000-1101 | CLAIM ON POOLED CASH | -1,380.82 | Yes |
| | 600-050-2141 | APPLIED CREDITS | 1,380.82 | |
| | | **600 Total:** | 0.00 | |
| **Fund:** 999 - POOLED CASH | | | | |
| | 999-000-1100 | POOLED CASH | -1,380.82 | |
| | 999-050-2300 | DUE TO OTHER FUNDS | 1,380.82 | Yes |
| | | **999 Total:** | 0.00 | |
| | | **Distribution Total:** | 0.00 | |

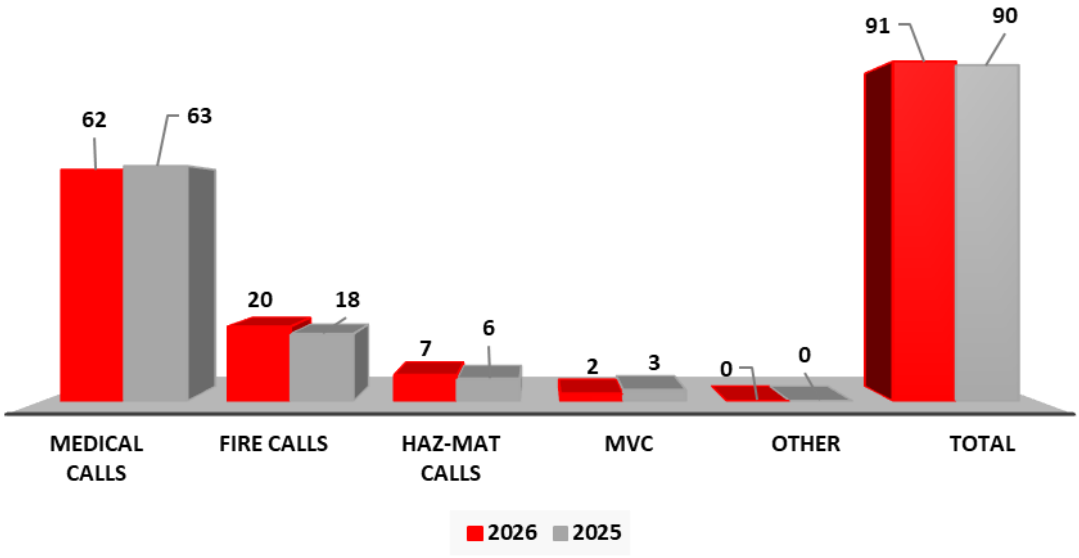
# Bondurant Emergency Services

## February 2026 Monthly Report



# Operational Statistics

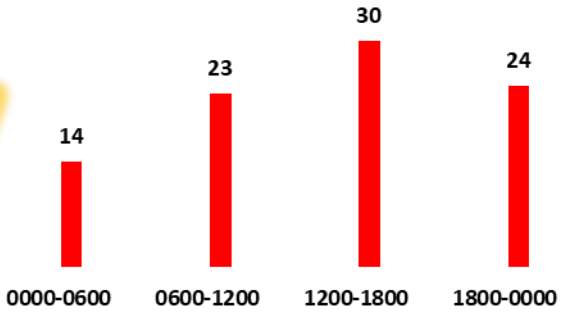
## 2 year February Comparison



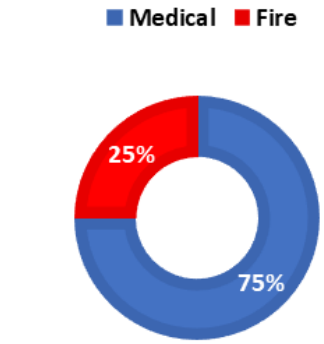

All-Time

Record Month For February

## Number of Calls in 6 Hour Blocks




## SIMULTANEOUS CALL BREAKDOWN




**9%**

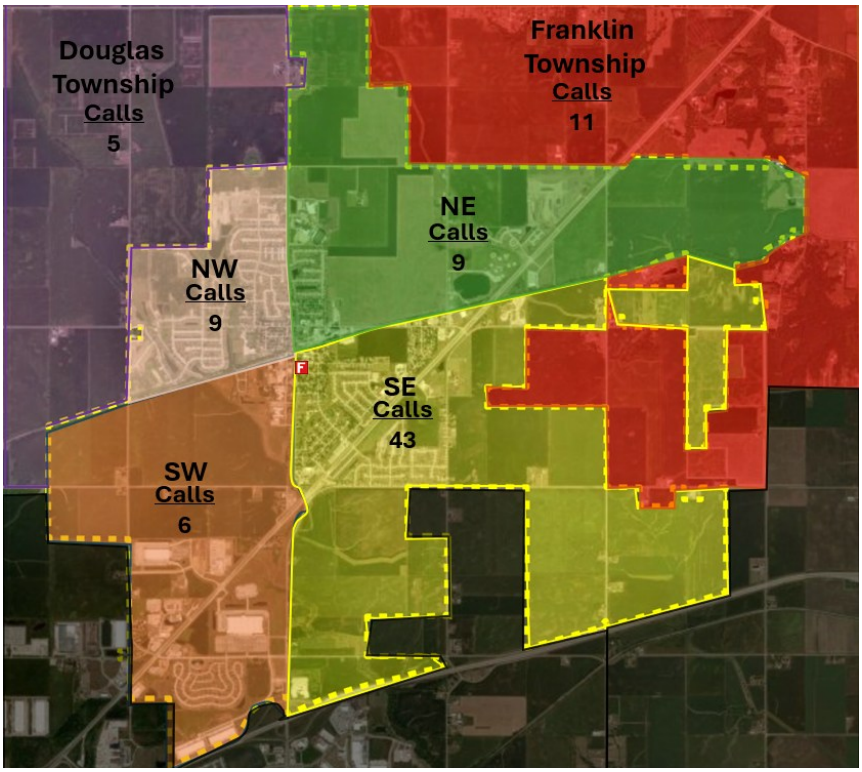
**Simultaneous Calls**

| Simultaneous Calls | | | |
|---|---|---|---|
| **2025** | | **2026** | |
| 2nd out calls | 12 | 2nd out calls | 8 |
| 3rd out calls | 3 | 3rd out calls | 0 |
| 4th+ out calls | 0 | 4th+ out calls | 0 |
| **TOTAL** | **15** | **TOTAL** | **8** |
| 17% Multiple Calls | | 9% Multiple Calls | |

Bondurant
Life Connecting

# Operational Statistics

## Number of Calls Per District In February

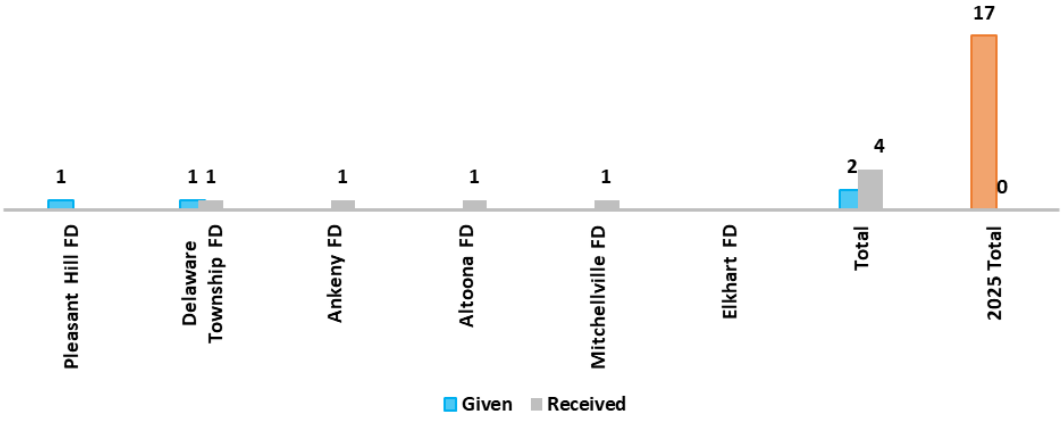



**68% EMS**

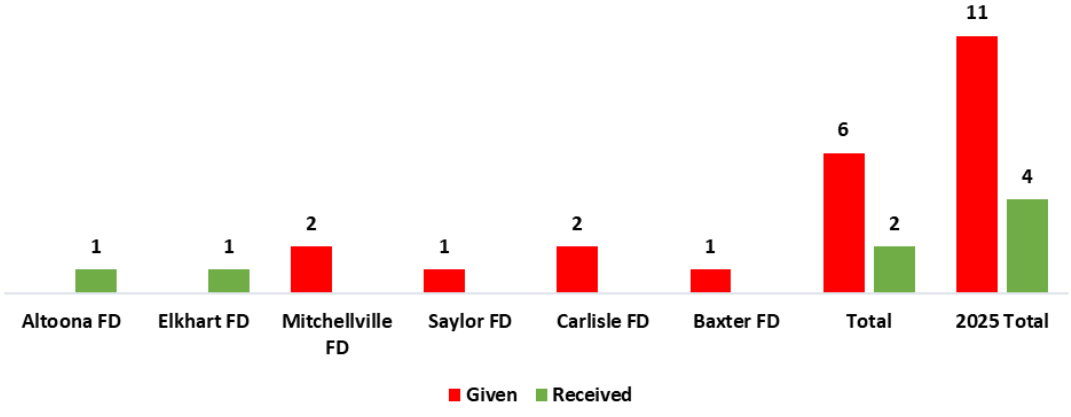
**30% Fire**

**2% MVC**

## February Automatic Aid Given vs Received




## February Mutual Aid Given vs Received

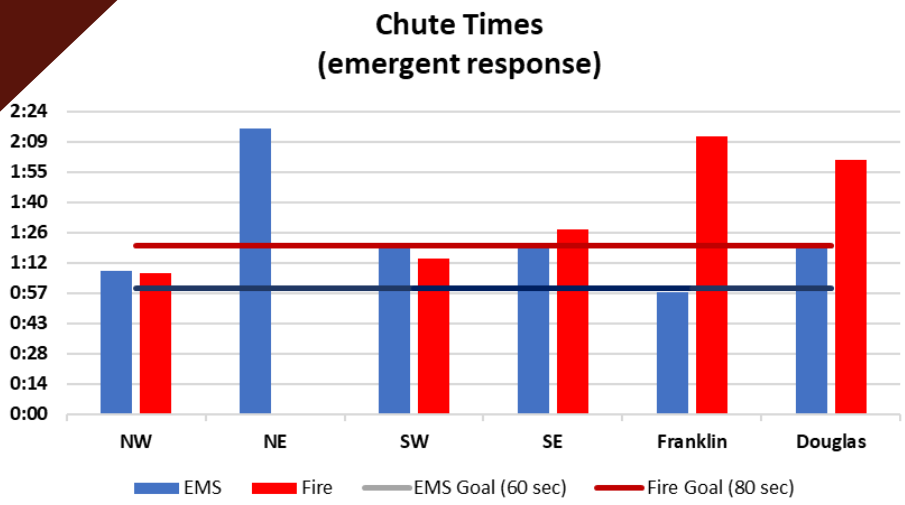



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# Operational Statistics

## Response Times

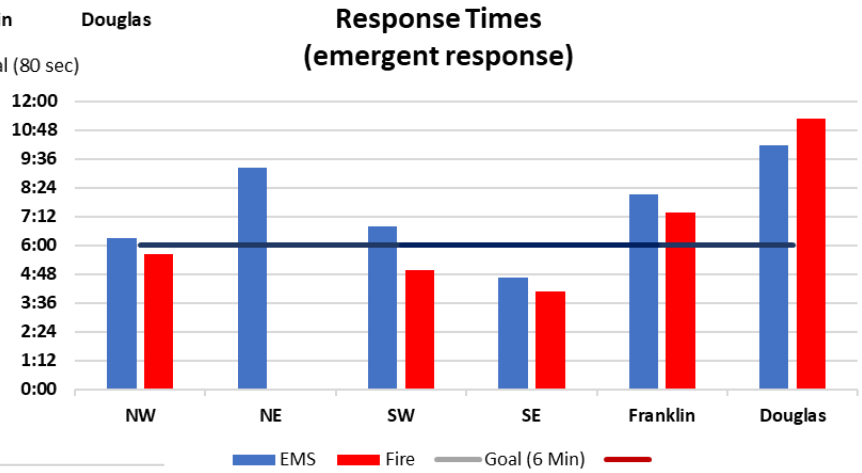
## Emergent Response



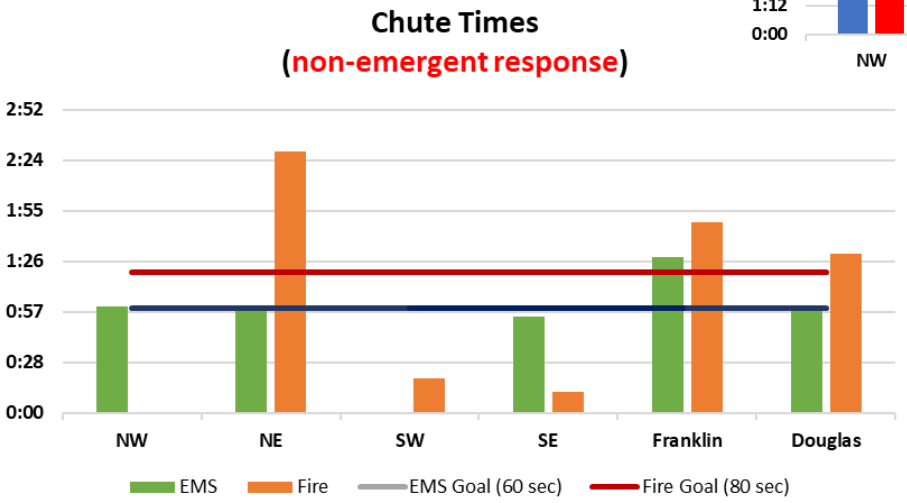

**Delayed response due to multiple calls or staffing levels**

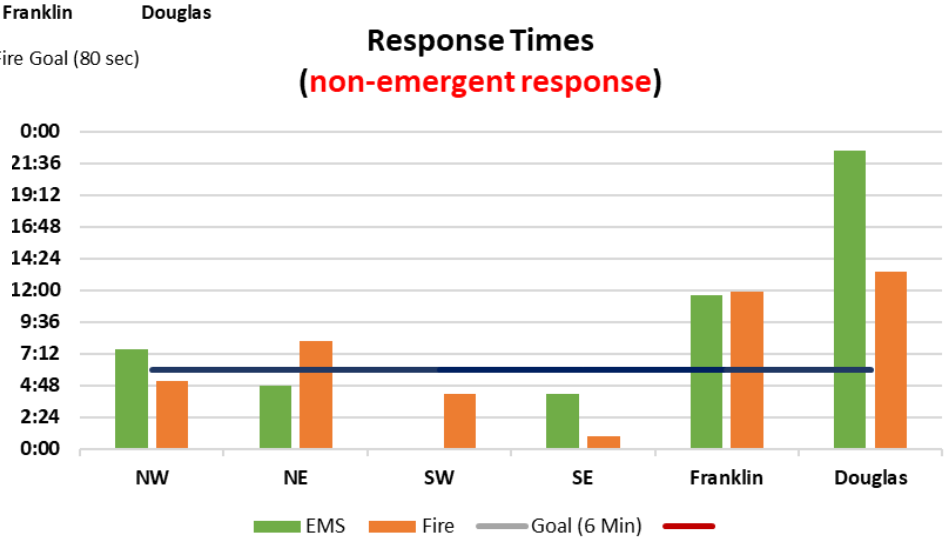
**Chute– None**

**Response– None**




## Non-Emergent Response




**Mutual aid response times to Bondurant**

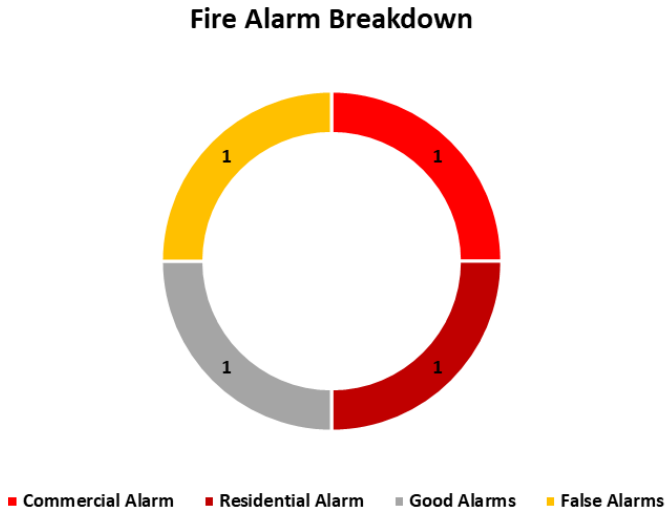
**9:12**

Bondurant
Life Connecting

# Fire Operational Statistics

| February Fire Saved vs. Loss | | | | | |
|---|---|---|---|---|---|
| 2025 | | | 2026 | | |
| Saved | Loss | Total Value | Saved | Loss | Total Value |
| $0 | $100 | $1,000 | $0 | $0 | $0 |

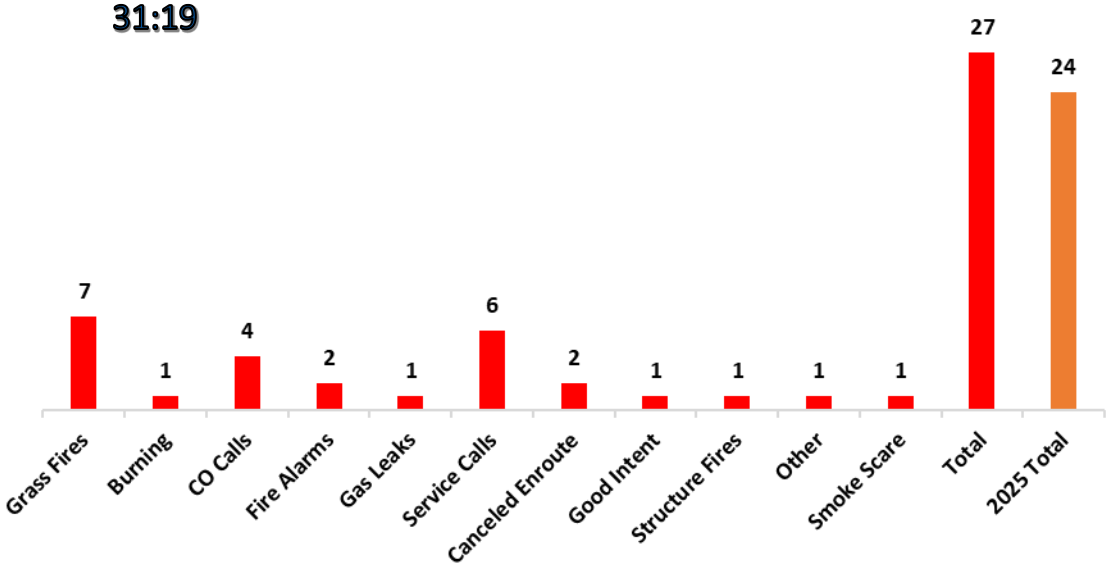







**Average Fire Incident Time**

**31:19**



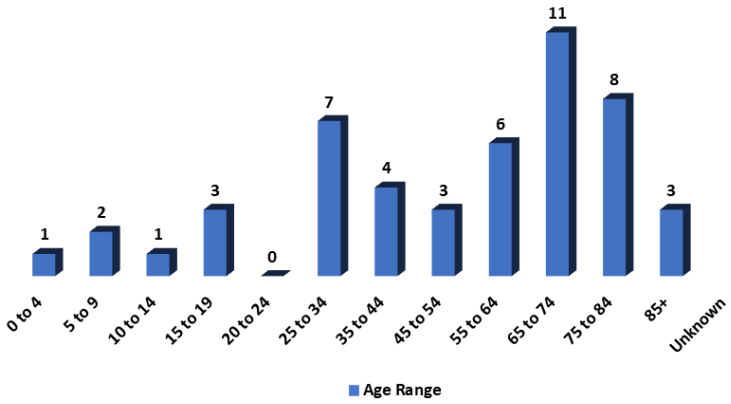

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# EMS Operational Statistics

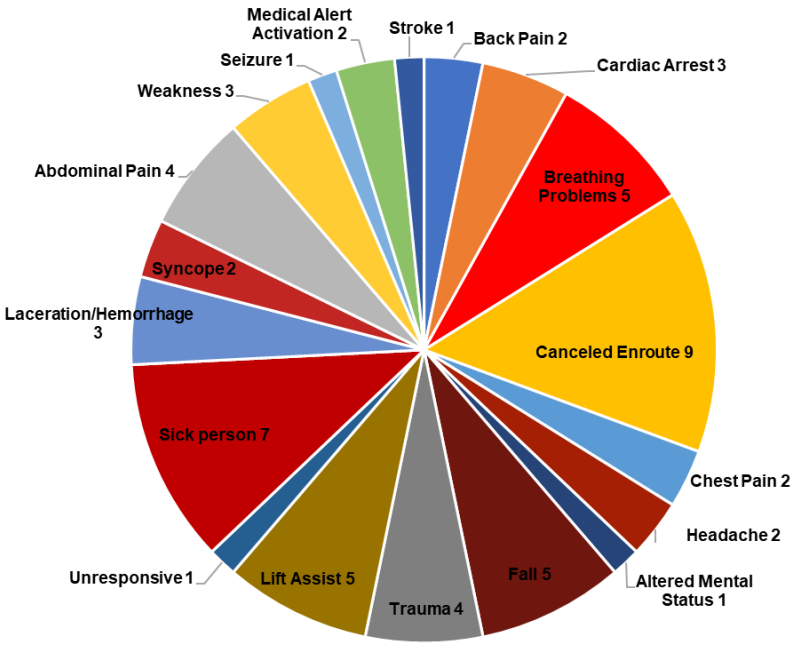
## Advanced/Basic Life Support Calls



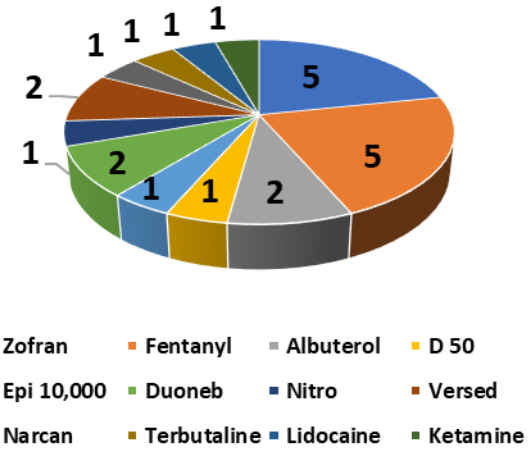

## Patient Age Demographics




## EMS Call Purpose by Provider Primary Impression




## Medications Administered



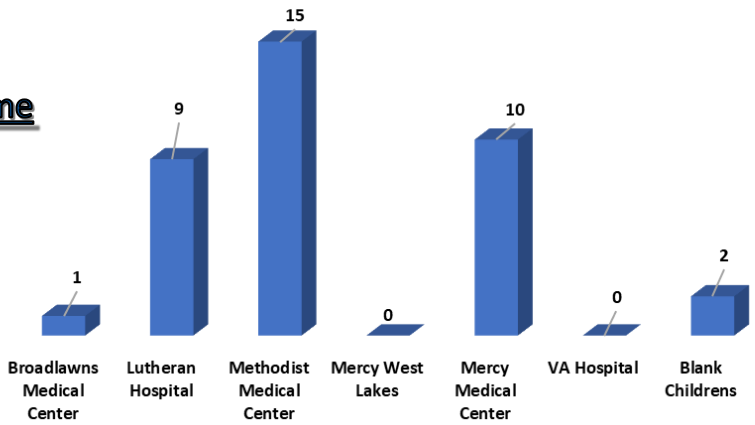




## Average EMS Incident Time

**1:01:42**

## Hospital Destination Transports




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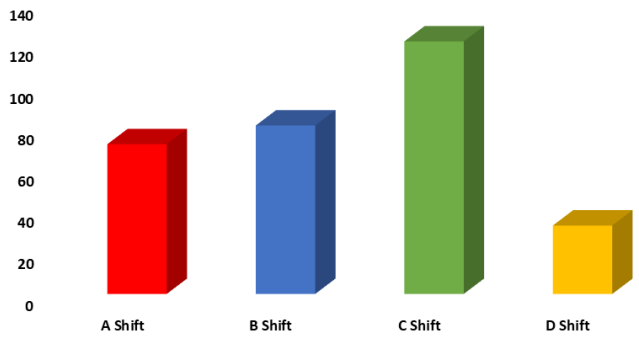
# Training Division

**For the month of February department members trained on the following:**

| Fire Training | EMS Training | Professional Development | SOG's/Protocol Review |
|---|---|---|---|
| TIC Drill | Intubation | Officer's Meeting | Notification of Chief Officers |
| SCBA Drill | | | Callbacks to Station |
| Ropes & Knots | | | |
| Relay Pumping | | | |



**Total Training Hours Per Shift**

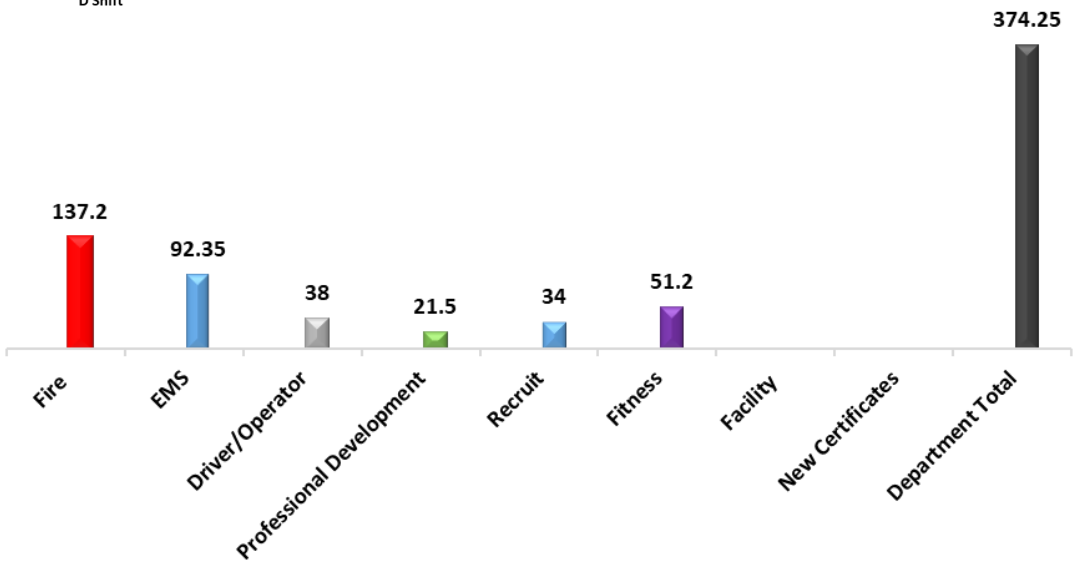



## New Clearance

Alexa Braun– **Paramedic**
Anthony Riccio– **D/O Engine**

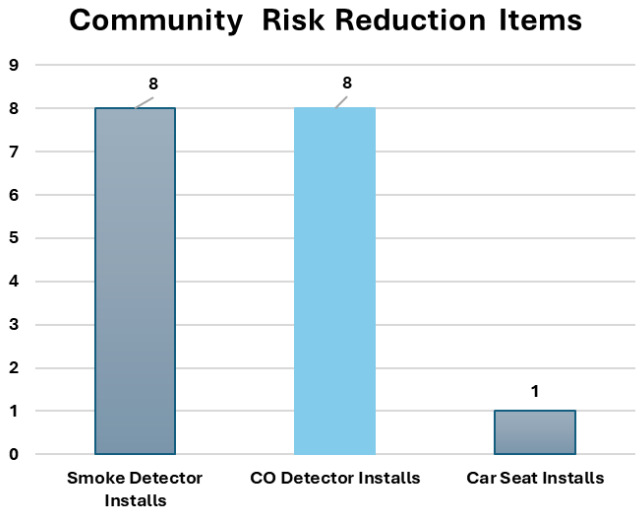
## New Certifications

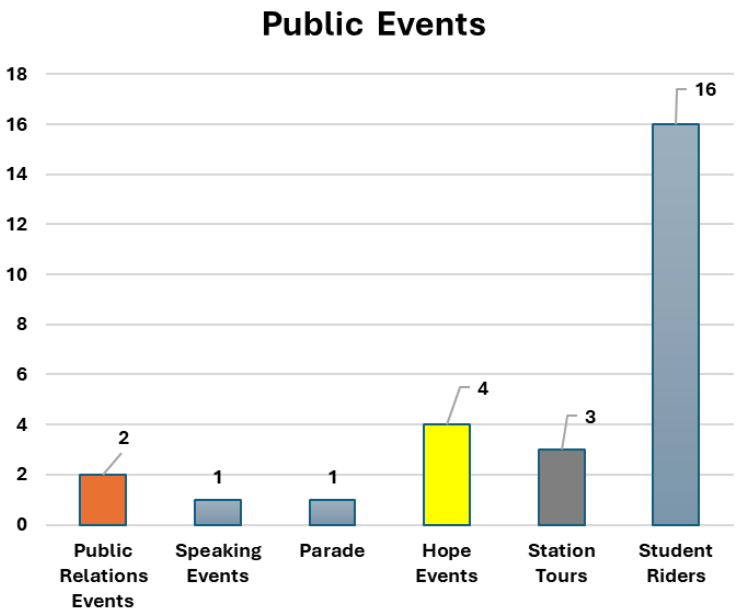
**Training Hours By Type**




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# Community Risk Reduction/ Public Education



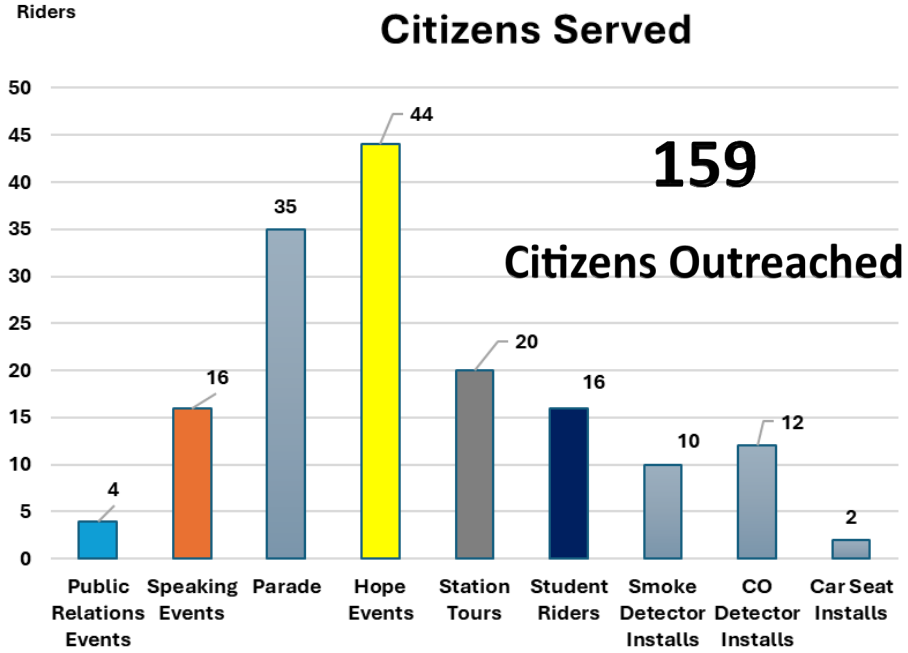






**26.25**

**Total**

**Hours Dedicated**

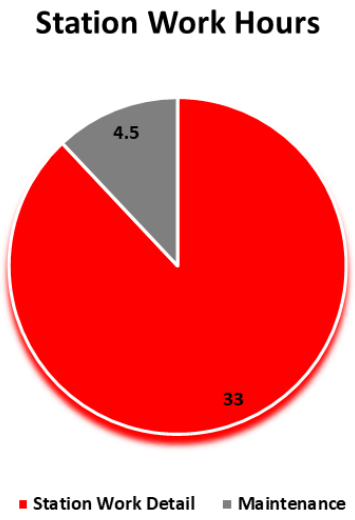



**159**

**Citizens Outreached**

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# Code Enforcement & Maintenance

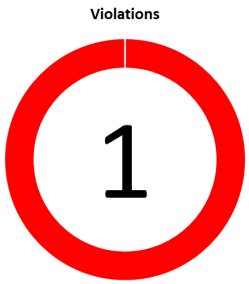


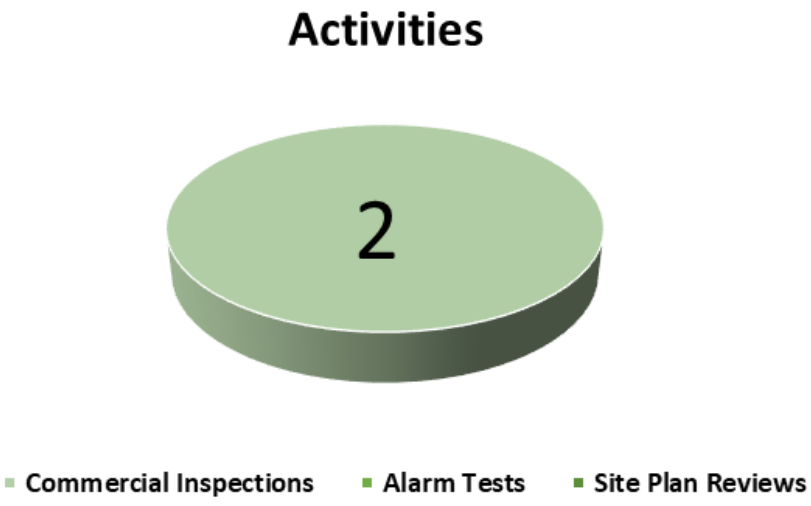



**28**

**Total days an ambulance has been out due to maintenance**




Bondurant
Life Connecting

# Incidents & Happenings

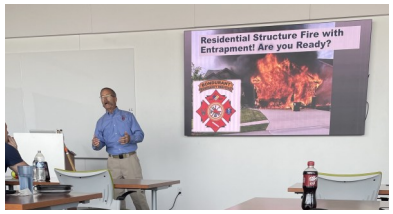
**February 9th– Grass Fires**
MM 74 & 71 HWY 65— Carlisle

B417 responded mutual aid for 2 large grass fires. Crews were assigned with extinguishment of the fires and were on scene for around 1 hour. No firefighter injuries were reported.



**February 10th– Grass Fire**
2000 Blk. Hubbell Rd. SW— Bondurant

B417, T416, & C421 responded to a grass fire. Crews found old trees and a small area of grass that was burning. Fire was extinguished and crews were on scene for over 1 hour. No firefighter injuries were reported.




**February 10th– Search and Rescue Training**
500 Campus Dr. SE— Bondurant

Bondurant hosted a search and rescue training presentation. We had an outside speaker present on search and rescue tips and tricks. It was a great training that was put on.

**February 11th– Sprinkler Rupture**
600 Blk. Hawthorne Crossing Dr. SE— Bondurant

E412 & A413 responded to a fire alarm with water flow. Upon arrival, crews found a large amount of water filling the building. 9 residents were displaced due to the water.



**January 15th– Structure Fire**
1700 Blk. Shadyview Blvd.— Pleasant Hill

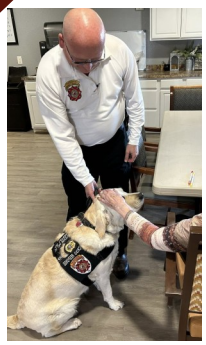
E412 & C421 responded automatic aid for Pleasant Hill on a structure fire. Crews were assigned to fire attack and safety officer. Crews were on scene for over 2 hours. No injuries were reported.

**February 17th & 19th– Airpack Demo**
500 Campus Dr. SE— Bondurant

Crews demoed two different airpacks to see the differences and decided which will benefit the community best.

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# Public Relations



**Weekly Visits– Courtyard Estates**
600 BLK. Courtyard Dr. SE– Bondurant

Hope made her weekly visit to Courtyard Estates.



**February 11th– Station Grill**
500 Campus Dr. SE— Bondurant

Ryan Companies donated a grill for the station. Thank you very much for this.

**February 18th– State Wrestling Send-off**
1000 Grant St. N., High School— Bondurant

Crews attended the send-off parade for Bondurant wrestling. Good luck.



**February 23rd– Cases of water**
500 Campus Dr. SE— Bondurant

Fareway donated 6 cases of water for the crews. Thank you very much for the donation.

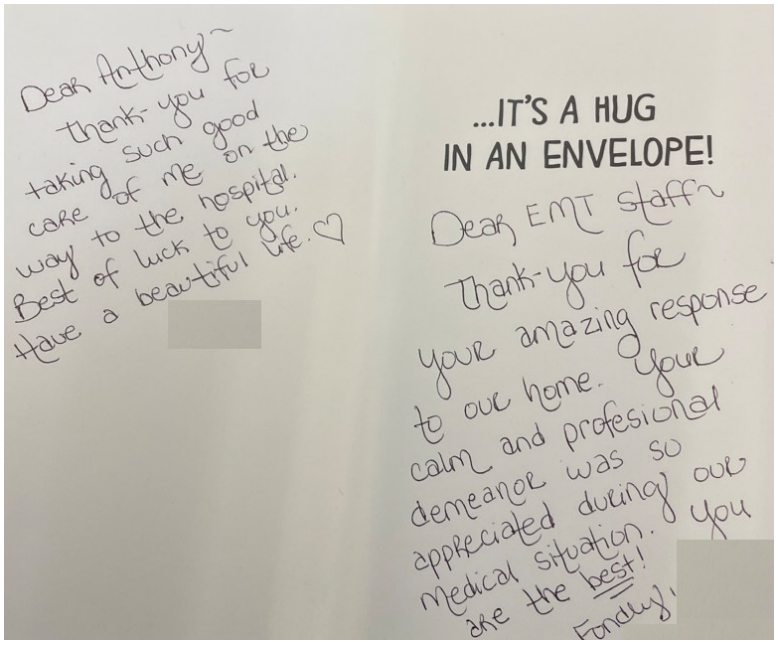


**February 26th– Safety Talk & Station Tour**
500 Campus Dr. SE— Bondurant

A local scout group stopped by to learn what they can do to help during emergencies and received a tour of the station. Thanks for stopping by.

Bondurant
Life Connecting

# You've Been Caught Doing an Amazing Job!



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

Item No. 5.d.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving Pay Estimate No. 17 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of $356,642.39

**CONTACT PERSON:**
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Aaron Kreuder, Fire Chief

**BRIEF HISTORY & ANALYSIS:** This pay application is for work that was done and for release of retainage on certain bid pancakes for the contractors that have completed their scope of work on the BES Facility project. This pay application has been reviewed by the Construction Manager and the Architect.

**FUNDING SOURCE:** Capital Project Fund supported by GO and TIF Bonds

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-80
2. Pay Request No. 17

CITY OF BONDURANT
RESOLUTION NO. 260316-80

RESOLUTION APPROVING PAY REQUEST NO. 17 TO RYAN COMPANIES FOR THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF $356,642.39

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. 17, dated February 4th, 2026, for work completed from January 1, 2025, to January 31, 2025; AND

WHEREAS the total amount due for Payment Application detailed above reflects the value of work completed to date plus retainage release of certain bid packages, as certified by the project architect, OPN Architects; 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 16th day of March 2026,

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 | | | | |
| Lyman | | | | |
| Sillanpaa | | | | |

Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# APPLICATION AND CERTIFICATE FOR PAYMENT



To: City of Bondurant
200 2nd Street NE, Box 37
Bondurant, Iowa 50035

PROJECT: Bondurant Emergency Services Facility

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

APPLICATION NO: 17
APPLICATION DATE: 2/4/2026
PERIOD FROM: 1/1/2026
PERIOD TO: 1/31/2026
PROJECT NO: 6777-000

## CONTRACTOR'S APPLICATION FOR PAYMENT

| CHANGE ORDER SUMMARY | | | |
|---|---|---|---|
| Change Orders approved in previous months by Owner | | ADDITIONS | DEDUCTIONS |
| 1 | TOTAL | 2,540.00 | 0.00 |
| Approved This Month | | | |
| Number | Date Approved | | |
| | | | |
| | TOTALS | 2,540.00 | 0.00 |
| Net change by Change Orders | | | 2,540.00 |

| | | |
|---|---|---|
| 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 | $ | 16,156,884.92 |
| RETAINAGE 5.00% | $ | 807,844.25 |
| PREVIOUS RETAINAGE RELEASED | $ | - |
| TOTAL EARNED LESS RETAINAGE HELD | $ | 15,349,040.67 |
| LESS PREVIOUS CERTIFICATES FOR PAYMENT | $ | 15,238,132.18 |
| CURRENT PAYMENT DUE | $ | 110,908.49 |
| WORK RETAINAGE RELEASE THIS PERIOD | $ | 245,733.90 |
| TOTAL AMOUNT DUE | $ | 356,642.39 |

CONTRACTOR: RYAN COMPANIES US, INC.

By: DocuSigned by: Matt Van Loon — DATE: 2/6/2026

PM initial: DS BA

ARCHITECT: OPN ARCHITECTS

By: DocuSigned by: Aaron Tweedt — DATE: 2/6/2026

Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

CONTINUATION SHEET AIA DOCUMENT G703

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: 17
APPLICATION DATE: 2/4/2026
PERIOD FROM: 1/1/2026
TO: 1/31/2026

| A | B | C | D | E | F | G | H | I | J | K |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | WORK COMPLETED | | | Total Completed | | Balance |
| ITEM No. | DESCRIPTION OF WORK | SCHEDULED VALUE | CHANGE ORDER | REVISED VALUE | PREVIOUS APPLICATIONS | This Application: Work in Place | This Application: Stored Materials (not in D or E) | and Stored To Date (D+E+F) | % (G/C) | To Finish (C-G) |
| | **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 | -$57,619.11 | $ 1,651,371.89 | $ 1,591,559.70 | $ 27,219.60 | | $ 1,618,779.30 | 98% | $ 32,592.59 |
| 3 | 03 - Building Concrete | $ 678,720.00 | -$22,494.00 | $ 656,226.00 | $ 606,226.00 | | | $ 606,226.00 | 92% | $ 50,000.00 |
| 4 | 03 - Precast Materials | $ 722,439.00 | -$76,181.50 | $ 646,257.50 | $ 646,257.50 | | | $ 646,257.50 | 100% | $ - |
| 5 | 04 - Masonry | $ 65,920.00 | -$12,684.00 | $ 53,236.00 | $ 53,236.00 | | | $ 53,236.00 | 100% | $ - |
| 6 | 05 - Steel Materials | $ 1,019,245.00 | -$35,575.75 | $ 983,669.25 | $ 983,669.25 | | | $ 983,669.25 | 100% | $ - |
| 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 | $162,371.80 | $ 928,091.80 | $ 927,266.80 | $ 825.00 | | $ 928,091.80 | 100% | $ - |
| 9 | 07 - Roofing and Sheet Metal | $ 288,900.00 | $29,675.00 | $ 318,575.00 | $ 318,575.00 | | | $ 318,575.00 | 100% | $ - |
| 10 | 08 - Overhead Doors | $ 482,200.00 | $6,962.00 | $ 489,162.00 | $ 489,162.00 | | | $ 489,162.00 | 100% | $ - |
| 11 | 08 - Glass/Glazing/Translucent Wall Assemblies | $ 812,667.00 | $71,188.00 | $ 883,855.00 | $ 883,855.00 | | | $ 883,855.00 | 100% | $ - |
| 12 | 09 - Framing/Drywall/Ceilings | $ 565,125.00 | $33,226.61 | $ 598,351.61 | $ 597,468.60 | $ 883.01 | | $ 598,351.61 | 100% | $ - |
| 13 | 09 - Flooring | $ 179,925.00 | $29,321.50 | $ 209,246.50 | $ 209,246.50 | | | $ 209,246.50 | 100% | $ - |
| 14 | 09 - Painting & Wallcoverings | $ 117,123.00 | $34,166.00 | $ 151,289.00 | $ 151,289.00 | | | $ 151,289.00 | 100% | $ - |
| 15 | 10 - Signage | $ 26,000.00 | -$26,000.00 | $ - | $ - | | | $ - | NA | $ - |
| 16 | 11 - Appliances | $ 70,000.00 | -$70,000.00 | $ - | $ - | | | $ - | NA | $ - |
| 17 | 21 - Fire Suppression | $ 99,669.00 | $424.00 | $ 100,093.00 | $ 100,093.00 | | | $ 100,093.00 | 100% | $ - |
| 18 | 22 - Plumbing | $ 976,400.00 | $52,570.00 | $ 1,028,970.00 | $ 1,028,970.00 | | | $ 1,028,970.00 | 100% | $ - |
| 19 | 23 - HVAC | $ 541,446.00 | $21,967.77 | $ 563,413.77 | $ 550,292.77 | $ 13,121.00 | | $ 563,413.77 | 100% | $ - |
| 20 | 23 - Geothermal Interior Systems | $ 675,276.00 | $0.00 | $ 675,276.00 | $ 675,276.00 | | | $ 675,276.00 | 100% | $ - |
| 21 | 23 - Geothermal Wellfield | $ 302,249.00 | $3,500.00 | $ 305,749.00 | $ 305,749.00 | | | $ 305,749.00 | 100% | $ - |
| 22 | 26 - Early Procurement Electrical Equipment | $ 304,510.00 | $3,989.00 | $ 308,499.00 | $ 308,499.00 | | | $ 308,499.00 | 100% | $ - |
| 23 | 26 - Electrical | $ 2,284,090.00 | $81,219.99 | $ 2,365,309.99 | $ 2,291,461.28 | $ 69,238.22 | | $ 2,360,699.50 | 100% | $ 4,610.49 |
| 24 | 26 - Photovoltaic/Solar System | $ 195,000.00 | $0.00 | $ 195,000.00 | $ 195,000.00 | | | $ 195,000.00 | 100% | $ - |
| 25 | 26 - EV Charging Rough-In | $ 2,688.00 | $0.00 | $ 2,688.00 | $ 2,688.00 | | | $ 2,688.00 | 100% | $ - |
| 26 | 31 - Earthwork | $ 653,281.00 | $0.00 | $ 653,281.00 | $ 653,281.00 | | | $ 653,281.00 | 100% | $ - |
| 27 | 32 - Exterior Concrete | $ 635,720.00 | -$21,911.00 | $ 613,809.00 | $ 613,809.00 | | | $ 613,809.00 | 100% | $ - |
| 28 | 32 - Landscaping & Irrigation | $ 190,000.00 | -$16,639.00 | $ 173,361.00 | $ 164,423.00 | | | $ 164,423.00 | 95% | $ 8,938.00 |
| 29 | 33 - Utilties | $ 356,741.00 | $0.00 | $ 356,741.00 | $ 342,547.68 | | | $ 342,547.68 | 96% | $ 14,193.32 |
| 30 | 60 - Insurance | $ 186,320.00 | $0.00 | $ 186,320.00 | $ 182,994.67 | $ 2,477.12 | | $ 185,471.79 | 100% | $ 848.21 |
| 31 | 60 - Bond | $ 99,500.00 | $1,847.00 | $ 101,347.00 | $ 101,347.00 | | | $ 101,347.00 | 100% | $ - |
| 32 | 60 - Construction Contingency (3%) | $ 449,904.00 | -$304,252.00 | $ 145,652.00 | $ - | | | $ - | 0% | $ 145,652.00 |
| 33 | 60 - Project Related Software | $ 31,054.00 | $0.00 | $ 31,054.00 | $ 30,499.11 | $ 412.85 | | $ 30,911.96 | 100% | $ 142.04 |
| 34 | 66 - Fee (2.25%) | $ 354,241.00 | $5,000.00 | $ 359,241.00 | $ 352,951.59 | $ 2,568.98 | | $ 355,520.57 | 99% | $ 3,720.43 |
| 35 | 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** | **$ 14,263,145.01** | **$ 116,745.78** | **$ -** | **$ 16,156,884.92** | **98%** | **260,697.08** |

RYAN

# Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 12/31/2025
End Date: 1/31/2026

| 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 | SOV Line Item |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 006777000 | Sr Superintendent-hr | Time Tracking WE 2026-01-03 | | 0 | | | Regular | 2026-01-06 | 4557675 | JP | | 3,512.88 | 24.00 | |
| | | 006777000 | Sr Superintendent-hr | Time Tracking WE 2026-01-10 | | 0 | | | Regular | 2026-01-14 | 4565777 | JP | | 4,098.36 | 28.00 | |
| | | 006777000 | Sr Superintendent-hr | Time Tracking WE 2026-01-24 | | 0 | | | Regular | 2026-01-27 | 4574840 | JP | | 1,170.96 | 8.00 | |
| | 11410 | | | | | | | | | | | | | **8,782.20** | **60.00** | |
| 011005 | | | | | | | | | | | | | | **8,782.20** | **60.00** | **2** |
| | | 006777000 | Electric Energy Cost | Midamerican Energy Company | Midamerican Energy Company | 114416 | | 575601002 | Electric | 2026-01-14 | 2078587 | PS | P | 6,659.25 | 0.00 | |
| | 11420 | | | | | | | | | | | | | **6,659.25** | **0.00** | |
| 013040 | | | | | | | | | | | | | | **6,659.25** | **0.00** | **2** |
| | | 006777000 | Finish Carpentry | Core Construction Services LLC | Core Construction Services LLC | 202806 | 00072253 | 21677700072253 | CONTRACT NO. 72253 CHG 011 | 2026-01-22 | 2081361 | PX | T | 562.00 | 0.00 | |
| | | 006777000 | Finish Carpentry | Core Construction Services LLC | Core Construction Services LLC | 202806 | 00072253 | 21677700072253 | CONTRACT NO. 72253 CHG 011 | 2026-01-22 | 2081361 | PX | T | 263.00 | 0.00 | |
| | 11440 | | | | | | | | | | | | | **825.00** | **0.00** | |
| 062000 | | | | | | | | | | | | | | **825.00** | **0.00** | **8** |
| | | 006777000 | Gypsum Board | Performance Contracting Inc | Performance Contracting Inc | 132818 | 00071800 | 21677700071800 | CONTRACT NO. 71800 CHG 000 | 2026-01-21 | 2080441 | PX | T | 0.01 | 0.00 | |
| | | 006777000 | Gypsum Board | Performance Contracting Inc | Performance Contracting Inc | 132818 | 00071800 | 21677700071800 | CONTRACT NO. 71800 CHG 008 | 2026-01-21 | 2080441 | PX | T | 883.00 | 0.00 | |
| | 11440 | | | | | | | | | | | | | **883.01** | **0.00** | |
| 092100 | | | | | | | | | | | | | | **883.01** | **0.00** | **12** |
| | | 006777000 | HVAC Systems | Brockway Mechanical & Roofing | Brockway Mechanical & Roofing Co Inc | 168112 | 00071927 | 21677700071927 | CONTRACT NO. 71927 CHG 003 | 2026-01-26 | 2082786 | PX | T | 7,114.00 | 0.00 | |
| | | 006777000 | HVAC Systems | Brockway Mechanical & Roofing | Brockway Mechanical & Roofing Co Inc | 168112 | 00071927 | 21677700071927 | CONTRACT NO. 71927 CHG 003 | 2026-01-26 | 2082786 | PX | T | 6,007.00 | 0.00 | |
| | 11440 | | | | | | | | | | | | | **13,121.00** | **0.00** | |
| 230000 | | | | | | | | | | | | | | **13,121.00** | **0.00** | **19** |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 004 | 2026-01-23 | 2081918 | PX | T | 2,648.00 | 0.00 | |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 004 | 2026-01-23 | 2081918 | PX | T | 982.00 | 0.00 | |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 004 | 2026-01-23 | 2081918 | PX | T | 1,738.00 | 0.00 | |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 004 | 2026-01-23 | 2081918 | PX | T | 973.00 | 0.00 | |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 004 | 2026-01-23 | 2081918 | PX | T | 1,853.00 | 0.00 | |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 004 | 2026-01-23 | 2081918 | PX | T | 15,565.00 | 0.00 | |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 004 | 2026-01-23 | 2081918 | PX | T | 6,199.22 | 0.00 | |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 000 | 2026-01-23 | 2081918 | PX | T | 36,800.00 | 0.00 | |
| | | 006777000 | Electrical Systems | Van Maanen Electric Inc | Van Maanen Electric Inc | 175043 | 00071755 | 21677700071755 | CONTRACT NO. 71755 CHG 004 | 2026-01-23 | 2081918 | PX | T | 2,480.00 | 0.00 | |
| | 11440 | | | | | | | | | | | | | **69,238.22** | **0.00** | |
| 260000 | | | | | | | | | | | | | | **69,238.22** | **0.00** | **23** |
| | | 006777000 | Misc extras #1 | Corporate Payment Systems | Corporate Payment Systems | 110054 | | 7587 Embrey-187975 | MENARDS ALTOONA IA | 2026-01-22 | 2080904 | PJ | | 64.18 | 0.00 | |
| | | 006777000 | Misc extras #1 | Corporate Payment Systems | Corporate Payment Systems | 110054 | | 7587 Embrey-187975 | MENARDS ALTOONA IA | 2026-01-22 | 2080904 | PJ | | 57.48 | 0.00 | |
| | | 006777000 | Misc extras #1 | Corporate Payment Systems | Corporate Payment Systems | 110054 | | 7587 Embrey-187975 | MENARDS ALTOONA IA | 2026-01-22 | 2080904 | PJ | | 96.27 | 0.00 | |
| | | 006777000 | Misc extras #1 | Corporate Payment Systems | Corporate Payment Systems | 110054 | | 7587 Embrey-187975 | MENARDS ALTOONA IA | 2026-01-22 | 2080904 | PJ | | 39.79 | 0.00 | |
| | | 006777000 | Misc extras #1 | Corporate Payment Systems | Corporate Payment Systems | 110054 | | 7587 Embrey-187975 | MENARDS ALTOONA IA | 2026-01-22 | 2080904 | PJ | | 10.43 | 0.00 | |
| | 11420 | | | | | | | | | | | | | **268.15** | **0.00** | |
| 490116 | | | | | | | | | | | | | | **268.15** | **0.00** | **2** |
| | | 006777000 | Curtainwall Consu Fe | SystemWorks LLC | SystemWorks LLC | 135069 | 00072691 | 21677700072691 | CONTRACT NO. 72691 CHG 000 | 2026-01-21 | 2080447 | PX | T | 3,030.00 | 0.00 | |
| | 11455 | | | | | | | | | | | | | **3,030.00** | **0.00** | |
| 501035 | | | | | | | | | | | | | | **3,030.00** | **0.00** | **2** |
| | | 006777000 | Liability Ins | General Ins Alloc 120 | | 0 | | | | 2025-12-31 | 4543534 | JA | | 1,015.39 | 0.00 | |
| | | 006777000 | Liability Ins | General Ins Alloc 120 11476 | | 0 | | | | 2025-12-31 | 4543535 | JA | | 126.12 | 0.00 | |
| | | 006777000 | Liability Ins | General Ins Alloc 120 | | 0 | | | | 2026-01-31 | 4577010 | JA | | 1,233.85 | 0.00 | |
| | | 006777000 | Liability Ins | General Ins Alloc 120 11476 | | 0 | | | | 2026-01-31 | 4577011 | JA | | 101.76 | 0.00 | |
| | 11476 | | | | | | | | | | | | | **2,477.12** | **0.00** | |
| 504015 | | | | | | | | | | | | | | **2,477.12** | **0.00** | **30** |
| | | 006777000 | Sr Project Engineer | Time Tracking WE 2026-01-03 | | 0 | | | CPRJ | 2026-01-06 | 4556997 | JP | | 1,840.00 | 16.00 | |
| | | 006777000 | Sr Project Engineer | Time Tracking WE 2026-01-10 | | 0 | | | CPRJ | 2026-01-14 | 4564869 | JP | | 1,840.00 | 16.00 | |
| | | 006777000 | Sr Project Engineer | Time Tracking WE 2026-01-24 | | 0 | | | CPRJ | 2026-01-27 | 4573782 | JP | | 2,760.00 | 24.00 | |
| | 11476 | | | | | | | | | | | | | **6,440.00** | **56.00** | |
| 531009 | | | | | | | | | | | | | | **6,440.00** | **56.00** | **2** |
| | | 006777000 | Project Coordinator I | Time Tracking WE 2026-01-03 | | 0 | | | CPRJ | 2026-01-06 | 4557281 | JP | | 425.00 | 5.00 | |
| | | 006777000 | Project Coordinator I | Time Tracking WE 2026-01-10 | | 0 | | | CPRJ | 2026-01-14 | 4564338 | JP | | 340.00 | 4.00 | |

Generated 2/5/2026 8:53:52 AM
Generated by RYAN\\zeaton
*These Cost Codes (Subsidiaries) are always excluded from this report, 50416, 651000, 980000, 980100, 980300, 982000.
These Cost Types (Object Accounts) are always excluded from

# Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 12/31/2025
End Date: 1/31/2026

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 006777000 | Project Coordinator I | Time Tracking WE 2026-01-17 | | 0 | | | CPRJ | 2026-01-20 | 4568248 | JP | | 595.00 | 7.00 | |
| | | 006777000 | Project Coordinator I | Time Tracking WE 2026-01-24 | | 0 | | | CPRJ | 2026-01-27 | 4573157 | JP | | 680.00 | 8.00 | |
| | 11476 | | | | | | | | | | | | | **2,040.00** | **24.00** | |
| 531010 | | | | | | | | | | | | | | **2,040.00** | **24.00** | **2** |
| | | 006777000 | Project Related Software | Proj Related Software Alloc 20 | | 0 | | | | 2025-12-31 | 4544132 | JA | | 169.23 | 0.00 | |
| | | 006777000 | Project Related Software | Proj Rel Soft Alloc 20 11476 | | 0 | | | | 2025-12-31 | 4544133 | JA | | 21.02 | 0.00 | |
| | | 006777000 | Project Related Software | Proj Related Software Alloc 20 | | 0 | | | | 2026-01-31 | 4576974 | JA | | 205.64 | 0.00 | |
| | | 006777000 | Project Related Software | Proj Rel Soft Alloc 20 11476 | | 0 | | | | 2026-01-31 | 4576975 | JA | | 16.96 | 0.00 | |
| | 11420 | | | | | | | | | | | | | **412.85** | **0.00** | |
| 603010 | | | | | | | | | | | | | | **412.85** | **0.00** | **33** |
| | | | | | | | | | | | | Subtotal: | $ | 114,176.80 | 140.00 | |
| | | | | | | | | | | | | Fee (2.25%) | $ | 2,568.98 | | 34 |
| | | | | | | | | | | | | **Grand Total:** | **$** | **116,745.78** | | |

| | | |
|---|---|---|
| **Retainage Total:** | **$** | **245,733.90** |
| Seedorf Masonry | $ | 142.15 |
| Central States Roofing | $ | 19,115.48 |
| Skold Door & Floor Company | $ | 24,458.10 |
| Performance Contracting, Inc. | $ | 28,987.23 |
| Ideal Floors, Inc. | $ | 10,462.33 |
| Fire Protection Professionals, LLC | $ | 5,004.65 |
| Dickerson Mechanical Inc | $ | 51,448.50 |
| Brockway Mechanical & Roofing Co Inc | $ | 60,137.55 |
| Thorpe Contracting, LLC | $ | 15,287.45 |
| Jordison Construction, Inc. | $ | 30,690.46 |

MIDAMERICAN ENERGY COMPANY
Obsessively, Relentlessly At Your Service®

800-329-6261
MidAmericanEnergy.com

› Date Billed: 01/05/26
› Account Number: 21231-69039
› Invoice 575601002

**Total Amount Due by 01/27/26 $10,429.96**

A late payment charge of $156.45 will be assessed if payment is received after 01/27/26.

**Service For:**
RYAN COMPANIES
500 CAMPUS DR SE
BONDURANT IA 50035

## Current Charges Summary

| › Last Bill | › Payments and Credits | › New Charges |
|---|---|---|
| $3,770.71 | $0.00 | $6,659.25 |

**Payments and Credits Applied to Your Account**
No Payments Applied

**New Charges This Month**

| | |
|---|---|
| Electric Charges | $6,659.25 |

**See details about this bill on Page 3**

## You Used

### Electric Usage

| | Last Year | Current |
|---|---|---|
| Monthly kWh Usage | - | 86,550 |
| Number of Days | - | 34 |
| Average Temperature | - | 27° |
| Average Cost per Day | - | $195.86 |
| Average Usage per Day | - | 2,546 |




[Keep]

[Send]

MIDAMERICAN ENERGY COMPANY
Obsessively, Relentlessly At Your Service®

› Account Number: 21231-69039

**Total Amount Due by 01/27/26 $10,429.96**

For online bill payment log in to My Account at MidAmericanEnergy.com

ICF40006002436020100G10

☐ Monthly ☐ One Time

$ _____ ☐ $5 ☐ $10 ☐ $20
My Contribution

I want to contribute to the Renewable Advantage Program

23431 1 AB 0.641
*********ALL FOR AADC 500
RYAN COMPANIES
111 E GRAND AVE STE 200
DES MOINES IA 50309-1886

**MidAmerican Energy Company**
**PO Box 8020**
**Davenport IA 52808-8020**
10 BG3

010021231690399000010429960000105864100000377071 9

Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39



MIDAMERICAN ENERGY COMPANY
Obsessively, Relentlessly At Your Service®

800-329-6261
MidAmericanEnergy.com

Date Billed: 01/05/26
Account Number: 21231-69039
Invoice 575601002

**Total Amount Due by 01/27/26 $10,429.96**

A late payment charge of $156.45 will be assessed if payment is received after 01/27/26.

## Previous Balance

Your total amount due includes a balance from your last bill of $3,770.71.

## Electric Charges Detail

**Meter No: S64072822**

| 34 Billing Days | | |
|---|---|---|
| Company Reading | 01/05/26 | 1148 |
| Company Reading | 12/02/25 | 571 |
| Current Usage | | 577 |
| Meter Multiplier | | 150 |
| **Total kWh** | | **86,550** |
| Company Reading | 01/05/26 | 1.649 |
| Meter Multiplier | | 150 |
| **Peak kW** | | **247** |

**Rate: GE General Energy Winter**

| | | |
|---|---|---|
| **Supply and Delivery** | | **$6,223.59** |
| Basic Service Charge | | $10.00 |
| Energy Charge | 5,000 X 0.07056 | $352.80 |
| Energy Charge | 81,550 X 0.04339 | $3,538.45 |
| kWh Surcharge | 46,550 X 0.02834 | $1,319.23 |
| Energy Adjustment Clause | 86,550 X 0.00802 | $694.13 |
| Transmission Cost Adjustment | 86,550 X 0.00271 | $234.55 |
| Energy Efficiency Charge | 86,550 X 0.00126 | $109.05 |
| Demand Response Charge | 86,550 X 0.00018 | $15.58 |
| Income Tax Adjustment | 86,550 X -0.00058 | -$50.20 |
| **Taxes and Fees** | | **$435.66** |
| 1.00% Local Option Tax | | $62.24 |
| 6.00% State Sales Tax | | $373.42 |
| | **Total** | **$6,659.25** |

ICF40006002436020200100
RYAN COMPANIES

Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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:**
Seedorff Masonry, Inc.
P.O. Box 38
Strawberry Point, Iowa 52076

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071798OS
**CONTRACT DATE:** 08/21/24
**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 | $ | 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. 0.0% 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 (Line 4 Less Line 5 Total) | $ | 65,575.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | $ | 65,432.85 |
| 8. CURRENT PAYMENT DUE | $ | 142.15 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ | 0.00 |

| 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: January 22, 2026

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** ..... $ 142.15

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**ARCHITECT'S PROJECT NO:** 006777000

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| | | | WORK COMPLETED | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | 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) |
| **000000001** | **Masonry - Labor** | 46,860.00 | 46,860.00 | 0.00 | 0.00 | 46,860.00 | 100.0% | 0.00 | 0.00 |
| **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 | 500.00 | 0.00 | 0.00 | 500.00 | 100.0% | 0.00 | 0.00 |
| **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** | **$65,575.00** | **$0.00** | **$0.00** | **$65,575.00** | **100.0%** | **$0.00** | **$0.00** |

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# AIA® 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:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00072253OS
**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 | | $ 180,368.80 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | | $ 910,368.80 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | | $ 910,368.80 |
| 5. RETAINAGE: | | |
| a. 5.0% of Completed Work | | |
| (Column D + E on G703) | $ 45,477.20 | |
| b. 0.0% of Stored Material | | |
| (Column F on G703) | $ 0.00 | |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703) | | $ 45,477.20 |
| 6. TOTAL EARNED LESS RETAINAGE | | $ 864,891.60 |
| (Line 4 Less Line 5 Total) | | |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT | | $ 864,066.60 |
| (Line 6 from prior Certificate) | | |
| 8. CURRENT PAYMENT DUE | | $ 825.00 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE | | |
| (Line 3 less Line 6) | $ 45,477.20 | |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $191,001.80 | $(10,633.00) |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $191,001.80 | $(10,633.00) |
| NET CHANGES by Change Order | | $ 180,368.80 |

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 Ogle Date: January 22, 2026

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** ..... $ 825.00

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**ARCHITECT'S PROJECT NO:** 006777000

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| | | | WORK COMPLETED | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | 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) |
| | **General Conditions** | 78,231.00 | 78,231.00 | 0.00 | 0.00 | 78,231.00 | 100.0% | 0.00 | 3,911.55 |
| | **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 | 31,200.00 | 0.00 | 0.00 | 31,200.00 | 100.0% | 0.00 | 1,560.00 |
| | **casework Material** | 82,266.00 | 82,266.00 | 0.00 | 0.00 | 82,266.00 | 100.0% | 0.00 | 4,113.30 |
| | **FRP Labor** | 520.00 | 520.00 | 0.00 | 0.00 | 520.00 | 100.0% | 0.00 | 26.00 |
| | **FRP Material** | 400.00 | 400.00 | 0.00 | 0.00 | 400.00 | 100.0% | 0.00 | 20.00 |
| | **Access Doors** | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 100.0% | 0.00 | 25.00 |
| | **Door Frames Labor** | 27,845.00 | 27,845.00 | 0.00 | 0.00 | 27,845.00 | 100.0% | 0.00 | 1,392.25 |
| | **Door Hardware M** | 44,370.00 | 44,370.00 | 0.00 | 0.00 | 44,370.00 | 100.0% | 0.00 | 2,218.50 |
| | **Doors & HW Labor** | 19,422.00 | 19,422.00 | 0.00 | 0.00 | 19,422.00 | 100.0% | 0.00 | 971.10 |
| | **HM Door & Frame M** | 38,324.00 | 38,324.00 | 0.00 | 0.00 | 38,324.00 | 100.0% | 0.00 | 1,916.20 |
| | **Sound Door Material** | 25,210.00 | 25,210.00 | 0.00 | 0.00 | 25,210.00 | 100.0% | 0.00 | 1,260.50 |
| | **Wood Door Material** | 6,311.00 | 6,311.00 | 0.00 | 0.00 | 6,311.00 | 100.0% | 0.00 | 315.55 |
| | **OFCI Labor** | 1,920.00 | 1,920.00 | 0.00 | 0.00 | 1,920.00 | 100.0% | 0.00 | 96.00 |
| | **Specialties Labor** | 17,322.00 | 17,322.00 | 0.00 | 0.00 | 17,322.00 | 100.0% | 0.00 | 866.10 |

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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 | | | | | |
| | 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 | 3,737.00 | 0.00 | 0.00 | 3,737.00 | 100.0% | 0.00 | 186.85 |
| | Coner Guard Material | 3,778.00 | 3,778.00 | 0.00 | 0.00 | 3,778.00 | 100.0% | 0.00 | 188.90 |
| | Toilet Access. M | 11,034.00 | 11,034.00 | 0.00 | 0.00 | 11,034.00 | 100.0% | 0.00 | 551.70 |
| | AED Cabinet | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 | 100.0% | 0.00 | 10.00 |
| | Emergency Key Cabine | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 100.0% | 0.00 | 25.00 |
| | FEC Materail | 1,371.00 | 1,371.00 | 0.00 | 0.00 | 1,371.00 | 100.0% | 0.00 | 68.55 |
| | Metal Lockers M | 32,300.00 | 32,300.00 | 0.00 | 0.00 | 32,300.00 | 100.0% | 0.00 | 1,615.00 |
| | Locker Install | 15,600.00 | 15,600.00 | 0.00 | 0.00 | 15,600.00 | 100.0% | 0.00 | 780.00 |
| | Plam Clad Locker M | 20,600.00 | 20,600.00 | 0.00 | 0.00 | 20,600.00 | 100.0% | 0.00 | 1,030.00 |
| | Flagpoles Materail | 3,625.00 | 3,625.00 | 0.00 | 0.00 | 3,625.00 | 100.0% | 0.00 | 181.25 |
| | Window Shades L | 7,566.00 | 7,566.00 | 0.00 | 0.00 | 7,566.00 | 100.0% | 0.00 | 378.30 |
| | Saunas Labor | 4,800.00 | 4,800.00 | 0.00 | 0.00 | 4,800.00 | 100.0% | 0.00 | 240.00 |
| | Window Shades M | 22,695.00 | 22,695.00 | 0.00 | 0.00 | 22,695.00 | 100.0% | 0.00 | 1,134.75 |
| | 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 | 1,260.00 | 1,260.00 | 0.00 | 0.00 | 1,260.00 | 100.0% | 0.00 | 63.00 |
| | 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 | 9,953.00 | 0.00 | 0.00 | 9,953.00 | 100.0% | 0.00 | 497.65 |
| 002000001 | Per Core proposal dated 02.19. | 1,980.00 | 1,980.00 | 0.00 | 0.00 | 1,980.00 | 100.0% | 0.00 | 99.00 |
| 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 | 2,885.00 | 0.00 | 0.00 | 2,885.00 | 100.0% | 0.00 | 144.25 |

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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 | | | | | |
| 004000003 | Revised hardware for openings | 3,115.00 | 3,115.00 | 0.00 | 0.00 | 3,115.00 | 100.0% | 0.00 | 155.75 |
| 004000004 | Install additional hardware no | 2,160.00 | 2,160.00 | 0.00 | 0.00 | 2,160.00 | 100.0% | 0.00 | 108.00 |
| 004000005 | Subcontractor mark-up for hard | 1,151.00 | 1,151.00 | 0.00 | 0.00 | 1,151.00 | 100.0% | 0.00 | 57.55 |
| 004000006 | Per Core proposal dated 02.19. | 1,339.00 | 1,339.00 | 0.00 | 0.00 | 1,339.00 | 100.0% | 0.00 | 66.95 |
| 005000001 | Per Core proposal dated 5/23/2 | 18,530.00 | 18,530.00 | 0.00 | 0.00 | 18,530.00 | 100.0% | 0.00 | 926.50 |
| 005000002 | Per Core proposal dated 5/23/2 | 23,100.00 | 23,100.00 | 0.00 | 0.00 | 23,100.00 | 100.0% | 0.00 | 1,155.00 |
| 005000003 | Per Core proposal dated 5/23/2 | 99,800.00 | 99,800.00 | 0.00 | 0.00 | 99,800.00 | 100.0% | 0.00 | 4,990.00 |
| 005000004 | Per RFI #91 supply and instal | 596.30 | 596.30 | 0.00 | 0.00 | 596.30 | 100.0% | 0.00 | 29.81 |
| 006000001 | Per owner request revise oven | (10,633.00) | (10,633.00) | 0.00 | 0.00 | (10,633.00) | 100.0% | 0.00 | (531.65) |
| 007000001 | Per RFI #86 furnish a revised | 433.00 | 433.00 | 0.00 | 0.00 | 433.00 | 100.0% | 0.00 | 21.65 |
| 008000001 | Per RFI 126 furnish the soap | 2,933.50 | 2,933.50 | 0.00 | 0.00 | 2,933.50 | 100.0% | 0.00 | 146.68 |
| 009000001 | Per RFI 74 furnish and instal | 2,679.00 | 2,679.00 | 0.00 | 0.00 | 2,679.00 | 100.0% | 0.00 | 133.95 |
| 009000002 | Per Ryan Co direction furnish | 421.00 | 421.00 | 0.00 | 0.00 | 421.00 | 100.0% | 0.00 | 21.05 |
| 009000003 | Per Ryan Co direction swap ou | 1,379.00 | 1,379.00 | 0.00 | 0.00 | 1,379.00 | 100.0% | 0.00 | 68.95 |
| 010000001 | Per RFI 137 furnish and insta | 1,450.00 | 1,450.00 | 0.00 | 0.00 | 1,450.00 | 100.0% | 0.00 | 72.50 |
| 010000002 | Per Ryan Co grind down precas | 960.00 | 960.00 | 0.00 | 0.00 | 960.00 | 100.0% | 0.00 | 48.00 |
| 010000003 | Per Ryan Co furnish and insta | 9,578.00 | 9,578.00 | 0.00 | 0.00 | 9,578.00 | 100.0% | 0.00 | 478.90 |
| 011000001 | Per owner request furnish and | 562.00 | 0.00 | 562.00 | 0.00 | 562.00 | 100.0% | 0.00 | 0.00 |
| 011000002 | Per Ryan Co furnish and insta | 263.00 | 0.00 | 263.00 | 0.00 | 263.00 | 100.0% | 0.00 | 0.00 |
| | **GRAND TOTAL** | **$910,368.80** | **$909,543.80** | **$825.00** | **$0.00** | **$910,368.80** | **100.0%** | **$0.00** | **$45,477.20** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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:**
Central States Roofing
1811 E Lincoln Way, Box 490
Ames, Iowa 50010

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00072134OS
**CONTRACT DATE:** 08/21/24
**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 | $ | 299,700.00 |
| 2. Net Change by Change Orders | $ | 18,875.00 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 318,575.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 318,575.00 |
| 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 (Line 4 Less Line 5 Total) | $ | 318,575.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | $ | 299,459.52 |
| 8. CURRENT PAYMENT DUE | $ | 19,115.48 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ | 0.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $18,875.00 | $0.00 |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $18,875.00 | $0.00 |
| NET CHANGES by Change Order | | $ 18,875.00 |

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:** Central States Roofing

By: Jordan Boock Date: January 13, 2026

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** ..... **$ 19,115.48**

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**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** | **Roofing** | 299,700.00 | 299,700.00 | 0.00 | 0.00 | 299,700.00 | 100.0% | 0.00 | 0.00 |
| **001000001** | **Per Central States proposal da** | 7,783.00 | 7,783.00 | 0.00 | 0.00 | 7,783.00 | 100.0% | 0.00 | 0.00 |
| **002000001** | **Per RFI 58 add insulation at** | 3,373.00 | 3,373.00 | 0.00 | 0.00 | 3,373.00 | 100.0% | 0.00 | 0.00 |
| **002000002** | **Add walkway pads at solar pane** | 6,104.00 | 6,104.00 | 0.00 | 0.00 | 6,104.00 | 100.0% | 0.00 | 0.00 |
| **002000003** | **Added labor for temporary roof** | 1,615.00 | 1,615.00 | 0.00 | 0.00 | 1,615.00 | 100.0% | 0.00 | 0.00 |
| | **GRAND TOTAL** | **$318,575.00** | **$318,575.00** | **$0.00** | **$0.00** | **$318,575.00** | **100.0%** | **$0.00** | **$0.00** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA 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:**
Skold Door & Floor Company Inc
5730 NE 17th Street
Des Moines, Iowa 50317

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071834OS
**CONTRACT DATE:** 08/21/24
**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 | $ | 482,200.00 |
| 2. Net Change by Change Orders | $ | 6,962.00 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 489,162.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 489,162.00 |
| 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 | $ | 489,162.00 |
| (Line 4 Less Line 5 Total) | | |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT | $ | 464,703.90 |
| (Line 6 from prior Certificate) | | |
| 8. CURRENT PAYMENT DUE | $ | 24,458.10 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE | | |
| (Line 3 less Line 6) | $ 0.00 | |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $6,962.00 | $0.00 |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $6,962.00 | $0.00 |
| NET CHANGES by Change Order | | $ 6,962.00 |

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: Angie Aldridge Date: January 13, 2026

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** ..... $ 24,458.10

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**ARCHITECT'S PROJECT NO:** 006777000

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| | | | WORK COMPLETED | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | 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) |
| 000000001 | Overhead Doors | 482,200.00 | 482,200.00 | 0.00 | 0.00 | 482,200.00 | 100.0% | 0.00 | 0.00 |
| 001000001 | Per ITC 11 furnish and instal | 6,962.00 | 6,962.00 | 0.00 | 0.00 | 6,962.00 | 100.0% | 0.00 | 0.00 |
| | GRAND TOTAL | **$489,162.00** | **$489,162.00** | **$0.00** | **$0.00** | **$489,162.00** | **100.0%** | **$0.00** | **$0.00** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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:**
PERFORMANCE CONTRACTING, INC.
11145 Thompson Ave.
Lenexa, Kansas 66219

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071800OS
**CONTRACT DATE:** 08/21/24
**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 | $ | 526,905.00 |
| 2. Net Change by Change Orders | $ | 53,722.61 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 580,627.61 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 580,627.61 |
| 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 (Line 4 Less Line 5 Total) | $ | 580,627.61 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | $ | 550,757.37 |
| 8. CURRENT PAYMENT DUE | $ | 29,870.24 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ | 0.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $52,839.61 | $0.00 |
| Total approved this Month | $883.00 | $0.00 |
| TOTALS | $53,722.61 | $0.00 |
| NET CHANGES by Change Order | | $ 53,722.61 |

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: Ilia Trenary Date: January 13, 2026

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** ..... $ 29,870.24

*(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.

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**ARCHITECT'S PROJECT NO:** 006777000

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| | | | WORK COMPLETED | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | 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) |
| 000000001 | Mobilization | 14,000.00 | 14,000.00 | 0.00 | 0.00 | 14,000.00 | 100.0% | 0.00 | 0.00 |
| 000000002 | Submittals/shop drawings/Engineering/deposits | 22,089.00 | 22,089.00 | 0.00 | 0.00 | 22,089.00 | 100.0% | 0.00 | 0.00 |
| 000000003 | ExtFrmg/Sheathing/Sprayfoam/airbarrier mat | 42,199.00 | 42,199.00 | 0.00 | 0.00 | 42,199.00 | 100.0% | 0.00 | 0.00 |
| 000000004 | ExtFrmg/Sheathing/SprayFoam/Airbarrier Lbr | 59,485.00 | 59,485.00 | 0.00 | 0.00 | 59,485.00 | 100.0% | 0.00 | 0.00 |
| 000000005 | Interior Layout and Framing Material | 42,192.00 | 42,192.00 | 0.00 | 0.00 | 42,192.00 | 100.0% | 0.00 | 0.00 |
| 000000006 | Interior Layout and Framing Labor | 68,840.00 | 68,840.00 | 0.00 | 0.00 | 68,840.00 | 100.0% | 0.00 | 0.00 |
| 000000007 | Gyp Board intall/Taping/Sealants Materials | 60,648.00 | 60,648.00 | 0.00 | 0.00 | 60,648.00 | 100.0% | 0.00 | 0.00 |
| 000000008 | Gyp Board install/Taping/Sealants Labor | 75,640.00 | 75,640.00 | 0.00 | 0.00 | 75,640.00 | 100.0% | 0.00 | 0.00 |
| 000000009 | Acoustical/Specialty Ceilings/Wall Panels Material | 65,145.00 | 65,145.00 | 0.00 | 0.00 | 65,145.00 | 100.0% | 0.00 | 0.00 |
| 000000010 | Acoustical/Specialty Ceilings/Wall Panels Labor | 27,919.00 | 27,918.99 | 0.01 | 0.00 | 27,919.00 | 100.0% | 0.00 | 0.00 |
| 000000011 | Composite Wall Panels Material | 33,149.00 | 33,149.00 | 0.00 | 0.00 | 33,149.00 | 100.0% | 0.00 | 0.00 |
| 000000012 | Composite Wall Panels Labor | 15,599.00 | 15,599.00 | 0.00 | 0.00 | 15,599.00 | 100.0% | 0.00 | 0.00 |
| 001000001 | Per ITC 07 revised parapet bl | 4,171.00 | 4,171.00 | 0.00 | 0.00 | 4,171.00 | 100.0% | 0.00 | 0.00 |
| 002000001 | Per proposal dated 04.16.25 f | 13,892.00 | 13,892.00 | 0.00 | 0.00 | 13,892.00 | 100.0% | 0.00 | 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 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 | 0.00 |
| 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 | 0.00 |
| 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 | 0.00 |
| 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 | 0.00 |
| 003000005 | Per RFI 86 and PCI proposal da | 864.00 | 864.00 | 0.00 | 0.00 | 864.00 | 100.0% | 0.00 | 0.00 |
| 004000001 | Per RFI #90 and Elite proposal | 393.00 | 393.00 | 0.00 | 0.00 | 393.00 | 100.0% | 0.00 | 0.00 |
| 005000001 | Per proposal dated 07.18.25 m | 1,557.00 | 1,557.00 | 0.00 | 0.00 | 1,557.00 | 100.0% | 0.00 | 0.00 |
| 006000001 | Per RFI #87 revise framing fo | 504.00 | 504.00 | 0.00 | 0.00 | 504.00 | 100.0% | 0.00 | 0.00 |
| 006000002 | Per RFI #105 furnish and inst | 1,826.00 | 1,826.00 | 0.00 | 0.00 | 1,826.00 | 100.0% | 0.00 | 0.00 |
| 006000003 | Per Ryan Co direction rework | 1,003.00 | 1,003.00 | 0.00 | 0.00 | 1,003.00 | 100.0% | 0.00 | 0.00 |
| 006000004 | Per Ryan Co direction replace | 1,323.00 | 1,323.00 | 0.00 | 0.00 | 1,323.00 | 100.0% | 0.00 | 0.00 |
| 006000005 | Per Ryan Co direction patch | 494.00 | 494.00 | 0.00 | 0.00 | 494.00 | 100.0% | 0.00 | 0.00 |
| 006000006 | Per Ryan Co direction drywall | 370.00 | 370.00 | 0.00 | 0.00 | 370.00 | 100.0% | 0.00 | 0.00 |
| 007000001 | TM tag EX01600 framing rewor | 328.00 | 328.00 | 0.00 | 0.00 | 328.00 | 100.0% | 0.00 | 0.00 |
| 007000002 | TM tag EX01612 drywall rewor | 109.00 | 109.00 | 0.00 | 0.00 | 109.00 | 100.0% | 0.00 | 0.00 |
| 007000003 | TM tag EX01616 drywall rewor | 109.00 | 109.00 | 0.00 | 0.00 | 109.00 | 100.0% | 0.00 | 0.00 |
| 007000004 | TM tag EX01632 drywall patch | 627.00 | 627.00 | 0.00 | 0.00 | 627.00 | 100.0% | 0.00 | 0.00 |
| 007000005 | Per PCI proposal dated 07232 | 2,132.00 | 2,132.00 | 0.00 | 0.00 | 2,132.00 | 100.0% | 0.00 | 0.00 |
| 007000006 | Per PCI proposal dated 09102 | 98.00 | 98.00 | 0.00 | 0.00 | 98.00 | 100.0% | 0.00 | 0.00 |
| 007000007 | Per PCI proposal dated 07242 | 2,435.00 | 2,435.00 | 0.00 | 0.00 | 2,435.00 | 100.0% | 0.00 | 0.00 |
| 007000008 | Remove ACT ceiling in Storage | (786.00) | (786.00) | 0.00 | 0.00 | (786.00) | 100.0% | 0.00 | 0.00 |
| 007000009 | Per PCI proposal dated 09102 | 92.00 | 92.00 | 0.00 | 0.00 | 92.00 | 100.0% | 0.00 | 0.00 |
| 007000010 | Per Ryan Co request remove an | 229.00 | 229.00 | 0.00 | 0.00 | 229.00 | 100.0% | 0.00 | 0.00 |
| 007000011 | Per Ryan co request rework | 363.00 | 363.00 | 0.00 | 0.00 | 363.00 | 100.0% | 0.00 | 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 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 | | | | | |
| **007000012** | **Confirm 104 had 9 workers C** | 4,095.00 | 4,095.00 | 0.00 | 0.00 | 4,095.00 | 100.0% | 0.00 | 0.00 |
| **007000013** | **COR 28 Per Ryan Co replace m** | 207.00 | 207.00 | 0.00 | 0.00 | 207.00 | 100.0% | 0.00 | 0.00 |
| **007000014** | **COR 29 Electrical trade damag** | 92.00 | 92.00 | 0.00 | 0.00 | 92.00 | 100.0% | 0.00 | 0.00 |
| **007000015** | **COR 31 Misc trade damage thr** | 2,620.00 | 2,620.00 | 0.00 | 0.00 | 2,620.00 | 100.0% | 0.00 | 0.00 |
| **007000016** | **COR 32 Per Ryan Co patch tem** | 813.00 | 813.00 | 0.00 | 0.00 | 813.00 | 100.0% | 0.00 | 0.00 |
| **007000017** | **COR 33 Per Ryan Co miscdry** | 719.00 | 719.00 | 0.00 | 0.00 | 719.00 | 100.0% | 0.00 | 0.00 |
| **007000018** | **COR 8 Per ITC 10 furnish and** | 2,896.00 | 2,896.00 | 0.00 | 0.00 | 2,896.00 | 100.0% | 0.00 | 0.00 |
| **007000019** | **COR 20 Per Ryan Co patch WT** | 546.00 | 546.00 | 0.00 | 0.00 | 546.00 | 100.0% | 0.00 | 0.00 |
| **008000001** | **Per Ryan Co patch 4 drywall o** | 883.00 | 0.00 | 883.00 | 0.00 | 883.00 | 100.0% | 0.00 | 0.00 |
| | **GRAND TOTAL** | **$580,627.61** | **$579,744.60** | **$883.01** | **$0.00** | **$580,627.61** | **100.0%** | **$0.00** | **$0.00** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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:**
Ideal Floors, Inc.
2216 George Flagg Pkwy
Des Moines, Iowa 50321

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071803OS
**CONTRACT DATE:** 08/21/24
**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 | $ | 168,655.00 |
| 2. Net Change by Change Orders | $ | 40,591.50 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 209,246.50 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 209,246.50 |
| 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 (Line 4 Less Line 5 Total) | $ | 209,246.50 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | $ | 198,784.17 |
| 8. CURRENT PAYMENT DUE | $ | 10,462.33 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ | 0.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $40,591.50 | $0.00 |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $40,591.50 | $0.00 |
| NET CHANGES by Change Order | | $ 40,591.50 |

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 Drumheller Date: January 12, 2026

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** ..... **$ 10,462.33**

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**ARCHITECT'S PROJECT NO:** 006777000

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| | | | WORK COMPLETED | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | 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) |
| 000000001 | Ceramic Tile Materials | 38,669.00 | 38,669.00 | 0.00 | 0.00 | 38,669.00 | 100.0% | 0.00 | 0.00 |
| 000000002 | Ceramic Tile Labor | 33,305.00 | 33,305.00 | 0.00 | 0.00 | 33,305.00 | 100.0% | 0.00 | 0.00 |
| 000000003 | Resilient Materials | 19,581.00 | 19,581.00 | 0.00 | 0.00 | 19,581.00 | 100.0% | 0.00 | 0.00 |
| 000000004 | Resilient Labor | 4,500.00 | 4,500.00 | 0.00 | 0.00 | 4,500.00 | 100.0% | 0.00 | 0.00 |
| 000000005 | Carpet Materials | 40,000.00 | 40,000.00 | 0.00 | 0.00 | 40,000.00 | 100.0% | 0.00 | 0.00 |
| 000000006 | Carpet Labor | 3,500.00 | 3,500.00 | 0.00 | 0.00 | 3,500.00 | 100.0% | 0.00 | 0.00 |
| 000000007 | Polished Concrete Materials | 15,500.00 | 15,500.00 | 0.00 | 0.00 | 15,500.00 | 100.0% | 0.00 | 0.00 |
| 000000008 | Polished Concrete Labor | 13,600.00 | 13,600.00 | 0.00 | 0.00 | 13,600.00 | 100.0% | 0.00 | 0.00 |
| 001000001 | Per ITC #006 add ~108 SF of c | 688.00 | 688.00 | 0.00 | 0.00 | 688.00 | 100.0% | 0.00 | 0.00 |
| 002000001 | Per Ideal Floors proposal date | 11,270.00 | 11,270.00 | 0.00 | 0.00 | 11,270.00 | 100.0% | 0.00 | 0.00 |
| 003000001 | Per RFI 99 furnish and instal | 882.00 | 882.00 | 0.00 | 0.00 | 882.00 | 100.0% | 0.00 | 0.00 |
| 003000002 | Per RFI 97 grind the RR134/13 | 1,995.00 | 1,995.00 | 0.00 | 0.00 | 1,995.00 | 100.0% | 0.00 | 0.00 |
| 003000003 | Per RFI 97 furnish and instal | 10,080.00 | 10,080.00 | 0.00 | 0.00 | 10,080.00 | 100.0% | 0.00 | 0.00 |
| 003000004 | Per Ryan Co request furnish a | 14,490.00 | 14,490.00 | 0.00 | 0.00 | 14,490.00 | 100.0% | 0.00 | 0.00 |
| 004000001 | Replace the removed wall tiles | 580.00 | 580.00 | 0.00 | 0.00 | 580.00 | 100.0% | 0.00 | 0.00 |
| 005000001 | Per Ryan Co replace floor bas | 276.50 | 276.50 | 0.00 | 0.00 | 276.50 | 100.0% | 0.00 | 0.00 |
| 005000002 | Per Ryan Co replace two tiles | 330.00 | 330.00 | 0.00 | 0.00 | 330.00 | 100.0% | 0.00 | 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 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 | | | | | |
| | GRAND TOTAL | $209,246.50 | $209,246.50 | $0.00 | $0.00 | $209,246.50 | 100.0% | $0.00 | $0.00 |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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:**
Fire Protection Professionals, LLC
983 E. Hillcrest Ave.
Polk City, Iowa 50125

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071754OS
**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 | $ | 99,669.00 |
| 2. Net Change by Change Orders | $ | 424.00 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 100,093.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 100,093.00 |
| 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 (Line 4 Less Line 5 Total) | $ | 100,093.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | $ | 95,088.35 |
| 8. CURRENT PAYMENT DUE | $ | 5,004.65 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ | 0.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $424.00 | $0.00 |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $424.00 | $0.00 |
| NET CHANGES by Change Order | | $ 424.00 |

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:** Fire Protection Professionals, LLC

By: Don Fair Date: January 22, 2026

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** ..... $ 5,004.65

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**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 | Fire Protection | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% | 0.00 | 0.00 |
| 001000001 | Per ITC 11 revise fire protec | 424.00 | 424.00 | 0.00 | 0.00 | 424.00 | 100.0% | 0.00 | 0.00 |
| 1 | Design and Permitting | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 100.0% | 0.00 | 0.00 |
| 2 | Materials | 49,283.00 | 49,283.00 | 0.00 | 0.00 | 49,283.00 | 100.0% | 0.00 | 0.00 |
| 3 | Labor | 40,386.00 | 40,386.00 | 0.00 | 0.00 | 40,386.00 | 100.0% | 0.00 | 0.00 |
| | **GRAND TOTAL** | **$100,093.00** | **$100,093.00** | **$0.00** | **$0.00** | **$100,093.00** | **100.0%** | **$0.00** | **$0.00** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA 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:**
Dickerson Mechanical Inc
129 N West St, PO Box 134
Colfax, Iowa 50054

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071877OS
**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 | $ | 976,400.00 |
| 2. Net Change by Change Orders | $ | 52,570.00 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 1,028,970.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 1,028,970.00 |
| 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 | $ | 1,028,970.00 |
| (Line 4 Less Line 5 Total) | | |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT | $ | 977,521.50 |
| (Line 6 from prior Certificate) | | |
| 8. CURRENT PAYMENT DUE | $ | 51,448.50 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE | | |
| (Line 3 less Line 6) | $ | 0.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $56,295.00 | $(3,725.00) |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $56,295.00 | $(3,725.00) |
| NET CHANGES by Change Order | | $ 52,570.00 |

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: January 16, 2026

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** ..... $ 51,448.50

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**ARCHITECT'S PROJECT NO:** 006777000

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| | | | WORK COMPLETED | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | 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) |
| 001000001 | Temp Heat System Install | 7,450.00 | 7,450.00 | 0.00 | 0.00 | 7,450.00 | 100.0% | 0.00 | 0.00 |
| 002000001 | Per RFI 96 re-route the 4" do | 7,740.00 | 7,740.00 | 0.00 | 0.00 | 7,740.00 | 100.0% | 0.00 | 0.00 |
| 003000001 | Per owner request raise the f | 687.00 | 687.00 | 0.00 | 0.00 | 687.00 | 100.0% | 0.00 | 0.00 |
| 003000002 | Per Ryan Co direction install | 1,330.00 | 1,330.00 | 0.00 | 0.00 | 1,330.00 | 100.0% | 0.00 | 0.00 |
| 004000001 | Per Ryan Co request reconcile | (3,725.00) | (3,725.00) | 0.00 | 0.00 | (3,725.00) | 100.0% | 0.00 | 0.00 |
| 005000001 | Per RFI 137 furnish and insta | 34,380.00 | 34,380.00 | 0.00 | 0.00 | 34,380.00 | 100.0% | 0.00 | 0.00 |
| 006000001 | MEI Punchlist #222 - Rotate AC | 855.00 | 855.00 | 0.00 | 0.00 | 855.00 | 100.0% | 0.00 | 0.00 |
| 006000002 | MEI Punchlist item #225 - Rota | 990.00 | 990.00 | 0.00 | 0.00 | 990.00 | 100.0% | 0.00 | 0.00 |
| 007000001 | Per RFI 141 furnish and insta | 1,108.00 | 1,108.00 | 0.00 | 0.00 | 1,108.00 | 100.0% | 0.00 | 0.00 |
| 007000002 | Per Ryan Co furnish and insta | 1,755.00 | 1,755.00 | 0.00 | 0.00 | 1,755.00 | 100.0% | 0.00 | 0.00 |
| 01 | Sanitary Sewer Below Grade Material | 57,810.00 | 57,810.00 | 0.00 | 0.00 | 57,810.00 | 100.0% | 0.00 | 0.00 |
| 02 | Sanitary Sewer Below Grade Labor | 36,322.00 | 36,322.00 | 0.00 | 0.00 | 36,322.00 | 100.0% | 0.00 | 0.00 |
| 03 | Sanitary Sewer Above Grade Material | 129,914.00 | 129,914.00 | 0.00 | 0.00 | 129,914.00 | 100.0% | 0.00 | 0.00 |
| 04 | Sanitary Sewer Above Grade Labor | 55,702.00 | 55,702.00 | 0.00 | 0.00 | 55,702.00 | 100.0% | 0.00 | 0.00 |
| 05 | Sand Oil Sewer & Vents Material | 21,415.00 | 21,415.00 | 0.00 | 0.00 | 21,415.00 | 100.0% | 0.00 | 0.00 |
| 06 | Sand Oil Sewer & Vents Labor | 22,402.00 | 22,402.00 | 0.00 | 0.00 | 22,402.00 | 100.0% | 0.00 | 0.00 |
| 07 | Domestic Water Material | 142,752.00 | 142,752.00 | 0.00 | 0.00 | 142,752.00 | 100.0% | 0.00 | 0.00 |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

| 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 | | | | | |
| **08** | **Domestic Water Labor** | 63,202.00 | 63,202.00 | 0.00 | 0.00 | 63,202.00 | 100.0% | 0.00 | 0.00 |
| **09** | **Plumbing Fixtures Material** | 215,225.00 | 215,225.00 | 0.00 | 0.00 | 215,225.00 | 100.0% | 0.00 | 0.00 |
| **10** | **Plumbing Fixtures Labor** | 43,902.00 | 43,902.00 | 0.00 | 0.00 | 43,902.00 | 100.0% | 0.00 | 0.00 |
| **11** | **Airlines Compressors Material** | 102,592.00 | 102,592.00 | 0.00 | 0.00 | 102,592.00 | 100.0% | 0.00 | 0.00 |
| **12** | **Airlines Compressors Labor** | 8,802.00 | 8,802.00 | 0.00 | 0.00 | 8,802.00 | 100.0% | 0.00 | 0.00 |
| **13** | **Inuslation** | 50,360.00 | 50,360.00 | 0.00 | 0.00 | 50,360.00 | 100.0% | 0.00 | 0.00 |
| **14** | **Mobilization** | 26,000.00 | 26,000.00 | 0.00 | 0.00 | 26,000.00 | 100.0% | 0.00 | 0.00 |
| | **GRAND TOTAL** | **$1,028,970.00** | **$1,028,970.00** | **$0.00** | **$0.00** | **$1,028,970.00** | **100.0%** | **$0.00** | **$0.00** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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:**
Brockway Mechanical & Roofing Co Inc
1101 Osborn Street, PO Box 1190
Burlington, Iowa 52601

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071927OS
**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 | $ | 1,196,722.00 |
| 2. Net Change by Change Orders | $ | 19,149.95 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 1,215,871.95 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 1,215,871.95 |
| 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 (Line 4 Less Line 5 Total) | $ | 1,215,871.95 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | $ | 1,142,613.40 |
| 8. CURRENT PAYMENT DUE | $ | 73,258.55 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ | 0.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $19,149.95 | $0.00 |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $19,149.95 | $0.00 |
| NET CHANGES by Change Order | | $ 19,149.95 |

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: January 26, 2026

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** ..... $ 73,258.55

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**ARCHITECT'S PROJECT NO:** 006777000

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| | | | WORK COMPLETED | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | 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) |
| | **Pre-con BIM** | 18,000.00 | 18,000.00 | 0.00 | 0.00 | 18,000.00 | 100.0% | 0.00 | 0.00 |
| | **Pre-con Submittals** | 12,000.00 | 12,000.00 | 0.00 | 0.00 | 12,000.00 | 100.0% | 0.00 | 0.00 |
| | **Test and Balance** | 18,930.00 | 18,930.00 | 0.00 | 0.00 | 18,930.00 | 100.0% | 0.00 | 0.00 |
| | **HVAC Insulation** | 40,000.00 | 40,000.00 | 0.00 | 0.00 | 40,000.00 | 100.0% | 0.00 | 0.00 |
| | **HVAC Controls** | 190,000.00 | 190,000.00 | 0.00 | 0.00 | 190,000.00 | 100.0% | 0.00 | 0.00 |
| | **Hydronic Piping-Labor** | 114,459.00 | 114,459.00 | 0.00 | 0.00 | 114,459.00 | 100.0% | 0.00 | 0.00 |
| | **Hydronic Pumps-Labor** | 35,955.00 | 35,955.00 | 0.00 | 0.00 | 35,955.00 | 100.0% | 0.00 | 0.00 |
| | **HVAC Water Treatment-Labor** | 2,400.00 | 2,400.00 | 0.00 | 0.00 | 2,400.00 | 100.0% | 0.00 | 0.00 |
| | **Ductowork-Labor** | 74,336.00 | 74,336.00 | 0.00 | 0.00 | 74,336.00 | 100.0% | 0.00 | 0.00 |
| | **Grilles Registers-Labor** | 8,400.00 | 8,400.00 | 0.00 | 0.00 | 8,400.00 | 100.0% | 0.00 | 0.00 |
| | **Power Ventilators-Labor** | 2,800.00 | 2,800.00 | 0.00 | 0.00 | 2,800.00 | 100.0% | 0.00 | 0.00 |
| | **Air Destrat Fans-Labor** | 3,800.00 | 3,800.00 | 0.00 | 0.00 | 3,800.00 | 100.0% | 0.00 | 0.00 |
| | **Kitchen Hoods-Labor** | 4,800.00 | 4,800.00 | 0.00 | 0.00 | 4,800.00 | 100.0% | 0.00 | 0.00 |
| | **Electric Boiler-Labor** | 16,810.00 | 16,810.00 | 0.00 | 0.00 | 16,810.00 | 100.0% | 0.00 | 0.00 |
| | **Energy Recov Units-Labor** | 8,800.00 | 8,800.00 | 0.00 | 0.00 | 8,800.00 | 100.0% | 0.00 | 0.00 |
| | **Split System AC Units-Labor** | 5,500.00 | 5,500.00 | 0.00 | 0.00 | 5,500.00 | 100.0% | 0.00 | 0.00 |
| | **Heat Pumps-Labor** | 48,577.00 | 48,577.00 | 0.00 | 0.00 | 48,577.00 | 100.0% | 0.00 | 0.00 |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

| 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 | | | | | |
| | **Blower Coil Units-Labor** | 1,840.00 | 1,840.00 | 0.00 | 0.00 | 1,840.00 | 100.0% | 0.00 | 0.00 |
| | **Radiant Heat Piping-Labor** | 18,320.00 | 18,320.00 | 0.00 | 0.00 | 18,320.00 | 100.0% | 0.00 | 0.00 |
| **000000001** | **Mobilization** | 23,925.00 | 23,925.00 | 0.00 | 0.00 | 23,925.00 | 100.0% | 0.00 | 0.00 |
| **001000001** | **Furnish VF-1 motorized damper.** | 667.15 | 667.15 | 0.00 | 0.00 | 667.15 | 100.0% | 0.00 | 0.00 |
| **002000001** | **Per ITC 11 revise ductwork in** | 1,020.80 | 1,020.80 | 0.00 | 0.00 | 1,020.80 | 100.0% | 0.00 | 0.00 |
| **002000002** | **Per RFI 143 furnish and insta** | 3,462.00 | 3,462.00 | 0.00 | 0.00 | 3,462.00 | 100.0% | 0.00 | 0.00 |
| **002000003** | **Per MEI punchlist modify cond** | 879.00 | 879.00 | 0.00 | 0.00 | 879.00 | 100.0% | 0.00 | 0.00 |
| **003000001** | **Per RFI 144 furnish and insta** | 7,114.00 | 0.00 | 7,114.00 | 0.00 | 7,114.00 | 100.0% | 0.00 | 0.00 |
| **003000002** | **Per Ryan Co furnish and insta** | 6,007.00 | 0.00 | 6,007.00 | 0.00 | 6,007.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Hydronic Piping** | 82,574.00 | 82,574.00 | 0.00 | 0.00 | 82,574.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Hydronic Pumps** | 42,000.00 | 42,000.00 | 0.00 | 0.00 | 42,000.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **HVAC Water Treatment** | 6,500.00 | 6,500.00 | 0.00 | 0.00 | 6,500.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Ductwork** | 168,475.00 | 168,475.00 | 0.00 | 0.00 | 168,475.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Grilles Registers** | 10,800.00 | 10,800.00 | 0.00 | 0.00 | 10,800.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Power Ventilators** | 21,620.00 | 21,620.00 | 0.00 | 0.00 | 21,620.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Air Destrat Fans** | 6,030.00 | 6,030.00 | 0.00 | 0.00 | 6,030.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Kitchen Hoods** | 10,225.00 | 10,225.00 | 0.00 | 0.00 | 10,225.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Electric Boiler** | 19,870.00 | 19,870.00 | 0.00 | 0.00 | 19,870.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Energy Recov Units** | 19,818.00 | 19,818.00 | 0.00 | 0.00 | 19,818.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Split System AC Units** | 8,048.00 | 8,048.00 | 0.00 | 0.00 | 8,048.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Heat Pumps** | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Blower Coil Units** | 22,610.00 | 22,610.00 | 0.00 | 0.00 | 22,610.00 | 100.0% | 0.00 | 0.00 |
| **Material** | **Radiant Heat Piping** | 28,500.00 | 28,500.00 | 0.00 | 0.00 | 28,500.00 | 100.0% | 0.00 | 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 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 | | | | | |
| | GRAND TOTAL | $1,215,871.95 | $1,202,750.95 | $13,121.00 | $0.00 | $1,215,871.95 | 100.0% | $0.00 | $0.00 |

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# AIA® 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:**
Thorpe Contracting, LLC
PO Box 220
Adel, Iowa 50003

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071898OS
**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 | $ | 302,249.00 |
| 2. Net Change by Change Orders | $ | 3,500.00 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 305,749.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 305,749.00 |
| 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 (Line 4 Less Line 5 Total) | $ | 305,749.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | $ | 290,461.55 |
| 8. CURRENT PAYMENT DUE | $ | 15,287.45 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ | 0.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $3,500.00 | $0.00 |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $3,500.00 | $0.00 |
| NET CHANGES by Change Order | | $ 3,500.00 |

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:** Thorpe Contracting, LLC

By: Tommy Thorpe Date: January 22, 2026

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** ..... **$ 15,287.45**

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**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 | Geothermal Systems | 302,249.00 | 302,249.00 | 0.00 | 0.00 | 302,249.00 | 100.0% | 0.00 | 0.00 |
| 001000001 | Per Thorpe Contracting proposa | 3,500.00 | 3,500.00 | 0.00 | 0.00 | 3,500.00 | 100.0% | 0.00 | 0.00 |
| | GRAND TOTAL | $305,749.00 | $305,749.00 | $0.00 | $0.00 | $305,749.00 | 100.0% | $0.00 | $0.00 |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA 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:**
Van Maanen Electric, Inc
500 Iowa Speedway Drive, PO Box 1131
Newton, Iowa 50208

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00071755OS
**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 | | $ 2,297,000.00 |
| 2. Net Change by Change Orders | | $ 261,387.50 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | | $ 2,558,387.50 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | | $ 2,558,387.50 |
| 5. RETAINAGE: | | |
| a. 4.9% of Completed Work (Column D + E on G703) | $ 124,457.46 | |
| b. 0.0% of Stored Material (Column F on G703) | $ 0.00 | |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703) | | $ 124,457.46 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | | $ 2,433,930.04 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | | $ 2,364,691.82 |
| 8. CURRENT PAYMENT DUE | | $ 69,238.22 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ 124,457.46 | |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $261,387.50 | $0.00 |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $261,387.50 | $0.00 |
| NET CHANGES by Change Order | | $ 261,387.50 |

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: January 16, 2026

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** ..... **$ 69,238.22**

*(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.

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# AIA® 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**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 | 2,260,200.00 | 36,800.00 | 0.00 | 2,297,000.00 | 100.0% | 0.00 | 113,010.00 |
| 001000001 | Per ITC #003 provide CT cabin | 16,757.00 | 16,757.00 | 0.00 | 0.00 | 16,757.00 | 100.0% | 0.00 | 837.85 |
| 001000002 | Per ITC #004 add 4" conduit o | 16,895.00 | 16,895.00 | 0.00 | 0.00 | 16,895.00 | 100.0% | 0.00 | 844.75 |
| 001000003 | Per ITC #005 relocated invert | 326.00 | 326.00 | 0.00 | 0.00 | 326.00 | 100.0% | 0.00 | 16.30 |
| 001000004 | Per RFI #30 add 225A/3P MCB t | 703.00 | 703.00 | 0.00 | 0.00 | 703.00 | 100.0% | 0.00 | 35.15 |
| 002000001 | Per RFI #026 and Van Maanen pr | 1,779.00 | 1,779.00 | 0.00 | 0.00 | 1,779.00 | 100.0% | 0.00 | 88.95 |
| 002000002 | Per Van Maanen proposal dated | 187,463.00 | 187,463.00 | 0.00 | 0.00 | 187,463.00 | 100.0% | 0.00 | 9,373.15 |
| 003000001 | Per RFI 15 furnish revised el | 3,746.68 | 3,746.68 | 0.00 | 0.00 | 3,746.68 | 100.0% | 0.00 | 187.33 |
| 003000002 | Backcharge for framing and dry | (1,797.00) | (1,797.00) | 0.00 | 0.00 | (1,797.00) | 100.0% | 0.00 | (89.85) |
| 003000003 | Per RFI 113 revise the electi | 3,582.43 | 3,582.43 | 0.00 | 0.00 | 3,582.43 | 100.0% | 0.00 | 179.12 |
| 003000004 | Backcharge for removed wall ti | (809.00) | (809.00) | 0.00 | 0.00 | (809.00) | 100.0% | 0.00 | (40.45) |
| 003000005 | Revise AV system per ITC #011. | 303.17 | 303.17 | 0.00 | 0.00 | 303.17 | 100.0% | 0.00 | 15.16 |
| 004000001 | Revise electrical for specifie | 2,480.00 | 0.00 | 2,480.00 | 0.00 | 2,480.00 | 100.0% | 0.00 | 0.00 |
| 004000002 | Add electrical outlet for irri | 982.00 | 0.00 | 982.00 | 0.00 | 982.00 | 100.0% | 0.00 | 0.00 |
| 004000003 | Revise electrical for selected | 1,738.00 | 0.00 | 1,738.00 | 0.00 | 1,738.00 | 100.0% | 0.00 | 0.00 |
| 004000004 | Add power for BAS system contr | 973.00 | 0.00 | 973.00 | 0.00 | 973.00 | 100.0% | 0.00 | 0.00 |
| 004000005 | Revise electrical for selected | 1,853.00 | 0.00 | 1,853.00 | 0.00 | 1,853.00 | 100.0% | 0.00 | 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 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 | | | | | |
| **004000006** | **Per ITC 014 add 2 lights e** | 15,565.00 | 0.00 | 15,565.00 | 0.00 | 15,565.00 | 100.0% | 0.00 | 0.00 |
| **004000007** | **Per ITC 11 add outlets on Eas** | 6,199.22 | 0.00 | 6,199.22 | 0.00 | 6,199.22 | 100.0% | 0.00 | 0.00 |
| **004000008** | **Per RFI 45 and owner request** | 2,648.00 | 0.00 | 2,648.00 | 0.00 | 2,648.00 | 100.0% | 0.00 | 0.00 |
| | **GRAND TOTAL** | **$2,558,387.50** | **$2,489,149.28** | **$69,238.22** | **$0.00** | **$2,558,387.50** | **100.0%** | **$0.00** | **$124,457.46** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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:**
Jordison Construction, Inc.
12014 Ridgemont Drive
Urbandale, Iowa 50323

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00072523OS
**CONTRACT DATE:** 08/21/24
**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 | $ | 606,900.00 |
| 2. Net Change by Change Orders | $ | 6,909.00 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 613,809.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 613,809.00 |
| 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 (Line 4 Less Line 5 Total) | $ | 613,809.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | $ | 583,118.54 |
| 8. CURRENT PAYMENT DUE | $ | 30,690.46 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $ | 0.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $6,909.00 | $0.00 |
| Total approved this Month | $0.00 | $0.00 |
| TOTALS | $6,909.00 | $0.00 |
| NET CHANGES by Change Order | | $ 6,909.00 |

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: Annie Gaster Date: January 22, 2026

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** ..... $ 30,690.46

*(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.

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# AIA 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**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 | 606,900.00 | 0.00 | 0.00 | 606,900.00 | 100.0% | 0.00 | 0.00 |
| 001000001 | Provide concrete bases for 8 | 3,350.00 | 3,350.00 | 0.00 | 0.00 | 3,350.00 | 100.0% | 0.00 | 0.00 |
| 001000002 | Remove concrete spoils from ci | 644.00 | 644.00 | 0.00 | 0.00 | 644.00 | 100.0% | 0.00 | 0.00 |
| 001000003 | Provide footing for monument s | 2,915.00 | 2,915.00 | 0.00 | 0.00 | 2,915.00 | 100.0% | 0.00 | 0.00 |
| | **GRAND TOTAL** | **$613,809.00** | **$613,809.00** | **$0.00** | **$0.00** | **$613,809.00** | **100.0%** | **$0.00** | **$0.00** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# AIA® 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:**
SystemWorks LLC
409 Fifth Street
West Des Moines, Iowa 50265

**PROJECT:**
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

**VIA ARCHITECT:**

**APPLICATION NO:** 21
**PERIOD TO:** 01/31/26
**CONTRACT FOR:** 00072691OS
**CONTRACT DATE:** 10/24/24
**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 | $ | 27,150.00 |
| 2. Net Change by Change Orders | $ | 0.00 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | $ | 27,150.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) | $ | 24,990.00 |
| 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 | $ | 24,990.00 |
| (Line 4 Less Line 5 Total) | | |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT | $ | 21,960.00 |
| (Line 6 from prior Certificate) | | |
| 8. CURRENT PAYMENT DUE | $ | 3,030.00 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE | | |
| (Line 3 less Line 6) | $ | 2,160.00 |

| 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:** SystemWorks LLC

By: Julie Porter Date: January 15, 2026

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** ..... $ 3,030.00

*(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.

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# AIA 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.:** 21
**APPLICATION DATE:** 01/23/26
**PERIOD TO:** 01/31/26
**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 | Building Envelope Commissionin | 27,150.00 | 21,960.00 | 3,030.00 | 0.00 | 24,990.00 | 92.0% | 2,160.00 | 0.00 |
| | **GRAND TOTAL** | **$27,150.00** | **$21,960.00** | **$3,030.00** | **$0.00** | **$24,990.00** | **92.0%** | **$2,160.00** | **$0.00** |

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Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

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 04/08/26

If you have questions regarding the charges on your receipt, please email us at:
ALTOfrontend@menards.com

Sale Transaction

Cust name: Embrey, Ron
RENTAL AGREEMENT 43410002

| | |
|---|---|
| RUG DR CARPT BLOWER XDAY | |
| 5760821 | 19.99 |
| RD PRODEEP UPRT XTRDAY | |
| 5760831 | 39.99 |
| END OF ORDER | |
| TOTAL | 59.98 |
| TAX ALTOONA-IA 7% | 4.20 |
| TOTAL SALE | 64.18 |
| VISA CREDIT 7587 | 64.18 |
| PO # | |

Auth Code:047559
Chip Inserted
a0000000031010
ARQC - a75a7e975b1491a7

TOTAL NUMBER OF ITEMS = 2

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, Brenda

85292 23 5010 01/08/26 07:24AM 3153

Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

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 04/07/26

If you have questions regarding the charges on your receipt, please email us at:
ALTOfrontend@menards.com

Sale Transaction

| | | |
|---|---|---|
| OSI QUAD 001 WHITE | | |
| 5639524 | 6 @8.68 | 52.08 |
| FLEX-DRAIN COUPLER | | |
| 6893767 | | 1.64 |
| TOTAL | | 53.72 |
| TAX ALTOONA-IA 7% | | 3.76 |
| TOTAL SALE | | 57.48 |
| VISA CREDIT 7587 | | 57.48 |

PO #
Auth Code:077257
Chip Inserted
a0000000031010
ARQC - 90eaabae1f6cde9a

TOTAL NUMBER OF ITEMS = 7

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, Stacie

14761 05 2949 01/07/26 11:27AM 3153

Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39



NARDS - 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 04/07/26

If you have questions regarding the charges on your receipt, please email us at:
ALTOfrontend@menards.com

Sale Transaction

Cust name: Embrey, Ron
RD MAX CARPET CLEANR 480
5760874 27.99
RENTAL AGREEMENT 43410001

RUG DR CARPT BLOWER 1 DA
5760819 19.99
DAMAGE WAIVER
5760804 2.00
RD PRODEEP UPRIGHT 1DAY
5760830 39.99
END OF ORDER

TOTAL 89.97
TAX ALTOONA-IA 7% 6.30
TOTAL SALE 96.27
VISA CREDIT 7587 96.27
PO #
Auth Code:069380
Chip Inserted
a0000000031010
ARQC - c12f49cf248d0567

TOTAL SAVINGS 2.49

TOTAL NUMBER OF ITEMS = 4

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, Chris

81029 23 4928 01/07/26 06:59AM 3153

Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

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 04/06/26

If you have questions regarding the charges on your receipt, please email us at:
ALTOfrontend@menards.com

Sale Transaction

| | |
|---|---|
| 2 G HANDY BOX 2-1/8 DEEP | |
| 3612313 | 7.98 |
| 1" NM CONNECTOR | |
| 3653593 | 5.96 |
| 3/4" NM CNNCTR | |
| 3651017 | 4.50 |
| TEKS LATHE 8X1/2" SHP PT | |
| 2328115 | 13.77 |
| #6 X 3/4" ALL PURP SCREW | |
| 2292829 | 4.98 |
| TOTAL | 37.19 |
| TAX ALTOONA-IA 7% | 2.60 |
| TOTAL SALE | 39.79 |
| VISA CREDIT 7587 | 39.79 |
| PO # | |

Auth Code:008666
Chip Inserted
a0000000031010
ARQC - 6ed9662f9ca684b3

TOTAL NUMBER OF ITEMS = 5

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, Angie

34907 04 0643 01/06/26 11:31AM 3153

Docusign Envelope ID: BC8866F5-A549-4420-80F8-273F41E21F39

# 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 04/07/26

If you have questions regarding the charges on your receipt, please email us at:
ALTOfrontend@menards.com

Sale Transaction

| | |
|---|---|
| 2X3X4 DWNSPT ADAPTER | |
| 6893765 | 3.78 |
| 4"X8' FD SOLID DRAIN PIP | |
| 6893771 | 5.97 |
| TOTAL | 9.75 |
| TAX ALTOONA-IA 7% | 0.68 |
| TOTAL SALE | 10.43 |
| VISA CREDIT 7587 | 10.43 |
| PO # | |

Auth Code:048107
Chip Inserted
a0000000031010
ARQC - a7c6af51c45cfb61

TOTAL NUMBER OF ITEMS = 2

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, Marjean

23767 03 2983 01/07/26 07:08AM 3153

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

Item No. 5.e.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving an Easement to MidAmerican Energy Company for Underground Electric Improvements related to the Station Project

**CONTACT PERSON:**
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** Staff recommend the attached resolution to approve an easement for the Station Project electrical service. Council approved a resolution on November 17th, 2025, for the upgrade of the electrical service for the Station project from a single phase service to a 3-phase service. This easement has been created for the primary cabling route that will be on the Station property.

**FUNDING SOURCE:** N/A

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-81
2. Proposed Electric Easement

CITY OF BONDURANT
RESOLUTION NO. 260316-81

RESOLUTION APPROVING AN EASEMENT TO MIDAMERICAN ENERGY COMPANY FOR UNDERGROUND ELECTRIC IMPROVEMENTS RELATED TO THE STATION PROJECT

WHEREAS, the easement agreement was submitted to the city on March 3rd, 2026, AND.

WHEREAS, the easement agreement is necessary to help facilitate the upgrades that Mid-American Energy are undertaking to provide 3-phase power to the Station Project: AND

WHEREAS, MidAmerican Energy is an easement for underground electrical across city owned property; AND

WHERAS, this easement agreement will not interfere with any of the operation or functionality of city infrastructure; AND

WHERAS, City Staff have reviewed the proposal; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the proposal for easement agreement from MidAmerican Energy is hereby approved.

Passed this 16th day of March 2026,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| Driscoll | | | | |

| | | | | |
|---|---|---|---|---|
| McKenzie | | | | |
| Sillanpaa | | | | |

Prepared by and return to: Christin Erwin 515-252-6989
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 657 DES MOINES, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY**
**ELECTRIC EASEMENT**

| | | | | |
|---|---|---|---|---|
| | | State of | Iowa | |
| Folder No. | 129638 | County of | Polk | |
| Work Req. No. | 5340932 | Section | 31 | |
| Project No. | CPKBBL1000000004 | Township | 80 | North |
| | | Range | 22 | West of the 5th P.M. |

This MidAmerican Energy Company Electric Easement (this "Easement") is made this _____ day of _____, 2026, by and between **City of Bondurant, Iowa,** ("Grantor"), and **MIDAMERICAN ENERGY COMPANY,** an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

**RECITALS**

WHEREAS, Grantor is the owner of the property legally described as:

The Northwest 1/4 of Section Thirty-One (31), Township Eighty (80) North, Range Twenty-Two (22) West of the 5th P.M., in Bondurant, Polk County, Iowa (The Property).

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across the Easement Area, described on **Exhibit A** attached hereto, to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and further including other reasonably necessary equipment incident thereto (collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant

shall cover and include all Facilities installed as a part of the Easement Area

2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited**. Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property. Notwithstanding the foregoing, Grantor shall be able to keep and maintain any hardscape already located within the Easement Area at the time of execution of this Easement.

3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.

4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.

5. **Right of Access and Removal.** Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.

6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.

8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.

11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.

12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.

13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.

14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.

15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

**Signature Page Follows**

Dated this ____ day of _____, 2026

**City of Bondurant, Iowa**

Signed: _____

Printed: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

This record was acknowledged before me on _____ , _____ , by

_____ as _____ of

City of Bondurant, Iowa.

_____
Signature of Notary Public

| Index Legend | |
|---|---|
| City: | BONDURANT |
| County: | POLK |
| Geoparcel ID: | 8022-31-103-008 |
| Description: | 101 GRANT STREET N |
| Proprietor: | CITY OF BONDURANT |
| Surveyor: | MURRAY B BERTING |
| Company: | SHIVE-HATTERY INC |
| Return To: | 4125 WESTOWN PKWY, SUITE 100<br>WEST DES MOINES, IOWA 50266, PH: 515.223.8104 |

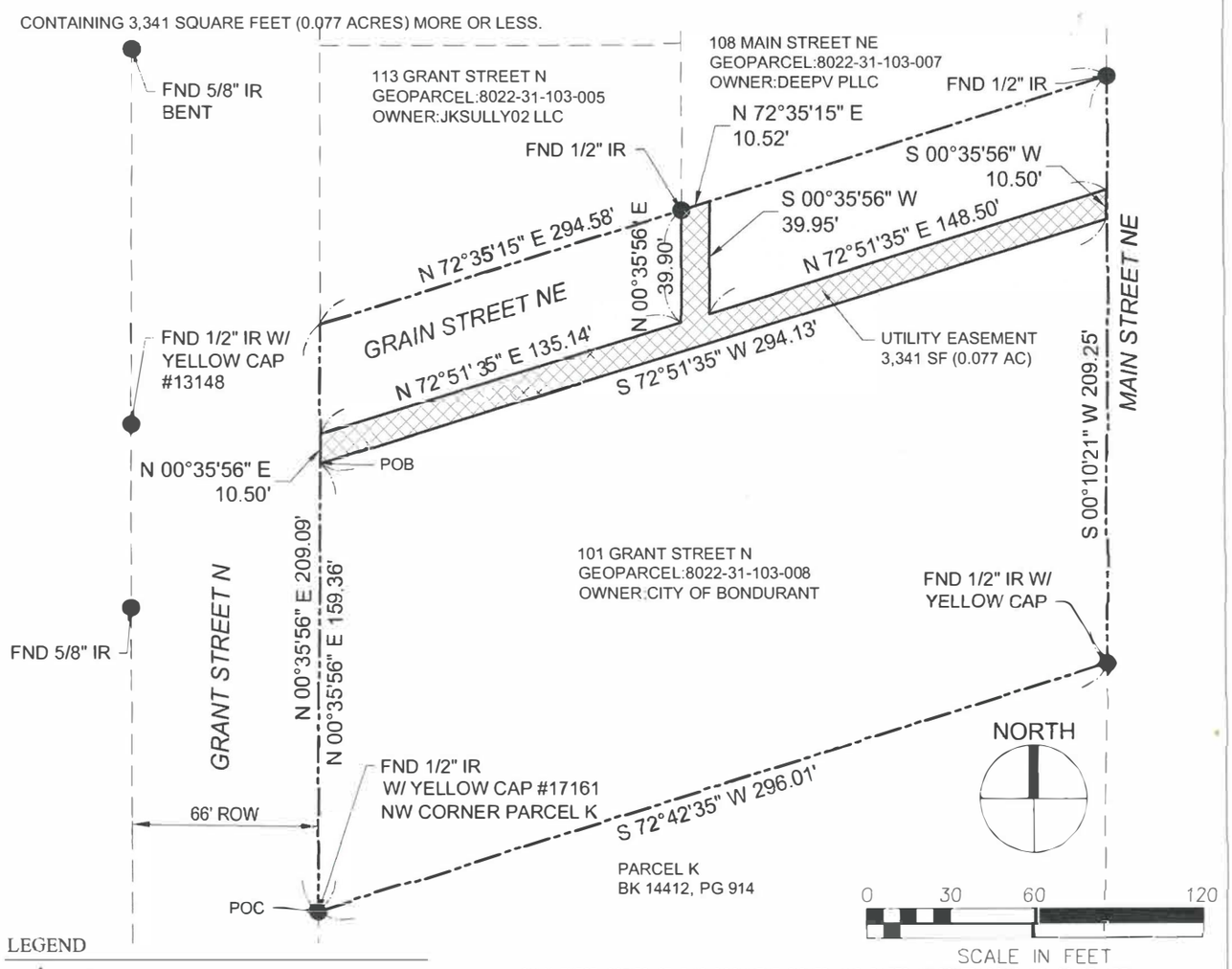
# EXHIBIT A

## MIDAMERICAN UTILITY EASEMENT

A UTILITY EASEMENT LOCATED IN THE NW 1/4 OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5TH P.M, IN BONURANT, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF PARCEL K BK 14412 PG 914;
THENCE ALONG THE EAST RIGHT OF WAY LINE OF GRANT STREET N AS PRESENTLY ESTABLISHED, NORTH 00°35'56" EAST, A DISTANCE OF 159.36 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF GRANT STREET N, NORTH 00°35'56" EAST, A DISTANCE 10.50 FEET;
THENCE NORTH 72°51'35" EAST, A DISTANCE OF 135.14 FEET;
THENCE NORTH 00°35'56' EAST, A DISTANCE OF 39.90 FEET TO THE NORTH LINE OF 101 GRANT STREET N;
THENCE ALONG SAID NORTH LINE NORTH 72°35'15" EAST, A DISTANCE OF 10.52 FEET;
THENCE SOUTH 00°35'56" WEST, A DISTANCE OF 39.95 FEET;
THENCE NORTH 72°51'35" EAST, A DISTANCE OF 148.50 FEET TO THE WEST RIGHT OF WAY LINE AS OF MAIN STREET NE AS PRESENTLY ESTABLISHED;
THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°35'56" WEST A DISTANCE OF 10.50 FEET;
THENCE SOUTH 72°51'35" WEST, A DISTANCE OF 294.13 FEET TO THE EAST LINE OF GRANT STREET N AND THE POINT OF BEGINNING.

CONTAINING 3,341 SQUARE FEET (0.077 ACRES) MORE OR LESS.




LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND AS NOTED
- ○ SET 5/8" IRON ROD W/YELLOW CAP#13148 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- POB POINT-OF-BEGINNING
- POC POINT-OF-COMMENCEMENT
- SECTION LINE
- EXISTING LOT LINE
- PROPERTY LINE
- EASEMENT AREA

ONLY THESE COPIES OF THIS DOCUMENT SIGNED AND DATED IN CONTRASTING INK COLOR ARE TO BE CONSIDERED CERTIFIED OFFICIAL COPIES PER IOWA ADMINISTRATION CODE 193C-6.1(5)

LICENSED LAND SURVEYOR
MURRAY B. BERTING
13148
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: Murray B Berting
NAME: MURRAY B. BERTING
DATE: 1-15-26 LICENSE NUMBER: 13148
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2026
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
B01

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
800.798.0313 | SHIVE-HATTERY.COM

MIDAMERICAN EASEMENT
MIDAMERICAN ENERGY
101 GRANT STREET N, BONDURANT, IOWA

| | | | |
|---|---|---|---|
| DATE | 2026-01-14 | SCALE | 1"=60' |
| DRAWN BY | CWH | FIELD BOOK | - |
| APPROVED BY | MBB | REVISION | - |

PROJECT NO. 2250009580
EASEMENT
B01

File Path: P:\Projects\2025\2250009580\Deliverables\Drawings\1a_Survey\EP-B1-MIDAM.dwg

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

Item No. 5.f.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving pay request no. 1 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of $31,040.00

**CONTACT PERSON:**
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** Staff recommend the attached resolution to approve pay app #1 in the amount of $31,040 related to the Boardwalk at Lake Petocka Art Trail Project.

This pay application has been reviewed by City Staff and Engineers from Shive-Hattery for accuracy and is for work completed from February 1st through February 25th, 2026, for the project. The contractor has mobilized and was able to mark pier locations while the ice was still on the lake, and they have also begun to place the concrete abutments where the boardwalk meets the shoreline.

**FUNDING SOURCE:** Grant Funds/Budgeted CIP

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-82
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 260316-82

RESOLUTION APPROVING PAY REQUEST NO. 1 TO HOME BOY CONSTRUCTION INC. FOR THE BOARDWALK AT LAKE PETOCKA PROJECT IN THE AMOUNT OF $31,040.00

WHEREAS the Boardwalk at Lake Petocka Project Pay Request No. 1 was submitted on March 3rd, 2026; AND

WHEREAS the pay request no. 1 is for work completed February 1st though February 25th, 2026, on the Boardwalk at Lake Petocka Project; AND

WHEREAS City Staff and engineers from Shive-Hattery have reviewed the pay application for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 1 to Home Boy Construction Inc. in the amount of $31,040.00 is hereby approved.

Passed this 16th day of March 2026,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |

| | | | | |
|---|---|---|---|---|
| Sillanpaa | | | | |

# APPLICATION AND CERTIFICATION FOR PAYMENT

*AIA DOCUMENT G702* PAGE ONE OF TWO PAGES

TO OWNER: City of Bondurant
PROJECT: Boardwalk at Lake Petoka
APPLICATION NO: 1 revised
Distribution to:
[ ] OWNER
[ ] ARCHITECT
[x] CONTRACTOR
[ ]
[ ]

CONTRACTOR:

PERIOD TO: 2/25/26

FROM CONTRACTOR:
VIA ARCHITECT: Shive Hattery

Home Boy Construction, Inc
7575 NE 56th St
Bondurant, IA 50035

PROJECT NO: 2240018600

CONTRACT Boardwalk at Lake Petoka
CONTRACT DATE: 11/26/25

## 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 | | | $ 858,395.06 |
| 2. Net change by Change Orders | | | $ -165,613.64 |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2) | | | $ 692,781.42 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) | | | $ 32,000.00 |
| 5. RETAINAGE: | | | |
| a 3 % of Completed Work (Column D + E on G703) | $ | 960.00 | |
| b 0 % of Stored Material (Column F on G703) | $ | 0 | |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703) | | | $ 960.00 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | | | $ 31,040.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | | | $ 0.00 |
| 8. CURRENT PAYMENT DUE | | | $ 31,040.00 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | | | $ 661,741.42 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner - SUPPLEMENTAL PRICIN | ($165,613.64) | $0.00 |
| Total approved this Month | 0.00 | $0.00 |
| TOTALS | -165613.64 | $0.00 |
| NET CHANGES by Change Order | ($165,613.64) | |

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:

By: Brad Lewis Date: 2-28 2026

State of Iowa County of Polk
Subscribed and sworn to before me this 28th day of Feb 2026
Notary Public: Lesa M Lewis
My Commission expires: 6-5-28

LESA M. LEWIS
6-5-28

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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 ..... $ 31,040.00

*(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: David Hattery Date: 03/03/2026

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.

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
**Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.**

# CONTINUATION SHEET

*AIA DOCUMENT G703*



AIA Document G702, APPLICATION AND CERTIFICATION 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 NO: 1 revised
APPLICATION DATE: 2-24-26
PERIOD TO: 2-25-26
JOB # 2240018600

| A | B | c | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED FROM PREVIOUS APPLICATION (D + E) | WORK COMPLETED THIS PERIOD | 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) 3% |
| 1 | Boardwalk Decking, Black Locust | $41,580.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $41,580.00 | $0.00 |
| 2 | Boardwalk Railing, Black Locust | $27,362.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $27,362.00 | $0.00 |
| 3 | Planting Bed Wood Cladding, Black Locust | $1,113.42 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $1,113.42 | $0.00 |
| 4 | Labor to install Black Locust | $11,500.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $11,500.00 | $0.00 |
| 5 | H-Pile Installation | $266,500.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $266,500.00 | $0.00 |
| 6 | Boardwalk Substructure | $187,980.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $187,980.00 | $0.00 |
| 7 | Raised Planting Beds w/ Steel Frame | $15,000.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $15,000.00 | $0.00 |
| 8 | Accessible Kayak Launch and Gangway, Install only | $10,400.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $10,400.00 | $0.00 |
| 9 | Concrete Abutment Ramp | $28,860.00 | $0.00 | $12,000.00 | $0.00 | $12,000.00 | 42% | $16,860.00 | $360.00 |
| 10 | Erosion Control | $3,500.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $3,500.00 | $0.00 |
| 11 | Earthwork Shaping and Topsoil | $6,000.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $6,000.00 | $0.00 |
| 12 | Seeding and Restoration | 5,300.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $5,300.00 | $0.00 |
| 13 | Limestone Outcropping Boulders | $3,878.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $3,878.00 | $0.00 |
| 14 | Landscape Plantings | $7,308.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $7,308.00 | $0.00 |
| 15 | Construction Staking | $6,500.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $6,500.00 | $0.00 |
| 16 | Mobilization | $70,000.00 | $0.00 | $20,000.00 | $0.00 | $20,000.00 | 29% | $50,000.00 | $600.00 |
| 17 | Original bid amount difference | $165,613.64 | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $165,613.64 | $0.00 |
| 18 | Change Order No. 1 - Supplemental pricing credit | ($165,613.64) | $0.00 | $0.00 | $0.00 | $0.00 | 0% | ($165,613.64) | $0.00 |
| | **GRAND TOTALS** | $692,781.42 | $0.00 | $32,000.00 | $0.00 | $32,000.00 | 5% | $660,781.42 | $960.00 |

**Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity**

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

Item No. 5.g.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving the purchase of furniture for The Station

**CONTACT PERSON:**
Katie Klus, Communication & Events Coordinator

**BRIEF HISTORY & ANALYSIS:** Staff is requesting City Council approval to purchase furniture for The Station facility from All Makes Office Interiors in the amount of $75,216.67. The furniture package includes conference room furnishings, mixed-use tables and carts, office furniture, and installation services necessary for the operational setup of the building. As construction of The Station nears completion, furnishing the facility is necessary to ensure the building is fully functional for staff operations, meetings, and community programming. The furniture package includes items for the conference space, mixed-use rooms, and staff offices. The proposed furniture package also includes delivery and installation to ensure proper setup and efficient use of the space.

**FUNDING SOURCE:** Capital Fund supported by TIF, GO Debt Service, LOSST, Energy Rebates, and Grants

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-83
2. Bondurant Parks & Rec The Station Furniture Purchase

CITY OF BONDURANT
RESOLUTION NO. 260316-83

RESOLUTION APPROVING FURNITURE PURCHASE FOR THE STATION

WHEREAS, the City of Bondurant has constructed The Station facility to support Parks and Recreation programming, staff operations, and community use; and

WHEREAS, as construction of The Station nears completion, furniture is needed to furnish the conference room, mixed-use areas, and office spaces within the facility; and

WHEREAS staff obtained a quotation from All Makes Office Interiors for the required furniture, delivery, and installation services; and

WHEREAS the total cost of the furniture purchase is $75,216.67; and

WHEREAS the furniture purchase will ensure the facility is properly equipped and ready for operational use; and

WHEREAS staff recommend approval of the furniture purchase from All Makes Office Interiors.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the purchase of furniture from All Makes Office Interiors for The Station facility in the amount of $75,216.67 is hereby approved.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of March 2026.

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

**All Makes**
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

# Quotation



**Project:** D8608
**Proj Desc:** Parks & Rec

**Quote:** D8608.001
**Status:** New

**Sold To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035

**Bill To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035
Attention: Accounts Payable

**Ship To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035

| Date Entered | Customer PO | Salesperson | FOB | Terms |
|---|---|---|---|---|
| 10/27/2025 | | Erin Brant | D | Cash Before Delivery |

## Summary:

| Line Note | Extended Price | Tax | Total Amount |
|---|---|---|---|
| CONFERENCE | 9,039.17 | 0.00 | 9,039.17 |
| MIXED USE | 52,493.44 | 0.00 | 52,493.44 |
| OFFICE 121 | 3,602.87 | 0.00 | 3,602.87 |
| OFFICE 122 | 4,852.58 | 0.00 | 4,852.58 |
| SURCHARGE | 482.61 | 0.00 | 482.61 |
| Labor to Receive, Deliver and Install Furniture during Normal Business Hours. | 4,746.00 | 0.00 | 4,746.00 |
| **Totals:** | 75,216.67 | 0.00 | 75,216.67 |

**All Makes**
500 E. Court Avenue, Suite 150
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| Line | Loc | Item Number | MFG | Description | Qty | Unit Price | Extended |
|---|---|---|---|---|---|---|---|
| | | | | **CONFERENCE** | | | |
| 1 | 00 | HDMI CONNECTOR | BYRNE | **HDMI COUPLER W/18 CORD** | 2 | 0.00 | 0.00 |
| | | | | **Line Note:** CONFERENCE | | | |
| 2 | 00 | HCFMU | HONCO | **COFI MANAGERIAL HEIGHT CHAIR** | 10 | 607.69 | 6,076.90 |
| | | | | **Line Note:** CONFERENCE | | | |
| | | | | **Options:** .Y0-SYNCHRO-TILT | | | |
| | | | | .STC-STANDARD CYLINDER | | | |
| | | | | .P-FIXED POLISHED ALUMINUM | | | |
| | | | | .H-BLACK HARD CASTER | | | |
| | | | | $(1)-GRADE 1 UPH | | | |
| | | | | .UR-CONTOURETT | | | |
| | | | | 26-LUGGAGE | | | |
| | | | | .CHS-CHANNEL STITCH | | | |
| | | | | TC00-COORDINATING | | | |
| | | | | .PA-POLISHED ALUMINUM | | | |
| 3 | 00 | HQB | HONCO | **INTERLINK IQ POWER BASE IN-FEED** | 1 | 308.13 | 308.13 |
| | | | | **Line Note:** CONFERENCE | | | |
| 4 | 00 | HQJ3 | HONCO | **INTERLINK IQ POWER JUMPER 3FT** | 1 | 64.60 | 64.60 |
| | | | | **Line Note:** CONFERENCE | | | |
| 5 | 00 | HQH5-E-3P1U2B | HONCO | **ELLORAB G2 FLPTOP FOR IQ/3 PWR/1 DUAL USB/2 BLNK** | 2 | 257.13 | 514.26 |
| | | | | **Line Note:** CONFERENCE | | | |
| | | | | **Options:** .SVR-SILVER | | | |
| 6 | 00 | HTLB54144 | HONCO | **PRESIDE 144W X 54D BOAT SHAPED LAMINATE TOP** | 1 | 941.80 | 941.80 |
| | | | | **Line Note:** CONFERENCE | | | |
| | | | | **Options:** .G-2MM/FLAT | | | |
| | | | | SW-SKYLINE WALNUT | | | |
| | | | | .G2-CUT OUT FOR FLIP TOP PORT | | | |
| | | | | $(L2STD)-GRD L2 STANDARD LAMINATES | | | |
| | | | | .LSW1-SKYLINE WALNUT | | | |
| 7 | 00 | HTLHP144 | HONCO | **PRESIDE LAMINATE HOLLOW PANEL BASE FOR 144" W TABLE TOPS** | 1 | 1,133.48 | 1,133.48 |
| | | | | **Line Note:** CONFERENCE | | | |
| | | | | **Options:** $(L2STD)-GRD L2 STANDARD LAMINATES | | | |
| | | | | .LSW1-SKYLINE WALNUT | | | |
| | | | | .LSW1-SKYLINE WALNUT | | | |
| | | | | **CONFERENCE** | | | **9,039.17** |
| | | | | **MIXED USE** | | | |
| 8 | 00 | 01RD60TT34FS-SP | TABLE | **60" ROUND TABLES** | 27 | 1,078.25 | 29,112.75 |
| | | | | **Line Note:** MIXED USE | | | |
| | | | | **Options:** TOP-WILSONART CAFELLE | | | |
| | | | | EDGE-CAFELLE | | | |
| 9 | 00 | STC-RD60 | TABLE | **CARTS FOR ROUND TABLES (4 TABLES PER CART)** | 7 | 868.30 | 6,078.10 |
| | | | | **Line Note:** MIXED USE | | | |

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**Proj Desc:** Parks & Rec

**Quote:** D8608.001
**Status:** New

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| Line | Loc | Item Number | MFG | Description | Qty | Unit Price | Extended |
|---|---|---|---|---|---|---|---|
| 10 | 00 | RR-4F | MAGNU | **RAP RAK: DOUBLE SIDED FLOOR RACK, HANGER CAPACITY 40-48 COATS OR USE WITH KSF-4; CASTERS ARE SEPARATE CST-4** | 3 | 493.75 | 1,481.25 |
| | | | | **Line Note:** MIXED USE | | | |
| | | | | **Options:** 5521-COLOR/FINISH | | | |
| | | | | BK-BLACK | | | |
| 11 | 00 | CST-4 | MAGNU | **CASTERS FOR COAT RACKS** | 3 | 46.88 | 140.64 |
| | | | | **Line Note:** MIXED USE | | | |
| 12 | 00 | 01TC3072T26FD-3P | TABLE | **30X72 RECTANGULAR TABLES** | 14 | 591.38 | 8,279.32 |
| | | | | **Line Note:** MIXED USE | | | |
| | | | | **Options:** TOP-WILSONART CAFELLE | | | |
| | | | | EDGE-CAFELLE | | | |
| 13 | 00 | STC-TC72 | TABLE | **CARTS FOR RECTANGULAR TABLES (6 TABLES PER CART)** | 3 | 955.70 | 2,867.10 |
| | | | | **Line Note:** MIXED USE | | | |
| 14 | 00 | ME28207 | ANDREU | **QUATTRO 50 BAR OUTDOOR 800 H1090 ME28207** | 4 | 1,023.57 | 4,094.28 |
| | | | | **Line Note:** MIXED USE | | | |
| | | | | **Options:** BASE FINISH-ALUMINUM | | | |
| | | | | BASE COLOR-BLACK | | | |
| | | | | TOP SHAPE-ROUND TOP | | | |
| | | | | TOP COLLECTION-TOP COMPACTO HPL | | | |
| | | | | TOP FINISH-COMPACTO HPL | | | |
| | | | | TOP COLOR-WHITE | | | |
| 44 | 00 | MFG ND FREIGHT CHARGE | MAGNU | **Manufacturer ND Freight Charge** | 1 | 40.00 | 40.00 |
| | | | | **Line Note:** MIXED USE | | | |
| 45 | 00 | MFG ND FREIGHT CHARGE | ANDREU | **Manufacturer ND Freight Charge** | 1 | 400.00 | 400.00 |
| | | | | **Line Note:** MIXED USE | | | |
| | | | | **MIXED USE** | | | **52,493.44** |
| | | | | **OFFICE 121** | | | |
| 15 | 00 | M22MTSC | HUMAS | **M2.1 DUAL MOUNT MONITOR ARM, 4"/ANGLED/DYNAMIC LINKS, 100 X 100MM VESA, SILVER, CLAMP MOUNT** | 1 | 338.56 | 338.56 |
| | | | | **Line Note:** OFFICE 121 | | | |
| 16 | 00 | M21BTSC | HUMAS | **M2.1 SINGLE MONITOR ARM, ANGLED/DYNAMIC LINKS, 100X100MM VESA, SILVER, CLAMP MOUNT** | 1 | 179.73 | 179.73 |
| | | | | **Line Note:** OFFICE 121 | | | |
| 17 | 00 | NH1 | HUMAS | **NOTEBOOK HOLDER FOR M2.1, M8.1 AND M10** | 1 | 118.55 | 118.55 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** S-SILVER | | | |
| 18 | 00 | HUSLMOD1360 | HONCO | **LAMINATE MODESTY 13H X 60W** | 1 | 274.61 | 274.61 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** $(L2STD)-GRD L2 STANDARD LAMINATES | | | |
| | | | | .LSW1-SKYLINE WALNUT | | | |

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|---|---|---|---|---|---|---|---|
| | | | | .SW-SKYLINE WALNUT | | | |
| | | | | .P-BLACK | | | |
| 19 | 00 | HHN831118 | HONCO | **FLAT BRACKET 18D** | 1 | 30.81 | 30.81 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** .S-CHARCOAL | | | |
| 20 | 00 | HLSLZ5SC60 | HONCO | **48"W EXTERNAL STIFFENER** | 1 | 66.49 | 66.49 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** .P-BLACK | | | |
| 21 | 00 | HLSLZ5SC72 | HONCO | **60"W EXTERNAL STIFFENER** | 1 | 74.97 | 74.97 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** .P-BLACK | | | |
| 22 | 00 | HWR3024PN | HONCO | **SYSTEMS RECT WKSFC EDGEBAND 30D X 24W NO GROM** | 1 | 156.02 | 156.02 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** $(L2STD)-GRD L2 STANDARD LAMINATES | | | |
| | | | | .LSW1-SKYLINE WALNUT | | | |
| | | | | .SW-SKYLINE WALNUT | | | |
| 23 | 00 | HWV95ABLPN | HONCO | **SYSTEMS 72X48X24X30 LFT CORNER COVE WRKSRF EDG** | 1 | 394.52 | 394.52 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** $(L2STD)-GRD L2 STANDARD LAMINATES | | | |
| | | | | .LSW1-SKYLINE WALNUT | | | |
| | | | | .SW-SKYLINE WALNUT | | | |
| 24 | 00 | HPSEAT24ND | HONCO | **CONTAIN 15X24 PEDESTAL CUSHION** | 1 | 126.23 | 126.23 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** $(1)-GRD 1 UPH | | | |
| | | | | .UR-CONTOURETT | | | |
| | | | | 26-LUGGAGE | | | |
| 25 | 00 | HSPM211524BFL | HONCO | **21HX15WX24D MOB PED LAM FRONT BF** | 1 | 496.83 | 496.83 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** .S-SQUARE | | | |
| | | | | PR6-SILVER | | | |
| | | | | $(P2)-P2 PAINT OPTS | | | |
| | | | | .T1-PLATINUM METALLIC | | | |
| | | | | $(L2STD)-GRD L2 STANDARD LAMINATE | | | |
| | | | | .LSW1-SKYLINE WALNUT | | | |
| | | | | .L-LOCK | | | |
| 26 | 00 | NT1M | HUMAS | **NEATTECH MINI , 24IN L X 4.5IN D X 4IN W** | 1 | 76.26 | 76.26 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** GG-PINSTRIPE GRAPHITE BASKET / GRAY TRIM | | | |
| 27 | 00 | HIWMM | HONCO | **IGNITION 2 TASK MID-BACK** | 1 | 469.88 | 469.88 |
| | | | | **Line Note:** OFFICE 121 | | | |
| | | | | **Options:** .Y2-ADVANCED SYNCHRO-TILT SEATSLDR | | | |
| | | | | .A-HEIGHT AND WIDTH ADJ. ARM | | | |
| | | | | .H-HARD CASTER | | | |

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| Line | Loc | Item Number | MFG | Description | Qty | Unit Price | Extended |
|---|---|---|---|---|---|---|---|
| | | | | .IT-4-WAY TITANIUM<br>$(4)-GRADE 4 UPH<br>.CNST-CONSTANCE WITH SUPREEN<br>08-FLAX<br>.TL-TITANIUM ADJUSTABLE LUMBAR<br>.SB-STANDARD BASE<br>.TI-TITANIUM | | | |
| 28 | 00 | HHATB3S3LT | HONCO | **3 STAGE 3 LEG RECTANGLE T FOOT**<br>**Line Note:** OFFICE 121<br>**Options:** $(P2)-P2 PAINT OPTS<br>.PR6-SILVER<br>.X-STANDARD GLIDE<br>.MEM-MEMORY PRESET | 1 | 799.41 | 799.41 |
| | | | | **OFFICE 121** | | | **3,602.87** |
| | | | | **OFFICE 122** | | | |
| 29 | 00 | HUSLMOD1360 | HONCO | **LAMINATE MODESTY 13H X 60W**<br>**Line Note:** OFFICE 122<br>**Options:** $(L2STD)-GRD L2 STANDARD LAMINATES<br>.LSW1-SKYLINE WALNUT<br>.SW-SKYLINE WALNUT<br>.P-BLACK | 1 | 274.61 | 274.61 |
| 30 | 00 | HHN831118 | HONCO | **FLAT BRACKET 18D**<br>**Line Note:** OFFICE 122<br>**Options:** .S-CHARCOAL | 1 | 30.81 | 30.81 |
| 31 | 00 | HLSLZ5SC60 | HONCO | **48"W EXTERNAL STIFFENER**<br>**Line Note:** OFFICE 122<br>**Options:** .P-BLACK | 1 | 66.49 | 66.49 |
| 32 | 00 | HLSLZ5SC72 | HONCO | **60"W EXTERNAL STIFFENER**<br>**Line Note:** OFFICE 122<br>**Options:** .P-BLACK | 1 | 74.97 | 74.97 |
| 33 | 00 | HWR3024PN | HONCO | **SYSTEMS RECT WKSFC EDGEBAND 30D X 24W NO GROM**<br>**Line Note:** OFFICE 122<br>**Options:** $(L2STD)-GRD L2 STANDARD LAMINATES<br>.LSW1-SKYLINE WALNUT<br>.SW-SKYLINE WALNUT | 1 | 156.02 | 156.02 |
| 34 | 00 | HWV95ABLPN | HONCO | **SYSTEMS 72X48X24X30 LFT CORNER COVE WRKSRF EDG**<br>**Line Note:** OFFICE 122<br>**Options:** $(L2STD)-GRD L2 STANDARD LAMINATES<br>.LSW1-SKYLINE WALNUT<br>.SW-SKYLINE WALNUT | 1 | 394.52 | 394.52 |
| 35 | 00 | HPSEAT24ND | HONCO | **CONTAIN 15X24 PEDESTAL CUSHION**<br>**Line Note:** OFFICE 122<br>$(2)-GRD 2 UPH | 1 | 134.06 | 134.06 |

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|---|---|---|---|---|---|---|---|
| | | | **Options:** | .RUSH-RUSH | | | |
| | | | | 35-CINNAMON SUGAR | | | |
| 36 | 00 | HSPM211524BFL | HONCO | **21HX15WX24D MOB PED LAM FRONT BF** | 1 | 482.21 | 482.21 |
| | | | **Line Note:** | OFFICE 122 | | | |
| | | | **Options:** | .S-SQUARE | | | |
| | | | | PR6-SILVER | | | |
| | | | | $(P2)-P2 PAINT OPTS | | | |
| | | | | .T1-PLATINUM METALLIC | | | |
| | | | | $(L2STD)-GRD L2 STANDARD LAMINATE | | | |
| | | | | .LSW1-SKYLINE WALNUT | | | |
| | | | | .L-LOCK | | | |
| 37 | 00 | NT1M | HUMAS | **NEATTECH MINI , 24IN L X 4.5IN D X 4IN W** | 1 | 76.26 | 76.26 |
| | | | **Line Note:** | OFFICE 122 | | | |
| | | | **Options:** | GG-PINSTRIPE GRAPHITE BASKET / GRAY TRIM | | | |
| 38 | 00 | HIWMM | HONCO | **IGNITION 2 TASK MID-BACK** | 1 | 469.88 | 469.88 |
| | | | **Line Note:** | OFFICE 122 | | | |
| | | | **Options:** | .Y2-ADVANCED SYNCHRO-TILT SEATSLDR | | | |
| | | | | .A-HEIGHT AND WIDTH ADJ. ARM | | | |
| | | | | .H-HARD CASTER | | | |
| | | | | .IT-4-WAY TITANIUM | | | |
| | | | | $(4)-GRADE 4 UPH | | | |
| | | | | .CNST-CONSTANCE WITH SUPREEN | | | |
| | | | | 08-FLAX | | | |
| | | | | .TL-TITANIUM ADJUSTABLE LUMBAR | | | |
| | | | | .SB-STANDARD BASE | | | |
| | | | | .TI-TITANIUM | | | |
| 39 | 00 | HWCUSUBA | HONCO | **UPH SEAT UPH BACK ARM** | 2 | 628.25 | 1,256.50 |
| | | | **Line Note:** | OFFICE 122 | | | |
| | | | **Options:** | .LE625-SKYLINE WALNUT | | | |
| | | | | $(1)-GRADE 1 UPH | | | |
| | | | | .UR-CONTOURETT | | | |
| | | | | 26-LUGGAGE | | | |
| 40 | 00 | HHATB3S3LT | HONCO | **3 STAGE 3 LEG RECTANGLE T FOOT** | 1 | 799.41 | 799.41 |
| | | | **Line Note:** | OFFICE 122 | | | |
| | | | **Options:** | $(P2)-P2 PAINT OPTS | | | |
| | | | | .PR6-SILVER | | | |
| | | | | .X-STANDARD GLIDE | | | |
| | | | | .MEM-MEMORY PRESET | | | |
| 41 | 00 | M22MTSC | HUMAS | **M2.1 DUAL MOUNT MONITOR ARM, 4"/ANGLED/DYNAMIC LINKS, 100 X 100MM VESA, SILVER, CLAMP MOUNT** | 1 | 338.56 | 338.56 |
| | | | **Line Note:** | OFFICE 122 | | | |
| 42 | 00 | M21BTSC | HUMAS | **M2.1 SINGLE MONITOR ARM, ANGLED/DYNAMIC LINKS, 100X100MM VESA, SILVER, CLAMP MOUNT** | 1 | 179.73 | 179.73 |
| | | | **Line Note:** | OFFICE 122 | | | |

**All Makes**
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

# Quotation



**Project:** D8608
**Proj Desc:** Parks & Rec

**Quote:** D8608.001
**Status:** New

**Sold To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035

**Bill To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035
Attention: Accounts Payable

**Ship To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035

| Date Entered | Customer PO | Salesperson | FOB | Terms |
|---|---|---|---|---|
| 10/27/2025 | | Erin Brant | D | Cash Before Delivery |

| Line | Loc | Item Number | MFG | Description | Qty | Unit Price | Extended |
|---|---|---|---|---|---|---|---|
| 43 | 00 | NH1 | HUMAS | **NOTEBOOK HOLDER FOR M2.1, M8.1 AND M10** | 1 | 118.55 | 118.55 |
| | | | | **Line Note:** OFFICE 122 | | | |
| | | | | **Options:** S-SILVER | | | |
| | | | | **OFFICE 122** | | | **4,852.58** |
| | | | | **SURCHARGE** | | | |
| 46 | 00 | TARIFF CHARGE | HONCO | **Surcharge** | 1 | 482.61 | 482.61 |
| | | | | **Line Note:** SURCHARGE | | | |
| | | | | **SURCHARGE** | | | **482.61** |
| | | | | **Labor to Receive, Deliver and Install Furniture during Normal Business Hours.** | | | |
| 47 | 00 | *LABOR CHARGE - NON TAXABLE | IOWAOFFICE | ***Labor Charge - Non Taxable** | 1 | 4,746.00 | 4,746.00 |
| | | | | **Line Note:** Labor to Receive, Deliver and Install Furniture during Normal Business Hours. | | | |
| | | | | **Labor to Receive, Deliver and Install Furniture during Normal Business Hours.** | | | **4,746.00** |

| | | |
|---|---|---|
| Subtotal | | 75,216.67 |
| **TOTAL AMOUNT -** | **USD** | **75,216.67** |

**Deposit Required:** **75,216.67**

**This Quote will expire on:** March 15, 2026

**TERMS AND CONDITIONS**

ACCEPTANCE AND INCORPORTATION BY REFERENCE. This quotation becomes a contract when accepted by All Makes and is subject to All Makes full terms and conditions available at any All Makes' location and by request. Orders over $5,000 will incur a 3% convenience fee when paid by credit card.
DEPOSITS. A 50% deposit is required for special orders from buyers with a commercial credit account in good standing; a 75% deposit is required for projects over $100,000. A 100% deposit is required for orders from buyers without an account and is due upon acceptance. Remaining balances are due per the terms above.
CANCELLATION AND CHANGES. Special order merchandise is non-returnable. Cancelling or making changes to an order after acceptance will be subjected to a restocking fee.
WARRANTY. All new products are guaranteed to be free from defects in material or workmanship for a period of at least twelve (12) months from the date of delivery unless specified by mfg. warranty. Defective products will be repaired or replaced with proof of purchase. All used products are sold AS IS with NO WARRANTY and may not be returned.



**All Makes**
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

# Quotation



**Project:** D8608
**Proj Desc:** Parks & Rec

**Quote:** D8608.001
**Status:** New

**Sold To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035

**Bill To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035
Attention: Accounts Payable

**Ship To:** 11042-00
City of Bondurant***
101 Grant Street North
Bondurant, IA 50035

| Date Entered | Customer PO | Salesperson | FOB | Terms |
|---|---|---|---|---|
| 10/27/2025 | | Erin Brant | D | Cash Before Delivery |

| | |
|---|---|
| Subtotal | 75,216.67 |
| **Total** | **75,216.67** |

**PRINT NAME** _____ **TITLE** _____

**SIGNATURE** _____ **DATE** _____

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

Item No. 5.h.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution Approving the purchase of appliances for The Station

**CONTACT PERSON:**
Katie Klus, Communication & Events Coordinator

**BRIEF HISTORY & ANALYSIS:**

As part of the continued development and preparation of The Station for public use and programming, the kitchen area requires commercial-grade appliances to support events, rentals, and community programming. These appliances will allow the facility to accommodate food preparation and service needs for a variety of gatherings, including City events and private rentals.

Staff identified several commercial appliances that meet operational needs and durability requirements for a public facility. The proposed purchase includes a Vulcan heated holding and transport cabinet ($6,090), a Hobart Advansys high-temperature undercounter dishwasher ($9,718.80), and a True reach-in refrigerator ($5,343.20), for a total cost of $21,207.64 including shipping.

To maintain the Hobart dishwasher warranty, the unit must be professionally installed. Installation is estimated to cost between $500 and $1,000. A more precise estimate will be available once construction of the facility kitchen progresses and a contractor can complete a site visit.

**FUNDING SOURCE:** Capital Fund supported by TIF, GO Debt Service, LOSST, Energy Rebates, and Grants.

**STAFF RECOMMENDATION:** Approve the resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-84
2. The Station Commercial Appliance Purchase

CITY OF BONDURANT
RESOLUTION NO. 260316-84

RESOLUTION APPROVING APPLIANCE PURCHASE FOR THE STATION

WHEREAS the City of Bondurant is preparing The Station facility for public use, events, rentals, and community programming; AND

WHEREAS the kitchen area within The Station requires commercial-grade appliances to support food preparation, service needs, and overall facility operations; AND

WHEREAS City staff have identified the purchase of the following commercial appliances to meet operational needs and durability standards: a Vulcan heated holding and transport cabinet, a Hobart Advansys high-temperature undercounter dishwasher, and a True reach-in refrigerator, for a total purchase amount of $21,207.64 including shipping; AND

WHEREAS the Hobart dishwasher must be professionally installed in order to maintain the manufacturer's warranty, and installation costs are estimated to range between $500 and $1,000, with a more precise estimate to be determined once construction of the facility kitchen progresses and a site visit can be completed; AND

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the purchase of appliances from WebstaurantStore is hereby approved.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of March 2026.

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

Shipping & Billing | Review & Payment | Order Confirmation

# WebstaurantStore
# Review & Payment

## Important Information about your Delivery!

Your order will be delivered curbside on a full size 18 wheeler.

**View Details & Options**

**You are responsible for:** Bringing the shipment into your location and noting damaged or missing items on the carrier's delivery receipt

**Enter payment info to complete your order** **Enter Card >**

**Billing Address**

Katie Klus
City of Bondurant
200 2nd St. NE
Bondurant, IA 50035
United States
1 515 630 6982

**Shipping Address**

Katie Klus
City of Bondurant
200 2nd St. NE
Bondurant, IA 50035
US
1 515 630 6982

| ITEM | QTY: | QTY | PRICE |
|---|---|---|---|
|  **Vulcan VBP15ES-1E1ZN Full Size Insulated Heated Holding and Transport Cabinet - 120V**<br>**Arrives in 3 - 5 business days** #901VB151E1ZN - EACH<br>*plus* Free Shipping Ships via Common Carrier | Qty: 1 | $6,090.00 | **$6,090.00** |
|  **Hobart LXNR-2 Advansys High Temperature Undercounter Dishwasher with Energy Recovery - 120/208-240V**<br>**Arrives in 3 - 5 business days** #425LXNR2 - EACH<br>*plus* Free Shipping Ships via Common Carrier | Qty: 1 | $9,718.80 | **$9,718.80** |
|  **True T-49-HC 54 1/8" Solid Door Reach-In Refrigerator**<br>**Arrives in 3 - 5 business days** #200T49HC - EACH<br>*plus* Free Shipping Ships via Common Carrier | Qty: 1 | $5,343.20 | **$5,343.20** |

Subtotal **$21,152.00**

Shipping & Handling $55.00: Common Carrier w/ Liftgate

FREE Call Before Delivery

TRY PLUS FREE FOR 30 DAYS

**Unlock Free Shipping & Priority Processing with Plus!**

Member Discounts. Unlimited Free Shipping. Guaranteed Savings.

Start Free Trial Learn More

**Total** (USD) **$21,207.64**

## Use Our Live Chat

Mon-Thu 8AM-8PM EST
Fri 8AM-6PM EST
Sat 9AM-4PM EST

Chat Now



Help Center Your Cart ID: Z00M2Z




**Earn 3% Back**

per $1 spent at WebstaurantStore[1]

**50% Off** a Plus membership

Learn More

Must apply here for this offer.
Offer varies elsewhere †

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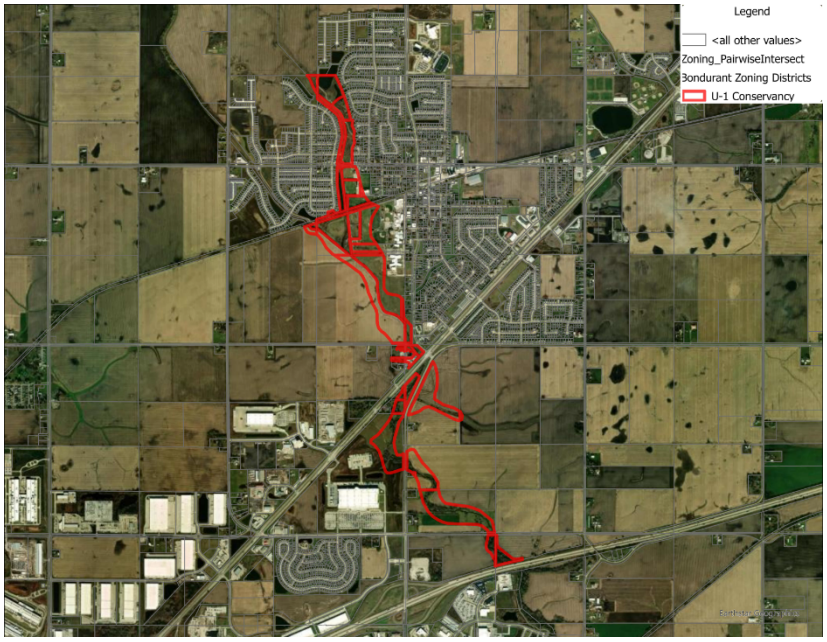
**BUSINESS OF THE CITY COUNCIL**
**BONDURANT, IOWA**
**AGENDA STATEMENT**

Item No. 5.i.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution affixing a public hearing to consider the elimination of the U-1 Conservancy District and rezoning of properties currently zoned U-1

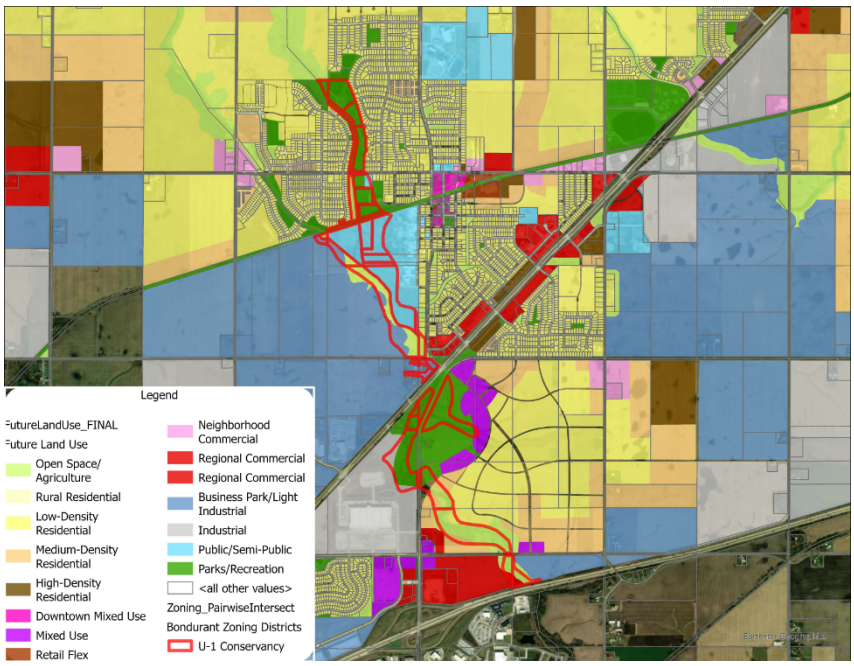
**CONTACT PERSON:**
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

**BRIEF HISTORY & ANALYSIS:** The City recently completed a comprehensive update to the Zoning Code. During this process, it was determined the U-1 Conservancy District is no longer a needed zoning district within the City. The U-1 Conservancy District was created to prohibit development within floodplain areas throughout the City. The district was modeled after FEMA floodplain maps and has amended over the years to better reflect changes to these floodplain maps. Staff reviewed the district and determined a total of fifty properties are affected by the elimination of the U-1 District. Staff is proposing to rezone these properties to a zoning district that aligns with adjacent properties or a district that aligns with the property's Future Land Use designation. The request area is outlined in red below.

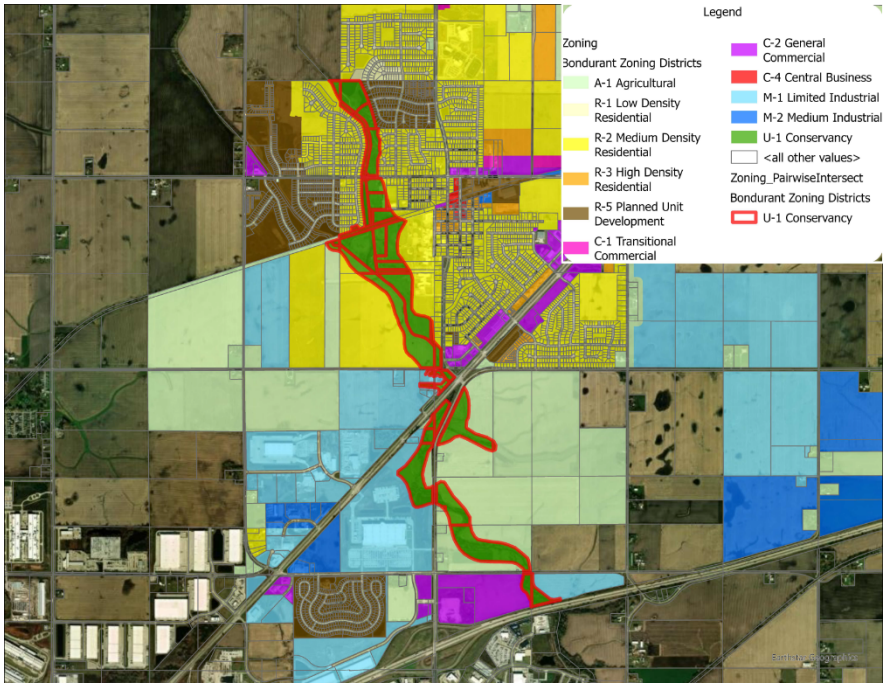



When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and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

**Comprehensive Plan/Future Land Use Map –** Much of the affected properties are designated as Parks/Recreation or Open Space/Agricultural. Other properties are designated as Public/Semi-Public as they are owned by the Bondurant-Farrar Community School District. A small portion of the affected properties are designated as Low-Density Residential, in the Efnor Estates area, or Business Park/Light Industrial. The properties designated as Open Space/Agricultural or Public/Semi-Public do not have zoning districts that reflect this future land use designation. However, due to these properties inability to be developed due to their location within FEMA floodplains, staff felt a Future Land Use Map amendment was not required. The request area is outlined below on the 2022 Future Land Use Map.




**Zoning –** All of the properties are currently zoned U-1 Conservancy. Staff is proposing to rezone properties in accordance with how adjacent properties are zoned or by the property's Future Land Use Map designation. A file detailing all the properties and which district they are being rezoned to has been attached to the agenda statement. In summary, eight properties are being rezoned to A-1 Agricultural; one property is being rezoned to C-2 General Commercial; ten properties are being rezoned to M-1 Light Industrial; thirty-one properties are being rezoned to R-2 Medium Density Residential. The properties in question are outlined in red below on the City's existing Zoning Map.



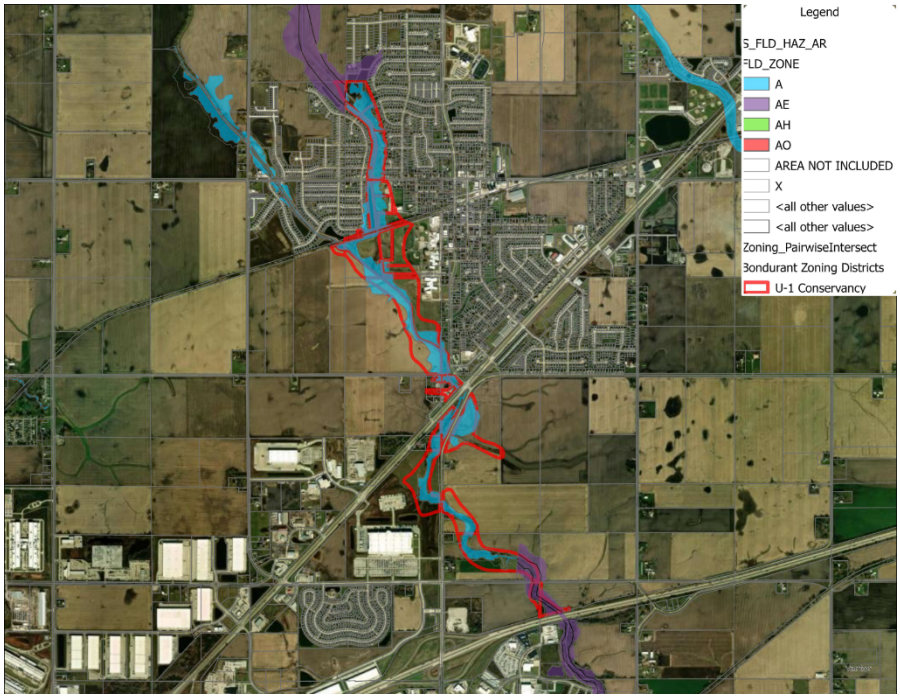
**Parkland Dedication** – Not applicable.

**Streets** – Not applicable.

**Pedestrian Connections** – Not applicable.

**Utilities** – Not applicable.

**FEMA Floodplain** – FEMA has become more proactive in updating their floodplain maps to more accurately depict how properties flood in different storm events. As a result, the U-1 Conservancy District map has become inconsistent with FEMA's current floodplain. Many of the properties proposed to be rezoned are still located within a FEMA floodplain and will be required to meet all FEMA floodplain requirements. The properties in question are shown below, outlined in red, overlayed with the FEMA floodplain map.




**Stream Buffer Ordinance** – Stream Buffer Ordinance is not affected by this rezoning. All properties are subject to the Stream Buffer Ordinance if development occurs.

**Comments from City Officials and Utilities** -

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

The Planning and Zoning Commission held a public hearing on the elimination of the U-1 Conservancy District and rezoning requests. The Commission voted 5-0, with two members absent, to recommend approval of the elimination and rezoning requests at their March 12, 2026, meeting.

**FUNDING SOURCE:** Public Notices are funded out of the General Fund.

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-85
2. Properties Being Rezoned
3. FEMA Floodplain Overlay Map

CITY OF BONDURANT
RESOLUTION NO. 260316-85

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO ELIMINATE THE U-1 CONSERVANCY DISTRICT AND REZONE THE PROPERTIES CURRENTLY ZONED U-1

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to eliminate the U-1 Conservancy District and rezone the following properties currently zoned U-1:

U-1 Conservancy to A-1 Agricultural
- Parcel 7922.06.300.010
- Parcel 7922.06.100.004
- Parcel 7923.01.200.007
- Parcel 7922.06.100.008
- Parcel 8023.36.326.003
- Parcel 7922.06.100.007
- Parcel 7922.06.300.003
- Parcel 7922.06.300.001 – 2605 Grant Street South

U-1 Conservancy to C-2 General Commercial
- Parcel 7922.07.100.016

U-1 Conservancy to M-1 Light Industrial
- Parcel 7922.06.101.007 – 1601 Garfield Street SW
- Parcel 7922.06.101.006 – 1605 Garfield Street SW
- Parcel 7922.06.101.005
- Parcel 7923.01.400.008 – 500 32nd Street SW
- Parcel 7923.01.200.008 – 2005 Hubbell Avenue SW
- Parcel 7922.07.200.001
- Parcel 7923.01.200.017
- Parcel 7923.01.200.005 – 1606 Garfield Street SW
- Parcel 7923.01.200.004 – 1506 Garfield Street SW
- Parcel 7922.06.101.004 – 1609 Garfield Street SW

U-1 Conservancy to R-2 Medium Density Residential
- Parcel 8023.36.201.009 – 315 2nd Street NW
- Parcel 8023.36.276.002 – 300 Garfield Street SW
- Parcel 8023.36.400.004 – 700 Garfield Street SW
- Parcel 8023.36.276.005
- Parcel 8023.36.276.004
- Parcel 8023.36.252.003

- Parcel 8023.36.252.004
- Parcel 8023.25.455.002
- Parcel 8023.25.457.006
- Parcel 8023.25.452.001
- Parcel 8023.25.401.002
- Parcel 8023.25.404.006
- Parcel 8023.25.300.002
- Parcel 8022.31.351.005
- Parcel 8023.36.205.003
- Parcel 8023.36.176.003
- Parcel 8023.36.252.002
- Parcel 8023.36.400.002
- Parcel 8023.36.201.006
- Parcel 8023.36.226.002
- Parcel 8023.36.226.002
- Parcel 8023.36.620.004
- Parcel 8023.36.620.007
- Parcel 8023.25.402.018
- Parcel 8023.25.402.004
- Parcel 8023.36.251.001
- Parcel 8023.36.201.020
- Parcel 8023.36.400.003
- Parcel 8023.36.227.003 – 99 Blaine Street NW
- Parcel 8023.36.201.021
- Parcel 8023.36.176.002

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 6th day of April 2026, at 6:00 p.m. at the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

BE IT FINALLY RESOLVED THAT: The City Clerk is hereby directed to publish notice of said hearing, as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of March 2026.

By: _____
Chad Drisoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| Sillanpaa | | | | |

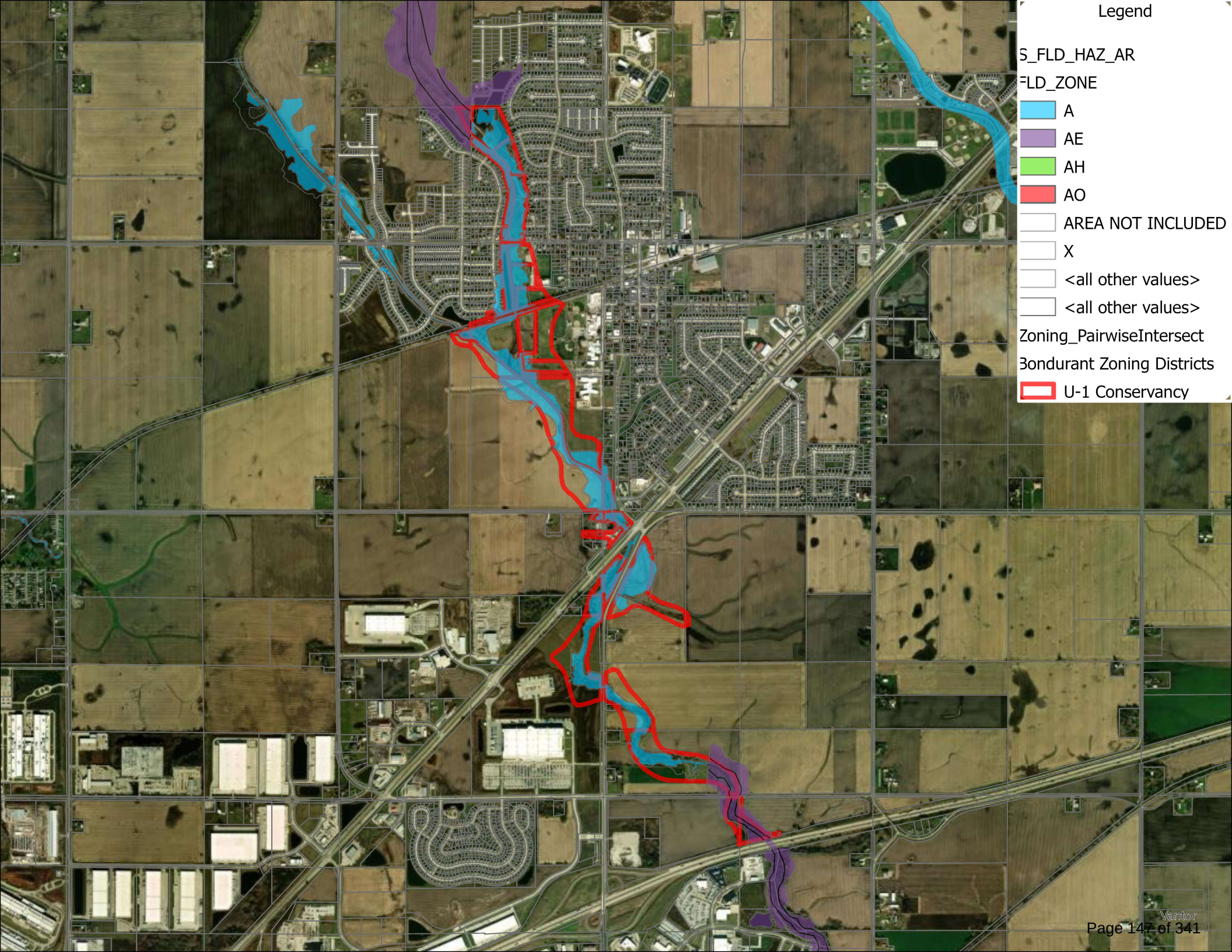
**NOTICE OF PUBLIC HEARING**

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on April 6, 2026 in the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to modify the Zoning Map. The City recently completed a comprehensive update to its Zoning Code, which included the elimination of the U-1 Conservancy District. As a result of this update, the City must establish a new zoning district designation for property previously zoned U-1. The City is proposing to rezone these properties to a zoning district consistent with the current use of the property, or to a zoning district consistent with adjacent properties. The proposed rezoning will affect a total of seventy-six properties, and the proposed amendment of the Future Land Use Map will affect two properties.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

| Parcel # | Address | Property Owner | Current Parcel Zoning District(s) | Proposed Rezoning of U-1 District Area | U-1 District Rezoning in 100-Year Floodplain? | U-1 District Rezoning in Stream Buffer? | Current Future Land Use Map Designation | If yes, Future Land Use Map Amendment proposed | Property Owner Mailing Address |
|---|---|---|---|---|---|---|---|---|---|
| ########## | 0 | CAROLYN L MENDENHALL (TRUSTEE) (Deed) \| 18102/767 \| CLM TRUST (Deed) \| 18102/767 \| GALE F MENDENHALL (TRUSTEE) (Deed) \| 18102/767 \| GFM TRUST (Deed) \| 18102/767 \| | U-1 | A-1 | Yes | Yes | Low- Medium-Residential; Commercial | N/A | 2801 Grant St S, Bondurant, IA 50035-4417 |
| 792206100004 | 0 | CITY OF BONDURANT (Deed) \| 17950/608 \| | U-1 | A-1 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| 17950/608 \| | U-1 | A-1 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | JOHN HELM (Deed) \| 16555/120 \| PEGGY HELM (TRUSTEE) (Life Estate) \| 16555/120 \| PEGGY HELM REVOCABLE TRUST (Life Estate) \| 16555/120 \| HARVEY HELM (TRUSTEE) (Life Estate) \| 16555/120 \| HARVEY HELM REVOCABLE TRUST (Life Estate) \| 16555/120 \| | U-1 | A-1 | Yes | Yes | Parks/Recreation/Mixed Use | N/A | 4857 E 46th St, Des Moines, IA 50317-4726 |
| ########## | 0 | KAREN MARK (Deed) \| 19161/568 \| LADENE ESHELMAN (Deed) \| 19161/568 \| | U-1 | A-1 | Yes | Yes | BP/Industrial | N/A | 79 Lindsay Burke PL, Pittsboro, NC 27312-5799 |
| ########## | 0 | KAREN MORRIS MARK REVOCABLE TRUST (Deed) \| 17111/989 \| LADENE ESHELMAN (Deed) \| 17111/989 \| MICHAEL E UGULINI (Contract) \| 17111/989 \| SUSAN J UGULINI (Contract) \| 17111/989 \| | U-1 | A-1 | No | Yes | Mixed Use/Residential | N/A | 6475 Ne 80th St, Bondurant, IA 50035-1214 |
| ########## | 0 | MDB FAMILY FARMS LLC (Deed) \| 16747/311 \| | U-1 | A-1 | Yes | Yes | Low- Medium-Residential | N/A | 5731 Michael Dr NE, Cedar Rapids, IA 52411-7927 |
| ########## | 2605 GRANT ST S BONDURANT IA 50035 | ROBIN E HAY (Deed) \| 8222/555 \| TOMMIE D HAY (Deed) \| 8222/555 \| | U-1 | A-1 | Yes | Yes | Medium-Density Residential | N/A | 2605 Grant St S, Bondurant, IA 50035-4418 |
| ########## | | AUDREY K ESHELMAN REVOCABLE TRUST (Deed) \| 19339/524 \| AUDREY K ESHELMAN (Trustee) \| 19339/524 \| | U-1 | C-2 | Yes | Yes | Open Space/General Commercial | General Commercial | 5276 NE 88th St, Altoona, IA 50009-9573 |
| ########## | 1601 GARFIELD ST SW BONDURANT IA 50035 | ADC Trust | U-1 | M-1 | Yes | Yes | BP/Industrial | N/A | 5320 NE 23rd Ave, Des Moines, IA 50317-7030 |
| ########## | 1605 GARFIELD ST SE BONDURANT IA 50035 | CENTRAL IA FEATHERLITE TRAILER SALES LLC (Deed) \| 11599/854 \| | U-1 | M-1 | Yes | Yes | BP/Industrial | N/A | 2887 SE 116th St, Runnells, IA 50237-1215 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| 15036/382 \| | U-1 | M-1 | Yes | Yes | BP/Industrial | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 500 32ND ST SW BONDURANT IA 50035 | CS1031 ZERO COUPON FULFILLMENT CENTER FEE OWNER DST (Deed) \| 18972/966 \| | U-1 | M-1 | Yes | Yes | Industrial | N/A | 1 N La Salle St Ste 2100, Chicago, IL 60602-3918 |
| ########## | 2005 HUBBELL AVE SW BONDURANT IA 50035 | DLV TRUST (Deed) \| 17649/936 \| LUCILLE VANNOY (TRUSTEE) (Deed) \| 17649/936 \| | U-1 | M-1 | Yes | Yes | Parks/Recreation | Industrial | PO Box 342, Altoona, IA 50009-0342 |
| ########## | 0 | GHOLDS LLC (Deed) \| 17608/103 \| | U-1 | M-1 | Yes | Yes | BP/Industrial | Industrial | 2210 14th Ave NE, Altoona, IA 50009-9645 |
| ########## | 0 | JAMES K HARRIS (Deed) \| 14499/42 \| PAMELA S HARRIS (Deed) \| 14499/42 \| | U-1 | M-1 | No | No | BP/Industrial | N/A | 1606 Garfield St SW, Bondurant, IA 50035-9204 |
| ########## | 1606 GARFIELD ST SW BONDURANT IA 50035 | JAMES K HARRIS (Deed) \| 4913/487 \| PAMELA D HARRIS (Deed) \| 4913/487 \| | U-1 | M-1 | No | No | BP/Industrial | N/A | 1606 Garfield St SW, Bondurant, IA 50035-9204 |
| ########## | 1506 GARFIELD ST SW BONDURANT IA 50035 | PARTON INVESTMENTS LLC | U-1 | M-1 | Yes | No | BP/Industrial | N/A | 3011 SW 35th St, Ankeny, IA 50023-6240 |
| ########## | 1609 GARFIELD ST SW BONDURANT IA 50035 | ZRTS LLC (Deed) \| 18946/474 \| | U-1 | M-1 | No | No | BP/Industrial | N/A | PO Box 57522, Des Moines, IA 50317-0009 |
| ########## | 315 2ND ST NW BONDURANT IA 50035 | AMERICAN LEGION (Deed) \| 6329/866 \| SAM H BRIDGE POST #396 (Deed) \| 6329/866 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 291, Bondurant, IA 50035-0291 |
| ########## | 300 GARFIELD ST SW BONDURANT IA 50035 | BOND-FARRAR COMM SCHOOL DIST (Deed) \| 4829/627 \| BONDURANT-FARRAR JUNIOR & SENIOR HIGH SCHOOL (Deed) \| 4829/627 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | 300 Garfield St SW, Bondurant, IA 50035-9221 |
| ########## | 700 GARFIELD ST SW BONDURANT IA 50035 | BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT (Deed) \| 14562/825 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | 300 Garfield St SW, Bondurant, IA 50035-9221 |
| ########## | 0 | BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT (Deed) \| 14562/825 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | 300 Garfield St SW, Bondurant, IA 50035-9221 |
| ########## | 0 | BON-FAR COMM SCH DIST (Deed) \| 5481/941 \| BONDURANT-FARRAR JUNIOR & SENIOR HIGH SCHOOL (Deed) \| 5481/941 \| | U-1 | R-2 | Yes | No | Public/Semi-Public | N/A | 300 Garfield St SW, Bondurant, IA 50035-9221 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| | U-1 | R-2 | No | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802325455002 | 0 | CITY OF BONDURANT (Deed) \| 10241/176 \| ROW DIVISION (Deed) \| 10241/176 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802325457006 | 0 | CITY OF BONDURANT (Deed) \| 10294/762 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802325452001 | 0 | CITY OF BONDURANT (Deed) \| 11767/739 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802325401002 | 0 | CITY OF BONDURANT (Deed) \| 11767/742 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802325404006 | 0 | CITY OF BONDURANT (Deed) \| 11767/742 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802325300002 | 0 | CITY OF BONDURANT (Deed) \| 14320/144 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| 15539/832 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802336205003 | 0 | CITY OF BONDURANT (Deed) \| 15628/117 \| ROW DIVISION (Deed) \| 15628/117 \| | U-1 | R-2 | Yes | No | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| 19161/568 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| 5227/522 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| 5815/143 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802336201006 | 0 | CITY OF BONDURANT (Deed) \| 587/538 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| 7092/968 \| | U-1 | R-2 | No | No | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | CITY OF BONDURANT (Deed) \| 7600/554 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802336620004 | 0 | CITY OF BONDURANT (Deed) \| 7867/96 \| ROW DIVISION (Deed) \| 7867/96 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802336620007 | 0 | CITY OF BONDURANT (Deed) \| 7867/98 \| ROW DIVISION (Deed) \| 7867/98 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802325402018 | 0 | CITY OF BONDURANT IOWA (Deed) \| 14320/144 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| 802325402004 | 0 | CITY OF BONDURANT IOWA (Deed) \| 14320/144 \| | U-1 | R-2 | Yes | Yes | Public/Semi-Public | N/A | PO Box 37, Bondurant, IA 50035-0037 |
| ########## | 0 | EDGAR W MORRIS (Deed) \| 1649/453 \| | U-1 | R-2 | Yes | Yes | Open Space/Industrial | N/A | 79 Lindsay Burke PL, Pittsboro, NC 27312-5799 |
| ########## | 0 | EFNOR ESTATES PLAT 3 OWNERS ASSOCIATION (Deed) \| 15628/119 \| | U-1 | R-2 | Yes | Yes | Low-Density Residential | N/A | 100 Court Ave Ste 400, Des Moines, IA 50309-2216 |
| ########## | 0 | KAREN MARK (Deed) \| 14562/821 \| LADENE ESHELMAN (Deed) \| 14562/821 \| | U-1 | R-2 | Yes | Yes | BP/Industrial/Open Space | N/A | 79 Lindsay Burke PL, Pittsboro, NC 27312-5799 |
| ########## | 99 BLAINE ST NW BONDURANT IA 50035 | MARIAN E COLLISON (Deed) \| 14026/71 \| PATRICK F COLLISON (Deed) \| 14026/71 \| | U-1 | R-2 | Yes | Yes | Parks/Recreation | N/A | 99 Blaine St NW, Bondurant, IA 50035-7724 |
| ########## | 0 | POLK COUNTY (Deed) \| 14098/347 \| POLK COUNTY CONSERVATION BOARD (Deed) \| 14098/347 \| | U-1 | R-2 | Yes | Yes | Parks/Recreation | N/A | 12130 NW 128th St, Granger, IA 50109-1200 |
| ########## | 0 | POLK COUNTY (Deed) \| 14098/347 \| POLK COUNTY CONSERVATION BOARD (Deed) \| 14098/347 \| | U-1 | R-2 | Yes | Yes | Parks/Recreation | N/A | 12130 NW 128th St, Granger, IA 50109-1200 |
| | | | | 50 | 44 | 43 | | | |
| | | | A-1 | 8 | | Yes | | | |
| | | | C-2 | 1 | | No | | | |
| | | | M-1 | 10 | | | | | |
| | | | R-2 | 31 | | | | | |
| | | | | 50 | | | | | |


Legend
S_FLD_HAZ_AR
FLD_ZONE
A
AE
AH
AO
AREA NOT INCLUDED
X
<all other values>
<all other values>
Zoning_PairwiseIntersect
Bondurant Zoning Districts
U-1 Conservancy

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

Item No. 5.j.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving a nine-month Payment Agreement for a Municipal Water Bill at 9405 94th Street, NE

**CONTACT PERSON:**
Marketa Oliver, ICMA-CM, SPHR, City Administrator

**BRIEF HISTORY & ANALYSIS:**

Alysia Webster, resident of 9405 94th Street NE, experienced a water line failure in an outbuilding after the line froze during winter conditions. The failure resulted in continuous water flow and unusually high consumption, producing a water bill totaling $2,447.81.

The City of Bondurant currently allows utility payment agreements for up to three (3) months. Due to the extreme, unique, and unusual circumstances surrounding this incident, the City Council directed staff to extend the repayment agreement to nine (9) months to allow the resident additional time to repay the balance. The attached resolution confirms that action.

The City noted high consumption and contacted the property owner, who found that a water line located in an outbuilding froze and subsequently broke, causing excessive water usage before the issue was discovered and corrected. The resulting utility bill significantly exceeds normal monthly usage.

While the City's current policy limits payment contracts to three months, exceptions can be granted by the City Council, who has given consideration for an exception.

If approved, the balance would be repaid over a nine-month period through a payment agreement administered by City staff. This matter was discussed at the most recent council meeting and this resolution approves action guided for at that meeting.

**FUNDING SOURCE:** This is a water revenue.

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**

1. RESOLUTION NO. 260316-86

CITY OF BONDURANT
RESOLUTION NO. 260316-86

A RESOLUTION APPROVING A NINE-MONTH PAYMENT AGREEMENT FOR A MUNICIPAL WATER BILL FOR ALYSIA WEBSTER, 9405 94TH STREET NE, BONDURANT, IOWA

WHEREAS the City of Bondurant provides municipal water service to residents within the community; and

WHEREAS City policy currently allows payment agreements for outstanding water utility balances to be extended for a period of up to three (3) months; and

WHEREAS Alysia Webster, property owner and resident at 9405 94th Street NE, Bondurant, Iowa 50035, experienced an unusual and unforeseen circumstance in which a water line located in an outbuilding froze and subsequently failed; and

WHEREAS the failure of the water line resulted in an abnormally high water consumption and an associated water bill totaling $2,447.81; and

WHEREAS the Bondurant City Council recognizes that this situation represents an extreme, unique, and unusual circumstance outside of typical utility consumption patterns; and

WHEREAS the City Council finds it appropriate to grant an exception to the standard policy in order to provide reasonable accommodation for repayment of the balance.
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that:

1. The City Council approves a nine (9) month payment agreement for the outstanding water utility balance incurred by Alysia Webster, 9405 94th Street NE, Bondurant, Iowa.
2. The payment agreement shall apply to the outstanding balance of $2,447.81, which resulted from a frozen and failed water line located in an outbuilding on the property.
3. Payments shall be structured in accordance with a repayment schedule established by City staff over a period not to exceed nine (9) months.
4. This resolution constitutes a one-time exception to the City's standard three-month utility payment agreement policy due to the extreme, unique, and unusual circumstances associated with the incident.
5. All other applicable utility billing policies and requirements of the City of Bondurant shall remain in effect.

Passed this 16th day of March 2026,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

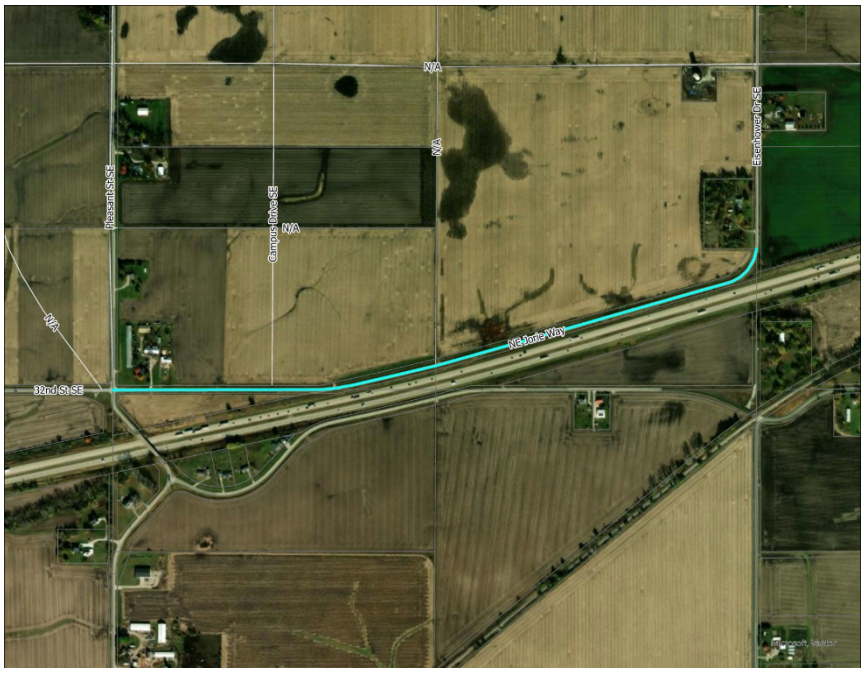
**BUSINESS OF THE CITY COUNCIL**
**BONDURANT, IOWA**
**AGENDA STATEMENT**

Item No. 5.k.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution Renaming NE Jorie Way to 32nd Street SE for consistency with the City's street naming system

**CONTACT PERSON:**
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

**BRIEF HISTORY & ANALYSIS:** Vermeer Corporation has announced they are developing a portion of the Timmins Acres. The portion of the property they are developing is currently accessible from NE Jorie Way. NE Jorie Way is currently an unimproved road that is located within the City of Bondurant city limits and has a Polk County street address. In order to remain consistent with the City's addressing system, the City is proposing to rename NE Jorie Way to 32nd Street SW. 32nd Street SW is a current road within the City of Bondurant that transitions to NE 62nd Avenue, which then transitions to NE Jorie Way. The new proposed portion of 32nd Street SW would transition to the City's Eisenhower Drive when the roadway turns north. Vermeer Corporation is currently the only property that would be addressed off the proposed 32nd Street SW road section.




**FUNDING SOURCE:** N/A

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-87

CITY OF BONDURANT
RESOLUTION NO. 260316-87

RESOLUTION RENAMING NE JORIE WAY TO 32ND STREET, SE

WHEREAS the City of Bondurant is excited to welcome a new corporate resident, Vermeer Corporation; AND

WHEREAS the City is proposing to rename NE Jorie Way to 32nd Street, SE to be consistent with the City's addressing system; and

WHEREAS Vermeer Corporation will be the only address that will potentially be located on NE Jorie Way; and

WHEREAS the Polk County portion of the street, NE 62nd Avenue, transitions into NE Jorie Way, which transitions to the City's Eisenhower Drive, SE; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that NE Jorie Way be renamed to 32nd Street, SE.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of March 2026.

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

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

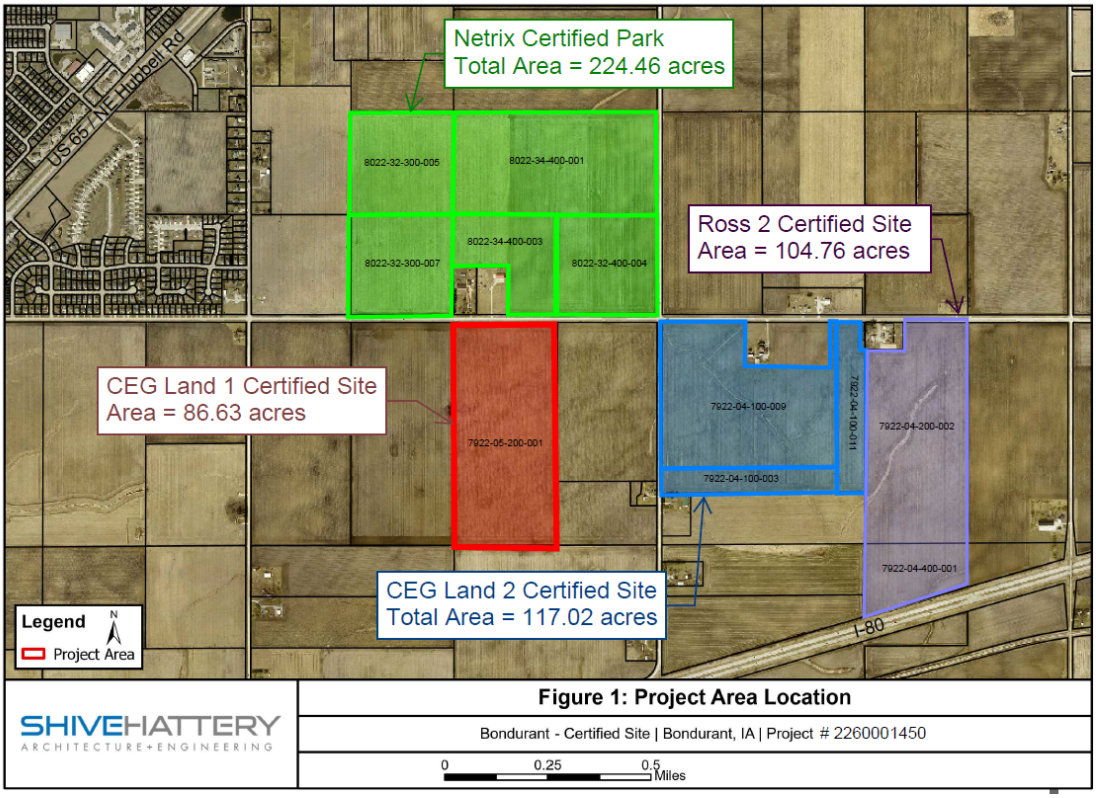
Item No. 5.l.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving a professional services agreement with Shive-Hattery in the amount of $60,500 for the Ross 2 certified site application work

**CONTACT PERSON:**
Maggie Murray, Planning & Community Development Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Tiffany Luing, Economic Development Coordinator

**BRIEF HISTORY & ANALYSIS:**

Attached is a professional services agreement with Shive-Hattery in the amount of $60,500 to assist the City of Bondurant with preparing and submitting the Ross 2 Certified Site application to the Iowa Economic Development Authority (IEDA). The Ross 2 site consists of approximately 104.76 acres located along 15th Street SE east of Eisenhower Drive SE (Parcels 7922-04-400-001 and 7922-04-200-002).




The proposed scope of work includes completing the technical documentation and due diligence required for IEDA Certified Site designation. Key tasks include preparation of an ALTA/NSPS land title survey and topographic survey, Phase I Environmental Site Assessment, wetland delineation, threatened and endangered species review, cultural resources survey, and geotechnical investigation, along with transportation and utility exhibits and preliminary civil engineering site layout drawings.

Shive-Hattery will also coordinate with City staff and outside agencies, compile the certification materials, and manage submittals and responses through the IEDA review process.

The project schedule anticipates submitting the formal certification application in August 2026.

**FUNDING SOURCE:** General Fund - recouped with TIF

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-88
2. Ross 2 Professional Services Agreement

CITY OF BONDURANT
RESOLUTION NO. 260316-88

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH SHIVE-HATTERY IN THE AMOUNT OF $60,500 FOR SITE CERTIFICATION SERVICES FOR THE ROSS 2 CERTIFIED SITE

WHEREAS the City of Bondurant agreed through the 2022-approved Ross annexation agreement to facilitate and fund the studies necessary for Iowa Economic Development Authority Certified Site designation of the property upon annexation into the City; AND

WHEREAS the City of Bondurant recognizes the importance of the Iowa Economic Development Authority's Certified Site Program; AND

WHEREAS the City of Bondurant is pursuing certification of approximately 105 acres located along 15th Street SE east of Eisenhower Drive SE under the Iowa Economic Development Authority (IEDA) Certified Site Program; AND

WHEREAS certification of the site as a certified site will enhance the City's economic development efforts and competitiveness for future business recruitment; AND

WHEREAS Shive-Hattery, Inc. has submitted a Professional Services Agreement dated March 10, 2026, to provide surveying, environmental review, geotechnical investigation, transportation and utility exhibits, preliminary civil engineering, and certification coordination services necessary to complete the IEDA Certified Site process; AND

WHEREAS the total fee for these services is a fixed amount of $60,500; AND

WHEREAS the City Council finds that the proposal is in the best interest of the City and necessary to advance the 2026 Certified Site (Ross 2 Certified Site) project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that:

1. The Professional Services Agreement between the City of Bondurant and Shive-Hattery, Inc., dated March 10, 2026, for the 2026 Certified Site (Ross 2) project, in the amount of $60,500, is hereby approved, pending review of legal counsel.
2. The Mayor is authorized and directed to execute the Agreement on behalf of the City.
3. The City Administrator and City staff are authorized to take all actions necessary to implement the Agreement and proceed with the services described therein.

Passed this 16th day of March,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

# *PROFESSIONAL SERVICES AGREEMENT*

**ATTN:** Marketa Oliver
**CLIENT:** City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

**PROJECT:** Bondurant - 2026 Certified Site (Ross 2 Certified Site)

**PROJECT LOCATION:** Bondurant, IA

**DATE OF AGREEMENT:** March 10, 2026

## *PROJECT DESCRIPTION*

Assist the City of Bondurant through the Certified Site process with the Iowa Economic Development Authority (IEDA) for certification of approximately 105 acres located near the southeast corner of the 15th St SE and NE 88th St intersection. The project is anticipated to follow the 2026 IEDA Certified Site Program guidelines and be certified as a site.

## *SCOPE OF SERVICES*

We will provide the following services for the project:

Site Due Diligence Investigations including Land Surveying, Civil Engineering, and Environmental Services

These services will consist of the tasks listed below. When necessary, the Consultant will obtain the services of qualified subconsultants to complete or assist with the tasks.

1. **Attachment #1 – Questionnaire**
    a. Shive-Hattery will coordinate with the City and other agencies (county, MPO, IDOT, etc) to obtain necessary information and fill out the questionnaire with third-party input.

2. **Attachments #8 & 13 – ALTA/NSPS Certified Survey**
    a. Prepare an ALTA/ACSM survey for the approximately 105-acre property area based on criteria in accordance with the "Minimum Standard Detail Requirements for ALTA/ ACSM Land Title Surveys" as adopted by the American Land Title Association and the National Society of Professional Surveyors copyright 2021.
        i. ALTA survey to include items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, and 18, from Table "A".
        ii. This drawing will be prepared utilizing current title commitments provided by the Owner/Client.
    b. Prepare a certification with specific survey notes, as provided by Client.
    c. Submit a final review copy of the survey for the client and other parties to review.
    d. Finalize ALTA/NSPS Survey and provide certified electronic copy incorporating review comments received.
    e. Complete a site topographic design survey of the property referenced above and limited portions of adjacent streets. The site survey will create a single electronic AutoCAD base drawing showing existing topographic information and site features as follows:

i. Show recorded or otherwise known easements and right-of-way and identify owners based on information contained in the title opinion provided by the Owner/Developer with all referenced documents included. We have not included courthouse research in our current scope.
ii. Contours at one-foot intervals; error shall not exceed one-half contour interval. Surface verified Lidar or drone technologies will be used to supplement field survey data. Additional detailed topographic survey data may be required as part of future site design services.
iii. Show and describe substantial visual improvements (in addition to buildings) such as fences, walls, concrete slabs, gravel drives, culverts, etc.
iv. Indicate access to a public way such as driveways, and access to and from other adjoining properties.
v. Location of public and private utilities (representative examples of which are shown below) existing on or serving the surveyed property from observed evidence together with evidence from plans obtained from utility companies or provided by the client, and markings by utility companies and other appropriate sources (with reference as to the source of information). We will complete an Iowa One Call design locate request and will survey all utilities located at the time of our field work.
    1. There is potential that public utilities will not be fully located and may require additional site visits which may require additional fees. We are not anticipating any private utilities on this site other than field tile. We have not included any private utility location services or potholing to locate field tile in our current scope of services.
vi. Manholes, catch basins, valve vaults, yard hydrants, or other surface indications of subterranean uses; location, size and depths where information is readily available.
vii. Wires and cables (including their function, if readily identifiable), crossing the surveyed premises, all poles on or within ten feet of the survey limits.
viii. Utility company installations on the surveyed premises.

3. **Attachment #9 – Phase 1 Environmental Site Assessment (ESA) (Subconsultant)**
    a. Conduct a background review of the site's history, contacts with the city, county, state and federal environmental offices, evaluation of available aerial photography, and interviews with former and current site owners/operators as made available.
    b. Perform a visual evaluation of the site and adjacent properties for evidence of releases or threats of releases of hazardous substances, fuels, and other environmental concerns.
    c. Review of the regional geology and hydrogeology of the site vicinity, including records of groundwater contamination. Also, review readily available reports of compliance violations and/or contaminant discharges in the site vicinity, and the proximity of the site to known environmental conditions or problems.
    d. Provide a report in general conformance with the scope of limitations of American Society of Testing and Materials (ASTM) Standard 1527-21 summarizing the activities performed, findings of the evaluation, and recommending additional Phase II or limited site investigation (LSI) activity, if appropriate.

4. **Attachment #10 – Wetland Delineation and Report**
    a. Provide a wetland and WOTUS delineation for the entire approximately 105-acre site. The delineation will use mandatory technical criteria, field indicators, and other sources of information to evaluate whether the project area has jurisdictional wetlands or WOTUS. The delineation will be performed by an experienced environmental scientist or engineer. If wetlands or WOTUS are present, the upper boundaries within the project

area will be identified and mapped as further defined below.

i. The delineation will identify where the upper boundaries of wetlands and WOTUS are located. Documentation of vegetation communities, hydrology, and soils will be performed as outlined by the 1987 US Army Corps of Engineers (USACE) Wetland Delineation Manual and Midwest Region (2010) Supplement.
ii. Assemble and review available public information including United States Geological Survey (USGS) topo maps, National Wetlands Inventory (NWI) maps, United States Department of Agriculture (USDA) Soil Survey maps, and aerial photographs as a preliminary desktop review prior to field work.
iii. Perform an on-site visit to gather data pertaining to hydrophytic vegetation, wetland hydrology, and hydric soils. The following will be performed at each data point location within suspected wetland areas on site:
    1. Assess vegetation stratum (i.e., trees, saplings/shrubs, herbs, and woody vines). Vegetation will be classified by genus and species.
    2. Evaluate soil for hydric indicators by digging soil samples.
    3. Observe the presence of wetland hydrology indicators.
iv. Utilize a hand-held GPS unit (sub-meter accuracy) to map the boundaries of all delineated wetlands within the project area.
v. Prepare maps that show the delineated wetland and WOTUS area(s).
vi. Submit a Wetland and Waters of the United States Delineation Report to the client that can be used for submittal to the USACE. This report will include, but is not limited to sample locations, data forms, site photos, maps of the wetland area(s), and explanation of the results of the investigation.
vii. The scope of this proposal includes one site visit to conduct a baseline delineation. The fee in this proposal doesn't include additional meetings or data collection/evaluation that may be requested by the USACE. If the USACE requests additional information, we will provide additional scope for your approval prior to conducting the work.

b. Submit the Wetland Delineation to the U.S. Army Corps of Engineers to request an Approved Jurisdictional Determination.
    i. A Request for Corps Jurisdictional Determination package will be prepared and submitted to the Rock Island District Corps of Engineers. This request will be utilized to obtain the official Corps determination that jurisdictional waters of the United States are either present or absent on the project property.
    ii. Shive-Hattery will act as the Authorized Agent throughout the determination request process. During this process, Shive-Hattery staff will respond to inquiries from the Rock Island District Corps of Engineers.

* The fees in this proposal do not include additional meetings or data collection/evaluation that may be required by the USACE. Fees do not include preparing a Wetland Mitigation Plan or other services that may be required if wetland or WOTUS impacts are proposed. Additional services will be necessary if compensatory mitigation is required for impacts to jurisdictional waterbodies or wetlands. Our specific involvement in these phases of the project is not known at this time. If necessary, budget estimates for additional services will be provided if our assistance is required as the project scope evolves.

* Wetland Growing Season Explanation: According to the Midwest Supplement, the end of the growing season occurs when woody deciduous species lose their leaves and/or the last herbaceous plants cease flowering, and their leaves become dry or brown. The growing season generally begins when two or more different non-evergreen vascular plant species growing in a wetland or surrounding area emerge from the ground, show

new growth, bud, or flower. For better classification, the wetland delineation should be performed when vegetation is actively growing (generally April-October). If the wetland delineation will be performed outside of the growing season, surveying and classification of identified wetlands will be based on existing conditions and are subject to change. A follow-up visit may be necessary in the vegetative growing season to confirm plant species. Please note that the wetland delineation cannot be performed when the ground is covered in snow or when frozen ground conditions exist.

5. **Attachment #11 – Threatened and Endangered Species Review**
    a. Use the U.S. Fish & Wildlife Service (USFWS) IPaC service to obtain the official species list for the project area.
    b. Evaluate the project area based on the IPaC species list to identify potential bat, other listed threatened & endangered species, and migratory bird habitat in the project area.
    c. Conduct a web search for all pertinent information regarding the listed species and their potential for habitat within the proposed project area.
    d. Environmental staff will complete a site visit to identify potential habitat for listed species within the project area. Locations of potential habitat will be recorded with a handheld GPS receiver.
    e. A report documenting the findings and all pertinent information identified during the research period will be provided. The report will include a Section 7 Memo documenting its finding of no effect, may affect but not adversely, or will adversely affect.

6. **Attachment #12 – Cultural Resources Identification Survey (CRIS) & Architecture History Survey (Subconsultant)**
    a. Complete a Cultural Resources Identification Survey including:
        i. Obtain Archaeological Phase 1 services for the project property to provide surface and subsurface archeological survey coverage sufficient to meet the site certification guidelines of the Iowa State Historic Preservation Office, IEDA, and the Association of Iowa Archaeologists. These services will be completed by a subconsultant.
        ii. Perform a field investigation to confirm extent of disturbance, survey areas of intact soils and to record and previously unrecorded historic resources. Provide soil cores and shovel tests as required.
        iii. Prepare and submit a formal report with findings and recommendations and facilitate any needed consultation with SHPO.
        iv. Review historic architecture records of previously inventoried properties, NRHP listings, and other historic sources to identify and develop historic contexts for built resources in the survey area and identify any properties that appear eligible for NRHP listing.
        v. Additional services may be required depending on site findings and SHPO's request for additional investigation work beyond the initial Phase 1 investigation scope of services.
    b. Complete an architectural history survey including:
        i. Examination of existing above-ground resources that lie within a quarter mile radius of the project area. Following the SHPO's requirements, reconnaissance-level architectural history survey will be completed for farmsteads and buildings/structures that are older than 45 years located within the quarter-mile buffer. This survey will be completed from public rights-of-way.
        ii. The primary intent of this study will be to assess whether potential historic properties are present in the vicinity that could be adversely affected by the proposed project. Properties will be field documented, photographed and evaluated at a reconnaissance level. Site Inventory Forms will be prepared for properties that are 45 years or older.

7. **Attachment #14 – Geotechnical Investigation and Report (Subconsultant)**
    a. Complete preliminary geotechnical field work, laboratory testing, and preliminary geotechnical engineering report sufficient to meet site certification guidelines.
        i. Field coordination, utility locates (public utilities) and staking.
        ii. Complete four (4) borings at depths extending to about 25 feet below existing grades.
        iii. Complete one Seismic Refractory Survey and testing to satisfy Seismic Site Class requirements.
        iv. Laboratory testing (e.g., water content, and Atterberg limit tests).
        v. Preparation of preliminary geotechnical engineering report.
    b. Provide a letter indicating Seismic Site Class per current International Building Code.

8. **Attachments #21-22 – Transportation Exhibits**
    a. Research and summarize available vehicular access points to adjacent public roadways including documenting any potential access restrictions or upgrades that may be required by local jurisdictions using assumed roadway and right-of-way sections.
    b. If applicable, prepare a high-level concept of anticipated public roadway improvements and identify potential right-of-way acquisition needs based on information provided by local jurisdictions.
    c. Assist with obtaining a letter of intent from the local jurisdiction regarding any transportation upgrades required for site certification.

9. **Attachments #27-28, 30-31, 33-34, 37-38, & 41-42 – Utility Exhibits & Questionnaires**
    a. Prepare a base map of the proposed certification area totaling approximately 105 acres utilizing available surface LIDAR or other source data to provide surface contours at one-foot intervals.
    b. Research existing parcel and plat information for the sites and show approximate property parcel boundaries on base mapping. We have not included county recorder research and will utilize current title opinions and readily available data from online sources or information provided by Client.
    c. Obtain available FEMA flood map data and other flood plain mapping available for the site and show any limits on base map.
    d. Request from utility providers available utility mapping near the sites including locations and sizes of the following utilities: water, sanitary sewer, storm sewer, gas, and electric.
        i. As required, set up and attend a conference call with the Client and utility providers to discuss utility services near the site and ability to provide service to the proposed development.
    e. Summarize utility providers service information and document any utility extension requirements that may be required to serve the site.
    f. Assist Client with completion of required utility questionnaires.

10. **Attachment #44 – Civil Engineering / Schematic Design**
    a. Conduct an initial review meeting with the Client to discuss proposed project and determine critical needs and desires for the site.
    b. Prepare preliminary design plans meeting site certification guidelines to include:
        i. Site layout/geometry, parking/drives/sidewalks, and building placement.
        ii. Overall site rough grading concept and detention pond layout.
        iii. Utility routing concept.

c. Participate in a second review meeting with the Client to review preliminary design plans.
d. Update plans one (1) time based on review comments and utilize the final preliminary design drawings for use in site certification.

**11. Site Certification Submittals and Coordination**

a. Create an overall, consistent document format for the site certification submittal. Coordinate format with companion documents being prepared by other consultants and the Client.
b. Provide coordination of revisions and comments from the site certification process.
c. Participate in monthly coordination calls with IEDA and their site certification consultant.
d. Coordinate and package site certification submittals according to IEDA guideline requirements. Upload documentation as required to the IEDA file share platform.
e. Respond to two rounds of IEDA review comments and questions and provide two resubmittals of requested documents.

## ***CLIENT RESPONSIBILITIES***

It will be your responsibility to provide the following:

1. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery's services.
2. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary. The Client shall coordinate these services with those services provided by Shive-Hattery.
3. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.
4. Provide Shive-Hattery personnel unlimited access to the site as required.

## ***SCHEDULE***

We will begin our services upon receipt of this Agreement executed by you which will serve as a notice to proceed.

- Schedule to be determined by the IEDA Certified Sites approval process with the intent for initial Notification to Pursue submittal in May of 2026 with formal Certification Application submittal in August 2026.

## COMPENSATION

| Description | Fee Type | Fee | Estimated Expenses | Total |
|---|---|---|---|---|
| ALTA/NSPS Certified Survey | Fixed Fee | $10,400 | Included | $10,400 |
| Phase 1 Environmental Survey (ESA) | Fixed Fee | $2,900 | Included | $2,900 |
| Wetland Delineation and Report | Fixed Fee | $6,100 | Included | $6,100 |
| Threatened & Endangered Species Review | Fixed Fee | $2,500 | Included | $2,500 |
| CRIS & Architecture History Survey | Fixed Fee | $9,800 | Included | $9,800 |
| Geotechnical Investigation | Fixed Fee | $11,200 | Included | $11,200 |
| Transportation Exhibits | Fixed Fee | $2,000 | Included | $2,000 |
| Utility Exhibits & Questionnaire | Fixed Fee | $2,500 | Included | $2,500 |
| Civil Engineering / Schematic Design | Fixed Fee | $4,500 | Included | $4,500 |
| Site Certification Submittals & Coordination | Fixed Fee | $8,600 | Included | $8,600 |
| | ***TOTAL*** | $60,500 | Included | **$60,500** |

Fee Types:

- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.

Expenses:

- Included - For Fixed Fee Type, expenses have been included in the Fee amount. For Hourly Fee Types, expenses will be reimbursed in accordance with our Reimbursable Expense Fee Schedule in effect at the time that the expense is incurred.
- Any city submittal or permit fees can be paid for by Shive-Hattery and reimbursed by the Client but are not included in the amounts noted above.

The terms of this proposal are valid for 30 days from the date of this proposal.

## ADDITIONAL SERVICES

The following are additional services you may require for your project. We can provide these services, but they are not part of this proposal at this time.

1. Wetland permitting & mitigation design
2. Other environmental reviews
3. Phase II environmental review and/or remediation
4. Additional archaeological investigations as may be required by SHPO
5. Topographic survey within roadway right-of-ways
6. Site renderings and marketing materials
7. Full site design & construction documents
8. Design of public improvements
9. Property rezoning
10. Property recertification

## *OTHER TERMS*

## STANDARD TERMS AND CONDITIONS

Copyright © Shive-Hattery October 2024

### PARTIES

"S-H" or “Shive-Hattery” shall mean Shive-Hattery, Inc., Shive-Hattery A/E Services, P.C., Helix Design Group, a Division of Shive-Hattery, Inc., Shive-Hattery New Jersey, Inc., WSM, a Division of Shive-Hattery, Inc., or KdG, a Division of Shive-Hattery, Inc. and "CLIENT" shall mean the person or entity executing this Agreement with "S-H."

### LIMITATION OF LIABILITY AND WAIVER OF CERTAIN DAMAGES

**The CLIENT agrees, to the fullest extent of the law, to limit the liability of S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, to the CLIENT and any person or entity claiming by or through the CLIENT, for any and all claims, damages, liabilities, losses, costs, and expenses including reasonable attorneys’ fees, experts’ fees, or any other legal costs , in any way related to the Project or Agreement from any cause(s) to an amount that shall not exceed the compensation received by S-H under the agreement or fifty thousand dollars ($50,000), whichever is greater. The parties intend that this limitation of liability apply to any and all liability or cause of action, claim, theory of recovery, or remedy however alleged or arising, including but not limited to negligence, errors or omissions, strict liability, breach of contract or warranty, express, implied or equitable indemnity and all other claims, which except for the limitation of liability above, the CLIENT waives.**

**CLIENT hereby releases S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, and none shall be liable to the CLIENT for consequential, special, exemplary, punitive, indirect or incidental losses or damages, including but not limited to loss of use, loss of product, cost of capital, loss of goodwill, lost revenues or loss of profit, interruption of business, down time costs, loss of data, cost of cover, or governmental penalties or fines.**

### INDEMNIFICATION

**Subject to the limitation of liability in this Agreement, S-H agrees to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors, shareholders, and employees against all claims, damages, liabilities, losses or costs, including reasonable attorneys’ fees, experts’ fees, or other legal costs to the extent caused by S-H’s negligent performance of service under this Agreement and that of its officers, directors, shareholders, and employees.**

**The CLIENT agrees to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, subconsultants, and affiliated companies against all damages, liabilities, losses, costs, and expenses including, reasonable attorneys’ fees, expert’s fees, and any other legal costs to the extent caused by the acts or omissions of the CLIENT, its employees, agents, contractors, subcontractors, consultants or anyone for whom the CLIENT is legally liable.**

### HAZARDOUS MATERIALS - INDEMNIFICATION

**To the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold S-H, its officers, directors, shareholders, employees, agents, consultants and affiliated companies, and any of them harmless from and against any and all claims, liabilities, losses, costs, or expenses including reasonable attorney’s fees, experts’ fees and any other legal costs (including without limitation damages to property, injuries or death to persons, fines, or penalties), arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalies, toxic chemicals, liquids, gases, polychlorinated biphenyl, petroleum contaminants spores, biological toxins, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.**

### STANDARD OF CARE

Services provided by S-H under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances on projects of similar size, complexity, and geographic location as that of the Project. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party.

### BETTERMENT

The CLIENT recognizes and expects that certain change orders may be required to be issued as the result in whole or part of imprecision, incompleteness, omissions, ambiguities, or inconsistencies in S-H’s drawings, specifications, and other design, bidding or construction documentation furnished by S-H or in other professional services performed or furnished by S-H under this Agreement (herein after in this Betterment section referred to as S-H Documentation). If a required item or component of the Project is omitted from S-H’s Documentation, the CLIENT is responsible for paying all costs required to add such item or component to the extent that such item or component would have been required and included in the original S-H Documentation.

In no event will S-H be responsible for costs or expense that provides betterment or upgrades or enhances the value of the Project.

**RIGHT OF ENTRY**

The CLIENT shall provide for entry for the employees, agents and subcontractors of S-H and for all necessary equipment. While S-H shall take reasonable precautions to minimize any damage to property, it is understood by the CLIENT that in the normal course of the project some damages may occur, the cost of correction of which is not a part of this Agreement.

**PAYMENT**

Unless otherwise provided herein, invoices will be prepared in accordance with S-H's standard invoicing practices then in effect and will be submitted to CLIENT each month and at the completion of the work on the project. Invoices are due and payable upon receipt by the CLIENT. If the CLIENT does not make payment within thirty (30) days after the date the invoice was mailed to the CLIENT, then the amount(s) due S-H shall bear interest due from the date of mailing at the lesser interest rate of 1.5% per month compounded or the maximum interest rate allowed by law. In the event that S-H files or takes any action, or incurs any costs, for the collection of amounts due it from the client, S-H shall be entitled to recover its entire cost for attorney fees and other collection expenses related to the collection of amounts due it under this Agreement. Any failure to comply with this term shall be grounds for a default termination.

**TERMINATION**

Either party may terminate this Agreement for convenience or for default by providing written notice to the other party. If the termination is for default, the non-terminating party may cure the default before the effective date of the termination and the termination for default will not be effective. The termination for convenience and for default, if the default is not cured, shall be effective seven (7) days after receipt of written notice by the non-terminating party. In the event that this Agreement is terminated for the convenience of either party or terminated by S-H for the default of the CLIENT, then S-H shall be paid for services performed to the termination effective date, including reimbursable expenses due, and termination expenses attributable to the termination. In the event the CLIENT terminates the Agreement for the default of S-H and S-H does not cure the default, then S-H shall be paid for services performed to the termination notice date, including reimbursable expenses due, but shall not be paid for services performed after the termination notice date and shall not be paid termination expenses. Termination expenses shall include expenses reasonably incurred by S-H in connection with the termination of the Agreement or services, including, but not limited to, closing out Project records, termination of subconsultants and other persons or entities whose services were retained for the Project, and all other expenses directly resulting from the termination.

**INFORMATION PROVIDED BY OTHERS**

S-H shall indicate to the CLIENT the information needed for rendering of services hereunder. The CLIENT shall provide to S-H such information, including electronic media, as is available to the CLIENT and the CLIENT's consultants and contractors, and S-H shall be entitled to rely upon the accuracy and completeness thereof. The CLIENT recognizes that it is difficult for S-H to assure the accuracy, completeness and sufficiency of such client-furnished information, either because it is provided by others or because of errors or omissions which may have occurred in assembling the information the CLIENT is providing. Accordingly, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them, from and against any and all claims, liabilities, losses, costs , expenses (including reasonable attorneys' fees, experts' fees, and any other legal costs) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the CLIENT.

**UNDERGROUND UTILITIES**

Information for location of underground utilities may come from the CLIENT, third parties, and/or research performed by S-H or its subcontractors. S-H will use the standard of care defined in this Agreement in providing this service. The information that S-H must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees agents, subconsultants, affiliated companies, and any of them for all claims, losses, costs and damages arising out of the location of underground utilities provided or any information related to underground utilities by S-H under this Agreement.

**CONTRACTOR MATTERS**

CLIENT agrees that S-H shall not be responsible for the acts or omissions of the CLIENT's contractor, or subcontractors, their employees, agents, consultants, suppliers or arising from contractor's or subcontractors' work, their employees, agents, consultants, suppliers or other entities that are responsible for performing work that is not in conformance with the construction Contract Documents, if any, prepared by S-H under this Agreement. S-H shall not have responsibility for means, methods, techniques, sequences, and progress of construction of the contractor, subcontractors, agents, employees, agents, consultants, or other entities. In addition, CLIENT agrees that S-H is not responsible for safety at the project site and that safety during construction is for the CLIENT to address in the contract between the CLIENT and contractor.

**SHOP DRAWING REVIEW**

If, as part of this Agreement S-H reviews and approves Contractor submittals, such as shop drawings, product data, samples and other data, as required by S-H, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy

or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. S-H's review shall be conducted with reasonable promptness while allowing sufficient time in S-H's judgment to permit adequate review. Review of a specific item shall not indicate that S-H has reviewed the entire assembly of which the item is a component. S-H shall not be responsible for any deviations from the contract documents not brought to the attention of S-H in writing by the Contractor. S-H shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

**OPINIONS OF PROBABLE COST**

If, as part of this Agreement S-H is providing opinions of probable construction cost, the CLIENT understands that S-H has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that S-H's opinions of probable construction costs are to be made on the basis of S-H's qualifications and experience. S-H makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

**CONSTRUCTION OBSERVATION**

If, as part of this Agreement S-H is providing construction observation services, S-H shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. Unless otherwise specified in the Agreement, the CLIENT has not retained S-H to make detailed inspections or to provide exhaustive or continuous project review and observation services. S-H does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, its subcontractors, employees, agents, consultants, suppliers or any other entities furnishing materials or performing any work on the project.

S-H shall advise the CLIENT if S-H observes that the contractor is not performing in general conformance of Contract Documents. CLIENT shall determine if work of contractor should be stopped to resolve any problems.

**OTHER SERVICES**

The CLIENT may direct S-H to provide other services including, but not limited to, any additional services identified in S-H's proposal. If S-H agrees to provide these services, then the schedule shall be reasonably adjusted to allow S-H to provide these services. Compensation for such services shall be at S-H's Standard Hourly Fee Schedule in effect at the time the work is performed unless there is a written Amendment to Agreement that contains an alternative compensation provision.

**OWNERSHIP & REUSE OF INSTRUMENTS OF SERVICE**

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by S-H as instruments of service shall remain the property of S-H. The CLIENT shall not reuse or make any modifications to the plans and specifications without the prior written authorization of S-H. The CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless S-H its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them from any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to any unauthorized reuse or modifications of the construction documents by the CLIENT or any person or entity that acquires or obtains the plans and specifications from or through the CLIENT without the written authorization of S-H.

**DISPUTE RESOLUTION**

If a dispute arises between S-H and CLIENT, the executives of the parties having authority to resolve the dispute shall meet within thirty (30) days of the notification of the dispute to resolve the dispute. If the dispute is not resolved within such thirty (30) day time period, CLIENT and S-H agree to submit to non-binding mediation prior to commencement of any litigation and that non-binding mediation is a precondition to any litigation. Any costs incurred directly for a mediator, shall be shared equally between the parties involved in the mediation.

**EXCUSABLE EVENTS**

S-H shall not be responsible or liable to CLIENT or CLIENT’s contractors, consultants, or other agents for any of the following events or circumstances, or the resulting delay in S-H’s services, additional costs and expenses in S-H’s performance of its services, or other effects in S-H’s services, stemming in whole or part from such events and circumstances (collectively, “Excusable Events” or, singularly, an “Excusable Event”): a change in law, building code or applicable standards; actions or inactions by a governmental authority; the presence or encounter of hazardous or toxic materials on the Project; war (declared or undeclared) or other armed conflict; terrorism; sabotage; vandalism; riot or other civil disturbance; blockade or embargos; explosion; abnormal weather; unanticipated or unknown site conditions; epidemic or pandemic (including but not limited to COVID-19), delays or other effects arising from government-mandated or government-recommended quarantines, closure of business, access, or travel; strike or labor dispute, lockout, work slowdown or stoppage; accident; act of God; failure of any governmental or other regulatory authority to act in a timely manner; acts or omissions by CLIENT or by any CLIENT’s contractors, consultants or agents of any level on the project (including, without limitation, failure of the CLIENT to furnish timely information or approve or disapprove of S-H's services or work product promptly, delays in the work caused by CLIENT, CLIENT’s suspension, breach or default of this Agreement, or delays caused by faulty performance by the CLIENT or by CLIENT’s contractors, consultants, or agents of any level); or any delays or events outside the reasonable control of S-H. When an Excusable Event occurs, the CLIENT agrees S-H is not responsible for any actual or claimed damages incurred by CLIENT or

CLIENT's contractors, consultants, or agents, S-H shall not be deemed to be in default of this Agreement, and S-H shall be entitled to a change order to equitably increase and extend S-H's time for performance of its services, as well as equitably increase the contract sum to compensate S-H for its increased labor, expenses, and other costs to perform its services, due to the Excusable Event.

**ASSIGNMENT**

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

**SEVERABILITY, SURVIVAL AND WAIVER**

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and S-H shall survive the completion of the services hereunder and the termination of this Agreement. The failure of a party to insist upon strict compliance of any term hereof shall not constitute a waiver by that party of its rights to insist upon strict compliance at a subsequent date.

**GOVERNING LAW**

This Agreement shall be governed pursuant to the laws in the state that the project is located.

**EQUAL EMPLOYMENT OPPORTUNITY**

It is the policy of S-H to provide equal employment opportunities for all. S-H enforces the following acts and amendments as presented by Federal government or State governments: Title VII of the Civil Rights Act of 1965, Age Discrimination in Employment ACT (ADEA), Americans With Disabilities Act (ADA), Iowa Civil Rights Act of 1965, and Illinois Human Rights Act [ 775ILCS 5]. S-H will not discriminate against any employee or applicant because of race, creed, color, religion, sex, national origin, gender identity, sexual orientation, marital status, ancestry, veteran status, or physical or mental handicap, unless related to performance of the job with or without accommodation.

**HARASSMENT**

If either party becomes aware of any form of harassing conduct by the other party's employees, agents, contractors, consultants, vendors, or affiliated companies, the party receiving the harassing conduct will promptly investigate the reported conduct and take appropriate action that may include termination of this Agreement by providing written notice to the other party. Prior to the written notice to terminate, all applicable obligations contained in this Agreement by either party remain in effect. Harassment conduct includes any verbal, physical, and visual or pictorial content that creates an intimidating, offensive, obscene, or hostile working environment, unwanted and unsolicited verbal comments, sexual advances or innuendo, unwelcome jokes or banter, threats, or derogatory comments.

**COMPLETE AGREEMENT**

This Agreement constitutes the entire and integrated agreement between the CLIENT and S-H and supersedes all prior negotiations, representations and agreements, whether oral or written. In the event the CLIENT issues a Purchase Order of which this Agreement becomes a part, or the CLIENT and S-H otherwise execute or enter into a contract into which this Agreement is incorporated, the parties expressly agree that, to the extent the terms of this Agreement conflict with or are otherwise inconsistent with such Purchase Order, or any other contract, this Agreement shall supersede and override the terms of the aforementioned documents, and this Agreement shall solely govern in those regards.

**ACCEPTANCE**

Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The CLIENT representative accepting this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the CLIENT.

## AGREEMENT

This proposal shall become the Agreement for Services when accepted by both parties. Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The Client representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the Client.

Thank you for considering this proposal. We look forward to working with you. If you have any questions concerning this proposal, please contact us.

Sincerely,
SHIVE-HATTERY, INC.

Kelsey Scallon

Kelsey Scallon, Project Manager
kscallon@shive-hattery.com

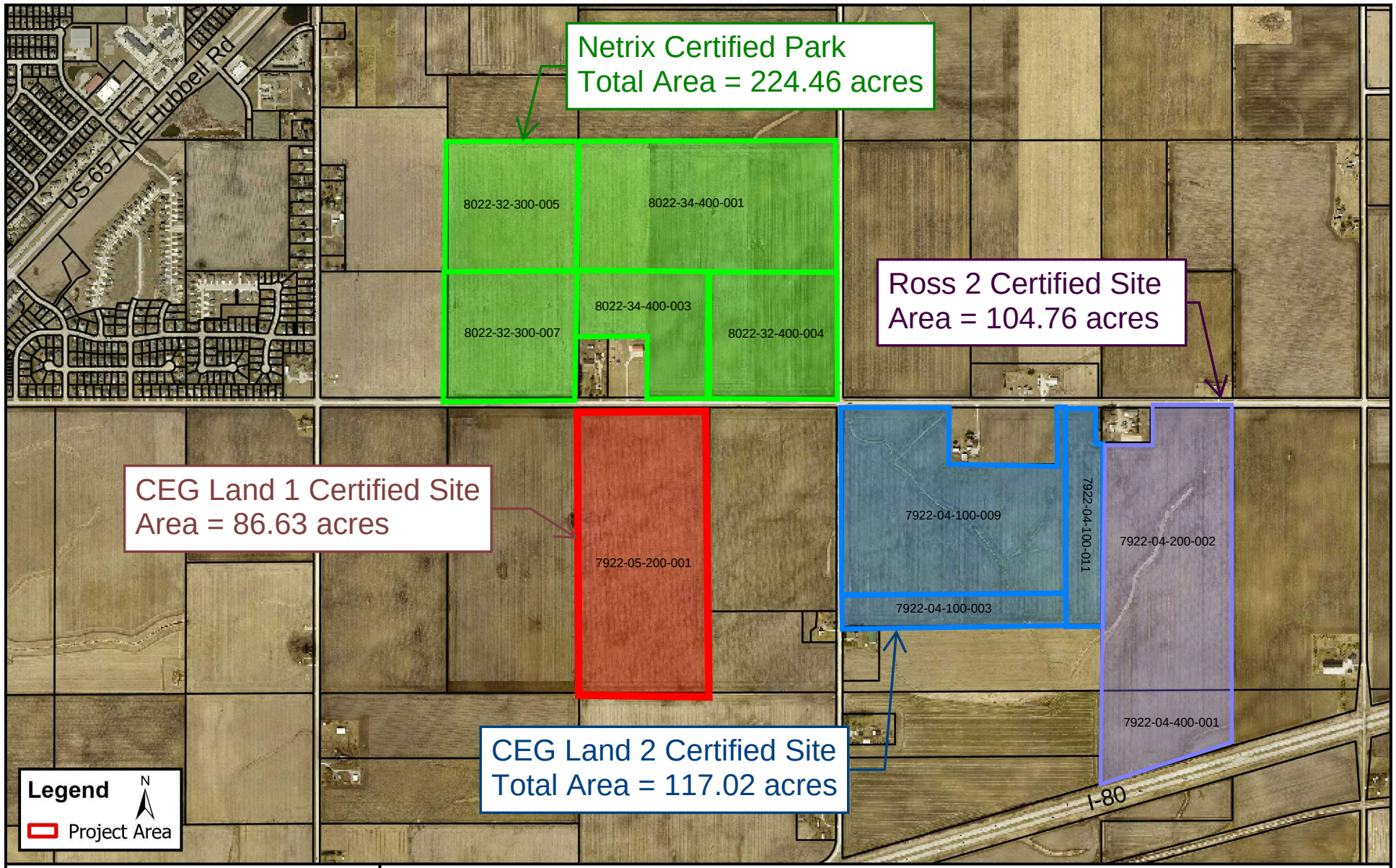
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## AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

**CLIENT:** City of Bondurant, IA

**BY:**_____ **TITLE:**_____
(signature)

**PRINTED NAME:**_____**DATE ACCEPTED:**_____




SHIVEHATTERY
ARCHITECTURE + ENGINEERING

**Figure 1: Project Area Location**

Bondurant - Certified Site | Bondurant, IA | Project # 2260001450

0 0.25 0.5 Miles

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

Item No. 5.m.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving pay request no. 2 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of $176,260.37

**CONTACT PERSON:**
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** Staff recommend the attached resolution to approve pay app #2 in the amount of $176,260.37 related to the BFSD Truman Dr. Storm Sewer Facilities Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from January 31st through March 11th, 2026, for the project. The contractor completed most of the excavation for the detention ponds. The storm sewer pipe work will begin closer to April.

**FUNDING SOURCE:** Bond funding/ Utiltiy Fnds

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-89
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 260316-89

RESOLUTION APPROVING PAY REQUEST NO. 2 TO VEIT FOR THE BFCSD TRUMAN DR. STORM SEWER FACILITES PROJECT IN THE AMOUNT OF $176,260.37

WHEREAS the BFCSD Truman Dr. Project Pay Requet No. 2 was submitted on March 11th, 2026; AND

WHEREAS the pay request no. 2 is for work completed January 31st through March 11th, 2026, on the BFSD Truman Dr. Storm Sewer Facilities Project; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have reviewed the pay request 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 Veit in the amount of $176,260.37 hereby approved.

Passed this 16th day of March 2026,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| Driscoll | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

A Kleinfelder Company

VEENSTRA & KIMM INC.
6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

*ESTIMATE OF CONSTRUCTION COMPLETED*

*PARTIAL PAYMENT NO. 2*

*PROJECT TITLE: BFSD PUBLIC INFRASTRUCTURE - STORM SEWER FACILITIES*

**Contractor: Veit & Company, Inc.** **Date: 3/11/2026**

**Original Contract Amount:** **$779,999.99**

**Pay Period: January 31, 2026 to March 11, 2026**

**BID ITEMS**

| ITEM NO. | DESCRIPTION | UNIT | QUANTITY ESTIMATED (ORIG. CONT.) | QUANTITY AUTHORIZED (INCL. C.O.'S) | QUANTITY COMPLETED TO DATE | UNIT PRICE | VALUE COMPLETED TO DATE |
|---|---|---|---|---|---|---|---|
| **DIVISION 2 - EARTHWORK** | | | | | | | |
| 2.01 | Clearing and Grubbing | LS | 1 | 1 | | $1,310.00 | $0.00 |
| 2.02 | Topsoil | CY | 8,468 | 8,468 | 8,468 | $2.90 | $24,557.20 |
| 2.03 | Class 10 Excavation | CY | 74,953 | 74,953 | 74,953 | $2.30 | $172,391.90 |
| 2.04 | Class 13 Excavation | CY | 4,280 | 4,280 | 4,280 | $2.50 | $10,700.00 |
| 2.05 | Impermeable Clay Liner | CY | 4,280 | 4,280 | 4,280 | $1.10 | $4,708.00 |
| 2.06 | Pond Dredging | CY | 220 | 220 | | $28.25 | $0.00 |
| 2.07 | Subgrade Preparation | SY | 233 | 233 | | $2.60 | $0.00 |
| 2.08 | Modified Subbase | SY | 233 | 233 | | $11.25 | $0.00 |
| 2.09 | Compaction Testing | LS | 1 | 1 | 0.25 | $5,830.00 | $1,457.50 |
| | | | | | | | |
| **DIVISION 4 - SEWERS AND DRAINS** | | | | | | | |
| 4.01 | Sanitary Sewer, Trenched, C900, 8" | LF | 365 | 365 | | $81.00 | $0.00 |
| 4.02 | Sanitary Sewer, Trenched, PVC, 8" | LF | 146 | 146 | | $90.00 | $0.00 |
| 4.03 | Storm Sewer, Trenched, RCP, 15" | LF | 53 | 53 | | $83.50 | $0.00 |
| 4.04 | Storm Sewer, Trenched, RCP, 24", Gasketed | LF | 148 | 148 | | $126.00 | $0.00 |
| 4.05 | Storm Sewer, Trenched, RCP, 36" | LF | 1,193 | 1,193 | | $169.00 | $0.00 |
| 4.06 | Pipe Apron, Concrete, 24" | EA | 2 | 2 | | $3,080.00 | $0.00 |
| 4.07 | Pipe Apron, Concrete, 36" | EA | 1 | 1 | | $4,570.00 | $0.00 |
| 4.08 | Subdrain, Type 1, PVC, 6" | LF | 120 | 120 | | $26.25 | $0.00 |
| 4.09 | Subdrain Outlet | EA | 4 | 4 | | $61.50 | $0.00 |
| 4.1 | Field Tile Repair | LF | 300 | 300 | | $12.50 | $0.00 |
| 4.11 | Sanitary Sewer Service Abandonment | LS | 1 | 1 | | $1,420.00 | $0.00 |
| | | | | | | | |
| **DIVISION 5 - WATER MAINS AND APPURTENANCES** | | | | | | | |
| 5.01 | Water Service Abandonment | LS | 1 | 1 | | $2,490.00 | $0.00 |
| | | | | | | | |
| **DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS** | | | | | | | |
| 6.01 | Manhole, SW-301, 48" | EA | 2 | 2 | | $4,900.00 | $0.00 |
| 6.02 | Manhole, SW-401, 60" Dia. | EA | 4 | 4 | | $7,550.00 | $0.00 |
| 6.03 | Storm Sewer Intake, SW-501 | EA | 2 | 2 | | $3,320.00 | $0.00 |
| 6.04 | Connection to Existing Manhole | EA | 1 | 1 | | $1,890.00 | $0.00 |
| | | | | | | | |
| **DIVISION 7 - STREETS AND RELATED WORK** | | | | | | | |
| 7.01 | Pavement, PCC, 8" | SY | 207 | 207 | | $85.00 | $0.00 |
| 7.02 | Pavement Samples and Testing | LS | 1 | 1 | | $3,340.00 | $0.00 |
| 7.03 | Surfacing Removal | SY | 252 | 252 | | $8.20 | $0.00 |
| 7.04 | Sidewalk, 5" PCC | SY | 45 | 45 | | $149.00 | $0.00 |
| | | | | | | | |
| **DIVISION 8 - TRAFFIC CONTROL** | | | | | | | |
| 8.01 | Temporary Traffic Control | LS | 1 | 1 | | $3,980.00 | $0.00 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| BID ITEMS | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | QUANTITY | | | | VALUE |
| ITEM NO. | DESCRIPTION | UNIT | ESTIMATED (ORIG. CONT.) | AUTHORIZED (INCL. C.O.'S) | COMPLETED TO DATE | UNIT PRICE | COMPLETED TO DATE |
| **DIVISION 9 - SITE WORK AND LANDSCAPING** | | | | | | | |
| 9.01 | Hydraulic Seeding, Type 1 | AC | 1.0 | 1.0 | | $4,630.00 | $0.00 |
| 9.02 | Native Grass and Wildflower Seeding | AC | 5.6 | 5.6 | | $4,090.00 | $0.00 |
| 9.03 | SWPPP Preparation | LS | 1 | 1 | 1 | $1,380.00 | $1,380.00 |
| 9.04 | SWPPP Management | LS | 1 | 1 | 0.20 | $3,440.00 | $688.00 |
| 9.05 | Filter Sock, 9" | LF | 3,500 | 3,500 | 950 | $1.90 | $1,805.00 |
| 9.06 | Filter Socks, Removal | LF | 3,500 | 3,500 | | $0.30 | $0.00 |
| 9.07 | Erosion Control Mulching, Hydromulching | AC | 13.2 | 13.2 | | $2,120.00 | $0.00 |
| 9.08 | Stabilized Construction Exit | SY | 120 | 120 | | $19.25 | $0.00 |
| 9.09 | Rip Rap | TONS | 9 | 9 | | $126.50 | $0.00 |
| 9.1 | Parcel Accommodations, Pond Outlot X | LS | 1 | 1 | | $10,330.00 | $0.00 |
| 9.11 | Parcel Accommodations, 309 6th | LS | 1 | 1 | | $4,680.00 | $0.00 |
| 9.12 | Parcel Accommodations, 313 6th | LS | 1 | 1 | | $2,010.00 | $0.00 |
| 9.13 | Parcel Accommodations, 506 Lincoln | LS | 1 | 1 | | $17,600.00 | $0.00 |
| 9.14 | Parcel Accommodations, 601 Lincoln | LS | 1 | 1 | | $3,410.00 | $0.00 |
| | | | | | | | |
| **DIVISION 11 - MISCELLANEOUS** | | | | | | | |
| 11.01 | Construction Survey | LS | 1 | 1 | 0.50 | $5,450.00 | $2,725.00 |
| 11.02 | Mobilization | LS | 1 | 1 | 0.50 | $64,696.44 | $32,348.22 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | |

## SUMMARY

| | Original Contract | Total Completed |
|---|---|---|
| **Bid Item Subtotal** | $779,999.99 | $252,760.82 |

## APPROVED CHANGE ORDERS

| Change Order No. | Description/Notes | Total Approved | Total Completed |
|---|---|---|---|
| 1 | | $0.00 | $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 | $0.00 | $0.00 |

| | Total Approved | Total Completed |
|---|---|---|
| **Revised Contract Price** | $779,999.99 | $252,760.82 |

| | Total Completed |
|---|---|
| Total Materials Stored | $0.00 |
| Total Completed Plus Materials Stored | $252,760.82 |
| Retainage (3%) | $7,582.82 |
| Total Earned Less Retainage | $245,178.00 |

## APPROVED PARTIAL PAYMENTS

| Partial Payment No. | Period | Total Approved |
|---|---|---|
| 1 | December 1, 2025 to January 30, 2026 | $68,917.63 |
| 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 | $68,917.63 |

| | |
|---|---|
| **Amount Due This Request** | **$176,260.37** |

Note: The amount **$176,260.37** is recommended for approval for payment in accordance with the terms of the Contract.

## CONTRACT SUMMARY

| | |
|---|---|
| ORIGINAL CONTRACT AMOUNT | $779,999.99 |
| TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS | $779,999.99 |
| THIS PARTIAL PAYMENT | $176,260.37 |
| TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT | $245,178.00 |
| BALANCE | $534,821.99 |
| PERCENT COMPLETE | 32.4% |

| ***Recommended By:*** | | ***Contractor:*** | | ***Approved by:*** | |
|---|---|---|---|---|---|
| ***Veenstra & Kimm, Inc.*** | | ***Veit & Company, Inc.*** | | ***City of Bondurant*** | |
| Signature | William Weber | Signature | Nick Ruhser (Mar 11, 2026 11:03:32 CDT) | Signature | John Horton (Mar 11, 2026 11:44:55 CDT) |
| Name | William Weber | Name | Nick Ruhser | Name | John Horton |
| Title | Project Manager | Title | Project Manager/Estimator | Title | Public Works Director |
| Date | Mar 11, 2026 | Date | Mar 11, 2026 | Date | Mar 11, 2026 |

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

Item No. 5.n.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution to Award Contract for the Grant Street North sidewalk Project to Terry's Quality Concrete in the amount of $26,342.00

**CONTACT PERSON:**
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** As a reminder to the council, this project scope is as follows:
The project includes construction of new PCC sidewalk, ADA-compliant curb ramps and passing zones, storm sewer improvements, grading, erosion control, and site restoration, all in accordance with the plans prepared by Shive-Hattery and included as Exhibit A, the latest edition of the Iowa Statewide Urban Design and Specifications (SUDAS), and City of Bondurant standards.

Substantial completion of the Grant Street North Sidewalk Project shall be achieved no later than August 15, 2026, to ensure the sidewalk is available prior to the start of the 2026–2027 school year.

The City of Bondurant solicited quotes for the Grant Street North Sidewalk Project, with quotes due on March 12th, 2026. A total of three (3) quotes were received, as shown in the bid tabulation included in the Public Works Director's Recommendation to Award Contract. The apparent low quote was submitted by Terry's Quality Concrete of Bondurant, Iowa, with a base bid of $26,342.00.

**FUNDING SOURCE:** RUT Funds

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-90
2. Bid Documents
3. Recommendation to Award Contract to Terry's Quality Concrete
4. Grant St North Sidewalk Bid Tab

CITY OF BONDURANT
RESOLUTION NO. 260316-90

A RESOLUTION AWARDING THE CONTRACT FOR THE GRANT STREET NORTH SIDEWALK PROJECT TO TERRY'S QUALITY CONCRETE AND AUTHORIZING THE MAYOR AND CITY STAFF TO EXECUTE ALL NECESSARY DOCUMENTS

WHEREAS the City of Bondurant solicited quotes for the Grant Street North Sidewalk Project, with quotes due on March 12th, 2026; and

WHEREAS a total of three (3) quotes were received, as shown in the bid tabulation included in the Public Works Director's Recommendation to Award Contract; and

WHEREAS the apparent low quote was submitted by Terry's Quality Concrete of Bondurant, Iowa, with a base bid of $26,342.00; and

WHEREAS the Engineer's Estimate for the project was $46,725.00.; and

WHEREAS, the Public Works Director has reviewed the quotes and recommends awarding the Base Bid in the amount of $26,342.00; and

WHEREAS approval of this quote will allow construction to achieve substantial completion by August 15, 2026; and

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

1. The City Council hereby accepts the recommendation of the Public Works Director and awards the contract for the Grant Street North Sidewalk Project to Terry's Quality Concrete in total amount of $26,342.00.

2. The Mayor, City Administrator, Public Works Director, and other appropriate City staff are hereby authorized and directed to execute all necessary documents, contracts, agreements, and actions required to proceed with and complete the project.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of March 2026.

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

PROJECT #: 2240012690
January 26, 2026

| Bondurant Grant St. Sidewalk - Bid Form | | | | | |
|---|---|---|---|---|---|
| **ITEM NO.** | **ITEM** | **UNIT** | **QUANTITY** | **UNIT PRICE** | **TOTAL COST** |
| **Base Bid** | | | | | |
| 1 | Mobilization/General Conditions | LS | 1 | | |
| 2 | Construction Staking | LS | 1 | | |
| 3 | Erosion Control | LS | 1 | | |
| 4 | Concrete Washout | LS | 1 | | |
| 5 | 15" RCP Pipe Removal | LF | 13 | | |
| 6 | 15" RCP FES Removal | LS | 1 | | |
| 7 | Earthwork | LS | 1 | | |
| 8 | Subgrade Preparation, 6" | SY | 670 | | |
| 9 | 5" PCC Paving | SY | 345 | | |
| 10 | 15" RCP Pipe | LF | 41 | | |
| 11 | 15" RCP FES | LS | 1 | | |
| 12 | Seeding/Site Restoration | AC | 0.5 | | |
| | | | | **TOTAL** | |

# EXHIBIT A: PLANS

# BONDURANT GRANT ST. NORTH SIDEWALK INFILL

## CITY OF BONDURANT
## BONDURANT, IA 50035

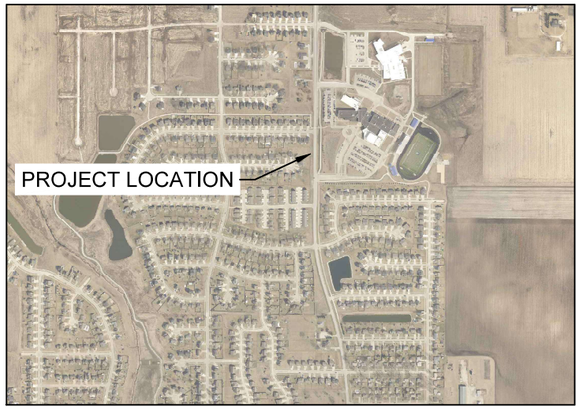

PROPERTY OWNER

CITY OF BONDURANT
ATTN: MARKETA OLIVER
200 2ND ST NE
BONDURANT, IA 50035

ARCHITECT/ENGINEER

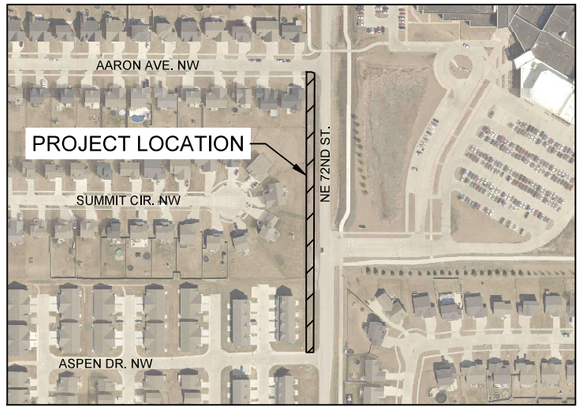
SHIVE-HATTERY, INC.
ATTN: DAVID FLIEHLER, PE
4125 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IA 50266
PHONE: 515-223-8104


| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C000 | COVER SHEET |
| C001 | CONSTRUCTION NOTES |
| C002 | CONSTRUCTION NOTES |
| C003 | CONSTRUCTION NOTES |
| CD01 | OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN |
| CD02 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C101 | SITE AND UTILITY PLAN |
| C201 | GRADING PLAN |




VICINITY MAP

NTS




PROJECT LOCATION

NTS

CIVIL ENGINEER

LICENSED PROFESSIONAL ENGINEER
DAVID R
FLIEHLER
23509
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE 01-28-2026 DATE

PRINTED OR TYPED NAME DAVID R. FLIEHLER

LICENSE NUMBER 23509

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL
ALL SHEETS

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
800.798.0313 | SHIVE-HATTERY.COM

| | |
|---|---|
| --- | --- |
| --- | --- |
| ### | --- |

GRANT ST. NORTH SIDEWALK

CITY OF BONDURANT

–

| | |
|---|---|
| DATE | 12/1/2025 |
| SCALE | |
| DRAWN BY | BDD |
| FIELD BOOK | |
| APPROVED BY | DRF |
| REVISION | |

2250012690

COVER SHEET

C000

1/12/2026 1:44:19 PM

P:\Projects\2025\2250012690\Deliverables\Drawings\1_Civil\C000 - COVER SHEET.dwg

GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP (PUBLIC OR PRIVATE) SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IOWA STATEWIDE URBAN AND DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCY CODES, STANDARDS AND SPECIFICATIONS.
3. 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 TO BE ALLOWED FOR THE COMPLETION OF THIS WORK.
4. 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 THE ENGINEER, AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE ENGINEER, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
5. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE GOVERNING AUTHORITIES.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, COORDINATES, ELEVATIONS, SETBACKS, AND EASEMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THE CONFLICT MAY BE RESOLVED.
9. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
10. PROTECT ALL EXISTING FEATURES (INCLUDING BUT NOT LIMITED TO WALLS, TREES, LANDSCAPING, DRIVEWAYS, SIDEWALKS, CURBS, PAVEMENT, UTILITIES, ETC.) NOT SPECIFICALLY NOTED FOR REMOVAL. FEATURES NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
11. CONTRACTOR SHALL ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
12. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
13. 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.
14. CONTRACTOR SHALL SCHEDULE A UTILITY LOCATING SERVICE AND/OR NOTIFY ALL UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) AND THE LOCAL MUNICIPALITY TO DETERMINE THE LOCATION AND HORIZONTAL AND VERTICAL ELEVATION OF UNDERGROUND UTILITIES AND PROPOSED POINTS OF CONNECTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO AVOID POTENTIAL CONFLICTS. IF CONFLICTS ARE FOUND, NOTIFY THE ENGINEER. IT IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING PUBLIC AND PRIVATE UTILITIES WHETHER INDICATED ON THE PLANS OR NOT AND TO HAVE THESE UTILITIES MARKED PRIOR TO CONSTRUCTION.
15. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS PRIOR TO EACH STAGE OF CONSTRUCTION. NOTIFY THE APPROPRIATE PUBLIC AND PRIVATE UTILITY OWNER A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ON ANY FACILITIES OWNED OR OPERATED BY THAT UTILITY.
16. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES/OWNERS REGARDING OUTAGES, RELOCATION, ADJUSTMENT, CONNECTIONS, OR TEMPORARY SUPPORT OF THEIR FACILITIES. COORDINATE ALL UTILITY OUTAGES WITH PROVIDER OF UTILITY A MINIMUM OF 12 BUSINESS DAYS IN ADVANCE.
17. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. AT NO TIME WILL EITHER THE OWNER/OPERATOR OR THE ENGINEER TAKE RESPONSIBILITY FOR EITHER THE MEANS OF THE WORK OR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES.
18. ALL OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
19. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION. ANY DAMAGE CAUSED BY A FAILURE TO MAINTAIN POSITIVE DRAINAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
20. CONSTRUCTION ACTIVITIES ARE TO BE LIMITED TO THE EXISTING RIGHT-OF-WAY, TEMPORARY CONSTRUCTION EASEMENTS, OR LIMITS OF THE PROJECT AS INDICATED ON THE PLANS. IF ADDITIONAL AREAS ARE NEEDED FOR STAGING, STORAGE, ETC., IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER(S). COPIES OF THE AGREEMENTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO THE USE OF THE PROPERTY.
21. ALL EMERGENCY ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
22. SITE CLEAN-UP TO BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. WITHIN AND ADJACENT TO PROJECT LIMITS SHALL BE KEPT CLEAN AT ALL TIMES. ALL COSTS FOR CLEANING SHALL BE INCIDENTAL TO THE CONTRACT.
23. ALL INSPECTIONS REQUIRED FOR PUBLIC OR PRIVATE IMPROVEMENTS SHALL BE FACILITATED BY THE CONTRACTOR.
24. CONTACT THE OWNER FOR PROCEDURES FOR HANDLING CONTAMINATED SOILS IF LOCATED ON SITE.
25. PRIOR TO INITIAL ACCEPTANCE BY THE OWNER(S) AND/OR GOVERNING AUTHORITY, ALL WORK SHALL BE REVIEWED AND APPROVED BY THE OWNER AND MUNICIPALITY ENGINEER OR THEIR REPRESENTATIVE(S). THE CONTRACTOR SHALL GUARANTEE THEIR WORK FOR A PERIOD OF 12 (TWELVE) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF THIS WORK DURING THAT PERIOD AND UNTIL FINAL ACCEPTANCE IS MADE.
26. ALL TRAFFIC AND PEDESTRIAN CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND THE CITY OF BONDURANT STANDARDS.
27. WHEN PERFORMING WORK WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO CITY ENGINEER AT LEAST SEVEN (7) DAYS PRIOR TO STARTING WORK. IF THE AUTHORITY HAVING JURISDICTION REQUIRES ADDITIONAL TRAFFIC CONTROLS, IT SHALL BE INCIDENTAL TO THE PROJECT.
28. ALL PROPERTY MARKERS AND SURVEY REFERENCE MARKERS SHALL BE CAREFULLY PRESERVED DURING CONSTRUCTION UNTIL THEIR LOCATION HAS BEEN WITNESSED OR OTHERWISE TIED IN BY AN AUTHORIZED AGENT OR PROFESSIONALLY LICENSED SURVEYOR.
29. 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.
30. ALL CONSTRUCTION STAKING, LAYOUT, SCHEDULING, AND PAYMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

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SITE PREPARATION AND DEMOLITION NOTES:

1. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER, AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS, AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED AND/OR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT SHALL BE DEMOLISHED, REMOVED FROM THE SITE, AND LEGALLY DISPOSED OF BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR LEGAL DISPOSAL SITES FOR DEMOLISHED ITEMS. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER OR OWNER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
2. WHERE A SECTION OF PAVEMENT, CURB AND GUTTER, OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS, AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
3. DOUBLE SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL TREES AND SHRUBS IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY UNLESS SHOWN ON THE PLANS OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE. TREES THAT QUALIFY FOR ENDANGERED BAT HABITAT ARE TO BE FELLED BETWEEN OCTOBER 1ST AND MARCH 31ST.
6. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNER'S REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING SITE FEATURES NOT NOTED FOR REMOVAL.
7. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS.

GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT AND SUDAS SECTION 2010.
2. NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT, SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE.
3. STRIP EXISTING VEGETATION WITHIN THE PROJECT LIMITS AND AREAS TO RECEIVE FILL. HAUL OFF SITE BY CONTRACTOR.
4. STRIP EXISTING TOPSOIL 6 INCHES DEEP WITHIN THE PROJECT LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE STOCKPILED ON SITE AT A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. NOTE TOPSOIL DEPTHS MAY VARY ON-SITE. REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR SPECIFIC TOPSOIL DEPTHS BASED UPON THE SOIL INVESTIGATIONS OF THE SITE.
5. PRIOR TO SUBGRADE PREPARATION, ANY EXISTING GRANULAR FILL SHALL BE REMOVED AND STOCKPILED FOR FUTURE USE.
6. SCARIFY AND RECOMPACT THE TOP 12 INCHES OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 12 INCHES OF FINAL SUBGRADE.
7. SUBGRADE PREPARATION SHALL BE A MINIMUM OF 1 FOOT DEEP AFTER FINE GRADING OR TRIMMING AND SHALL EXTEND TO A MINIMUM OF 2 FEET BEYOND THE EDGE OF THE PAVEMENT.
8. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
9. PLACE FILL MATERIAL IN 8 INCH MAXIMUM LIFTS.
10. FILL MATERIAL SHOULD CONSIST OF APPROVED MATERIALS WHICH SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
11. GRADING TOLERANCES ARE AS FOLLOWS:
    a. UNPAVED AREAS NEAR BUILDINGS, PARKING AREAS AND SIDEWALKS: +/- 0.10 FEET
    b. UNPAVED AREAS AWAY FROM BUILDINGS, PARKING AREAS AND SIDEWALKS: +/-0.15 FEET
    c. GRADING SURFACES OF FILL UNDER BUILDING SLAB: +0.04 FEET TO -0.10 FEET
    d. SUBGRADE SURFACES: +/- 0.15 FEET
12. EVENLY RESPREAD TOPSOIL STOCKPILE TO A MINIMUM 6 INCHES DEPTH WITHIN PROPOSED PERVIOUS AREAS.
13. PROPOSED ELEVATIONS INDICATE FINISHED GRADE CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THE THICKNESS OF THE PROPOSED PAVEMENT SECTION (ROADS, WALKS, DRIVE, ETC.) OR TOPSOIL AS INDICATED ON THE PLANS.
14. CONTRACTOR SHALL PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES AND AVOID ANY RIDGES AND/OR DEPRESSIONS, UNLESS CALLED OUT ON THE PLANS.
15. FINISH CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL, UNLESS OTHERWISE NOTED.
16. UNSUITABLE SOILS MAY EXIST IN THE AREAS OF THE SITE REQUIRING FILL. THESE SOILS MAY NEED TO BE REMOVED AND REPLACED WITH STABILIZED SUBGRADE. REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR SPECIFIC INFORMATION CONCERNING THE LOCATION OF UNSUITABLE SOILS AND CORRECTIVE ACTION NECESSARY WHEN ENCOUNTERING THESE SOILS. STABILIZED SUBGRADE MATERIAL SHALL BE APPROVED BY THE ENGINEER/CITY/OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION SHALL NOT PROCEED UNTIL UNSUITABLE SOILS ARE PROPERLY REMOVED AND REPLACED BY STABILIZED SUBGRADE MATERIALS TO THE SATISFACTION OF THE OWNER.

EROSION CONTROL NOTES:

1. USE ALL AVAILABLE MEANS TO MINIMIZE THE AMOUNT OF SOIL EROSION CAUSED BY THE WORK OF THE PROJECT. THIS INCLUDES RESPONSIBILITY FOR MAINTENANCE OF ALL SOIL EROSION CONTROL DEVICES INDICATED.
2. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
3. CONTROL DUST FROM ALL WORK AND STAGING AREAS.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED. SEE PLANS FOR MINIMUM EROSION AND SEDIMENT CONTROL MEASURES.
5. STABILIZE ALL DISTURBED AREAS IMMEDIATELY IF THEY REMAIN INACTIVE FOR 14 DAYS OR MORE WITH A TEMPORARY SEED MIX PER SUDAS SPECIFICATION 9010. TEMPORARY SEEDING SHALL BE INCIDENTIAL TO THE PROJECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION/MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES. EROSION CONTROL DEVICES SHALL BE CHECKED ONCE PER WEEK AND AFTER EACH RAINFALL TO ENSURE WORKING ORDER.

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PCC PAVEMENT NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS AND 3,000 PSI AT 7 DAYS, WITH 6-1/2 PERCENT± 1-1/2% AIR ENTRTAINMENT AND LIMESTONE AGGREGATE 1-1/2 INCH MAXIMUM SIZE. SLUMP SHALL BE 1/2" - 4". PROVIDE ENGINEER WITH CONCRETE MIX DESIGN FOR APPROVAL.

2. MATERIALS AND MIXING FOR ALL CONCRETE WORK, UNLESS OTHERWISE SPECIFIED, SHALL CONFORM TO SUDAS SPECIFICATION 7010 FOR AIR-ENTRAINED TYPE C-4 MIX WITH TYPE I CEMENT. M-MIX CAN BE USED WITH APPROVAL OF ENGINEER.

3. COARSE AGGREGATE DURABILITY SHALL BE CLASS II.

4. PER SUDAS SECTION 7010, CONTRACTOR SHALL APPLY WHITE PIGMENT LIQUID CURING COMPOUND IN A FINE SPRAY TO FORM CONTINUOUS UNIFORM FILM AFTER FINISHING AND SURFACE MOISTURE HAS DISAPPEARED, OR WITHIN 30 MINUTES OF PLACEMENT.

5. COLD-WEATHER PLACEMENT: COMPLY WITH SUDAS SECTION 7010 AND AS FOLLOWS. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.
   a. WHEN AVERAGE HIGH AND LOW TEMPERATURE IS EXPECTED TO FALL BELOW 40 DEG F FOR THREE SUCCESSIVE DAYS, MAINTAIN DELIVERED CONCRETE MIXTURE TEMPERATURE WITHIN THE TEMPERATURE RANGE REQUIRED BY SUDAS SECTION 7010.
   b. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR ON SUBGRADE CONTAINING FROZEN MATERIALS.
   c. DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS UNLESS OTHERWISE SPECIFIED AND APPROVED IN MIXTURE DESIGNS.

7. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.

PAVEMENT MARKING NOTES:

1. PAINT PARKING STRIPING AND SIDEWALK CURBS PER PLANS AND LOCAL CODES WHERE SHOWN ON PLANS. MINIMUM CURING TIME FOR PAVING SHALL BE 7 DAYS.

2. PAINT ADA SYMBOLS AND STRIPING PER LOCAL CODES WHERE SHOWN ON PLANS.

3. FACTORY MIX QUICK DRYING, NON-BLEEDING WATERBORNE PAINT COMPLYING WITH SUDAS SPECIFICATION SECTION 8020. MATCH EXISTING COLOR.

4. PAINTING SHALL NOT BEGIN UNTIL PAVEMENT SURFACE HAS BEEN POWER BROOMED AND HAND SWEPT AS NECESSARY TO REMOVE LOOSE MATERIALS AND DIRT, AND NOT BEFORE ADEQUATE CURING TIME HAS BEEN OBTAINED ON THE PAVEMENT.

5. APPLY PAINT AT MANUFACTURER'S RECOMMENDED RATES IN TWO SEPARATE COATS FOR ALL PAVEMENT MARKINGS. ALL STRIPES ARE 4 INCHES WIDE UNLESS OTHERWISE INDICATED. ADA SYMBOLS SHALL CONFORM TO APPLICABLE ADA REGULATIONS.

6. REFER TO SUDAS SPECIFICATION SECTION 8020.3.02 FOR TEMPERATURE REQUIREMENTS.

PAVEMENT GENERAL NOTES:

1. ALL DIMENSIONS AND CURB RADII SHOWN ARE MEASURED FROM BACK OF CURB TO BACK OF CURB/EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

2. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING. 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 ADJUSTMNETS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.

3. ALL SIDEWALKS SHALL BE CONSTRUCTED PER SUDAS SECTION 7030.

4. ALL PROPOSED PCC PAVEMENT SHALL BE PROTECTED ACCORDING TO SUDAS SECTION 7010-3.04.

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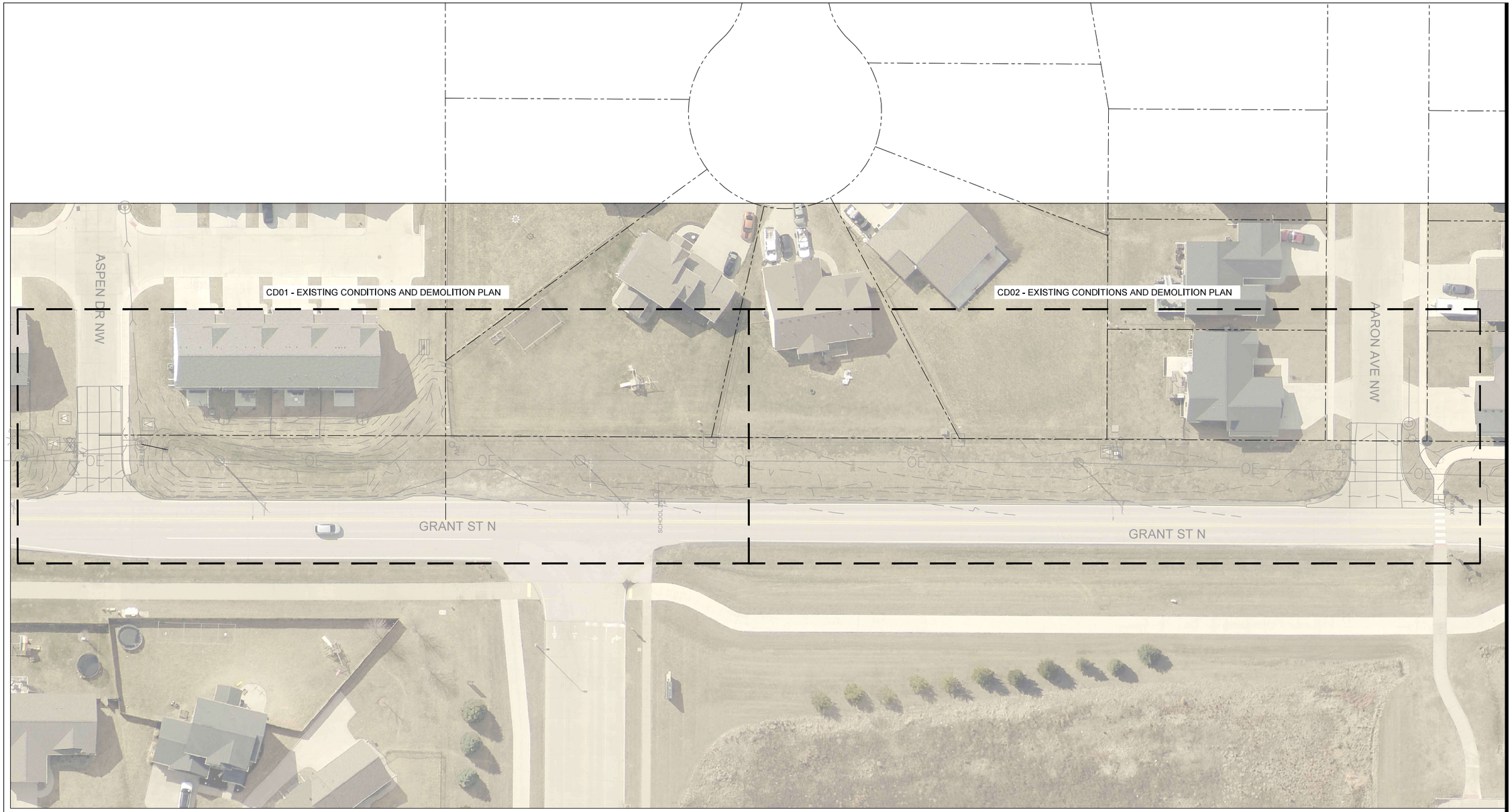
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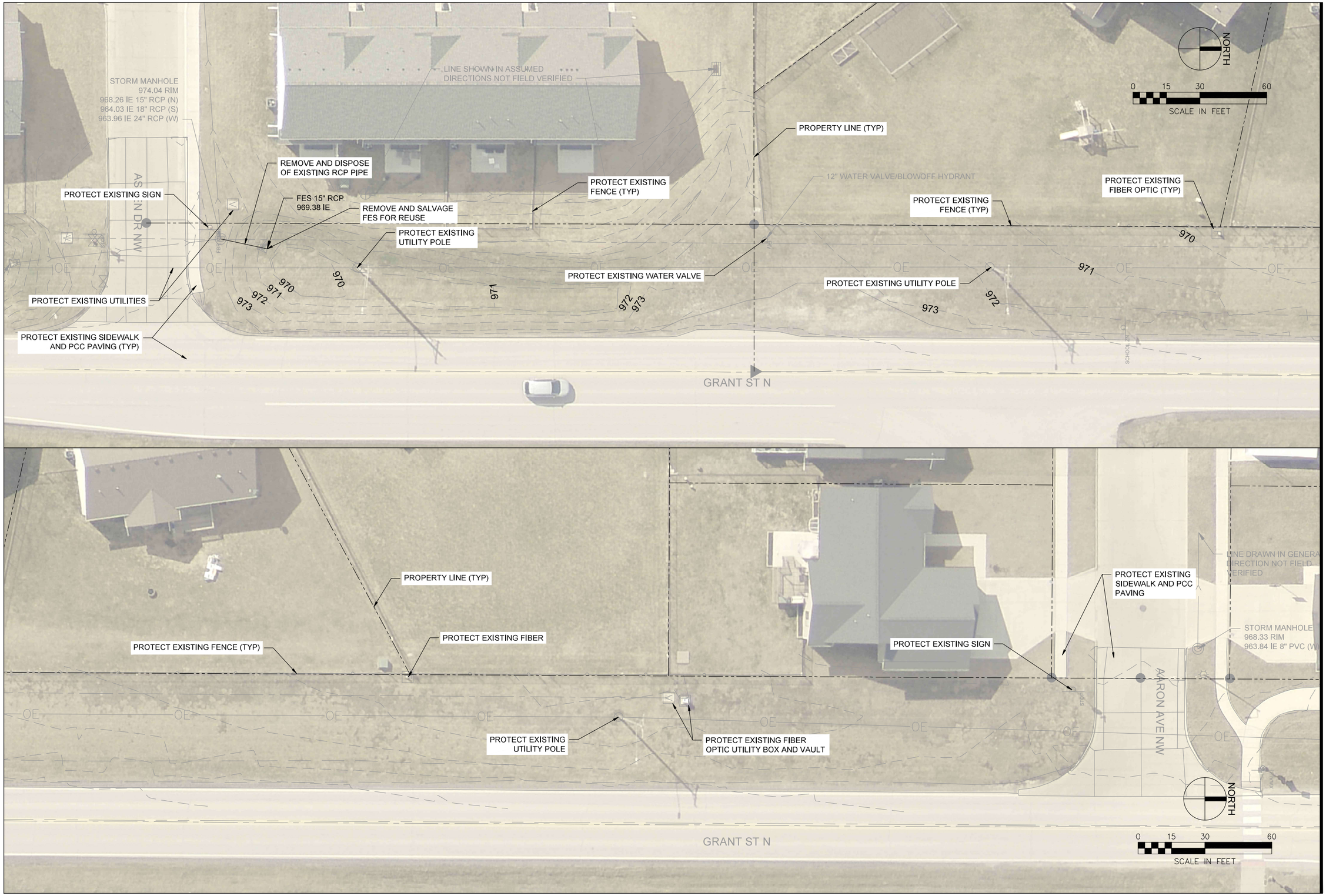
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OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

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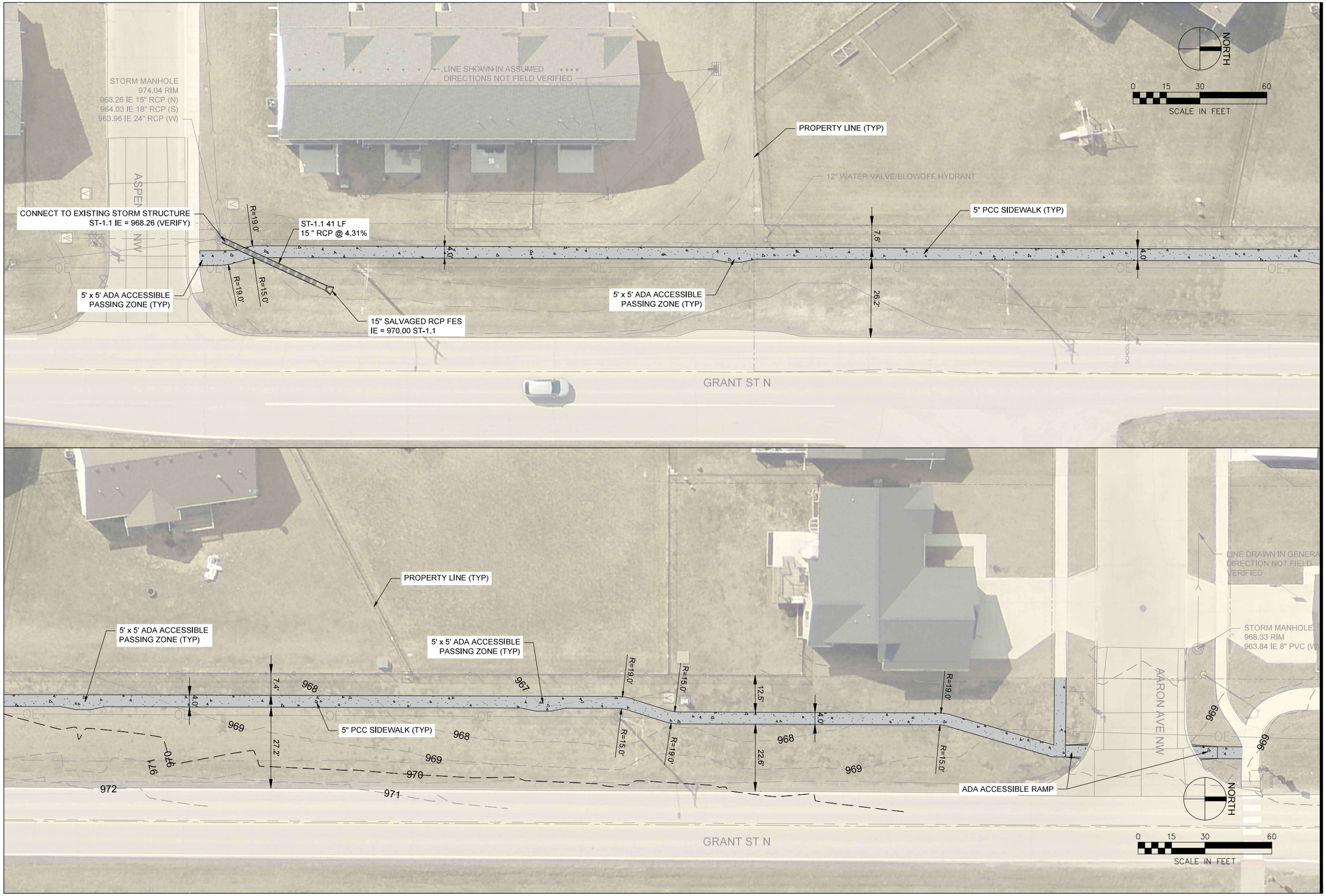
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EXISTING CONDITIONS AND DEMOLITION PLAN

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SITE AND UTILITY PLAN

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STORM MANHOLE
974.04 RIM
968.26 IE 15" RCP (N)
964.03 IE 18" RCP (S)
963.96 IE 24" RCP (W)

LINE SHOWN IN ASSUMED DIRECTIONS NOT FIELD VERIFIED

MATCH EXISTING AT GRADING LIMITS (TYP)

SIDEWALK TO SLOPE 1.50% TO EAST (TYP)

12" WATER VALVE/BLOWOFF HYDRANT

GRADING LIMITS (TYP)

TYPICAL SECTION GRADING STARTS HERE AND CONTINUES TO THE NORTH

TRANSITION SLOPE FROM 1.50% TO THE EAST TO 1.50% TO THE WEST

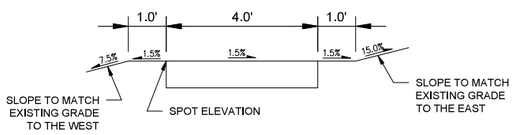
ASPEN DR NW

GRANT ST N

SCHOOL ZONE

NORTH

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1 SIDEWALK TYPICAL SECTION
NTS

LINE DRAWN IN GENERAL DIRECTION NOT FIELD VERIFIED

STORM MANHOLE
968.33 RIM
963.84 IE 8" PVC (W)

END TYPICAL SECTION GRADING

MATCH EXISTING AT GRADING LIMITS (TYP)

AARON AVE NW

GRANT ST N

NORTH

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GRADING PLAN

C201

200 Second Street, Northeast
Post Office Box 37
Bondurant, Iowa 50035-0037
Phone: (515) 967-2418
FAX: (515) 967-5732
E-mail: info@cityofbondurant.com
Website: www.cityofbondurant.com

March 13th ,2026

Bondurant City Council

Grant Street North Sidewalk Project
Review of Quotes
Recommendation To Award Contract

The City of Bondurant received quotes until 4:30 pm on March 12th, 2026, for the Grant Street North Sidewalk Project. A total of 3 quotes were received. A copy of the bid tabulation is attached. The quotes received were as follows:

| Contractor | Total Bid |
|---|---|
| Terry's Quality Concrete | $26,342.00 |
| Dalton Concrete LLC | $57,837.50 |
| A+A Concrete LLC | $44,940.00 |

The apparent low quote was submitted by Terry's Quality Concrete of Bondurant, Iowa in the amount of $26,342.00. Engineers' Estimate for the project was $46,725.00

It is my recommendation to award the project to Terry's Quality Concrete with a total bid of $26,342.00

If you have any questions or comments, please contact me at jhorton@cityofbondurant.com

John C. Horton

John Horton
Public Works Director

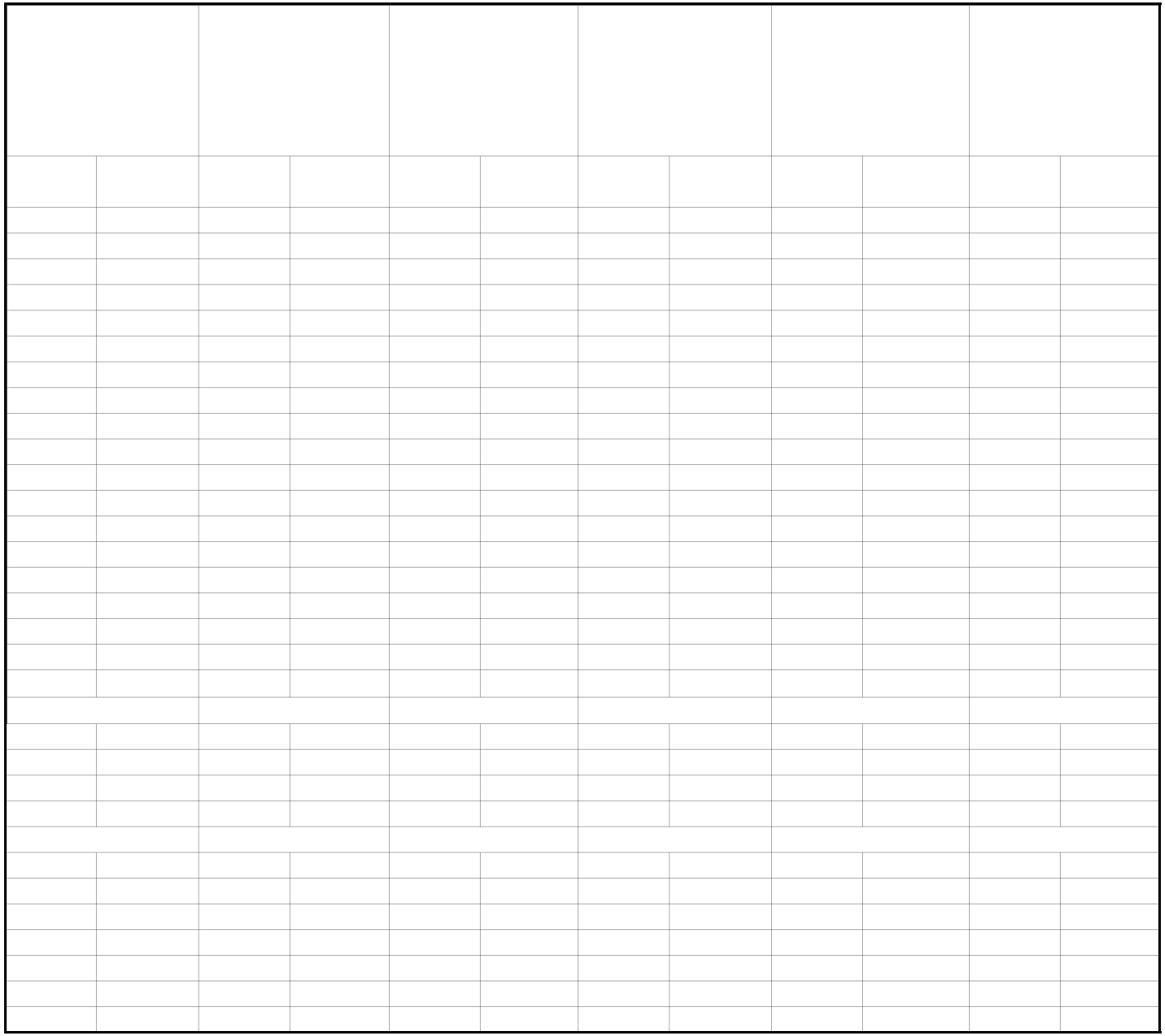
| Base Bid: | Grant Street North Sidewalk Project | | | Engineers Estimate | | Terry's Quailty Concrete PO Box 81 Bondurant, Iowa 50035 | | Dalton Concrete Construction LLC 1491 325th St. Woodward, Iowa 50276 | | A+A Concrete LLC 308 Iowa Ave. E Marshalltown, Iowa 50158 | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description | Unit | Estimated Quantity | Unit Price | Total Cost | Unit Price | Total Cost | Unit Price | Total Cost | Unit Price | Total Cost |
| 1 | Mobilization/General Conditions | LS | 1 | $5,000.00 | $5,000.00 | $500.00 | $500.00 | $2,000.00 | $2,000.00 | $5,000.00 | $5,000.00 |
| 2 | Construction Staking | LS | 1 | $3,500.00 | $3,500.00 | $2,000.00 | $2,000.00 | $4,250.00 | $4,250.00 | $2,500.00 | $2,500.00 |
| 3 | Erosion Control | LS | 1 | $2,000.00 | $2,000.00 | $1,000.00 | $1,000.00 | $2,000.00 | $2,000.00 | $3,000.00 | $3,000.00 |
| 4 | Concrete Washout | LS | 1 | $600.00 | $600.00 | $200.00 | $200.00 | $500.00 | $500.00 | $750.00 | $750.00 |
| 5 | 15" RCP Pipe Removal | LF | 13 | $30.00 | $390.00 | $50.00 | $650.00 | $70.00 | $910.00 | $40.00 | $520.00 |
| 6 | 15" RCP FES Removal | LS | 1 | $500.00 | $500.00 | $200.00 | $200.00 | $250.00 | $250.00 | $200.00 | $200.00 |
| 7 | Earthwork | LS | 1 | $3,000.00 | $3,000.00 | $900.00 | $900.00 | $7,200.00 | $7,200.00 | $6,200.00 | $6,200.00 |
| 8 | Subgrade Preparation, 6" | SY | 670 | $3.50 | $2,345.00 | $7.00 | $4,690.00 | $4.50 | $3,015.00 | $3.00 | $2,010.00 |
| 9 | 5" PCC Paving | SY | 345 | $60.00 | $20,700.00 | $37.00 | $12,765.00 | $85.50 | $29,497.50 | $49.00 | $16,905.00 |
| 10 | 15" RCP Pipe | LF | 41 | $90.00 | $3,690.00 | $57.00 | $2,337.00 | $115.00 | $4,715.00 | $105.00 | $4,305.00 |
| 11 | 15" RCP FES | LS | 1 | $2,000.00 | $2,000.00 | $100.00 | $100.00 | $500.00 | $500.00 | $450.00 | $450.00 |
| 12 | Seeding/Site Restoration | AC | 0.5 | $6,000.00 | $3,000.00 | $2,000.00 | $1,000.00 | $3,000.00 | $3,000.00 | $6,200.00 | $3,100.00 |
| | Total Base Bid | | | $46,725.00 | | $26,342.00 | | $57,837.50 | | $44,940.00 | |

**Dalton Concrete Math Error on Bid Tab**

**I hereby certify that this is a true tabulation of the quotes recieved on March 12th, 2026**

John C. Horton

**John Horton**
**Public Works Director, City Of Bondurant, Iowa**



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

Item No. 5.o.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution Approving an Agreement for Professional Services with Veenstra & Kimm for– Construction Administration and Observation Services for the new Water Treatment Plant, Shallow Wells, and Transmission Water Main Project

**CONTACT PERSON:**
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** As the Council is aware, the city is currently in the process of constructing a new 3-MGD reverse osmosis water treatment plant, three shallow wells, and associated water and sanitary force mains. To support the construction phase of these improvements, staff proposes entering into an agreement with Veenstra & Kimm, Inc. to provide professional engineering services related to construction administration and construction observation. These services include review of contractor payment requests, shop drawing review, responding to requests for information, attending progress meetings, coordinating final inspections and punch lists, maintaining construction observation logs, and assisting the City in verifying that the project is constructed in accordance with the contract documents.

The agreement establishes a maximum fee of $519,100 for construction administration services and $548,497 for construction observation services, for a total not-to-exceed amount of $1,067,597, with additional hourly billing only for plan modifications if required.

Construction is anticipated to be substantially complete by winter 2027, allowing the new treatment plant to begin producing water by the end of that year.

**FUNDING SOURCE:** Utility Fund/SRF Funds

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-91
2. Construction Services

CITY OF BONDURANT
RESOLUTION NO. 260316-91

RESOLUTION APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH VEENSTRA & KIMM, INC. FOR CONSTRUCTION ADMINISTRATION AND CONSTRUCTION OBSERVATION SERVICES ASSOCIATED WITH THE WATER TREATMENT PLANT, WELLS, AND WATER MAINS PROJECT

WHEREAS the City of Bondurant is undertaking the construction of a new 3-MGD reverse osmosis water treatment plant, three shallow wells, and associated finished water mains and sanitary force mains to support the City's water infrastructure improvements; and

WHEREAS the City has retained Story Construction as Construction Manager at Risk (CMaR) to oversee construction and establish a guaranteed maximum price for the project; and

WHEREAS the City requires professional engineering services to assist with construction administration and construction observation to ensure that the work is performed in accordance with the contract documents; and

WHEREAS Veenstra & Kimm, Inc. has prepared an Agreement for Professional Services to provide these services, including construction administration, review of contractor payment requests, review of shop drawings and submittals, coordination of inspections and punch lists, construction observation, and related engineering services; and

WHEREAS the proposed agreement establishes a maximum fee of $519,100 for construction administration services and $548,497 for construction observation services, for a total not-to-exceed amount of $1,067,597**;** and

WHEREAS the City Council finds that it is in the best interest of the City to approve the agreement with Veenstra & Kimm, Inc. to provide professional engineering services for the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, as follows:

1. The Agreement for Professional Services between the City of Bondurant and Veenstra & Kimm, Inc. for construction administration and construction observation services associated with the Water Treatment Plant, Wells, and Water Mains Project is hereby approved.
2. The Mayor and City Clerk are hereby authorized and directed to execute the agreement and any associated documents necessary to carry out the intent of this resolution.

Passed this 16th day of March 2026,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

**AGREEMENT FOR PROFESSIONAL SERVICES**

**CITY OF BONDURANT, IOWA**
**WATER TREATMENT PLANT, WELLS AND MAINS**
**(CONSTRUCTION GENERAL AND OBSERVATION SERVICES)**

**THIS AGREEMENT**, made and entered into this_____day of_____, 2026, by and between the **CITY OF BONDURANT, IOWA**, hereinafter referred to as the **City**, party of the first part, and **VEENSTRA & KIMM, A KLEINFELDER COMPANY** of West Des Moines, Iowa, a corporation organized and existing under the laws of the State of Iowa, hereinafter referred to as the **Engineers**,

**WITNESSETH: THAT WHEREAS**, the City is constructing a new 3 MGD reverse osmosis water treatment plant, 3 new shallow wells, and new finished water main and sanitary force main back into Bondurant

**WHEREAS**, this project is funded by a combination of local and SRF funds, and possible other funds that the City may secure and pursue, and

**WHEREAS,** the City has hired a Construction Manager at Risk (CMaR) firm to oversee construction and determine a guaranteed maximum price (GMP),

**WHEREAS,** the CMaR firm has been identified as Story Construction, and

**WHEREAS**, the City has determined that the services and requirements of the construction contract will require the Engineer's assistance, and

**WHEREAS**, the City's budget has accounted for these services to be provided by the Engineers, and

**WHEREAS**, the Project has had its first letting in February of 2026 with multiple additional lettings over the next 6 months, and

**WHEREAS,** some of the services as defined below have commenced and these costs have been tracked and are included in the fees below, and

**NOW, THEREFORE**, it is hereby agreed by and between the parties hereto the City retains the Engineers to provide professional engineering services for the Project subject to the following terms, conditions, and stipulations to wit:

1. **PROJECT SCOPE**. It is understood and agreed that the services shall consist of the following:

## A. CONSTRUCTION ADMINISTRATION

1. Preconstruction and General – The **ENGINEER** shall attend weekly meetings during the CMaR preconstruction services, assist in preparation for multiple bid packages, reviewing firms, answering questions during bidding, reviewing bids, attending preconstruction meetings for bid packages, reviewing bids for each package, reviewing the CMaR firms GMP with the City and commenting, attending weekly progress meetings during construction on the varying elements involved in the construction of the plant, wells and mains, providing near weekly site visits by key staff members of the design team, answering requests for information (RFIs), review of field tests conducted by a third party firm, review of contingency and change order requests, review the contract requirements, details of construction, utility, conflicts and work schedule.

2. Contractor Payment Request – The **ENGINEER** shall review the requests of the Contractor for progress payments and shall approve a request based upon site observations, which authorizes payments and is a declaration that the Contractor's work has progressed to the point indicated.

3. Shop Drawings – The **ENGINEER** shall review shop drawings and other submissions of the Contractor for general compliance with the construction contract. The **ENGINEER** shall review and verify that materials incorporated into the Project have the required certifications, tests and/or approvals, and that said materials conform to the requirements of the Contract Documents.

4. Plan modifications may be required during the construction of these projects, and these plan changes will be made and distributed by the Engineer. These modifications will be tracked separately and not be charged against the maximum fees as a part of this agreement. These efforts will be compensated on an hourly basis.

5. Substantially Complete and Final Site Observation – The **ENGINEER** shall perform site observation to determine if the Project and varying packages are substantially complete according to the plans and specifications and make recommendation on final payment.

6. Final Inspection & Punch List, Final Acceptance – The **ENGINEER** shall coordinate a final walk-thru and prepare a punch list of items to be completed. Based on such a walk-thru, the **ENGINEER** shall make a recommendation to the **CITY** regarding final payment. It is understood that the **CITY** will accept the Project only after recommendation by the **ENGINEER**.

7. **ENGINEER** shall coordinate as-constructed drawings reflecting the actual construction noted by the engineer and the contractors of the 3 projects.

8. Review and comment on O+M Manuals submitted by the CMaR firm for varying products involved in the water treatment plant.

## B. CONSTRUCTION OBSERVATION

The items below are the major tasks to complete the construction observation services and are not intended to include all ancillary items of work required. The **ENGINEER** shall be responsible to complete construction observation necessary to verify that the projects are constructed in accordance with the Contract Documents and to assist the **CITY**. The work tasks to be performed by the **ENGINEER** shall include:

1. The **ENGINEER** shall cause its personnel to be on site daily or nearly so and at intervals appropriate to the stage of construction, or as otherwise agreed by the **CITY** and **ENGINEER** in writing, to provide field observation to ascertain the progress and quality of the work complete and to determine if the work is being performed in accordance with the Contract Documents. However, the **ENGINEER** shall not be required to make exhaustive or continuous on- site inspections to check the quality or quantity of the work. Construction observation services do not include the responsibility for construction means, controls, techniques, sequences, procedures or safety.

2. The **ENGINEER** shall keep a record or log of Contractors' activities throughout construction, including notation on the nature and cost of any extra work or changes ordered during construction. Daily Construction Logs shall be provided by the **ENGINEER** (upon request). The daily construction report shall include: Construction Observer's name, project information, date, report number, weather conditions, activity observed, and inspectors signature.

3. If the Contractor requires a waiver of any provisions of the plans and specifications, the **ENGINEER** shall make a recommendation regarding the request to the **CITY** for its determination. No waiver shall be granted if such waiver would serve to reduce the quality of the final product. The **CITY** shall never be deemed to have authorized the **ENGINEER** to consent to the use of defective workmanship or materials.

Notification of Nonconformance. Based on on-site observations as a design professional, the **ENGINEER** shall keep the **CITY** informed of the progress and quality of the work. The **ENGINEER** shall notify the **CITY** of any work which is believed to be unsatisfactory, faulty, defective, incomplete or does not conform to the Contract Documents. The **ENGINEER** shall advise the **CITY** and recommend the action(s) required to correct or complete such unsatisfactory, faulty, defective or incomplete work and verify that the recommendations are implemented by the Contractor. The **CITY** and **ENGINEER** will keep the Iowa DOT informed as to progress and work with the DOT on details of the Project during construction.

Attached to this contract is the tasks and manhours estimated for the purpose to generate professional engineering fees associated with the projects.

2. **RESPONSIBILITY OF THE CITY**. Unless stated otherwise, the City shall furnish the following information: design and construction standards, zoning or deed restrictions, and permission for access to private property to perform work, timely decisions regarding the construction of the project when needed, timely review and approval as appropriate of shop drawings, change orders, pay requests and other items as required.

3. **COMPLETION**. The construction for the Projects shall be substantially completed in the winter of 2027 to allow for the production of water near December of 2027, by contract and is not under the control of the **ENGINEER**. If the project should go beyond this contract period, additional compensation shall be due to the ENGINEER based on standard hourly rates

4. **COMPENSATION**. The City shall compensate the Engineers for services under this Agreement as follows:

   a. The fee for general services as defined above in this agreement shall be based on the Engineers' standard hourly fees (factored for yearly cost increases) with a maximum not to exceed fee of Five Hundred Nineteen Thousand One Hundred Dollars ($519,100). The fee is based on completion of the project as stated above.

   b. Observation services have been mandated to average 45 hours per week. This time will be tracked and updates given to the public works director for the City. The fees for observation are set at a maximum not to exceed fee of Five Hundred Forty-Eight Thousand Four Hundred Ninety-Seven Dollars ($548,497).

c. Plan modifications will be tracked and billed on an hourly basis for the work. This work is not estimated nor can it be at this time. This work is not included in the fees defined above.

5. **INSURANCE**. The Engineers shall furnish the Owner with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the Owner is endorsed as an additional named insured, in the following limits. Except as noted, the coverage is on an occurrence basis.

| | |
|---|---|
| General Liability* | $1,000,000/2,000,000 |
| Automobile Liability | $1,000,000 |
| Excess Liability (Umbrella)* | $8,000,000/8,000,000 |
| Workers' Compensation, Statutory Benefits Coverage B | $1,000,000 |
| Professional Liability**,*** | $3,000,000/3,000,000 |

*Occurrence/Aggregate
** The Owner is not to be named as an additional insured
***Claims made basis

6. **ERRORS OR DEFICIENCIES**. The Engineers shall, without additional compensation, revise any materials prepared under this Agreement if it is determined that the Engineers are responsible for any errors or deficiencies. This provision shall not apply to changes in the Project or Project materials which may result from causes or information which the Engineers could not have reasonably ascertained during the Project design, such as hidden or latent defects or conditions in the existing plant.

7. **MODIFICATIONS TO AGREEMENT**. This Agreement may be modified upon written agreement by the City and the Engineers. In the event that any additional services are required of the Engineers that are over and above those described in this Agreement, the services shall not be done without express prior written agreement between the City and the Engineers. The scope of additional services, and fees to be charged, shall be specified in any such written authorization.

8. **LEGAL SERVICES**. The City shall provide the services of an attorney experienced in legal matters pertaining to this type of project. The Engineers shall cooperate with said attorney and shall comply with his requirements as to form of contract documents and procedures relative to them.

9. **COMPLETENESS OF CONTRACT**. This document contains all terms and conditions of this Agreement. Any alterations shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement.

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and that there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement nor have any of the above been implied by or for any party to this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names on the date first written above.

**CITY OF BONDURANT, IOWA**

By_____
Mayor

**ATTEST:**

By_____
City Clerk

**VEENSTRA & KIMM, INC.**

By_____
Gregory J. Roth

**ATTEST:**

By Patti Sass-Roth

BONDURANT WATER TREATMENT PLANT Genral Services and Construction Observation Services

General Services for Plant + 2 other Projects

| Task | Hours basis | Total GS Hours |
|---|---|---|
| Management and monitoring plus invoicing from CMaR intiation thru construction close | 5 mo precon, 22 mo const, 2 mo close | 90 |
| Time spent on getting SC questions answered during time before construction | 24 weekly & misc meetings, av 3 people | 72 |
| *Hourly time spent changing items for SC* | *Hourly* | |
| Time involved looking over SOQs of potential subcontractors | Assuming 13 packages, 2 hrs per | 26 |
| Answering questions during bid package process before opening | 13 packages, 10 hrs per | 190 |
| Review of bids for packages with SC and City | 13 packages, 2+ hrs per | 56 |
| Attend preconstruction pmeetings for each package | 13 packages, 4 hrs per | 76 |
| Assuming weekly progress meetings on this project given tight schedule | 95 meetings, 2.5 hrs per, 1.5 people | 400 |
| Assuming weekly visits by key design staff | 95 visits, 3.5 hr per, 1.5 people | 540 |
| Assuming initial review plus upto 2 added reviews of shop drawing submittals | 80 shops, 3 total hrs per | 300 |
| Assuming 1.5 RFI per week of construction | 1.5 RFI per week ave, 95 weeks, 1 hr per | 200 |
| Review and filing of test results | 2 hrs per week | 204 |
| Review of contingency and change order requests | 22 mos, 3 hrs per | 86 |
| Walk through of each bid package and final walk through and create punchlists | 13 packages, 1 overall, 3+ hrs per | 70 |
| Collect from SC all SRF documents, review, request missing and submittal to DNR | 120 hrs total | 160 |
| Coolect information from SC, City and V&K and create record drawings | Set aside 60 hrs Cad and 16 hrs Todd | 100 |
| Review and comment on upto 25 O+M Manuals produced by suppliers and SC | 25 O+M Manuals, 3 hrs per | 83 |
| | | 2653 |
| *Hourly time on plan changes during construction process* | | |
| | GS fees 2653 hrs x 175 x 1.074 | $499,100 |

Construction Observation Hours and Fees

| | |
|---|---|
| 95 weeks at 45 per week at $115 per hr at 1.075 | $528,497 |
| 95 weeks represents 22 months of construction | |
| Expenses (split between each service) | $40,000 |
| | $1,067,597 |

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

Item No. 5.p.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution authorizing the release of a Request for Proposals for Owner's Representative Consulting Services for the SE Industrial Public Improvements Project

**CONTACT PERSON:**
Marketa Oliver, ICMA-CM, SPHR, City Administrator
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:**

In December 2025, the City Council approved a professional services agreement with Shive-Hattery to complete the design and construction administration for roadway and related infrastructure improvements serving the Timmins Industrial Park and surrounding southeast industrial area. These improvements will support the proposed Vermeer Corporation manufacturing facility and future industrial development in the surrounding area.

Given the scale, complexity, and schedule of the public infrastructure improvements, which are anticipated to be constructed through multiple bid packages over several years, staff recommends engaging an Owner’s Representative to assist the City with project oversight, coordination, construction administration review, and communication among the City, engineer of record, contractors, and funding agencies.

Approval of this resolution will authorize staff to release the RFP and begin the process of selecting a qualified firm to provide these services.

**FUNDING SOURCE:** Capital Fund supported by TIF Bonds and Grants

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-92
2. Owner's Representative Consulting Services - SE Industrial Public Improvements Project RFP

CITY OF BONDURANT
RESOLUTION NO. 260316-92

RESOLUTION AUTHORIZING THE RELEASE OF A REQUEST FOR PROPOSALS FOR OWNER'S REPRESENTATIVE CONSULTING SERVICES FOR THE SE INDUSTRIAL PUBLIC IMPROVEMENTS PROJECT

WHEREAS in December 2025 the Bondurant City Council approved a professional services agreement with Shive-Hattery to complete design and construction administration services for roadway and related infrastructure improvements serving the Timmins Industrial Park and surrounding southeast industrial area, known as the SE Industrial Public Improvements Project; AND

WHEREAS the public infrastructure improvements are intended to support the proposed Vermeer Corporation manufacturing facility and future industrial development in the surrounding area; AND

WHEREAS the SE Industrial Public Improvements Project will involve the construction of public infrastructure improvements including roadway and supporting utilities and is anticipated to be constructed through multiple bid packages over several years; AND

WHEREAS due to the scale, complexity, and schedule of the project, the City desires to solicit proposals from qualified firms to provide Owner’s Representative Consulting Services to assist the City with project oversight, coordination, construction administration review, and communication among the City, engineer of record, contractors, and funding agencies, as outlined in the Request for Proposals for Owner’s Representative Consulting Services for the SE Industrial Public Improvements Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that City staff is hereby authorized and directed to release the Request for Proposals for Owner’s Representative Consulting Services for the SE Industrial Public Improvements Project and to proceed with the process of soliciting and evaluating proposals for recommendation to the City Council.

Passed this 16th day of March,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

# City of Bondurant, Iowa
# Request for Proposals – SE Industrial Infrastructure Project
# Owner's Representative Consulting Services

**Issue Date:** March 17th, 2026
**Submittal Deadline:** April 1st, 2026, by 12pm (Noon).
**RFP Questions:** Send in writing to: John Horton, Public Works Director, jhorton@cityofbondurant.com
**Submission Method:** Send to: John Horton, Public Works Director, jhorton@cityofbondurant.com

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## I. Introduction

The City of Bondurant is soliciting proposals from qualified firms to provide Owner's Representative Consulting Services for the SE Industrial Public Improvements Project. The selected firm will assist the City with oversight and management of the infrastructure project for the construction of public improvements supporting new industrial development within the southeast industrial area of the community.

The SE Industrial Public Improvements Project consists of public infrastructure improvements to support the proposed Vermeer Corporation Industrial Manufacturing Facility and future industrial development within the area. The improvements generally include construction of new public roadways and supporting infrastructure necessary to serve the development area. An overall **Public Improvements Exhibit**, attached to this RFP, illustrates the project limits and overall scope.

Due to the scale and schedule of the improvements, the project will be constructed in three separate bid packages as outlined below:

- **Bid Package 1 (BP1)** – Approximately 4,000 linear feet.
  - **Bid Letting:** May 2026.
  - **Substantial Completion:** December 1, 2026.
- **Bid Package 2 (BP2)** – Approximately 8,000 linear feet.
  - **Bid Letting:** June 2026.
  - **Substantial Completion:** July 1, 2027.
- **Bid Package 3 (BP3)** – Approximately 3,900 linear feet.
  - **Bid Letting:** November 2026.
  - **Substantial Completion:** December 1, 2027.

The Owner's Representative will work closely with the City and project design team to provide construction oversight, coordination, and project management services throughout the duration of the three bid packages.

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## II. Scope of Services

The selected firm will provide general owner's representation services including, but not limited to:

1. Administering construction contracts for the project on behalf of the City and coordinating with the City, Engineer of Record, and Contractor.
2. Reviewing and coordinating submittals, shop drawings, RFIs, and request for clarification.
3. Monitoring construction progress for general conformance with the Contract Documents. Advising the city of any potential construction delays or completion dates not in line with the Contract Documents.
4. Reviewing and recommending approval of pay applications and change orders.
5. Leading construction progress meetings and documenting construction progress meetings.
6. Assisting with project stakeholder communication.
7. Coordinating with the engineer and contractor for design intent follow through to achieve project quality.
8. Assisting with substantial completion, punch lists, and project closeout.
9. Assisting with administration of Iowa DOT RISE funding or other applicable outside funding.

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## III. Proposal Content

Please submit a clear, concise proposal that includes the items listed below. Please limit proposals to no more than 20 - 8.5"x11" pages:

**1. Cover Letter**

- Expression of interest and understanding of the City's needs.
- Statement confirming no record of substandard or unethical work in the past five years.
- Signature of an authorized representative.

**2. Firm Background**

- Legal name, principal office location, and ownership structure.
- History of the firm and years in operation.
- Provide an overview of municipal experience.

- List of current Iowa municipal clients.
- Demonstrate that your firm has sufficient local presence and personnel to provide the scope of services without relying heavily on distant home office or significant subconsultant support.

**3. Key Personnel**

- Identify the proposed Owner's Representative and other key staff (if applicable).
- Include résumés detailing education, registration, and relevant project experience.

**4. Project Experience**

- Include three public infrastructure project examples, similar in size and scope with critical schedules and short durations in the past 5 years.
- Provide three references.

**5. Approach and Capacity**

- Describe the firm's approach to communication, responsiveness, and coordination with City staff.
- Describe the firm's current workload and ability to provide timely service.
- Explain how work would be managed to ensure quality and accountability.

**6. Basis of Compensation**

- Outline the proposed basis for compensation and fee structure (e.g. Lump Sum by task, % of construction, etc.). Identify a total not-to-exceed amount of a contract for all services encompassed by this RFP.

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## IV. Selection Process

All proposals will be reviewed by the RFP Review Committee (City staff). The Committee may create a short-list of firms for interviews. The City will evaluate proposals based on the following criteria.

- Understanding of City needs and proposed approach
- Experience with relevant public infrastructure projects
- Experience with relevant sources of project funding
- Qualifications of assigned staff
- Demonstrated capacity to perform work within established timelines
- Quality of references and past performance
- Familiarity with Bondurant and central Iowa
- Basis of compensation and overall value to the City

The anticipated schedule for the selection process is as follows:

- **March 17th, 2026** – RFQ issued.
- **April 1st, 2026, by 12 p.m. (noon)** – RFQ submittals due.
- **April 2nd, 2026** – Interviews of shortlisted firms (if needed, staff reserves the right to forgo interviews after review of submitted proposals).
- **April 6, 2026** – Council selection of firm and consideration of contract.

## V. General Terms

- The selected firm will enter into a professional services agreement with the City of Bondurant.
- The City reserves the right to negotiate scope and compensation with the top-ranked firm.
- The City reserves the right to terminate the contract for cause or convenience with written notice.
- The firm shall maintain insurance coverage consistent with the requirements of City of Bondurant prior to contract execution.
- Equal opportunity in employment practices is required.
- The City of Bondurant assumes no responsibility for costs incurred in responding to this RFQ.
- The City reserves the right to reject any or all proposals, to waive informalities, and to accept the proposal deemed in the City's best interest.

## VI. RFQ Questions

All RFQ questions shall be submitted in writing to John Horton, Public Works Director, jhorton@cityofbondurant.com. A log of all received questions and provided answers will be maintained on the City's website at: cityofbondurant.com.

## VII. Submittal Instructions

All RFQ responses are due via email to John Horton, Public Works Director, jhorton@cityofbondurant.com no later the times stated in section IV, above.

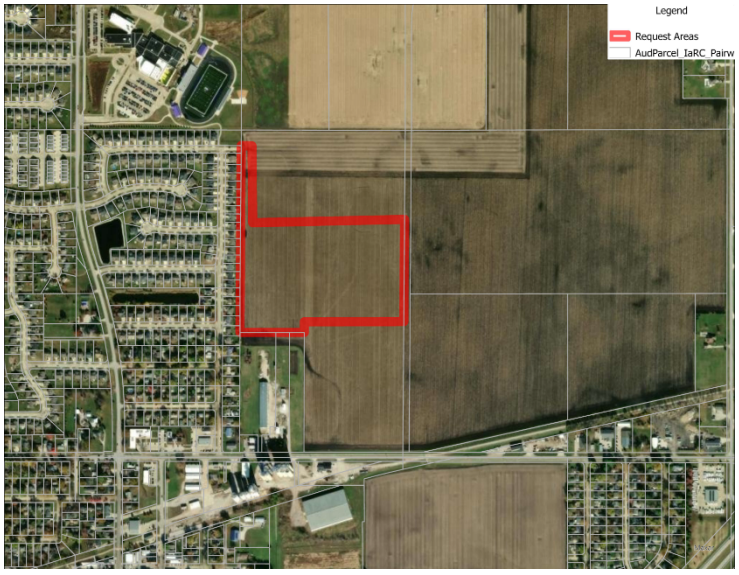
**BUSINESS OF THE CITY COUNCIL**
**BONDURANT, IOWA**
**AGENDA STATEMENT**

Item No. 5.q.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving the amended Bondurant-Farrar Elementary Plat 1 Final Plat

**CONTACT PERSON:**
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

**BRIEF HISTORY & ANALYSIS:** For review by the City Council is the Bondurant-Farrar Elementary Plat 1 Final Plat. The final plat developer is the Bondurant-Farrar Community School District. The plat were submitted by Bishop Engineering. The Bondurant-Farrar Elementary Plat 1 Final Plat development proposes 3 total lots. Lot 1 will be the location of the future Bondurant-Farrar Community School District's Elementary School, Outlot X will be used for parkland and a detention area, and Lot A will be reserved for future street right-of-way. The Bondurant-Farrar Elementary Plat 1 Final Plat development area is highlighted below.

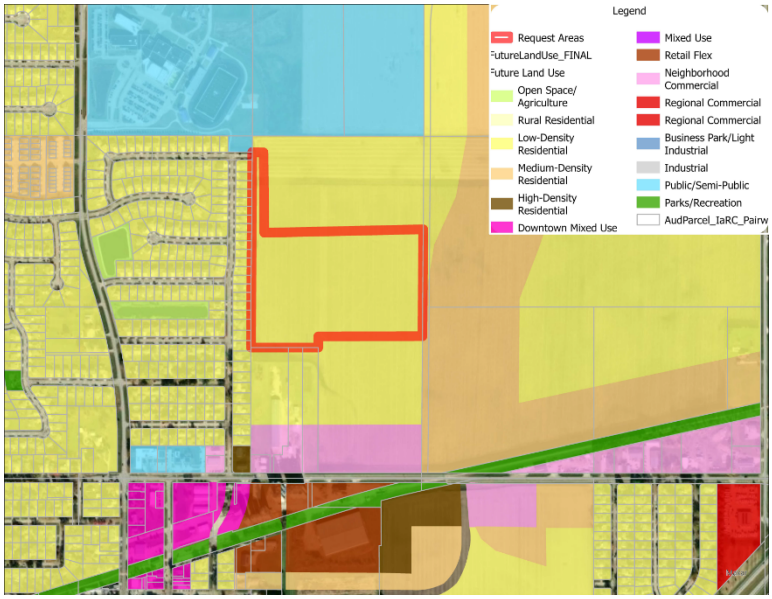



When considering plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map,

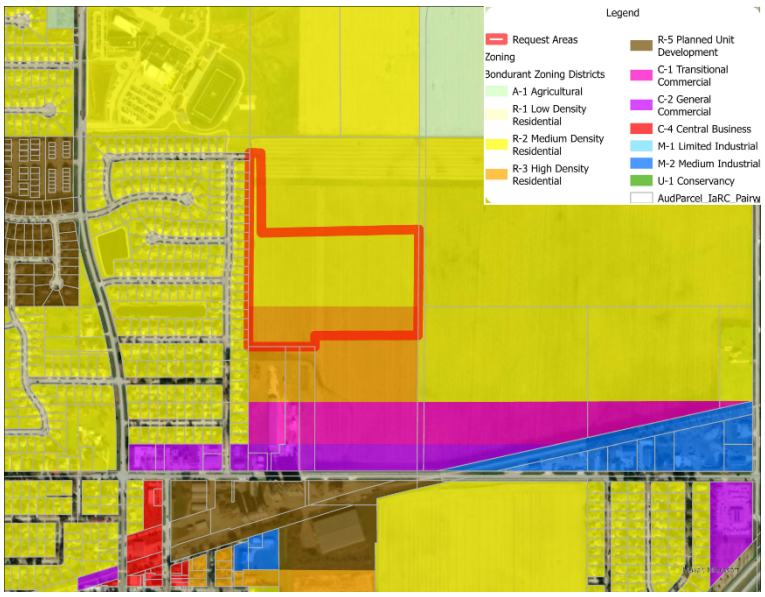
Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

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

**Comprehensive Plan/Future Land Use Map -** the elementary school use is consistent with the 2022 Future Land Use Map. The Bondurant-Farrar Elementary Plat 1 is outlined below on the 2022 Future Land Use Map.




**Zoning –** The Bondurant-Farrar Elementary Plat 1 area is currently zoned R-2 Medium Density Residential and R-3 High Density Residential. The Bondurant-Farrar Elementary Plat 1 is highlighted below on the City's Zoning Map.




**Parkland Dedication** – Outlot X is being preserved for stormwater detention and parkland dedication. The detention ponds proposed for Outlot X will also be utilized as public fishing ponds. The City plans on installing a playground area, accessible from Lincoln Street NE, and pedestrian trails throughout Outlot X.

**Streets** – the Bondurant-Farrar Elementary Plat 1 area will be accessible from the future Truman Drive NE. Lot A will be preserved as future right-of-way for Aspen Drive NE. An ingress/egress easement has been added to the end of 5th Street NE. This easement would allow for a 60' wide future street extension.

**Pedestrian Connections** – Pedestrian trails will be extended throughout Outlot X. Trail easements have been added for future trail extensions.

**Utilities** - A 8” water main is extended onto the property from Truman Drive NE. A sanitary sewer line is extended onto the property from the west. Storm sewer lines are shown on the north and south sides of the elementary school and depositing west into the detention ponds located on Outlot X. A water main easement has been added on B&C Holdings property to accommodate the future 5th Street right-of-way extension.

**FEMA Floodplain** – This property is not subject to FEMA Floodplain requirements.

**Stream Buffer Ordinance** – This property is not subject to the City’s Stream Buffer Ordinance.

**Comments from City Officials and Utilities** -
Below is a summary of comments received:

- City Engineering – no comments have been received at this time.
- Public Works – no comments have been received at this time.

- Emergency Services – No comments have been received at this time.

The Bondurant-Farrar Elementary Plat 1 Preliminary Plat was reviewed by the Planning and Zoning Commission at their October 7, 2025 meeting. City Council reviewed the preliminary plat at their October 20, 2025 meeting. The Commission and Council both voted to approve the preliminary plat.

**FUNDING SOURCE:** NA

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-93
2. FINAL PLAT
3. INGRESS-EGRESS EASEMENT B-C (3-5-2026)
4. INGRESS-EGRESS EASEMENT BFCSD (3-5-2026)
5. PUBLIC TRAIL EASEMENT (3-5-2026)
6. WATERMAIN EASEMENT (3-5-2026)

CITY OF BONDURANT
RESOLUTION NO. 260316-93

RESOLUTION APPROVING THE AMENDED BONDURANT-FARRAR ELEMENTARY PLAT 1 FINAL PLAT

WHEREAS, Bishop Engineering has submitted the Bondurant-Farrar Elementary Plat 1 Final Plat; AND

WHEREAS, the owner/developer is the Bondurant-Farrar Community School District; AND

WHEREAS, this is a subdivision within Bondurant's city limits described as follows:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30,TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S00°14'52"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A 230.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 73.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S80°44'14"E AND A CHORD LENGTH OF 73.32 FEET; THENCE S71°33'54"E, A DISTANCE OF 40.22 FEET; THENCE S18°26'06"W, A DISTANCE OF 60.00 FEET; THENCE S71°33'54"E, A DISTANCE OF 8.53 FEET; THENCE S00°14'52"W, A DISTANCE OF 503.61 FEET; THENCE S89°52'48"E, A DISTANCE OF 1176.06 FEET; THENCE S00°11'15"W PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 832.05 FEET; THENCE N89°48'45"W, A DISTANCE OF 543.75 FEET; THENCE N00°11'15"E, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF PARCEL 2025-25 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20102 AT PAGE 499; THENCE N89°48'45"W ALONG THE NORTH LINE OF SAID PARCEL 2025-25, A DISTANCE OF 210.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2025-25; THENCE S00°11'15"W ALONG THE WEST LINE OF SAID PARCEL 2025-25, A DISTANCE OF 119.56 FEET; THENCE S89°59'35"W ALONG THE NORTH LINE OF THE SOUTH 1003.00 FEET OF THE WEST 520.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 520.00 FEET TO THE EAST LINE OF FIELDVIEW PLAT 1, AN OFFICIAL PLAT; THENCE N00°07'34"E ALONG THE EAST LINE OF SAID FIELDVIEW PLAT 1 AND ALONG THE EAST LINE OF PLEASANT GROVE PLAT 4, AN OFFICIAL PLAT, A DISTANCE OF 1157.24 FEET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID PLEASANT GROVE PLAT 4; THENCE N00°14'52"E ALONG THE EAST LINE OF SAID PLEASANT GROVE PLAT 4, A DISTANCE OF 352.17 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID TRACT CONTAINS 18.70 ACRES .

WHEREAS, the Bondurant-Farrar Elementary Plat 1 Final Plat area is zoned as being within the City's Medium Density Residential (R-2) District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Bondurant-Farrar Elementary Plat 1 Final Plat is hereby approved subject to the following City Code items being addressed:

1. $150 final plat review fee be paid.
2. Public improvements must be inspected and approved by Public Works
3. As-builts must be submitted.
4. Maintenance bonds must be submitted to the City.
5. The applicable Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District connection fee district shall be paid.
6. Final plat to be updated to show house numbers
7. Any additional comments received by Public Works, City Fire Marshall or City Engineering.

Passed this 16th day of March 2026,

By: _____
Chad Driscoll, Mayor Pro Tem

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

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

_____
Shelby Hagan, City Clerk

| Name | Yay | Nay | Abstain | Absent |
|---|---|---|---|---|
| Cox | | | | |
| Driscoll | | | | |
| Sillanpaa | | | | |
| McKenzie | | | | |
| Lyman | | | | |

# BONDURANT-FARRAR ELEMENTARY PLAT 1
# FINAL PLAT

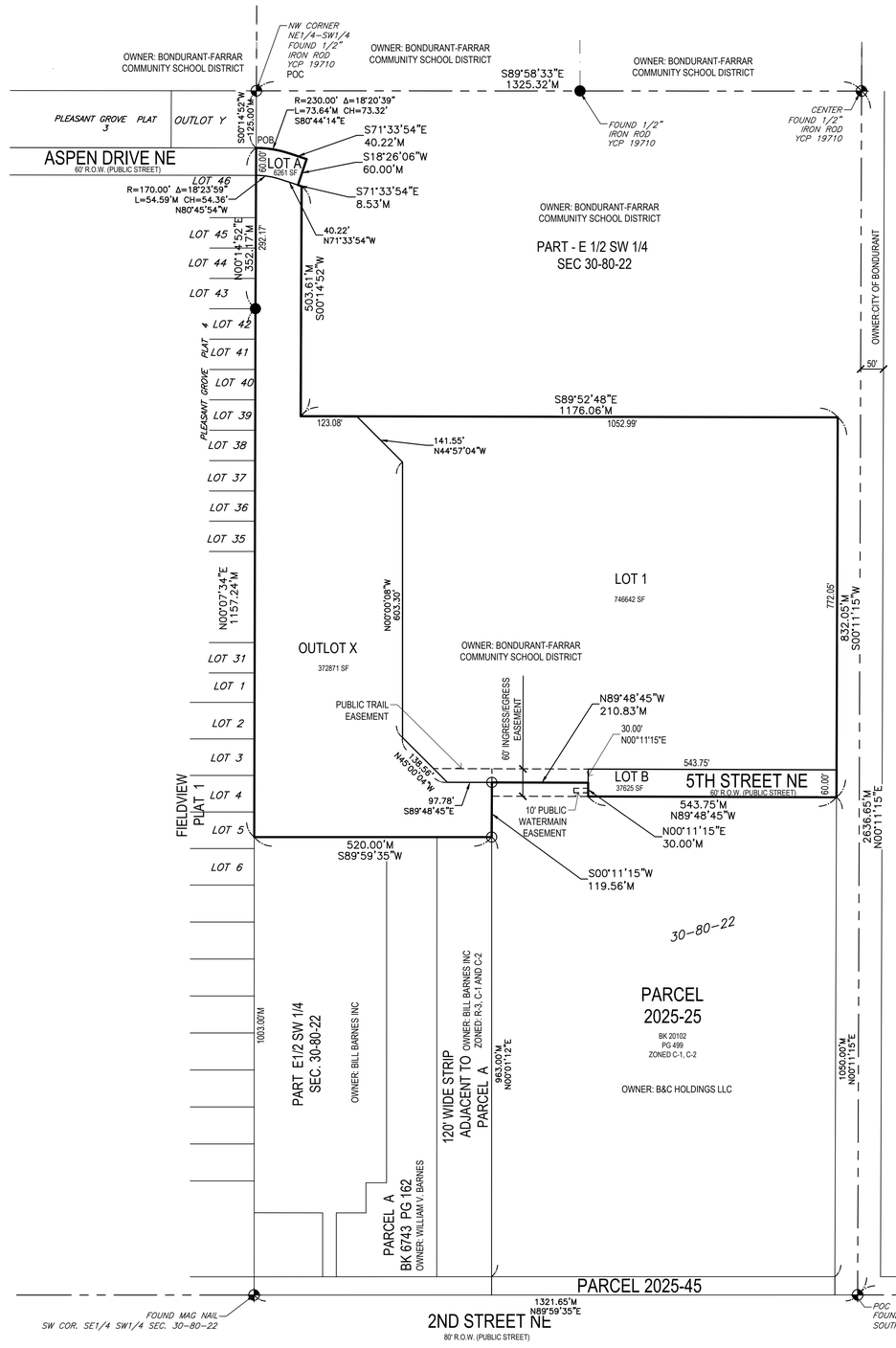
INDEX LEGEND

LOCATION:
E 1/2 SW 1/4 SEC 30-80-22

OWNER / PREPARED FOR:
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST SW
BONDURANT, IA 50035-9221

OWNER :
B&C HOLDINGS LLC
9287 NE HUBBELL ROAD
BONDURANT IA 50035-9221

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

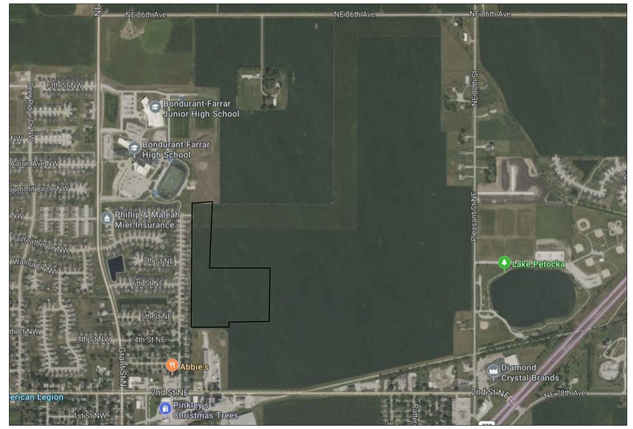



GRAPHIC SCALE
150 0 75 150 300

LEGEND:
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- CUT "X" IN PAVEMENT
- ADDRESS

ABBREVIATIONS:

| | |
|---|---|
| AC | ACRES |
| PUE | PUBLIC UTILITY EASEMENT |
| TYP | TYPICAL |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| YPC | YELLOW PLASTIC CAP |
| MPE | MINIMUM PROTECTION ELEVATION |
| SF | SQUARE FOOTAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |




VICINITY MAP
SCALE: 1" = 1,000'

PLAT DESCRIPTION:
A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S00°14'52"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A 230.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 73.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S80°44'14"E AND A CHORD LENGTH OF 73.32 FEET; THENCE S71°33'54"E, A DISTANCE OF 40.22 FEET; THENCE S18°26'06"W, A DISTANCE OF 60.00 FEET; THENCE S71°33'54"E, A DISTANCE OF 8.53 FEET; THENCE S00°14'52"W, A DISTANCE OF 503.61 FEET; THENCE S89°52'48"E, A DISTANCE OF 1176.06 FEET; THENCE S00°11'15"W PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 832.05 FEET; THENCE N89°48'45"W, A DISTANCE OF 543.75 FEET; THENCE N00°11'15"E, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF PARCEL 2025-25 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20102 AT PAGE 499; THENCE N89°48'45"W ALONG THE NORTH LINE OF SAID PARCEL 2025-25, A DISTANCE OF 210.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2025-25; THENCE S00°11'15"W ALONG THE WEST LINE OF SAID PARCEL 2025-25, A DISTANCE OF 119.56 FEET; THENCE S89°59'35"W ALONG THE NORTH LINE OF THE SOUTH 1003.00 FEET OF THE WEST 520.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 520.00 FEET TO THE EAST LINE OF FIELDVIEW PLAT 1, AN OFFICIAL PLAT; THENCE N00°07'34"E ALONG THE EAST LINE OF SAID FIELDVIEW PLAT 1 AND ALONG THE EAST LINE OF PLEASANT GROVE PLAT 4, AN OFFICIAL PLAT, A DISTANCE OF 1157.24 FEET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID PLEASANT GROVE PLAT 4; THENCE N00°14'52"E ALONG THE EAST LINE OF SAID PLEASANT GROVE PLAT 4, A DISTANCE OF 352.17 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
SAID TRACT CONTAINS 18.70 ACRES .

NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE.
ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOTS A AND B ARE STREET LOTS AND WILL BE DEEDED TO THE CITY OF BONDURANT, IA.

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LICENSED PROFESSIONAL LAND SURVEYOR
LARRY D. HYLER, P.L.S.
No. 14775
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: PRELIMINARY DATE:
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

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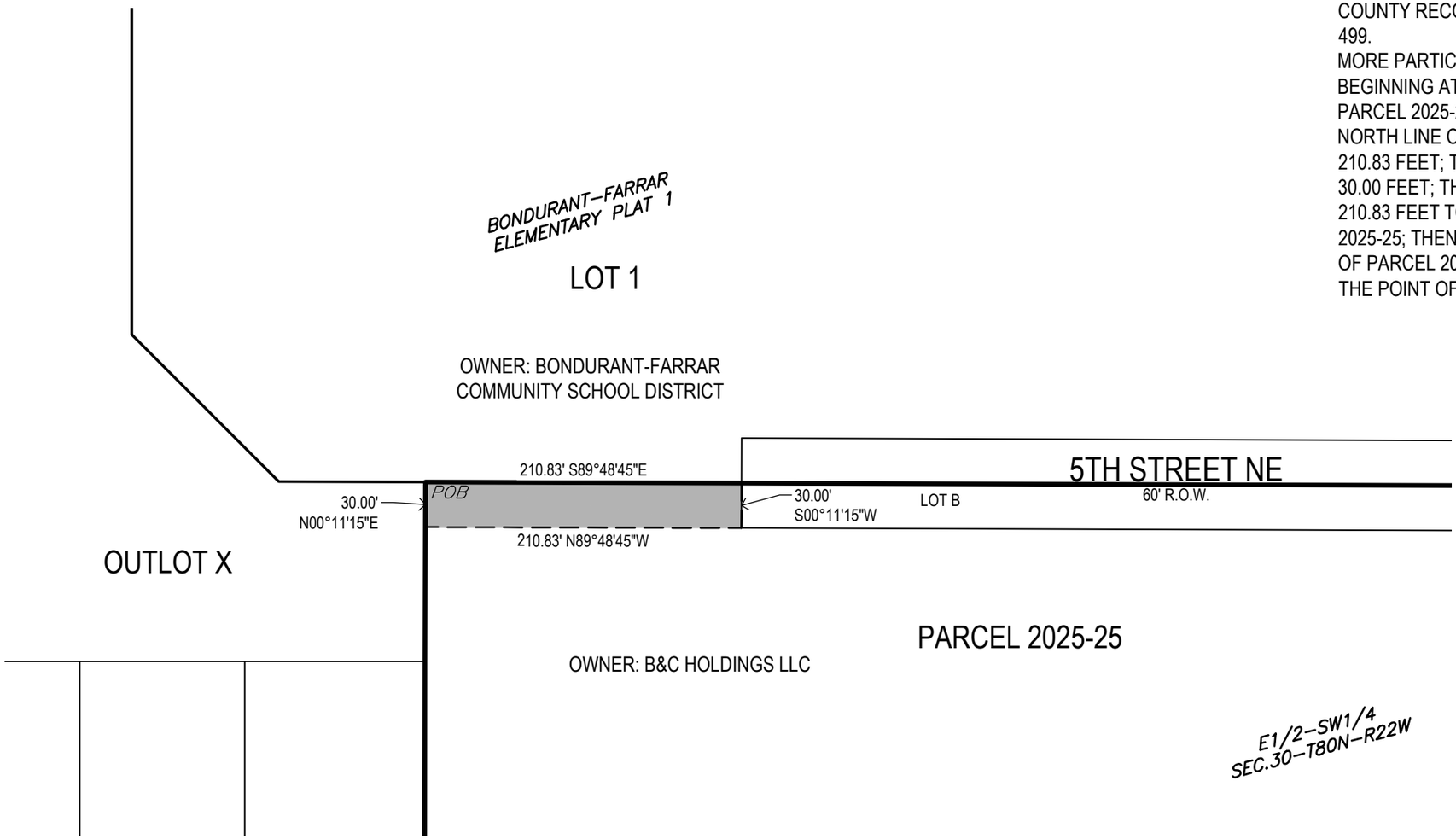
BONDURANT-FARRAR ELEMENTARY PLAT 1
FINAL PLAT
BONDURANT, IA

REFERENCE NUMBER: 230495
DRAWN BY: TVS
REVISION DATE:
PROJECT NUMBER: 240187
SHEET NAME: SITE SURVEY
SHEET NUMBER: 1 OF 1

3/6/2026 11:25:46 AM L:\LAND PROJECTS 2024\240187 BONDURANT ELEMENTARY SCHOOL\DWG\FINAL PLAT.DWG

# EASEMENT EXHIBIT "A"

## INGRESS-EGRESS EASEMENT




### EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT OVER, UNDER AND ACROSS PARCEL 2025-25, AS RECORDED IN THE POLK COUNTY RECORDERS OFFICE, IN BOOK 20102, PAGE 499.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2025-25, THENCE S89°48'45"E ALONG THE NORTH LINE OF SAID PARCEL 2025-25, A DISTANCE OF 210.83 FEET; THENCE S00°11'15"W, A DISTANCE OF 30.00 FEET; THENCE N89°48'45"W, A DISTANCE OF 210.83 FEET TO THE WEST LINE OF SAID PARCEL 2025-25; THENCE N00°11'15"E ALONG SAID WEST LINE OF PARCEL 2025-25, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

### OWNER:

B&C HOLDINGS LLC

### PREPARED FOR:

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

GRAPHIC SCALE

100 0 50 100

SHEET 1 OF 1


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3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467


EASEMENT EXHIBIT

PARCEL 2025-25
BONDURANT, IOWA

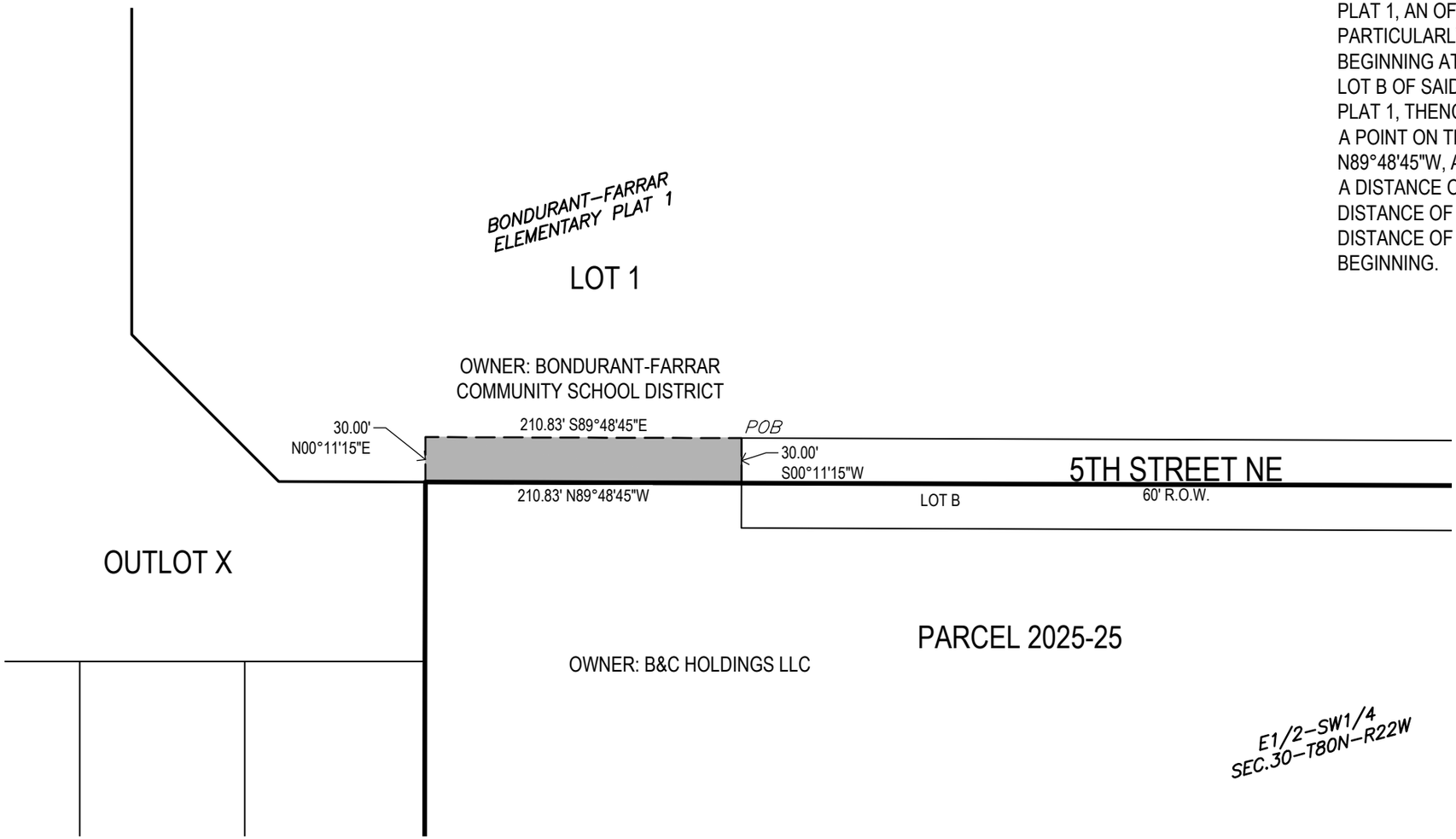
REFERENCE NUMBER: 230495

DRAWN BY: JPN

PROJECT NUMBER: 240187

# EASEMENT EXHIBIT "A"

## INGRESS-EGRESS EASEMENT




### EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT OVER, UNDER AND ACROSS LOT 1, BONDURANT-FARRAR ELEMENTARY PLAT 1, AN OFFICIAL PLAT, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF STREET LOT B OF SAID BONDURANT-FARRAR ELEMENTARY PLAT 1, THENCE S00°11'15"W, A DISTANCE OF 30.00 TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N89°48'45"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 210.83 FEET; THENCE N00°11'15"E, A DISTANCE OF 30.00 FEET; THENCE S89°48'45"E , A DISTANCE OF 210.83 FEET TO THE POINT OF BEGINNING.

### OWNER/ PREPARED FOR:

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

GRAPHIC SCALE

100 0 50 100

SHEET 1 OF 1


BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467


EASEMENT EXHIBIT
INGRESS/EGRESS EASE
BONDURANT, IOWA

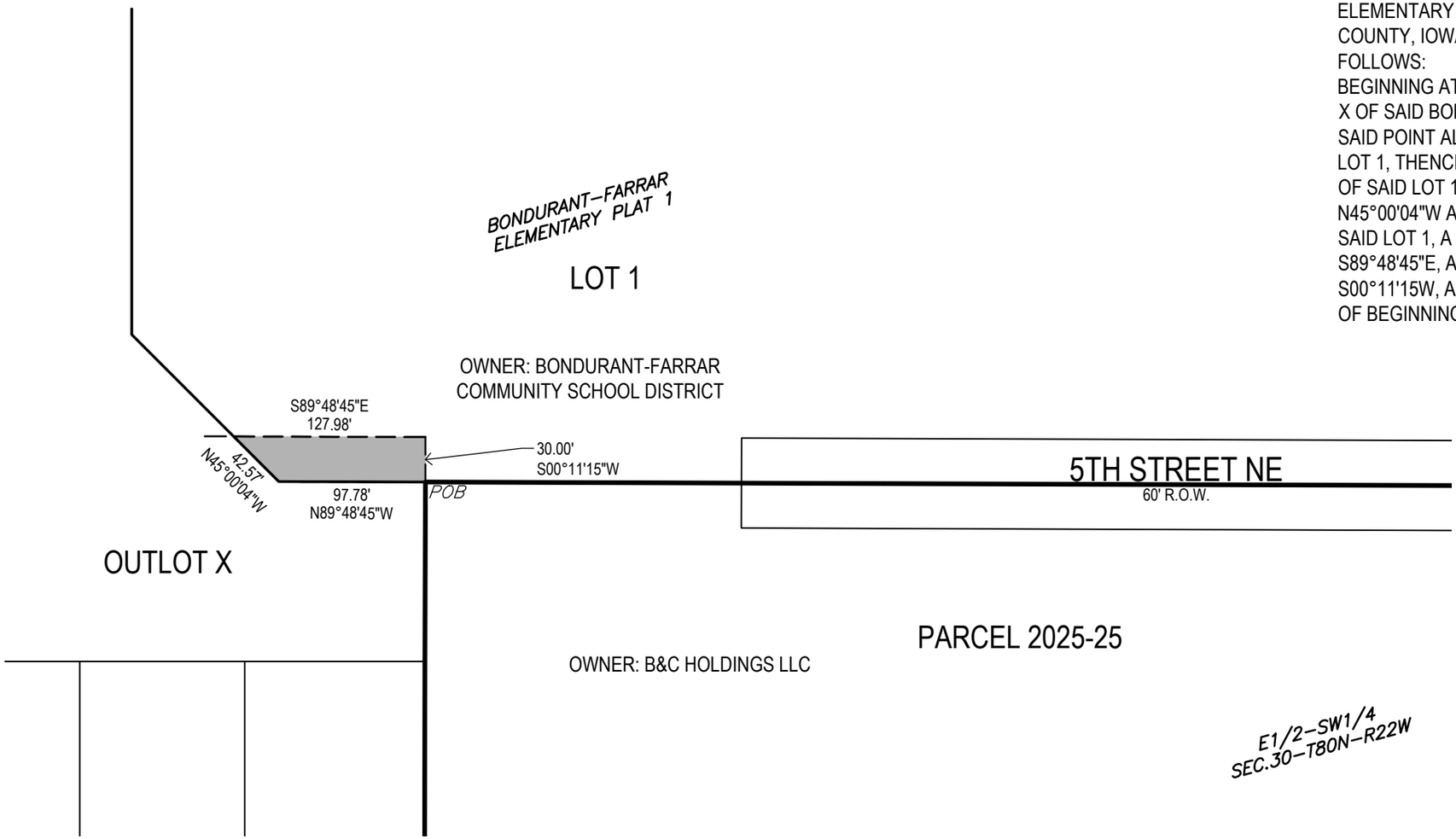
REFERENCE NUMBER: 230495

DRAWN BY: JPN

PROJECT NUMBER: 240187

# EASEMENT EXHIBIT "A"

## PUBLIC TRAIL EASEMENT




### EASEMENT DESCRIPTION:

AN IRREGULAR SHAPED EASEMENT OVER, UNDER AND ACROSS LOT 1, BONDURANT-FARRAR ELEMENTARY PLAT 1, AN OFFICIAL PLAT, POLK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT X OF SAID BONDURANT-FARRAR ELEMENTARY PLAT 1, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 1, THENCE N89°48'45"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 97.78 FEET; THENCE N45°00'04"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 42.57 FEET; THENCE S89°48'45"E, A DISTANCE OF 127.98 FEET; THENCE S00°11'15W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

### OWNER/ PREPARED FOR:

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

GRAPHIC SCALE

100 0 50 100

SHEET 1 OF 1


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EASEMENT EXHIBIT

PUBLIC TRAIL EASE.
BONDURANT, IOWA

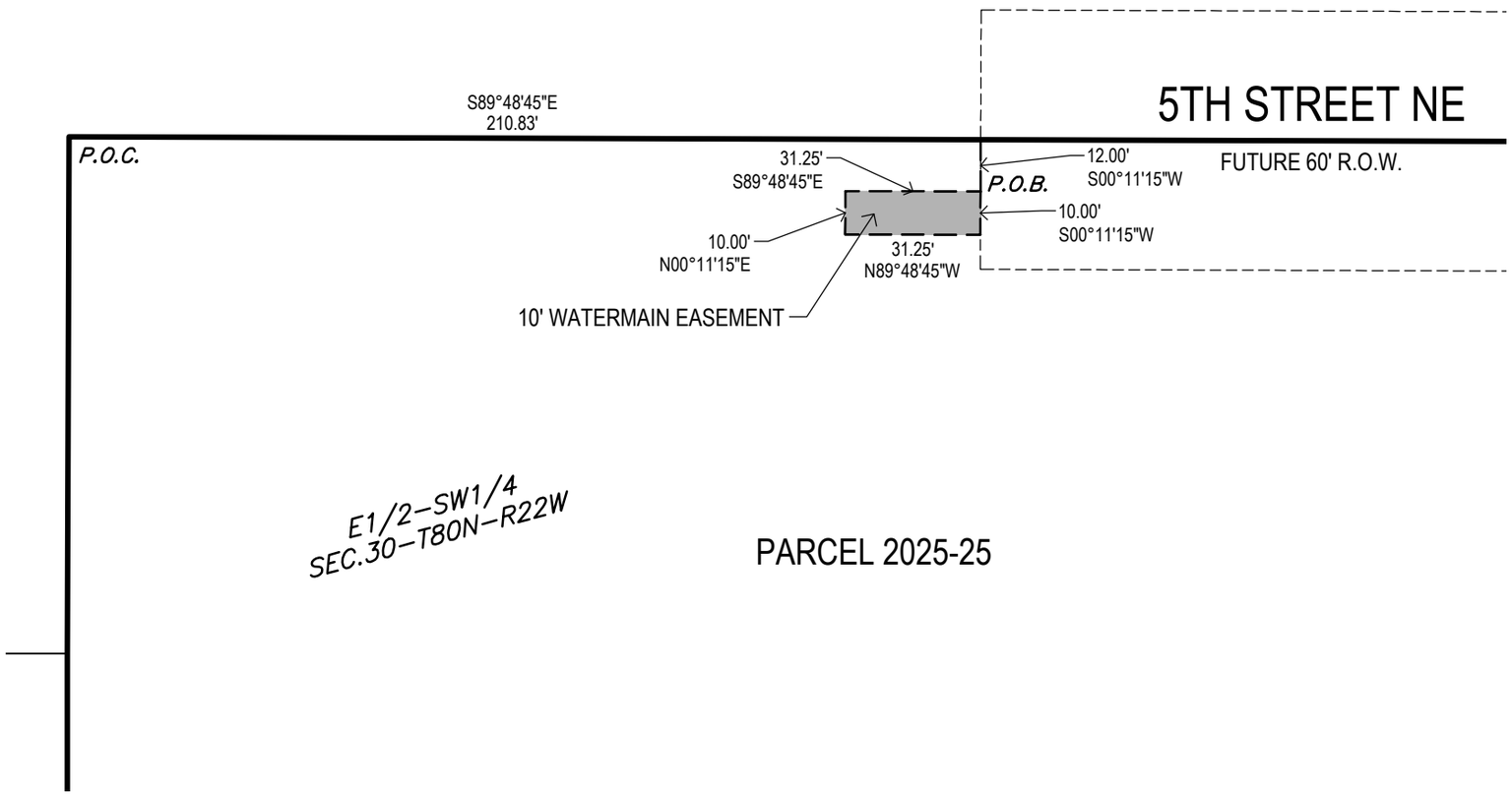
REFERENCE NUMBER: 230495

DRAWN BY: JPN

PROJECT NUMBER: 240187

# EASEMENT EXHIBIT "A"

## WATERMAIN EASEMENT




## EASEMENT DESCRIPTION:

A 10.00 FOOT WIDE EASEMENT OVER, UNDER AND ACROSS PARCEL 2025-25, AS RECORDED IN THE POLK COUNTY RECORDERS OFFICE, IN BOOK 20102, PAGE 499.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2025-25 THENCE S89°48'45"E ALONG THE NORTH LINE OF SAID PARCEL 2025-25, A DISTANCE OF 210.83 FEET; THENCE S00°11'15"W, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE S00°11'15"W, A DISTANCE OF 10.00 FEET; THENCE N89°48'45"W, A DISTANCE OF 31.25 FEET; THENCE N00°11'15"E, A DISTANCE OF 10.00 FEET; THENCE S89°48'45"E, A DISTANCE OF 31.25 FEET TO THE POINT OF BEGINNING.

## OWNER:

B&C HOLDINGS LLC

## PREPARED FOR:

BONDURANT-FARRAR
COMMUNITY SCHOOL DISTRICT

## LEGEND:

POC POINT OF COMMENCEMENT

POB POINT OF BEGINNING

## GRAPHIC SCALE

40 0 20 40

SHEET 1 OF 1


BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467


EASEMENT EXHIBIT
PARCEL 2025-25
BONDURANT, IOWA

REFERENCE NUMBER: 230495

DRAWN BY: JPN

PROJECT NUMBER: 240187

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

Item No. 7.a.
For Meeting of 3/16/2026
**Public Hearing**

**TITLE:** Public hearing for the Chichaqua Valley Trail (CVT) East Trail Extension Project

**CONTACT PERSON:**
Maggie Murray, Planning & Community Development Director
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** Now is the time and place for the public hearing for the plans and specification and award of contract for the Chichaqua Valley Trail East Project.

On June 16th, 2025, City Council approved the professional services agreement with Shive-Hattery for design work on the area east of Hwy 65 along the old railbed that the city now has control of across the former Landus Cooperative Site.

The project consists of clearing and grubbing of trees in the old railbed area, removal of the rail ties, construction of approximately 2000 linear feet of 6-inch PCC trail, and the removal and replacement of the bridge over Santiago Creek. This project also incorporates 2 new connection points for the trail that currently goes up and around the Bondurant Industrial Park just north of this area.

Staff and engineers from Shive-Hattery have been working behind the scenes on design. Plans have been finalized, approved and permitted for construction by the Iowa DNR and are ready to go out for bidding.

The City received bids on Wednesday, March 4, 2026. The City received nine total bids, the lowest of which was $490,697.25. The engineer's estimate was XXXXX

**FUNDING SOURCE:** Bonds Supported by TIF/Grant Funding/LOSST

**STAFF RECOMMENDATION:** Hold public hearing.

**APPROVED FOR SUBMITTAL:**

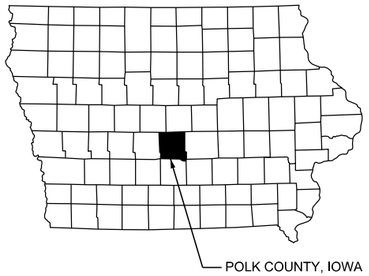
**ATTACHMENTS:**

1. Final Plans

PLANS OF PROPOSED IMPROVEMENT ON THE

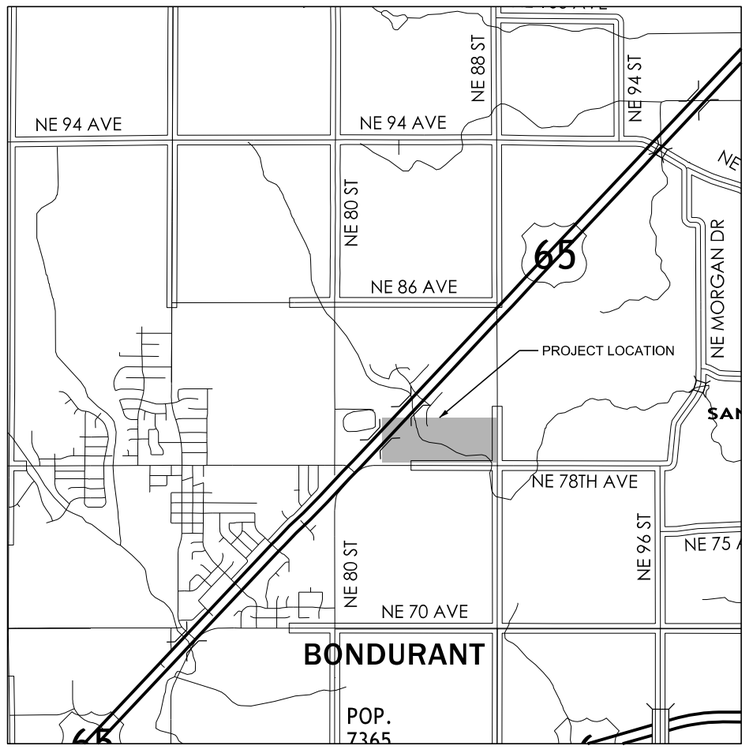
# CHICHAQUA VALLEY TRAIL
# HWY 65 EAST EXTENSION
# BONDURANT, IOWA

TOTAL PAGES: 36




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Life Connecting




THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), 2025, SHALL APPLY TO THE CONSTRUCTION OF THIS PROJECT

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPOSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

## INDEX OF SHEETS


| No. | Description |
|---|---|
| **A. Sheets** | **Title Sheets** |
| A.1 | Title Sheet |
| A.2 | Legend and Project Contacts |
| A.3 | Overall Site Plan and Removals |
| **B. Sheets** | **Typical cross Sections and Details** |
| B.1 - B.2 | Typical Sections |
| **C. Sheets** | **Quantities and General Information** |
| C.1 | Estimated Project Quantities |
| C.2 | Estimate Reference Notes |
| C.3 | General Notes |
| **D. Sheets** | **Main Trail Plan and Profile Sheets** |
| D.1 - D.4 | Trail Plan and Profile |
| **E. Sheets** | **Side Trails Plan and Profile Sheets** |
| E.1 | Side Trails Plan and Profile |
| **G. Sheets** | **Alignment Data** |
| G.1 | Alignment Data |
| **V. Sheets** | **Bridge Sheets** |
| V.1 | General Notes |
| V.2 | Pedestrian Bridge Situation Plan |
| V.3 | Sections and Details |
| V.4 | Railing Details |
| V.5 - V.6 | Abutment Details |
| **W. Sheets** | **Main Trail Cross Sections Sheets** |
| W.1 - W.13 | Main Trail Cross Sections |
| **X. Sheets** | **Side Trail Cross Sections Sheets** |
| X.1 | Side Trail West Cross Sections |
| X.2 - X.3 | Side Trail East Cross Sections |


LICENSED PROFESSIONAL ENGINEER
DAVID R FLIEHLER 23509
IOWA

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Signature: Date: 01-28-2026

Printed or typed name: David R. Fliehler

License Number: 23509

My License Renewal Date is: DECEMBER 31, 2027

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:

ALL SHEETS EXCEPT FOR V-SHEETS

LICENSED PROFESSIONAL ENGINEER
Logan M. Wells P26448
IOWA

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Signature: Date: 01-28-2026

Printed or typed name: Logan M. Wells

License Number: P26448

My License Renewal Date is: DECEMBER 31, 2026

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:

V-SHEETS


SHIVEHATTERY ARCHITECTURE + ENGINEERING
4125 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
515.223.8104 | shive-hattery.com


Bondurant Life Connecting

SH PROJECT NO: 2250006040

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 1/28/2026

| NO. | REVISION DESCRIPTION | APPROVED | DATE |
|---|---|---|---|

CHICHAQUA VALLEY TRAIL

TITLE SHEET

A.1


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## PROJECT CONTACT INFORMATION:


SHIVE-HATTERY, INC
DAVID FLIEHLER P.E.
PROJECT ENGINEER
PH: (515) 657-4069
DFLIEHLER@SHIVE-HATTERY.COM

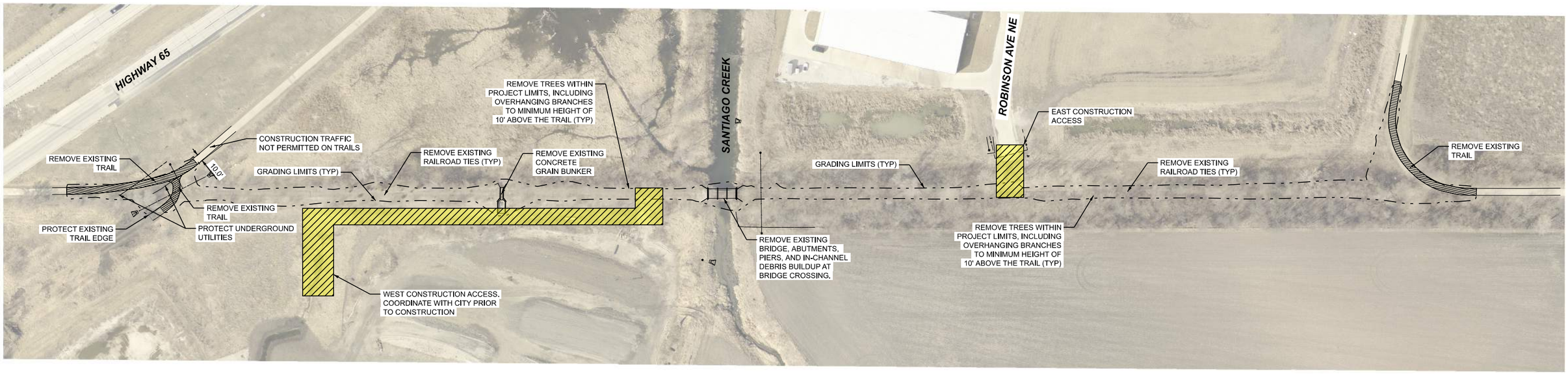
CITY OF BONDURANT
JOHN HORTON
PUBLIC WORKS DIRECTOR
PH: 515-985-5110
JHORTON@CITYOFBONDURANT.COM


## LEGEND AND SYMBOLS

- Evergreen Tree
- Deciduous Tree
- Shrub (Bushes)
- Vegetation Line
- Hedge
- Stump
- Survey Control Point Rod (CP ROD)
- Existing Fiber Optic Marker (FIBER)
- Existing Drainage
- Proposed Drainage
- Sign - Single - Double Post
- Existing Flagpole
- Monitoring Well
- Beehive Intake
- Existing Intake (Circle Rectangle Square)
- Existing Intake (Curb)
- Existing Storm Manhole
- Existing Sanitary Manhole
- Existing Water Manhole
- Existing Telephone Manhole
- Existing Traffic Manhole
- Fire Hydrant
- Gas Valve
- Water Valve
- Irrigation Valve
- Clean Out

- Underground Cable Line (—C—)
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Force Line
- Existing Telephone Line (—T—)
- Existing Fiber Optic Line (—FO—)
- Existing Storm Sewer Culvert
- Proposed Storm Sewer
- Existing Storm Sewer Line
- Existing Gas Line (—G—)
- Existing Overhead Power Line (—OE—)
- Existing Underground Power Line (—E—)
- Chain Link or Security Fence
- Wood Fence
- Right of Way
- Temporary Easement
- Permanent Easement
- Public Utility Easement (PUE)
- Telephone Pole
- Power Pole
- Power Pole with Light
- Light Pole
- Pedestrian Push Button
- Traffic Signal
- Telephone Pedestal
- Electric Box
- Electric Meter (E)
- Vault Box (V)
- Hand Hole (HH)
- Cable TV Pedestal (C)
- Fiber Optic Box (F)
- Traffic Signal Box (S)


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SCALE IN FEET

SHIVEHATTERY ARCHITECTURE + ENGINEERING
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West Des Moines, Iowa 50266
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Bondurant Life Connecting

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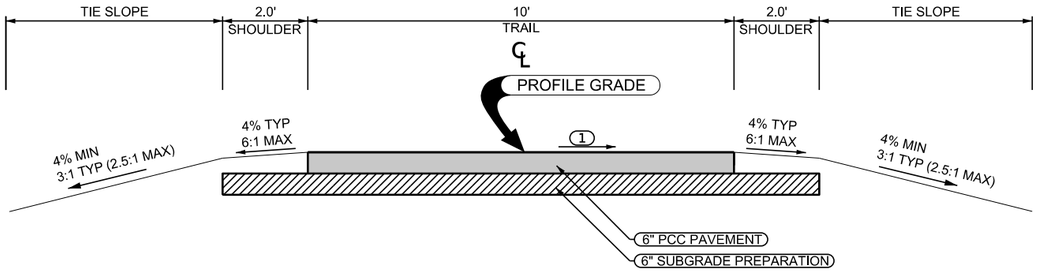
**CHICHAQUA VALLEY TRAIL**

OVERALL SITE PLAN AND REMOVALS

A.3

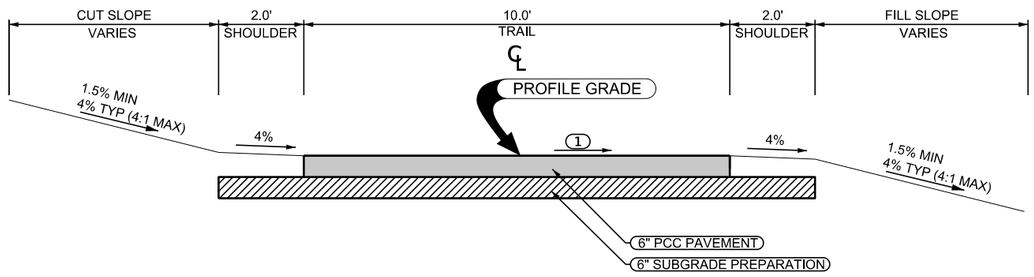
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(1) CROSS SLOPE SHALL BE 1.5% TARGET, 2% MAXIMUM.
DIRECTION INDICATES THE LOWER SIDE OF THE TRAIL. FIELD ADJUSTMENT CAN BE MADE TO PROVIDE PROPER DRAINAGE.




TYPICAL CROSS SECTION - PCC TRAIL
STA: 100+21.83 TO STA: 100+90.00
STA: 101+75.43 TO STA: 109+05.00
STA: 110+05.00 TO STA: 120+23.12
STA: 200+72.64 TO STA: 201+06.35

(1) CROSS SLOPE SHALL BE 1.5% TARGET, 2% MAXIMUM.
DIRECTION INDICATES THE LOWER SIDE OF THE TRAIL. FIELD ADJUSTMENT CAN BE MADE TO PROVIDE PROPER DRAINAGE. REFER TO TABLE.




TYPICAL CROSS SECTION - PCC TRAIL LEFT TO RIGHT DRAINAGE
STA: 100+90.00 TO STA: 101+75.43
STA: 200+56.11 TO STA: 200+72.64

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CHICHAQUA VALLEY TRAIL

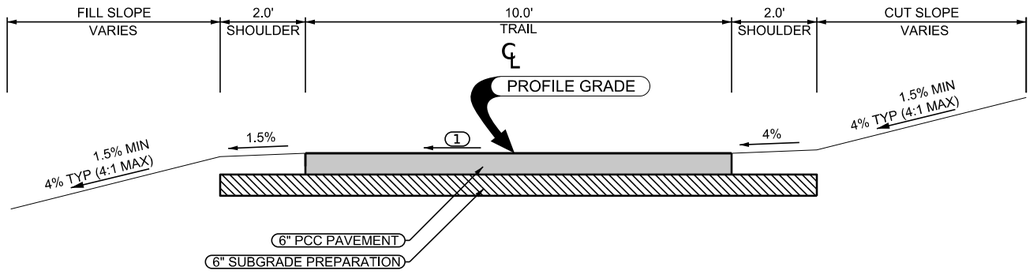
TYPICAL SECTIONS

B.1



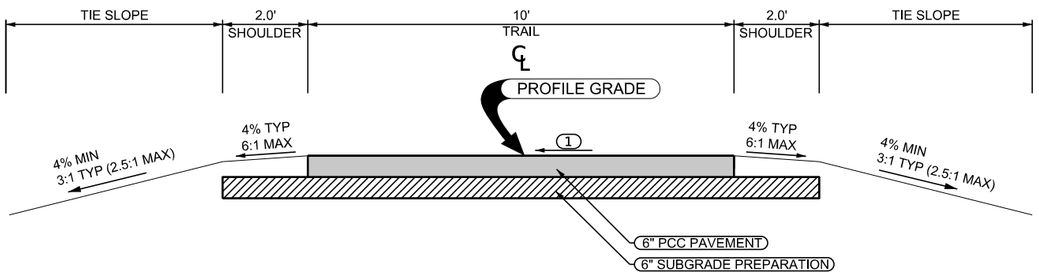
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(1) CROSS SLOPE SHALL BE 1.5% TARGET, 2% MAXIMUM.
DIRECTION INDICATES THE LOWER SIDE OF THE TRAIL. FIELD ADJUSTMENT CAN BE MADE TO PROVIDE PROPER DRAINAGE. REFER TO TABLE.




TYPICAL CROSS SECTION - PCC TRAIL RIGHT TO LEFT DRAINAGE
STA: 200+16.05 TO STA: 200+27.83

(1) CROSS SLOPE SHALL BE 1.5% TARGET, 2% MAXIMUM.
DIRECTION INDICATES THE LOWER SIDE OF THE TRAIL. FIELD ADJUSTMENT CAN BE MADE TO PROVIDE PROPER DRAINAGE.




TYPICAL CROSS SECTION - EAST SIDE TRAIL
STA: 300+62.37 TO STA: 302+07.94

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|---|---|---|---|

CHICHAQUA VALLEY TRAIL

TYPICAL SECTIONS

B.2



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MODIFIED

# ESTIMATED PROJECT QUANTITIES

| Item No. | Item Code | Item | Unit | Total | As-Built Qty. |
|---|---|---|---|---|---|
| **DIVISION 2 - EARTHWORK** | | | | | |
| 1 | 2010-A | CLEARING AND GRUBBING | LS | 1 | |
| 2 | 2010-D-3 | TOPSOIL, OFF-SITE IMPORT | CY | 635 | |
| 3 | 2010-E-1 | EXCAVATION, CLASS 10 | CY | 1143 | |
| 4 | 2010-J | SUBGRADE PREPARATION, 6 IN. | SY | 3355 | |
| 5 | SPECIAL | REMOVAL OF RAILROAD TIES | LF | 1800 | |
| 6 | SPECIAL | REMOVAL OF GRAIN BUNKER | LS | 1 | |
| 7 | SPECIAL | REMOVAL OF EXISTING BRIDGE | LS | 1 | |
| **DIVISION 7 - STREETS AND RELATED WORK** | | | | | |
| 8 | 7030-A-2 | REMOVAL OF SHARED USE PATH | SY | 535 | |
| 9 | 7030-C | SHARED USED PATH, PCC, 6 IN | SY | 2410 | |
| **DIVISION 8 - TRAFFIC CONTROL** | | | | | |
| 10 | 8030-A | TRAFFIC CONTROL | LS | 1 | |
| **DIVISION 9 - SITE WORK AND LANDSCAPING** | | | | | |
| 11 | 9010-B | HYDRAULIC SEEDING, FERTILIZING AND MULCHING; SUDAS TYPE 1 | AC | 0.4 | |
| 12 | 9010-B | HYDRAULIC SEEDING, FERTILIZING AND MULCHING; SUDAS TYPE 2 | AC | 1 | |
| 13 | 9040-A-1 | SWPPP PREPARATION | LS | 1 | |
| 14 | 9040-A-2 | SWPPP MANAGEMENT | LS | 1 | |
| 15 | 9040-D-1 | FILTER SOCK, 9 IN | LF | 4000 | |
| 16 | 9040-D-2 | FILTER SOCK REMOVAL | LF | 4000 | |
| 17 | 9010-J | RIP RAP, CLASS E | TON | 180 | |
| **DIVISION 11 - MISCELLANEOUS** | | | | | |
| 18 | 11010-A | CONSTRUCTION SURVEY | LS | 1 | |
| 19 | 11020-A | MOBILIZATION | LS | 1 | |
| 20 | 11050-A | CONCRETE WASHOUT | LS | 1 | |
| 21 | SPECIAL | BRIDGE APPROACH PAVEMENT, 8 IN | SY | 35 | |
| 22 | SPECIAL | STRUCTURAL CONCRETE (ABUTMENTS) | CY | 39 | |
| 23 | SPECIAL | APPROACH RAILING, STEEL | LS | 1 | |
| 24 | SPECIAL | PRE-ENGINEERED STEEL TRUSS TRAIL BRIDGE, 60' X 14' | LS | 1 | |
| 25 | SPECIAL | PILES, STEEL, HP 14 X 73 | LF | 360 | |
| | | | | | |

# ESTIMATE REFERENCE INFORMATION

| Item No. | Item Code | Description |
|---|---|---|
| **DIVISION 2 - EARTHWORK** | | |
| 1 | 2010-A | CLEARING AND GRUBBING |
| | | Contractor shall field verify clearing and grubbing needs prior to bidding. Removal shall include all brush and trees with the grading limits as shown on the A, D, and E-Sheets. Tree clearing includes overhanging branches to minimum height of 10' above trail surface. All material that is removed from the project shall become the property of the contractor. |
| 2 | 2010-D-3 | TOPSOIL, OFF-SITE IMPORT |
| | | Topsoil import quantity is an assumed value based on 6' between trail and grading limits across the site.Contractor to coordinate with the City for procurement of existing stock pile at Bondurant Recreation Sports Complex. Placement limits of topsoil may be field adjusted based on suitability of existing slope and extent of existing RR ballast. |
| 3 | 2010-E-1 | EXCAVATION, CLASS 10 |
| | | The project requires 1143 CY of cut and 605 CY of fill (including a 30% fill factor). The Class 10 Excavation bid item represents the total amount of cut generated for the site. Additional Cut quantity (538 CY) shall be wasted on the embankments. This item shall be based on plan quantity and will not be measured. |
| 4 | 2010-J | SUBGRADE PREPARATION, 6 IN. |
| | | Refer to Typical Section in the B-Sheets for location and details. This item shall include all labor, material, and equipment necessary to prepare the top 6" of subgrade underneath all paving. Subgrade preparation area shall extend 2-foot beyond the edge of pavement as shown on the typical sections. Subgrade shall be prepared in one 6" lift. For areas in cut, remove and replace top 6" of subgrade to prepare the lift. Excavation needed for subgrade prep is incidental to the item and is not considered part of the bid item "Topsoil" or "Excavation, Class 10". Existing railroad ballast shall be incorporated in place and compacted as subgrade. |
| 5 | SPECIAL | REMOVAL OF RAILROAD TIES |
| | | Refer to A-Sheets for locations. Item includes labor, equipment and material to remove from site. |
| 6 | SPECIAL | REMOVAL OF GRAIN BUNKER |
| | | Refer to A and D-Sheets for location. Existing grain bunker shall be removed and disposed of in its entirety. The embankment void shall be built up and filled in with suitable fill material and shall be considered incidental to this item. Earthwork volume is estimated to be 105 CY. |
| 7 | SPECIAL | REMOVAL OF EXISTING BRIDGE |
| | | Refer to A, D, and V-Sheets for locations and details. This item includes removal of logs and debris buildup within creek channel at bridge crossing, Removal of existing bridge piers, deck, and abutments. Removal of piles as needed. To avoid conflicts with the proposed bridge and channel grading, existing piles shall be cut off 1' below proposed bottom of revetment. This item includes all materials, equipment, and labor needed to remove and salvage or dispose of existing bridge. |
| 8 | 7030-A-2 | REMOVAL OF SHARED USE PATH |
| | | Refer to A, D, and E-Sheets for locations. Item includes saw cutting and removal of existing PCC trail as noted in the plans. |
| **DIVISION 7 - STREET AND RELATED WORK** | | |
| 9 | 7030-C | SHARED USED PATH, PCC, 6 IN |
| | | Item includes all labor, equipment and materials to construct the PCC shared use path to a nominal 6-inch thickness. Jointing shall be at 10' intervals or at contractor's discretion unless shown otherwise on D and E-Sheets. Concrete shall be Class 'C'. The contractor shall submit a mix design prior to paving. Refer B, D, and E Sheets. Certified plant inspection not required. |
| **DIVISION 8 - TRAFFIC CONTROL** | | |
| 10 | 8030-A | TRAFFIC CONTROL |
| | | Contractor to provide traffic control where traffic will be impacted by the project. Appropriate level of traffic control on the trail and surrounding roadways to adequately protect the public from entering the project site. |
| **DIVISION 9 - SITE WORK AND LANDSCAPING** | | |
| 11 | 9010-B | HYDRAULIC SEEDING, FERTILIZING AND MULCHING; SUDAS TYPE 1 |
| | | Type 1 seeding shall be United Seeds Inc. Rescue Plus Tall Fescue/Bluegrass Mix (93% Summer Turf Type Tall Fescue & 7% Jackpot Kentucky Bluegrass) and seeded at a rate of 450lbs/acre. Apply a commercial starter fertilizer with a 24-25-4 ratio at a initial rate of 140lbs/acre. A second fertilizer application shall occur in the following growing season at a rate of 160lbs/acre. Place in accordance with Storm water Pollution Prevention Plan. Top six inches of the seedbed shall be free of rock and debris. Broadcast half of the seed before hydro-seed mixture is applied and place the other half in the hydro-seed mixture. This item shall be placed two foot outside of the trail on both edges. Payment Shall include all necessary material, labor and installation for complete seeding, and fertilizing. Mulching shall be considered incidental to this item. This item includes furnishing water and other care during the care period of 60 days. Acceptance no sooner than the care period. Acceptance Requirements as defined below:<br>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.<br>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.<br>3. Reseed and maintain all seeded areas which do not meet the requirements of this Section at the time of final inspection. |
| 12 | 9010-B | HYDRAULIC SEEDING, FERTILIZING AND MULCHING; SUDAS TYPE 2 |
| | | Place in accordance with Storm water Pollution Prevention Plan. Top six inches of the seedbed shall be free of rock and debris. Broadcast half of the seed before hydro-seed mixture is applied and place the other half in the hydro-seed mixture. This item shall be placed between the type 1 seed and the grading limits. Payment Shall include all necessary material, labor and installation for complete seeding, and fertilizing. Mulching shall be considered incidental to this item. This item includes furnishing water and other care during the care period of 60 days. Acceptance no sooner than the care period of 60 days. Acceptance Requirements as defined below:<br>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.<br>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.<br>3. Reseed and maintain all seeded areas which do not meet the requirements of this Section at the time of final inspection. |
| 13 | 9040-A-1 | SWPPP PREPARATION |
| | | The Contractor is responsible for obtaining authorization, implementing, and complying with the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 for Stormwater Discharge Associated with Construction Activities. The Contractor is the permittee and solely responsible for compliance and all costs as described herein. The Contractor shall not rely on any stormwater discharge permitting or efforts already under taken by the City of Bondurant for this project, including but not limited to those referenced herein. The Contractor will be responsible for preparation of a Storm Water Pollution Prevention Plan (SWPPP).<br><br>The Contractor shall retain or engage persons knowledgeable in the preparation of the SWPPP, complying with all Iowa Department of Natural Resources (IDNR) applicable requirements.<br><br>The Contractor shall publish the Public Notice of Storm Water Discharge in one local newspaper as required for General Permit No. 2 and prepare and submit the Notice of Intent to the IDNR. The Contractor shall pay all fees and costs associated with the preparation and filing of the SWPPP, Public Notice of Storm Water Discharge and the Notice of Intent.<br><br>The Contractor is responsible for implementation, inspection, maintenance, and monitoring compliance of the SWPPP.<br><br>All subcontractors must sign the contractor certification statement before conducting any work at the site. The certification must be signed in accordance with the signatory requirement found in the permit and must be incorporated into the SWPPP.<br><br>In the event that the Iowa Department of Natural Resources considers the Owner to be a co-permittee, the Contractor agrees to indemnify and hold harmless the Owner for all issues and activities relating to the SWPPP and NPDES General Permit No. 2, including but not limited to, fines and penalties.<br><br>References to erosion and/or sediment control measures or devices on the plans are intended to illustrate typical measures to be implemented by the Contractor. References in the plans shall not be considered a part of the SWPPP. The occasion that erosion and/or sediment control measures or devices are not indicated on the plans does not waive the Contractor's responsibilities associated with NPDES General Permit No. 2 or the SWPPP.<br><br>Contractor is responsible for developing the phasing and staging plans for implementation of the SWPPP. Payment shall be by lump sum and shall be considered full payment for preparation of the SWPPP as noted. Mobilizations for erosion control shall be incidental to this item. |
| 14 | 9040-A-2 | SWPPP MANAGEMENT |
| | | Contractor is responsible for developing the phasing and staging plans for implementation of the Storm Water Pollution Prevention Plan.<br><br>The Contractor is responsible for filing the Notice of Discontinuation of General Permit No. 2 after vegetative growth has been re-established to the required levels of permit.<br><br>The Contractor is responsible for all fees and fines associated with the permit and permit violations.<br><br>The Contractor is responsible for maintaining a copy of the Storm Water Pollution Prevention Plan on the project site and for all site inspection and monitoring required by the permit.<br><br>The Contractor is responsible to complete all requirements for NPDES General Permit No. 2 in a timely manner to avoid any delays in start of construction. No construction activity shall commence until General Permit No. 2 has been issued and any requirements contained therein have been met. No extension of time for completion of construction will be granted for delays experienced in issuance or failure to meet requirements of the General Permit No. 2 in a timely manner.<br><br>The Contractor is responsible for providing project copies of the Storm Water Pollution Prevention Plan and any updates, inspection reports, and Notice of Discontinuation to the City in a timely manner.<br><br>Payment shall be by lump sum and shall be considered full payment for management of the Storm Water Pollution Prevention Plan as noted. |
| 15 | 9040-D-1 | FILTER SOCK, 9 IN |
| | | Contractor to place filter sock at top of embankemnt during construction. Item includes anchoring stakes. Refer to SUDAS specifications 9040.102 and 9040.105 for further information on filter sock. Item includes maintenance and reaplcement as needed to maintain erosion control. |
| 16 | 9040-D-2 | FILTER SOCK REMOVAL |
| | | Item includes removal of filter sock as necessary during and at the completion of project. |
| 17 | 9010-J | RIP RAP, CLASS E |
| | | Refer to D and V Sheets for location and detail. Item includes material, placement, and excavation. Estimated at 110 pcf density. Place 2' thick over non-woven geotextile-fabric. Contractor shall overexcavate banks and creek bed to accommodate rip rap in a manner such that the finished top of rip rap matches the existing channel grades and does not form a dam or constriction of the channel. Place rip rap on suitable compacted subgrade or overexcavate any unsuitable material and haul off site. Replace unsuitable material with approved aggregate in coordination with the engineer. Rip rap shall be placed neatly and tamped into place with an excavator bucket or by hand placement. Finished product shall be a uniform blanket of interlocking stone with the minimum practical percentage of voids. Item includes material, excavation, and placement. Item includes dewatering if necessary. |
| **DIVISION 11 - MISCELLANEOUS** | | |
| 18 | 11010-A | CONSTRUCTION SURVEY |
| | | Construction staking shall be provided by Shive-Hattery. This bid item shall include all survey work necessary for construction of this project as intended by the contract documents and approved revisions. All construction staking shall be performed by or under the supervision of a licensed surveyor or engineer. The contractor will be responsible for maintaining all horizontal and vertical control within the project limits following completion of the construction activities. This item shall also include resetting and filing of tie certifications on disturbed section corners. Refer to General Notes for additional information.<br><br>The contractor is required to replace all control points, property corners, and monuments obliterated by construction operations. Prior to grading, locate additional existing property corners, establish coordinates and ties to existing facilities which are to remain, establish horizontal and vertical control. Replace monuments and benchmarks after construction. |
| 19 | 11020-A | MOBILIZATION |
| | | Only one mobilization shall be paid for over the course of the project. |
| 20 | 11050-A | CONCRETE WASHOUT |
| | | Concrete washout shall be provided onsite to retain all concrete wash water. Type of collection and location of washout shall be coordinated with the City prior to construction. |
| 21 | SPECIAL | BRIDGE APPROACH PAVEMENT, 8 IN |
| | | Refer to V-Sheets for placement and reinforcement. Includes all work, equipment, and materials to construct the bridge approach section as per plan. Reinforcing for bridge approach shall be incidental to the item. Measured and paid for by the square yard (SY) of concrete placed, complete in place. |
| 22 | SPECIAL | STRUCTURAL CONCRETE (ABUTMENTS) |
| | | Refer to the V-Sheets for details. This item includes furnishing and placing all structural concrete for the east and west pedestrian bridge abutments, including required reinforcing steel, concrete sealer, subdrains with outlets, floodable and porous backfill, geotextile fabric, forms, falsework, and all incidental work necessary to complete the abutments in accordance with the contract documents. Final abutment bearing seat elevations, alignment, and clear span shall be verified by the Contractor and accepted by the Engineer prior to delivery, fabrication release, and placement of the bridge.<br><br>Measured and paid for by the cubic yard (CY) of concrete placed, complete in place. |
| 23 | SPECIAL | APPROACH RAILING, STEEL |
| | | Refer to V-Sheets for details. Item includes furnishing and placing 4 weathering steel approach railings at 373 pounds each. Also, includes hardware and achorage system for railings. Total pounds is 1493 lbs. Method of measurement and basis of payment shall be lump sum. |
| 24 | SPECIAL | PRE-ENGINEERED STEEL TRUSS TRAIL BRIDGE, 60' X 14' |
| | | Refer to the V-Sheets for details. The bridge shall consist of Pratt (connector) style steel trusses with a weathering steel finish and a concrete PCC deck. Deck design shall be provided by the bridge manufacturer. Safety railing and rub rails shall be horizontal and meet the requirements of Section 2429 of the Iowa DOT Standard Specifications. A geotechnical soil report is available upon request.<br><br>The bridge shall be designed in accordance with AASHTO LRFD Bridge Design Specifications, 8th Edition (2017), for a 90 psf non-reducible pedestrian live load, an H-10 (20,000 lb) vehicle load, and wind loads in accordance with AASHTO LRFD.<br><br>Method of measurement shall be lump sum and includes PCC Decking, bearing plates, bearing pads, bolts, anchor bolts, grouting, galvanized form deck, railing, and all materials, labor, equipment, and incidentals necessary to furnish, fabricate, deliver, and erect the complete bridge superstructure in place. The Contractor shall coordinate delivery, erection sequencing, and erection methods with the Engineer prior to construction. |
| 25 | SPECIAL | PILES, STEEL, HP 14 X 73 |
| | | Refer to the V-Sheets for details. This bid item applies to all steel piling for the pedestrian bridge abutments. Work includes furnishing, erecting, splicing, and driving steel piles to the required tip elevation or refusal, including all materials, labor, equipment, and incidentals necessary to complete the work in accordance with the contract documents. Steel piling shall be measured and paid for by the linear foot (LF) of pile furnished and driven in place, complete. |

# GENERAL NOTES

1. ALL ELEVATIONS ARE TO NAVD88 DATUM.
2. THE CONTRACTOR SHALL NOTIFY THE CITY OF BONDURANT AND SHIVE-HATTERY (515) 223-8104, TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO WEEKS PRIOR TO COMMENCING
3. THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE OF THE WORK WHICH SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION MEETING. SCHEDULE SHALL SHOW ANTICIPATED MATERIAL DELIVERIES AND COMPLETION OF MAJOR TASKS FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION
5. THE CONTRACTOR WILL BE REQUIRED TO LIMIT WORK HOURS ON THE PROJECT FROM 6:30 A.M. TO 9:00 PM., MONDAY THROUGH SUNDAY. SHOULD EQUIPMENT BE USED WHICH IS EXCESSIVELY NOISY AND DISTRESSING TO AREA RESIDENTS, THE ENGINEER RESERVES THE RIGHT TO LIMIT HOURS OF OPERATION FROM 7:00 A.M. TO 7:00 P.M. FOR MONDAY THROUGH FRIDAY. PRIOR APPROVAL FROM THE ENGINEER WILL BE REQUIRED FOR WORK ON WEEKENDS AND HOLIDAYS AND FOR EXCEPTIONS TO THESE TIME RESTRICTIONS.
6. THE CONTRACTOR IS REQUIRED TO REPLACE ALL CONTROL POINTS, PROPERTY CORNERS, AND MONUMENTS DISTURBED BY CONSTRUCTION. PRIOR TO GRADING, LOCATE EXISTING PROPERTY CORNERS, ESTABLISH COORDINATES AND TIES TO EXISTING FACILITIES WHICH ARE TO REMAIN, ESTABLISH HORIZONTAL AND VERTICAL CONTROL. REPLACE MONUMENTS AND BENCHMARKS AFTER CONSTRUCTION. WORK SHALL BE COMPLETED BY A LICENSED SURVEYOR.
7. CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR IN THE PROJECT MANUAL SHALL CONFORM TO IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES WRITTEN NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 5 BUSINESS DAYS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
9. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF BONDURANT SHALL BE CONTACTED AS THE INSPECTING AUTHORITY OF NEW PUBLIC FACILITIES.
10. THE CONTRACTOR SHALL PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION IF NECCESSARY.
11. CONSTRUCTION ACTIVITIES ARE TO BE LIMITED TO THE EXISTING RIGHT-OF-WAY EXCEPT IN AREAS WHERE TEMPORARY CONSTRUCTION EASEMENTS HAVE BEEN PREVIOUSLY OBTAINED. IF ADDITIONAL AREAS ARE NEEDED FOR STAGING, STORAGE, ETC., IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER(S). COPIES OF THE AGREEMENTS SHALL BE SUBMITTED TO THE CITY OF BONDURANT PRIOR TO THE USE OF PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OUTSIDE THE CONSTRUCTION LIMITS RESULTING FROM THEIR NEGLIGENCE. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT OR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE ENGINEER MAY LIMIT THE CONTRACTOR'S OPERATIONS IN ACCORDANCE WITH THE SPECIFICATIONS.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN EXISTING FIELD CONDITIONS BEFORE BIDDING ON THIS PROJECT, ORDERING MATERIALS, OR BEGINNING CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLAN QUANTITIES PRIOR TO CONSTRUCTION.
14. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORMWATER THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH THE SWPPP AND IOWA DNR GENERAL PERMIT NO. 2.
15. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
16. THE CONTRACTOR SHALL CLEAN ALL SURFACES PRIOR TO OPENING THE PROJECT TO THE PUBLIC USING A PICKUP BROOM OR STREET SWEEPER THAT CREATES MINIMAL DUST. ALL CLEANING COSTS ARE INCIDENTAL TO THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR KEEPING DIRT AND DEBRIS FROM CONSTRUCTION ACTIVITIES OUT OF ADJACENT STORM SEWERS AND CREEK BEDDING.
17. THE CONTRACTOR MUST NOTIFY UTILITY OWNERS OF ANY PUBLIC UTILITY FIXTURES SHOWN ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA BEFORE STARTING CONSTRUCTION AND PROVIDE ACCESS FOR NECESSARY MODIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING, RELOCATING, AND CONSTRUCTING UTILITY FACILITIES IN COORDINATION WITH UTILITY COMPANIES, ADHERING TO THEIR GUIDELINES, AND USING CAUTION TO AVOID DAMAGE. ANY DAMAGED UTILITIES MUST BE REPAIRED TO THE UTILITY OWNER'S SATISFACTION. CONTRACTOR SHALL COORDINATE THEIR WORK WITH THAT OF THE UTILITY COMPANIES SUCH THAT THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE PROJECT TIME REQUIREMENTS.

    NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR INTERFERENCE, DELAYS, OR COSTS RELATED TO UTILITY WORK, INCLUDING STAGING CONSTRUCTION, PROVIDING TEMPORARY SUPPORTS, AND COORDINATING WITH UTILITIES. KNOWN UTILITY CONFLICTS ARE BEING RESOLVED BY THE RESPECTIVE UTILITY COMPANIES, AND ANY CONFLICTS DISCOVERED DURING CONSTRUCTION WILL BE ADDRESSED AS THEY ARISE.
18. ALL OPEN EXCAVATIONS SHALL BE PROTECTED PER REGULATORY REQUIREMENTS.
19. ALL HOLES RESULTING FROM THE CONTRACTOR'S OPERATIONS, INCLUDING THE REMOVAL OF FENCE POSTS, UTILITY POLES, OR STRUCTURES, SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE AS DIRECTED BY THE ENGINEER TO PREVENT FUTURE SETTLEMENT. VOIDS SHALL BE FILLED AS SOON AS PRACTICAL, PREFERABLY THE SAME DAY THEY ARE CREATED, AND NO LATER THAN THE FOLLOWING DAY. ANY PORTION OF THE RIGHT-OF-WAY OR PROJECT LIMITS DISTURBED BY THESE OPERATIONS SHALL BE BACKFILLED TO WITHIN EIGHT INCHES OF THE ADJACENT SURFACE. THIS SHALL BE CONSIDERED
20. IT IS INTENDED THAT ALL COSTS OF MATERIALS, EQUIPMENT, TOOLS, LABOR AND INCIDENTALS BE PAID FOR UNDER THE ITEMS SHOWN ON THE PLAN DRAWINGS.
21. DO NOT RESTRICT DRAINAGE CHANNELS. CONTRACTOR IS FULLY LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR HANDLING OF STORM WATER FLOW DURING CONSTRUCTION.
22. PROTECT ALL EXISTING FEATURES (INCLUDING BUT NOT LIMITED TO TREES, LANDSCAPING, SIDEWALKS) NOT SPECIFICALLY NOTED FOR REMOVAL. FEATURES NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
23. TO AVOID DAMAGE TO EXISTING PAVEMENT SURFACES, THE CONTRACTOR SHALL DOUBLE CUT EXISTING PAVEMENT EDGES AND EXERCISE EXTREME CARE WHEN REMOVING PAVEMENT. EXISTING PAVEMENT NOT SCHEDULED FOR REMOVAL MUST BE PROTECTED. ANY SURFACING DAMAGED BY CONSTRUCTION OPERATIONS BEYOND THE REMOVAL LIMITS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER MUST BE REMOVED AND REPLACED WITHOUT ADDITIONAL COMPENSATION. RUBBER-WHEELED CONSTRUCTION EQUIPMENT IS ENCOURAGED FOR USE IN THESE AREAS.
24. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTORS EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
25. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL WHICH IS NOT DESIRABLE TO BE INCORPORATED IN THE WORK INVOLVED ON THIS PROJECT (EXCAVATION, METAL POSTS, BROKEN CONCRETE, ETC.). NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES.
26. ANY EXISTING FACILITIES (TRAIL, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTORS OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT THEIR COST.
27. THE CONTRACTOR WILL BE REQUIRED TO HAVE A REPRESENTATIVE AT THE FINAL INSPECTION AND WILL BE RESPONSIBLE TO OPEN ALL MANHOLES AND INTAKES FOR INSPECTION BY CITY PERSONNEL.
28. JOINT PATTERNS MUST BE APPROVED BY ENGINEERS REPRESENTATIVE PRIOR TO SAW CUTTING JOINTS.
29. ALL MATERIALS AND CONSTRUCTION FEATURES USED IN THE CONSTRUCTION OF PAVEMENT JOINTS SHALL CONFORM TO THE REQUIREMENTS OF CURRENT IOWA DOT STANDARD AND SUPPLEMENTAL SPECIFICATIONS. REFER TO OTHER APPROPRIATE STANDARD ROAD PLANS AND PROJECT PLANS FOR ADDITIONAL INFORMATION.
30. ALL WORK SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). ANY WORK THAT DOES NOT MEET THESE REQUIREMENTS WILL BE CONSIDERED DEFECTIVE AND BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACT SPECIFIED CONSTRUCTION SURVEY SHALL PROVIDE SURVEY STAKING FOR THE GENERAL LAYOUT. PRIOR TO PLACEMENT OF THE SURFACE MATERIAL, THE CONTRACTOR WILL BE RESPONSIBLE TO VERIFY THAT THE SLOPES OF ALL SURFACES ARE WITHIN THE ALLOWABLE RANGES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF SLOPES CANNOT BE CONSTRUCTED WITHIN THE ALLOWABLE RANGE. FOLLOWING PLACEMENT OF THE SURFACE MATERIAL, THE CONTRACTOR SHALL MEASURE THE ACTUAL SURFACE SLOPE AND INITIAL AT THE APPROPRIATE LOCATION ON SIDEWALK COMPLIANCE SHEETS TO VERIFY THAT THE SLOPE IS WITHIN ALLOWABLE RANGES.
31. THE JOINTS AND THE FURNISHING OF THE DOWELS, DOWEL ASSEMBLIES, AND JOINT FILLER MATERIAL SHALL BE CONSIDERED INCIDENTAL TO PCC PAVEMENT PAY ITEMS.
32. EPOXY COAT ALL BARS (SMOOTH AND TIE BARS), SEE"PAVEMENT REINFORCEMENT' IN THE CURRENT IOWA DOT STANDARD SPECIFICATIONS.
33. THE CONTRACTOR SHALL SEAL JOINTS ADJACENT IN THE NEW PAVEMENT.
34. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE GRADING LIMITS. THE CONTRACTOR SHALL NOT PARK, SERVICE VEHICLES AND EQUIPMENT, OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREA(S) WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OR AS DESIGNATED IN THE PLANS. THE CONTRACTOR SHALL ACCESS THE SITE IN A MANNER THAT DOES NOT DAMAGE EXISTING PAVED SURFACES, SIDEWALKS, AND TRAILS THAT ARE NOT DESIGNATED TO BE REPLACED. ANY DAMAGE TO THESE SURFACES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AS APPROVED BY THE ENGINEER.
35. THE CONTRACTOR SHALL PROTECT ALL TREES, LANDSCAPING AND SITE AMENITIES WITHIN THE TEMPORARY CONSTRUCTION LIMITS AND OUTSIDE THE GRADING LIMITS NOT MARKED FOR REMOVAL. ALL DAMAGED TREES, LANDSCAPING, AND SITE AMENITIES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE WITH EQUIVALENT MATERIAL.
36. TREES AND OTHER VEGETATION WITHIN THE PROJECT LIMITS SHALL BE FELLED AND REMOVED AS NOTED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. TREES WHICH ARE CONDUCIVE FOR BAT HABITAT SHALL BE FELLED PRIOR TO APRIL 1ST OR AFTER SEPTEMBER 30TH.
37. DISPOSE OF ALL WOOD MATERIAL GENERATED AS A RESULT OF CLEARING AND/OR GRUBBING ACCORDING TO THE IOWA DEPARTMENT OF AGRICULTURE AND LAND STEWARDSHIP'S EMERALD ASH BORER (EAB) QUARANTINE ORDER. FOR MORE INFORMATION REFER TO: HTTP://WWW.IOWATREEPESTS.COM/EAB_HOME.HTML.
38. THE TOP SIX (6) INCHES OF DISTURBED (IMPORTED TOPSOIL) AREAS SHALL BE FREE OF ROCK AND DEBRIS AND SHALL BE SUITABLE FOR ESTABLISHMENT OF VEGETATION, SUBJECT TO THE APPROVAL OF THE ENGINEER.
39. THE CONTRACTOR SHALL VERIFY WHICH UTILITIES HAVE BEEN RECONSTRUCTED AND/OR ABANDONED ALONG WITH THEIR LOCATIONS PRIOR TO STARTING ANY WORK UNDER THIS CONTRACT. COORDINATION WITH UTILITIES WILL BE REQUIRED.
40. PROOF ROLL ALL PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF FILL AND AFTER ROUGH GRADING IS COMPLETED. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED. PROOF ROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
41. SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
42. FILL MATERIALS OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
43. MAINTAIN EXCAVATED AREA IN A DRY CONDITION DURING EXCAVATION, COMPACTION, AND BACKFILLING OPERATIONS.
44. CONTRACTOR SHALL APPLY WATER TO THE CONSTRUCTION AREA AS NECESSARY TO PREVENT THE SPREAD OF DUST WITH NO ADDITIONAL COMPENSATION.
45. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
47. FINISHED GRADES SHOWN ARE TO TOP OF PAVEMENT, SIDEWALK OR TO TOP OF TOPSOIL UNLESS OTHERWISE NOTED.
48. SPECIAL CARE SHALL BE TAKEN WHEN FORMING THE PAVEMENT GRADES SHOWN ON THE PLANS. SHORT LENGTHS OF FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS TO MEET GRADES AS SPECIFIED. ALL GRADES AS CALLED OUT SHALL BE STAKED IN THE FIELD
49. BLADING AND SHAPING, AS WELL AS ANY OTHER INCIDENTAL WORK IN PREPARATION FOR AND MAINTENANCE OF TEMPORARY ACCESSES IS INCIDENTAL TO OTHER WORK ON THE PROJECT.
50. ALL STOCKPILE AREAS, HAUL ROADS, AND HEAVY EQUIPMENT MANEUVERING AREAS MUST BE TILLED TO A DEPTH DEEP ENOUGH TO REMOVE THE SUBSOIL HARDPAN PRIOR TO ADDING TOPSOIL OR STABILIZING CROP SEEDING. TILLAGE SHOULD BE DONE ON THREE-FOOT CENTERS AND AT RIGHT ANGLES TO THE FINISHED SLOPE TO ENSURE LATERAL DISPLACEMENT WITHOUT BRINGING SUBSOIL TO THE SURFACE. THE ENGINEER MUST APPROVE THIS WORK, WHICH WILL NOT BE PAID FOR SEPARATELY AND IS CONSIDERED INCIDENTAL. THE AREA MUST REMAIN LOOSE AFTER TILLAGE, AND NO HEAVY EQUIPMENT, EXCEPT FOR TOPSOIL PLACEMENT AND SHAPING, IS ALLOWED ON TILLED AREAS.
51. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED OR SODDED. THESE AREAS SHALL BE SEEDED OR SODDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
52. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
53. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:
    A. IOWA SUDAS DESIGN MANUAL AND SPECIFICATIONS
    B. IOWA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION
54. PORTLAND CEMENT CONCRETE PAVEMENT MIX DESIGN SHALL BE SUBMITTED TO ENGINEER 2 WEEKS PRIOR TO PAVING.
55. ESTIMATED QUANTITY FOR NEW CONCRETE PAVEMENT INCLUDES NEW PCC TRAIL AND AREAS OF REPAIRS TO CONNECTING PAVEMENT.
56. SAW CUTS AS NOTED IN THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
57. THE CONTRACTOR SHALL ADEQUATELY BARRICADE FRESH CONCRETE TO PREVENT UNWANTED MARKINGS. BLEMISHED CONCRETE SURFACES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S
58. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
59. ALL SLOPES IN PAVEMENTS SHALL BE UNIFORM TO AVOID PONDING.
60. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT IOWA DOT STANDARD SPECIFICATIONS AND THE CURRENT MUTCD IF NECCESSARY.

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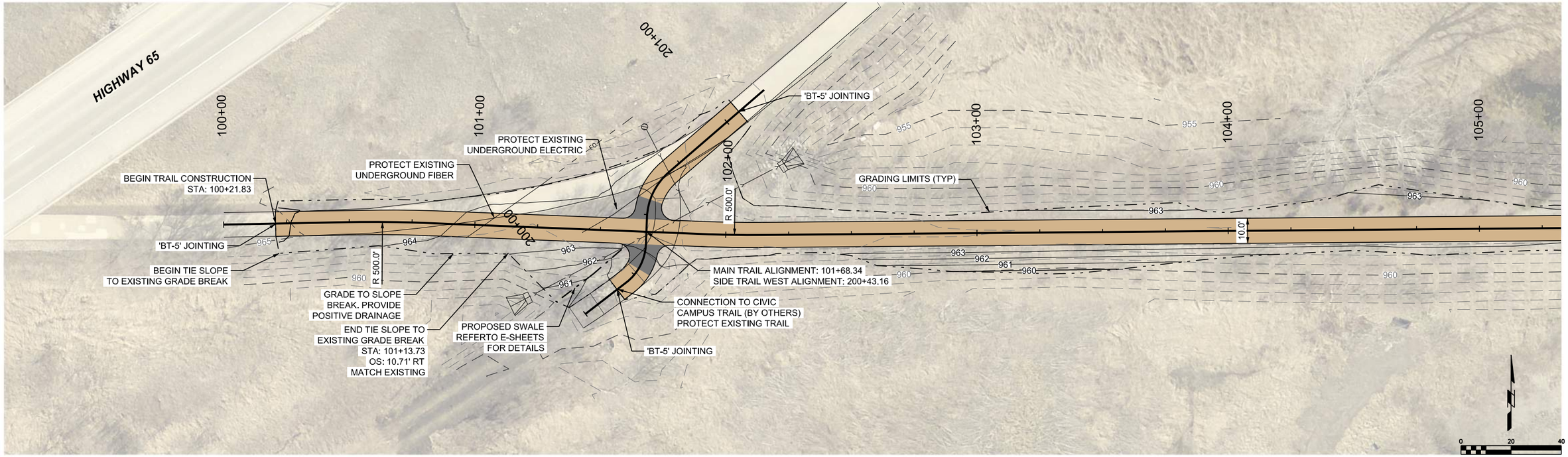
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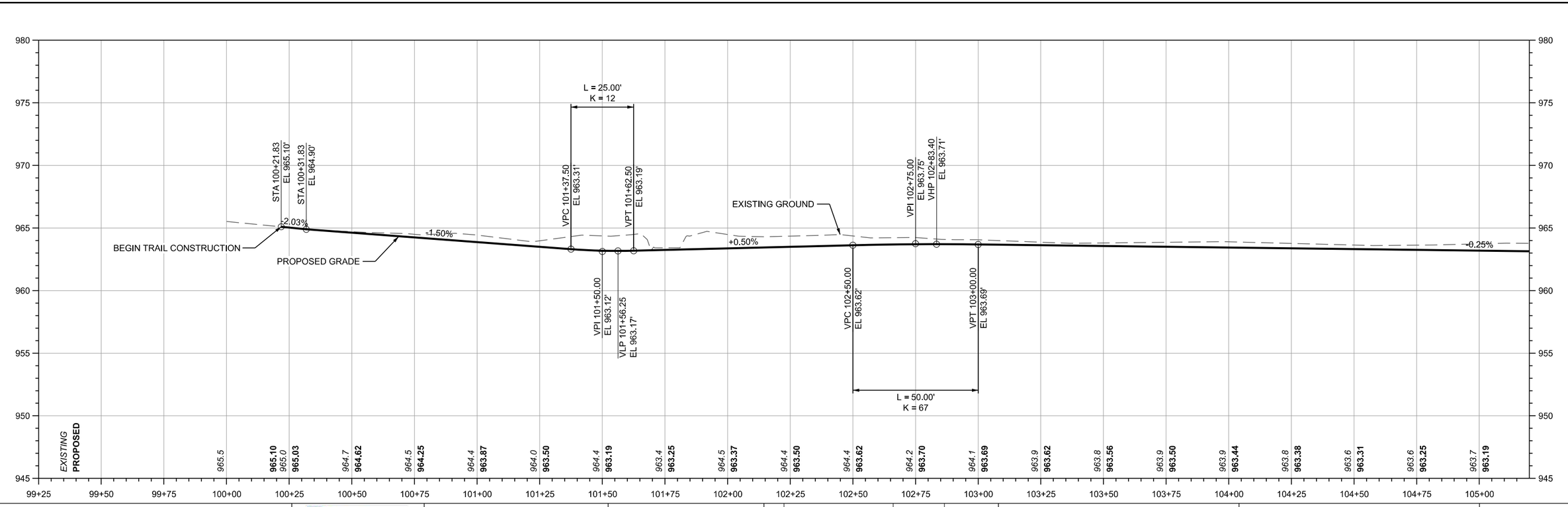
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CHICHAQUA VALLEY TRAIL

GENERAL NOTES

C.3




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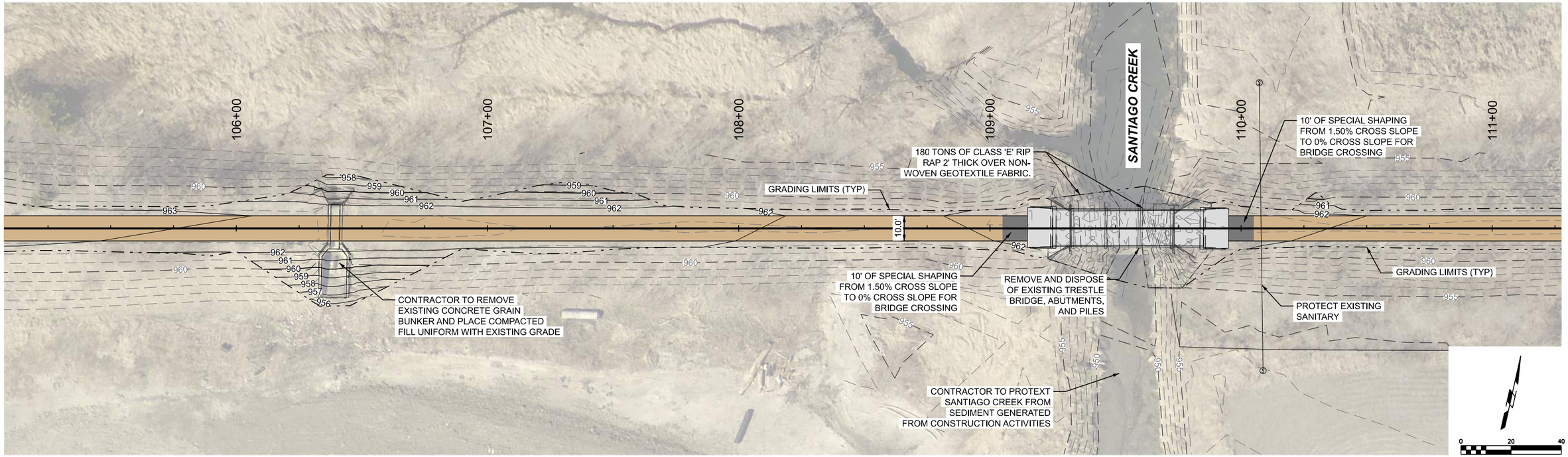
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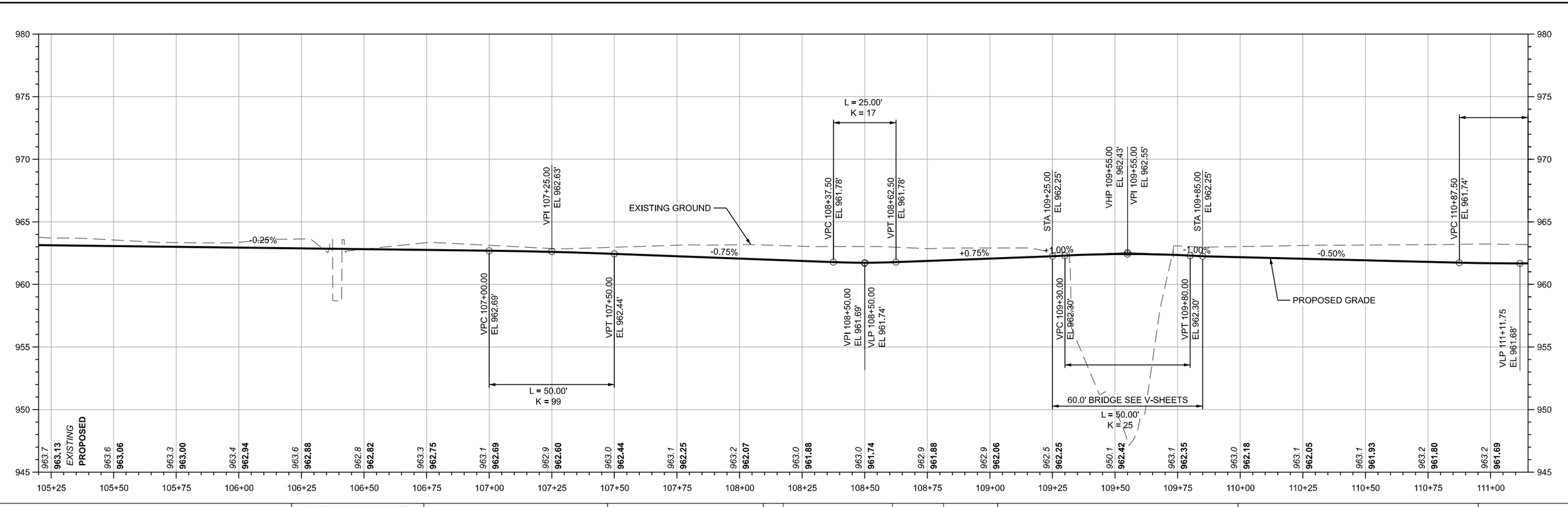
**CHICHAQUA VALLEY TRAIL**

TRAIL PLAN AND PROFILE

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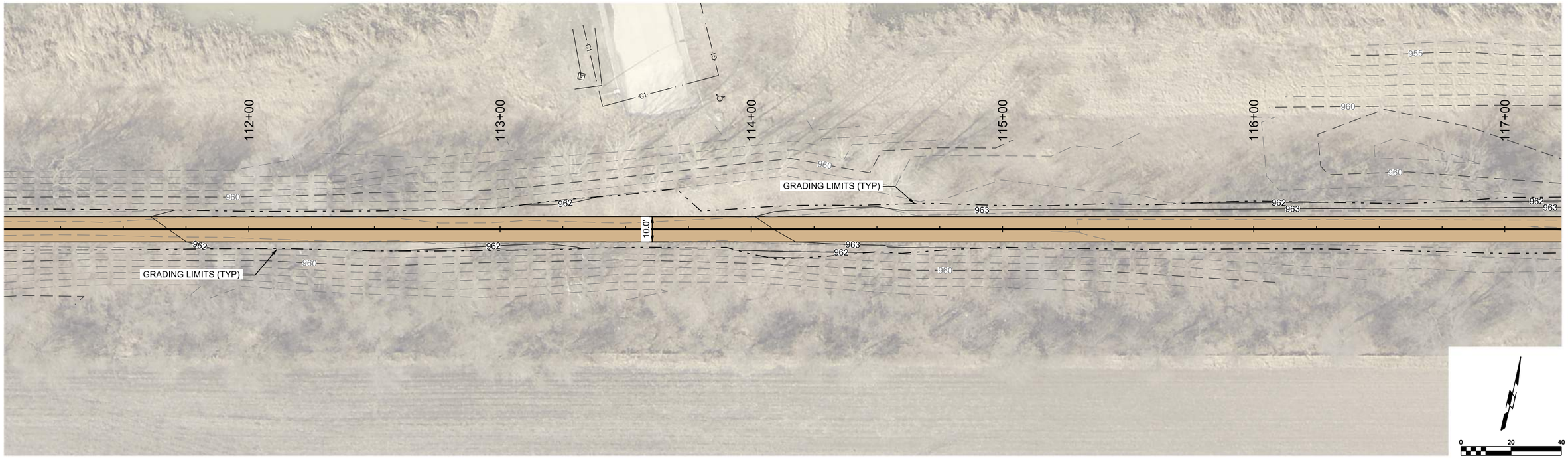
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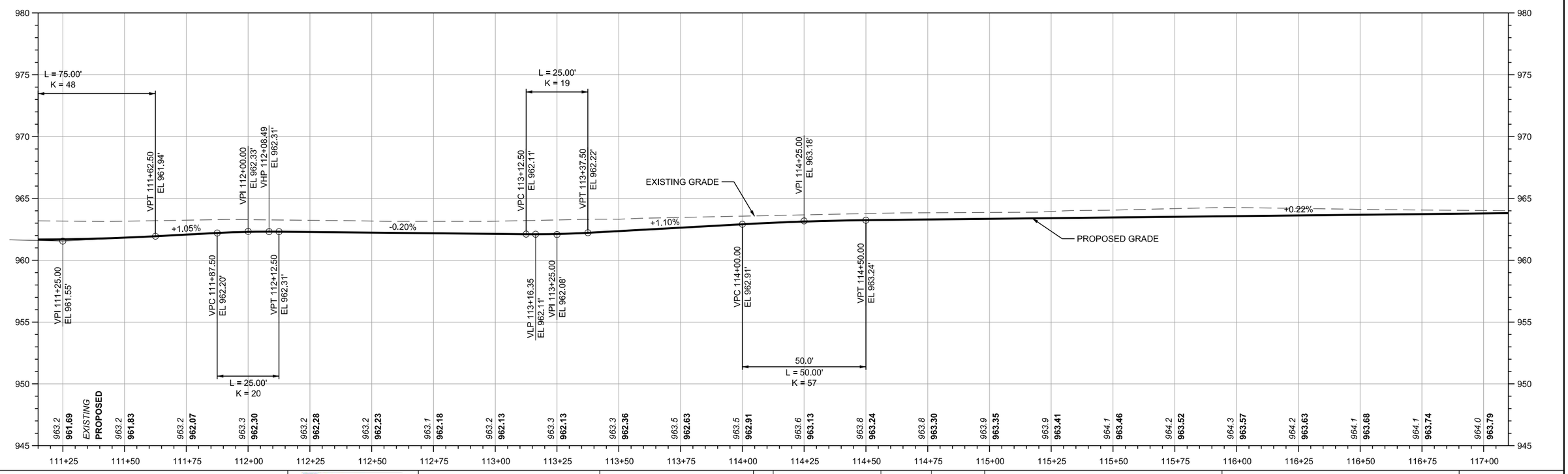
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TRAIL PLAN AND PROFILE

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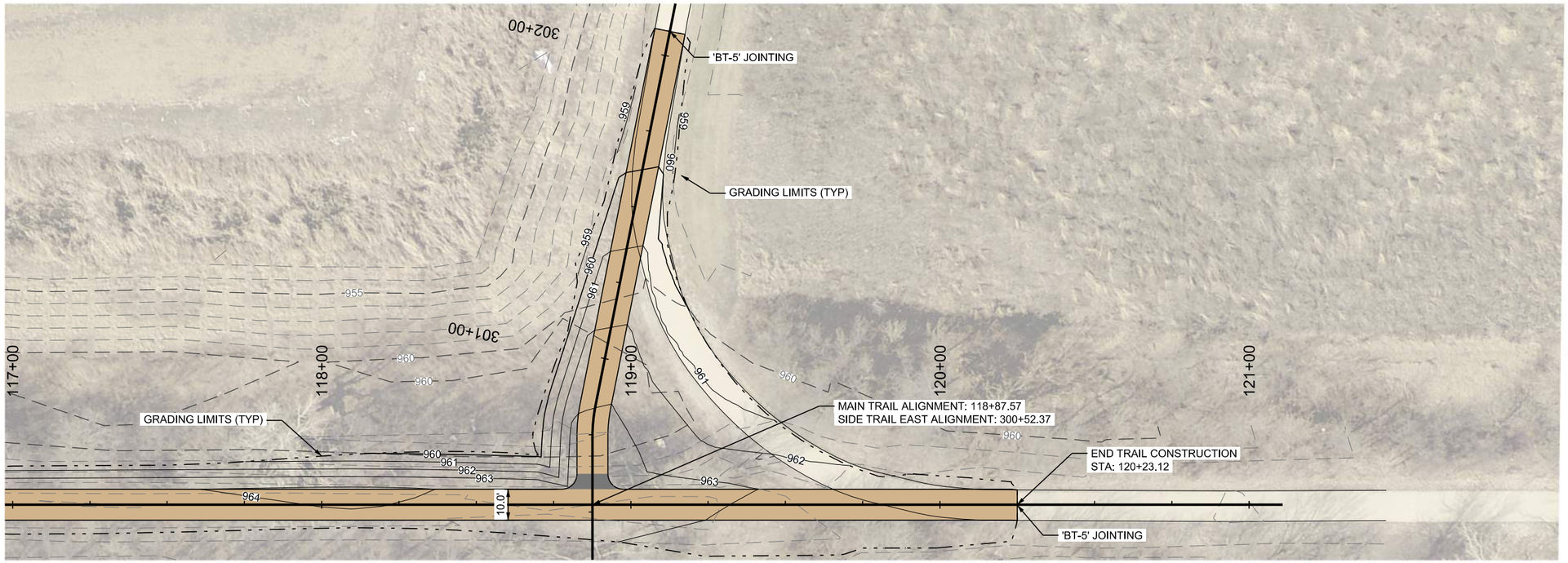
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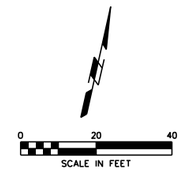
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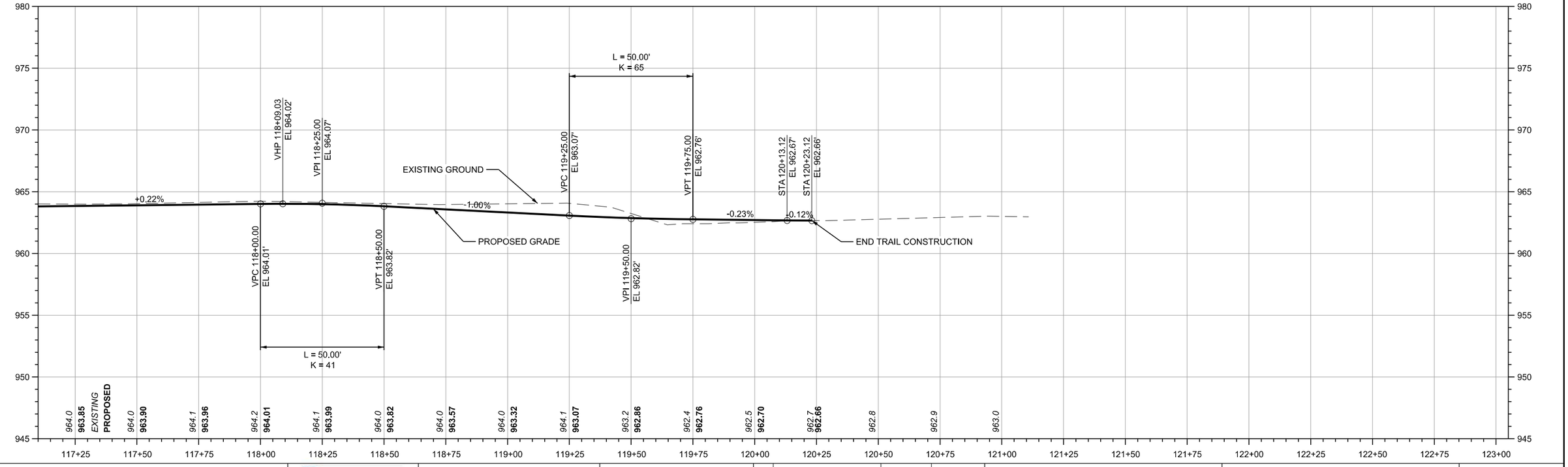
**CHICHAQUA VALLEY TRAIL**

TRAIL PLAN AND PROFILE

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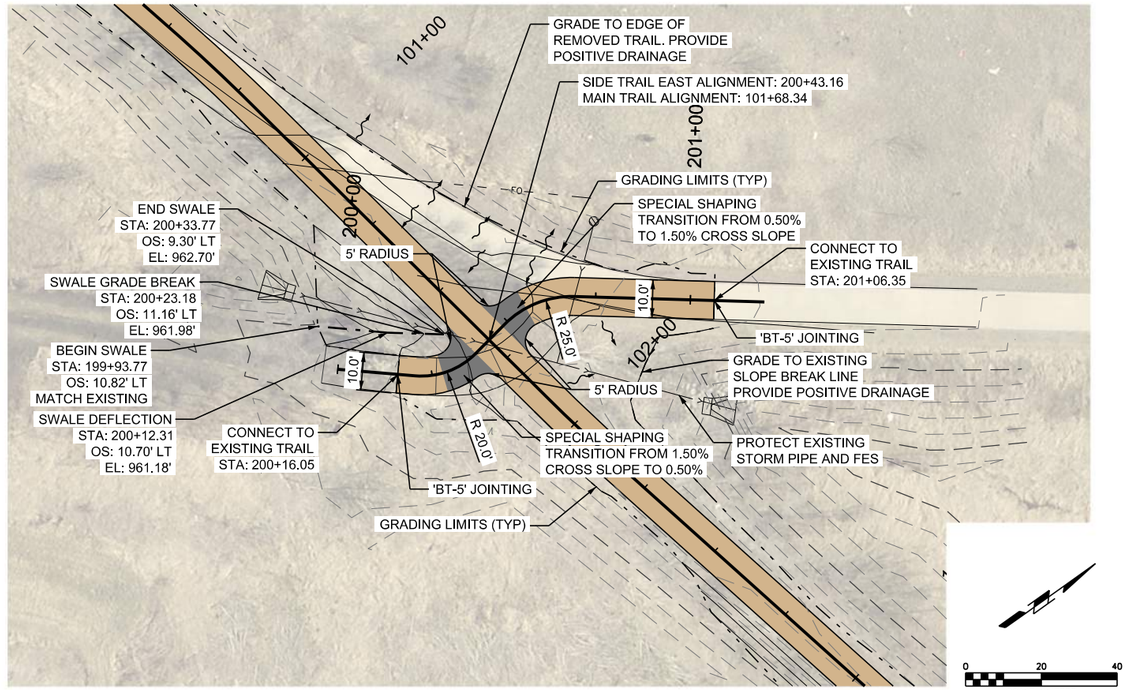
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**CHICHAQUA VALLEY TRAIL**

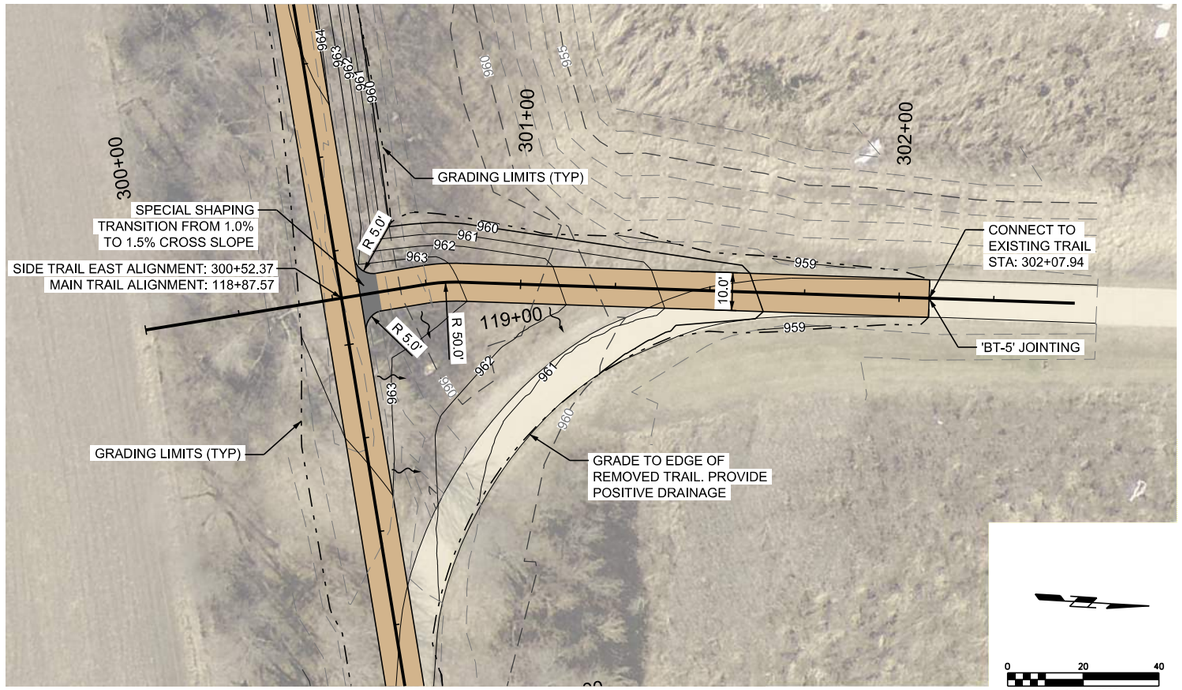
TRAIL PLAN AND PROFILE

D.4

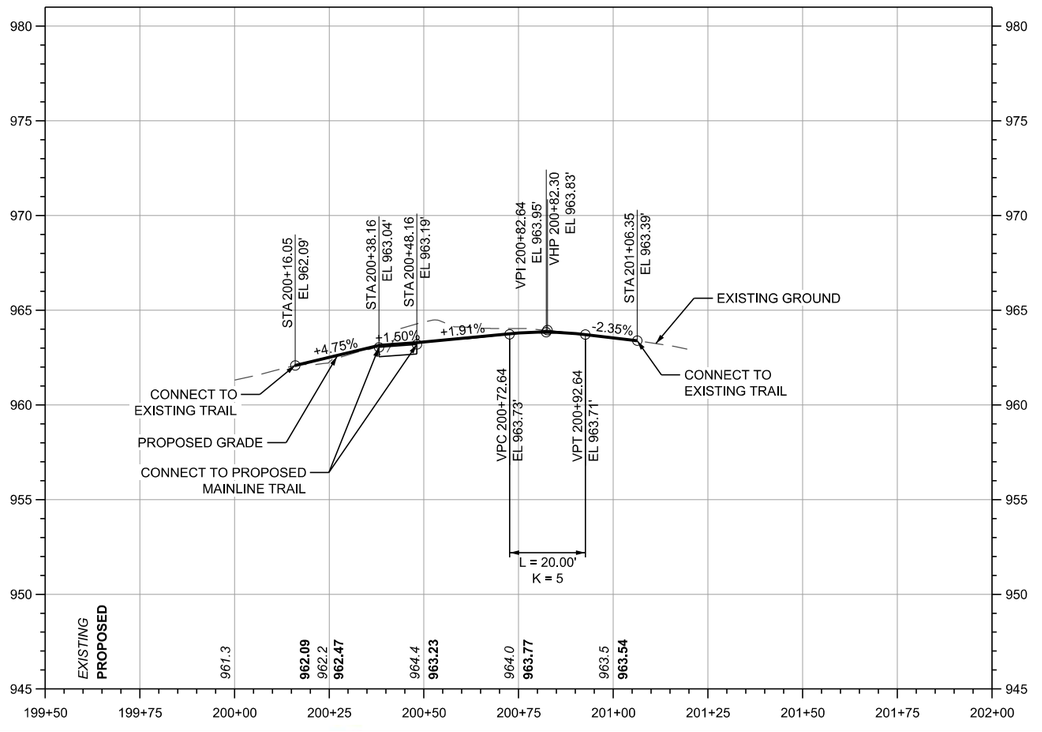
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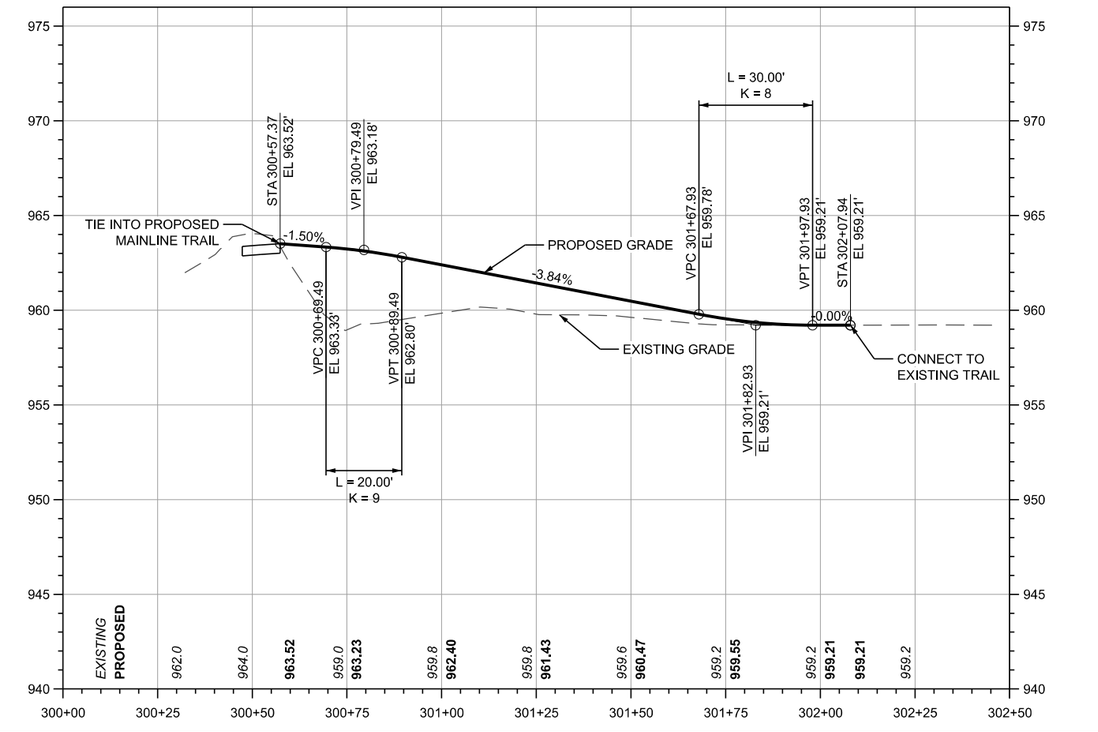



SIDE TRAIL WEST PLAN




SIDE TRAIL EAST PLAN




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DATE: 1/28/2026

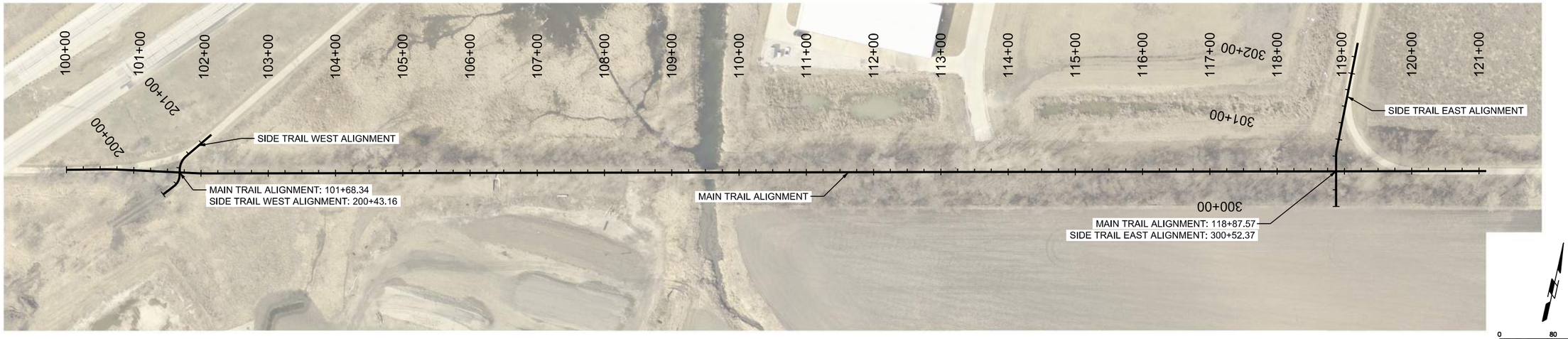
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CHICHAQUA VALLEY TRAIL

SIDE TRAILS PLAN AND PROFILE

E.1

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## ALIGNMENT DATA - Main Trail

| Alignment | POB/PI/POE | | | PC | | | Curve PI | | | PT | | | Curve Data | | | | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Station | Coordinates | | Station | Coordinates | | Station | Coordinates | | Station | Coordinates | | DELTA | T | L | R | E | |
| | | Northing | Easting | | Northing | Easting | | Northing | Easting | | Northing | Easting | | | | | | |
| Main Trail Alignment | 100+00.00 | 621377.41 | 1657109.45 | | | | | | | | | | | | | | | |
| Main Trail Alignment | | | | 100+50.32 | 621388.94 | 1657158.43 | 100+65.23 | 621392.36 | 1657172.94 | 100+80.14 | 621394.91 | 1657187.64 | 3.42 | 14.91 | 29.82 | 500.00 | 0.22 | |
| Main Trail Alignment | | | | 101+90.15 | 621413.70 | 1657296.04 | 102+02.27 | 621415.77 | 1657307.98 | 102+14.39 | 621418.41 | 1657319.81 | 2.78 | 12.12 | 24.24 | 500.00 | 0.15 | |
| Main Trail Alignment | 121+10.85 | 621832.45 | 1659170.52 | | | | | | | | | | | | | | | |

## ALIGNMENT DATA - West Side Trail

| Alignment | POB/PI/POE | | | PC | | | Curve PI | | | PT | | | Curve Data | | | | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Station | Coordinates | | Station | Coordinates | | Station | Coordinates | | Station | Coordinates | | DELTA | T | L | R | E | |
| | | Northing | Easting | | Northing | Easting | | Northing | Easting | | Northing | Easting | | | | | | |
| Side Trail West Alignment | 200+00.00 | 621372.90 | 1657257.69 | | | | | | | | | | | | | | | |
| Side Trail West Alignment | | | | 200+20.56 | 621388.60 | 1657270.98 | 200+29.91 | 621395.73 | 1657277.02 | 200+38.05 | 621404.94 | 1657275.42 | 50.09 | 9.35 | 17.49 | 20.00 | 2.08 | |
| Side Trail West Alignment | | | | 200+48.88 | 621415.61 | 1657273.57 | 200+59.72 | 621426.29 | 1657271.72 | 200+69.34 | 621434.94 | 1657278.25 | 46.89 | 10.84 | 20.46 | 25.00 | 2.25 | |
| Side Trail West Alignment | 201+19.55 | 621475.02 | 1657308.51 | | | | | | | | | | | | | | | |

## ALIGNMENT DATA - East Side Trail

| Alignment | POB/PI/POE | | | PC | | | Curve PI | | | PT | | | Curve Data | | | | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Station | Coordinates | | Station | Coordinates | | Station | Coordinates | | Station | Coordinates | | DELTA | T | L | R | E | |
| | | Northing | Easting | | Northing | Easting | | Northing | Easting | | Northing | Easting | | | | | | |
| Side Trail East Alignment | 300+00.00 | 621732.60 | 1658964.06 | | | | | | | | | | | | | | | |
| Side Trail East Alignment | | | | 300+74.49 | 621805.30 | 1658947.80 | 300+79.402 | 621810.09 | 1658946.73 | 300+84.285 | 621815.00 | 1658946.61 | 11.23 | 4.92 | 9.80 | 50.00 | 0.240 | |
| Side Trail East Alignment | 302+46.426 | 621977.01 | 1658942.70 | | | | | | | | | | | | | | | |

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APPROVED BY: DRF
DATE: 1/28/2026

| NO. | REVISION DESCRIPTION | APPROVED | DATE |
|---|---|---|---|

**CHICHAQUA VALLEY TRAIL**

ALIGNMENT DATA

G.1

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## GENERAL NOTES

1. THE CITY AND UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE "SITUATION PLAN" OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS SHALL BE NOTIFIED BY THE BRIDGE CONTRACTOR OF THE CONSTRUCTION STARTING DATE. IOWA UTILITIES INFORMATION REQUIRES VERBAL NOTICE TO IOWA ONE CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
2. THE TRAIL WILL BE CLOSED TO TRAFFIC DURING CONSTRUCTION.
3. IF NECESSARY TO PREVENT DAMAGE TO THE END OF THE BRIDGE DECK OR BACK WALL FROM CONSTRUCTION EQUIPMENT, AN APPROPRIATE METHOD OF PROTECTION APPROVED BY THE ENGINEER SHALL BE PROVIDED AT NO EXTRA COST TO THE CITY.
4. REMOVALS OF ALL THE EXISTING BRIDGE SHALL BE IN ACCORDANCE WITH SECTION 2401 OF THE IOWA DOT STANDARD SPECIFICATIONS.
5. PRE-ENGINEERED STEEL TRUSS BRIDGE AND BEARINGS ARE TO BE PLACED BEFORE BACKWALL IS PLACED.
6. WELDING OF ANCHOR BOLTS SHALL NOT BE ALLOWED. THE CONTRACTOR SHALL USE A TEMPLATE FOR PROPER PLACEMENT OF ANCHOR BOLTS

## TESTING AND SAMPLING

1. PERFORM MATERIALS TESTING USING APPARATUS AND METHODS THAT COMPLY WITH REQUIREMENTS OF THE CURRENT IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION

## SPECIFICATIONS

DESIGN:
AASHTO LRFD 8TH EDITION, SERIES OF 2017, EXCEPT AS NOTED IN THE CURRENT IOWA BRIDGE DESIGN MANUAL

CONSTRUCTION: CURRENT IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, PLUS APPLICABLE GENERAL SUPPLEMENTAL SPECIFICATIONS, DEVELOPMENTAL SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS

## DESIGN STRESSES

DESIGN STRESSES FOR THE FOLLOWING MATERIALS ARE IN ACCORDANCE WITH THE AASHTO LRFD BRIDGE DESIGN SPECIFICATION, 8TH EDITION, SERIES OF 2017, EXCEPT AS NOTED IN THE CURRENT IOWA BRIDGE DESIGN MANUAL.

CONCRETE IN ACCORDANCE WITH AASHTO LRFD SECTION 5, fc = 4000 PSI

EPOXY COATED REINFORCING STEEL IN ACCORDANCE WITH AASHTO LRFD SECTION 5, GRADE 60

## STRUCTURE NOTES

1. THE CONTRACTOR SHALL INCLUDE COMPLETE DESIGN AND DETAILING OF THE PRE-ENGINEERED BRIDGE SUPERSTRUCTURE, ALL SHOP DRAWINGS, FABRICATION, ERECTION AND CONSTRUCTION OF THE BRIDGE STRUCTURE IS TO BE IN THE PROJECT BID. ALL MISCELLANEOUS ELEMENTS, CONNECTIONS AND APPURTENANCES ARE TO BE INCLUDED IN THE BID.
2. SIZES AND DIMENSIONS OF THE PRE-ENGINEERED SUPERSTRUCTURE WERE ESTIMATED BASED ON AVAILABLE INFORMATION. PLAN DIMENSIONS AND ELEVATIONS THAT RELY ON THE FINAL SIZES AND DIMENSIONS OF THE PRE-ENGINEERED SUPERSTRUCTURE AND ITS ELEMENTS SHALL BE MODIFIED BY THE CONTRACTOR IF NECESSARY TO ALIGN WITH SUPERSTRUCTURE DESIGN INFORMATION. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER DOCUMENTED MODIFICATIONS MADE TO THE PLANS AT THE COMPLETION OF THE PROJECT. COST ASSOCIATED WITH MODIFICATIONS TO THE PLANS AND CONSTRUCTION NECESSARY TO ALIGN WITH SUPERSTRUCTURE SIZES AND DIMENSIONS SHALL BE INCLUDED IN THE BID.
3. THE BRIDGE SUPERSTRUCTURE IS TO BE CONSTRUCTED OF WEATHERING STEEL. CONNECTIONS SHALL BE SUITABLE FOR USE WITH WEATHERING STEEL.
4. THE PRE-ENGINEERED SUPERSTRUCTURE NEED NOT BE DESIGNED FOR LATERAL LOADS DUE TO SUBMERGENCE IN A FLOOD EVENT DUE TO SUPERSTRUCTURE BEING HIGHER THAN FLOOD EVENT ELEVATIONS.
5. THE PRE-ENGINEERED SUPERSTRUCTURE IS TO BE DESIGNED TO SUPPORT LIVE PEDESTRIAN LOAD OF 90 P.S.F. AND 20,000 LBS. AASHTO H10 TRUCK. THESE LOADS ARE NOT SIMULTANEOUS.
6. ANCHOR BOLTS, WASHERS AND NUTS ARE TO BE HOT DIP GALVANIZED. CONTRACTOR SHALL VERIFY SIZE AND COORDINATE PLACEMENT WITH THE SUPERSTRUCTURE DESIGNER
6. THE BRIDGE SUPERSTRUCTURE SHALL BE DESIGNED FOR WIND LOADS IN ACCORDANCE WITH AASHTO LRFD BRIDGE DESIGN MANUAL, 8TH EDITION, SERIES OF 2017

## CONCRETE DECK NOTES

1. FINISH THE CONCRETE DECK SURFACE WITH A LIGHT BROOM FINISH.
2. CURE WITH WET BURLAP. DO NOT PLACE CURING COMPOUND.
3. SEAL SURFACE WITH 100% SILANE PENETRATION SEALER, BASF HYDROZO 100, EUCLID CHEMICAL BARACADE SILANE 100C, OR TK PRODUCTS TK-590-100 PER MANUFACTURER'S RECOMMENDATIONS. SHOT BLAST SURFACE PRIOR TO APPLYING SEALER
4. REBAR SHALL BE EPOXY COATED

## REINFORCED CONCRETE

CONCRETE AND ACCESSORIES:

1. SEE IOWA DOT STANDARDS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2403 STRUCTURAL CONCRETE 2405 FOUNDATIONS AND SUBSTRUCTURES AND SECTION 2404 REINFORCEMENT
2. REINFORCING STEEL: A615 - GRADE 60.
3. ALL REBAR SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE.
4. ALL EXPOSED CORNERS OF 90° OR SHARPER ARE TO BE FILLETED WITH A 1/2" DRESSED AND BEVELED STRIP.
5. REINFORCING STEEL IS TO BE SECURELY WIRED IN PLACE BEFORE CONCRETE IS PLACED.
6. MINIMUM CLEAR DISTANCE FROM FACE OF CONCRETE TO NEAR REINFORCING BAR IS TO BE 2" UNLESS OTHERWISE NOTED OR SHOWN.
7. ALL BACKFILL BEHIND THE ABUTMENT BETWEEN WINGS IS TO BE AS SHOWN. THE REMAINDER OF THE ABUTMENT EXCAVATION IS TO BE BACKFILLED WITH STRUCTURAL FILL.
8. REINFORCING BARS MAY BE SHIFTED SLIGHTLY TO CLEAR ANCHOR BOLTS.

## STEEL PILE NOTES

1. THE CONTRACT LENGTH OF ABUTMENT PILES IS BASED ON A COHESIVE SOIL CLASSIFICATION, TOTAL FACTORED AXIAL LOAD PER PILE (Pu) LISTED IN THE TABLE AND GEOTECHNICAL RESISTANCE FACTOR (PHI) OF 0.65.
2. THE NOMINAL AXIAL BEARING RESISTANCE FOR CONSTRUCTION CONTROL WAS DETERMINED FROM A COHESIVE SOIL CLASSIFICATION, GEOTECHNICAL RESISTANCE FACTOR OF 0.78. PILES ARE ASSUMED TO BE DRIVEN FROM A START ELEVATION AT THE BOTTOM FOOTING.
3. THE REQUIRED NOMINAL AXIAL BEARING RESISTANCE FOR ABUTMENT PILES AT END OF DRIVE IS LISTED IN THE TABLE. IF RETAPS ARE NECESSARY TO ACHIEVE BEARING, THE REQUIRED NOMINAL AXIAL BEARING RESISTANCE IS LISTED IN THE TABLE FOR 1 DAY OR LATER RETAPS. THE PILE CONTRACT LENGTH SHALL BE DRIVEN AS PER PLAN UNLESS PILES REACH REFUSAL, CONSTRUCTION CONTROL REQUIRES A WEAP ANALYSIS WITH BEARING GRAPH.
4. HP STEEL PILING, MATERIAL IS ASTM A572 / ASTM 572M GRADE 50
5. GEOTECHNICAL SOIL REPORT AVAILABLE UPON REQUEST

BRIDGE PILE TABLE

| PILE LOCATION | TYPE | LENGTH (FT.) | NUMBER OF PILES | TOTAL LENGTH (FT.) | FACTORED AXIAL LOAD Pu (KIPS) | REQUIRED NOMINAL AXIAL BEARING RESISTANCE (TONS) | RETAP REQUIRED NOMINAL AXIAL BEARING RESISTANCE (TONS) |
|---|---|---|---|---|---|---|---|
| WEST ABUT. | HP 14 x 73 | 45 | 4 | 180 | 47 | 30 | 36 |
| EAST ABUT. | HP 14 x 73 | 45 | 4 | 180 | 50 | 32 | 38 |

DESIGN FOR 0° SKEW

# 59'-5" x 14'-0" SINGLE SPAN STEEL TRUSS PEDESTRIAN BRIDGE

59'-5" SINGLE SPAN

## GENERAL NOTES

STA 109+55.00 01-28-2026

## CITY OF BONDURANT

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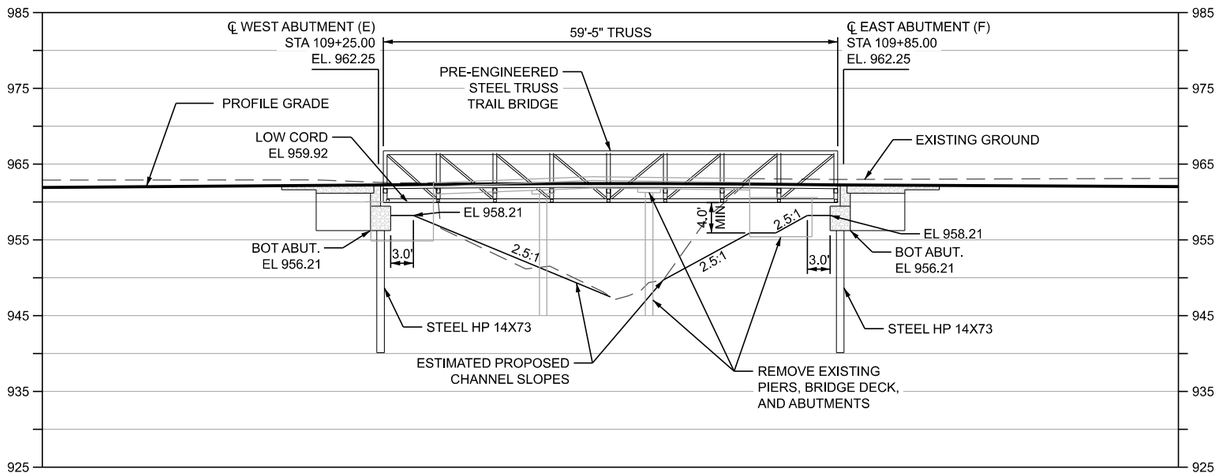
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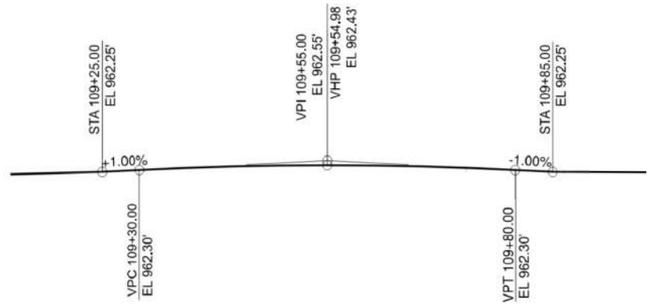
**CHICHAQUA VALLEY TRAIL**

GENERAL NOTES

V.1




## BRIDGE LONGITUDINAL SECTION




## PROFILE GRADE

| BRIDGE ESTIMATED CONCRETE QUANTITIES | | |
|---|---|---|
| LOCATION | QUANTITY (CU YD) | NOTES |
| WEST ABUT. | 11.6 | DOES NOT INCLUDE APPROACHES |
| EAST ABUT. | 11.6 | DOES NOT INCLUDE APPROACHES |
| BRIDGE DECK | 18.1 | BASED ON 7" FULL WIDTH OF BRIDGE |
| TOTAL | 38.8 | COST OF CONCRETE AND REINFORCING INCLUDED WITH 60'-0" x 14'-0" SINGLE SPAN |

## BRIDGE HYDRAULIC DATA

DRAINAGE AREA = 2.65 SQ MI
STREAM SLOPE = 7.91 FT/MILE
AVERAGE LOW WATER STAGE = 950.00

Q50 = 468.63 CFS
STAGE EL. = 954.96
LOW CHORD = 959.92
AVG. BRIDGE VELOCITY = 4.96 FT/SEC
FREEBOARD TO LOW CHORD = 2.65 FT

Q100 = 582.69 CFS
STAGE EL. = 955.52
AVG. BRIDGE VELOCITY - 2.81 FT/SEC
FREEBOARD TO LOW CHORD = 4.4 FT

EVEVATIONS IN NAVD88

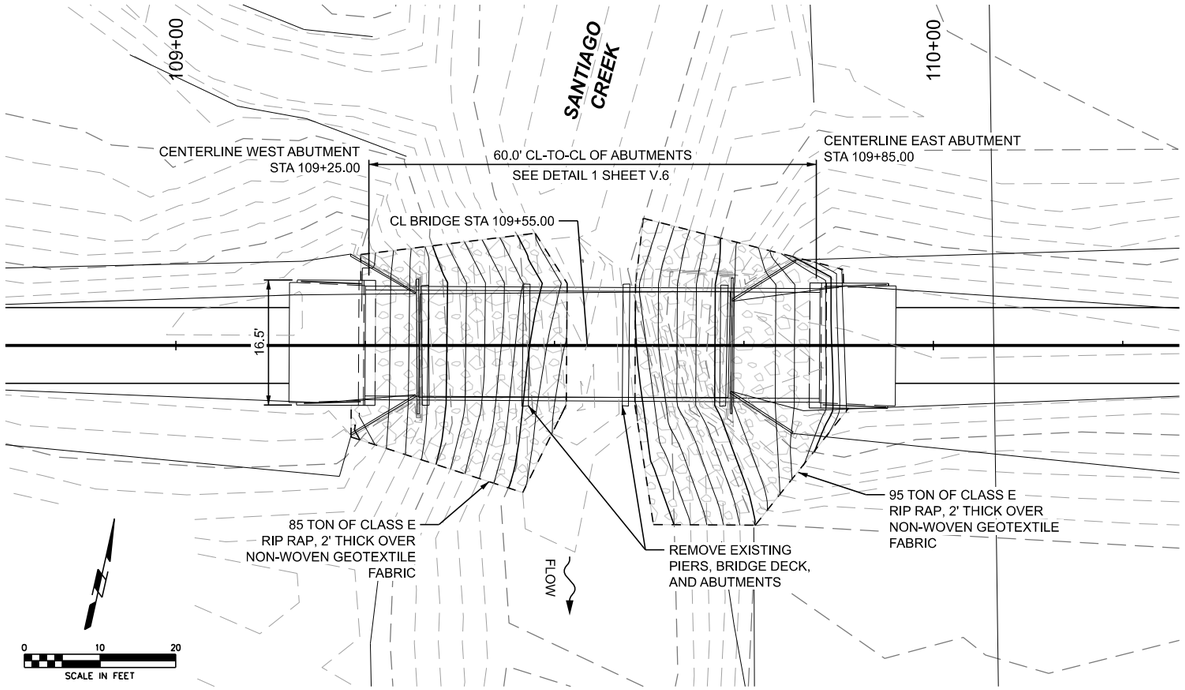
DESIGN DISCHARGES AND DRAINAGE AREA OBTAINED FROM EFFECTIVE MODEL.

## BRIDGE NOTES

1. DESIGN IN ACCORDANCE WITH AASHTO LRFD, 8TH EDITION, SERIES OF 2017, EXCEPT AS NOTED IN THE CURRENT IOWA BRIDGE DESIGN MANUAL
2. BRIDGE DESIGN LIVE LOAD = 90 PSF
3. BRIDGE DESIGN VEHICLE LOAD = AASHTO H10
4. E = EXPANSION BEARING; F = FIXED BEARING

## BRIDGE LOCATION

TRAIL OVER SANTIAGO RIVER
T80N, R-22W
SECTION 29
BONDURANT TOWNSHIP
LATITUDE 41.706036
LONGITUDE -93.435472




## BRIDGE SITUATION PLAN

DESIGN FOR 0° SKEW

# 59'-5" x 14'-0" SINGLE SPAN STEEL TRUSS PEDESTRIAN BRIDGE

59'-5" SINGLE SPAN

## BRIDGE SITUATION PLAN

STA 109+55.00

01-28-2026

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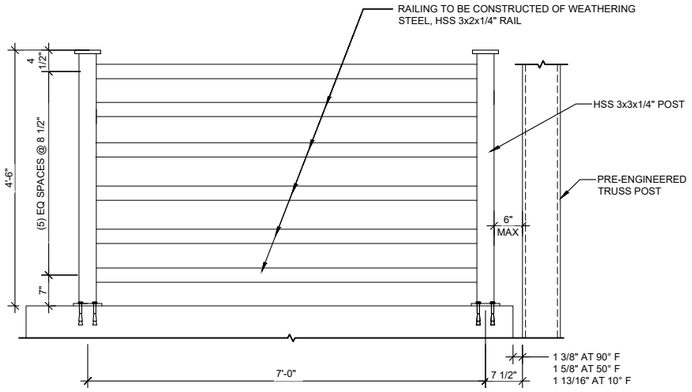
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CHICHAQUA VALLEY TRAIL

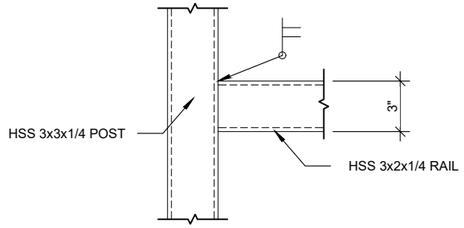
PEDESTRIAN BRIDGE SITUATION PLAN

V.2

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1 TYPICAL APPROACH RAILING
3/4" = 1'-0" 0 2'




4 RAILING WELD DETAIL
1 1/2" = 1'-0" 0

## RAILING NOTES:

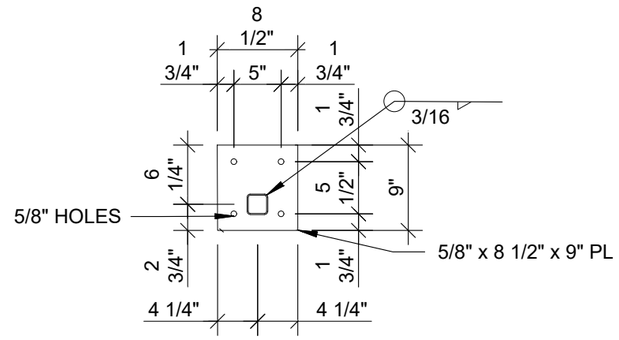
THE MATERIALS FOR HSS STEEL RAILS AND POSTS SHALL MEET THE REQUIREMENTS OF ASTM A500 GRADE B, FY = 46 KSI. BASE PLATES, SPLICE PLATES AND SHIMS SHALL MEET THE REQUIREMENTS OF ASTM 36. PANELS, BASE PLATES, AND END SECTIONS SHALL BE WEATHERING STEEL.

END OF RAILS SECTIONS ARE TO BE SAWED OR MILLED. ALL CUT ENDS ARE TO BE TRUE, SMOOTH AND FREE OF BURRS OR RAGGED EDGES.

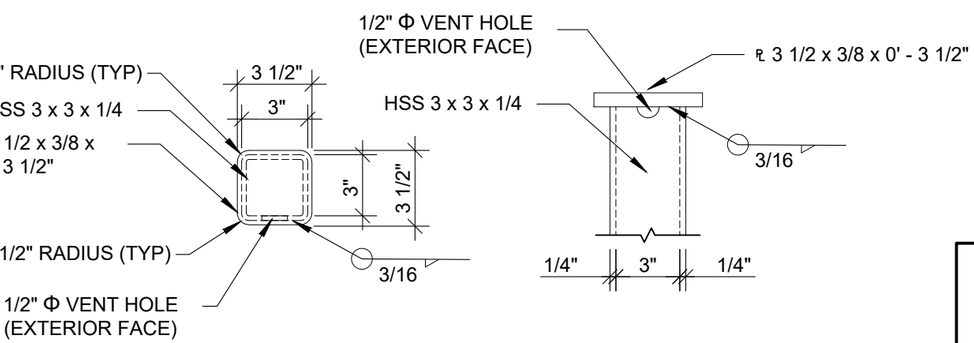
PROVIDE 1/16" GALVANIZED STEEL SHIM FOR EACH RAIL POST. USE AS REQUIRED.

THE CONCRETE ANCHORS SHALL BE GALVANIZED STEEL. THE ANCHORAGE SYSTEM SHALL HAVE A MINIMUM PULL OUT STRENGTH OF 2,700 POUNDS BASED ON 4,000 PSI CONCRETE. ANCHORS SHALL BE CAPSULE OR CARTRIDGE TYPE ADHESIVE SYSTEMS THAT HAVE BEEN PREVIOUSLY TESTED AND APPROVED BY IOWA DOT DEPARTMENT. DRILLED HOLES IN CONCRETE FOR ANCHOR RODS SHALL BE TO THE DIAMETER AND DEPTH REQUIRED BY THE ADHESIVE MANUFACTURER FOR THE SIZE AND TYPE OF ANCHOR ROD SPECIFIED. THE SEALED CAPSULE OR CARTRIDGE SHALL CONTAIN PRE-MEASURED AMOUNTS OF ADHESIVE CHEMICALS AND BE INSTALLED ACCORDING TO THE MANUFACTURERS WRITTEN INSTRUCTIONS.

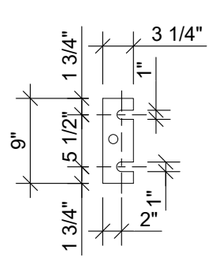
FIELD VERIFY DIMENSIONS AND CONDITIONS.

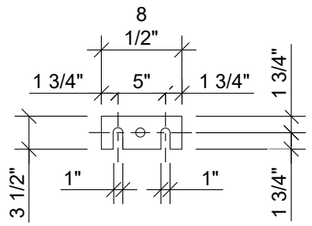



2 RAILING BASE PLATE DETAIL
1 1/2" = 1'-0" 0




5 RAILING BASE PLATE DETAIL
1 1/2" = 1'-0" 0




3 RAILING BASE PLATE SHIMS DETAIL
1 1/2" = 1'-0" 0




6 POST TOP DETAILS
NOTE: RAILS NOT SHOWN FOR SIMPLICITY

DESIGN FOR 0° SKEW

# 59'-5" x 14'-0" SINGLE SPAN STEEL TRUSS PEDESTRIAN BRIDGE

59'-5" SINGLE SPAN

## RAILING DETAILS

STA 109+55.00

01-28-2026

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SH PROJECT NO: 2250006040

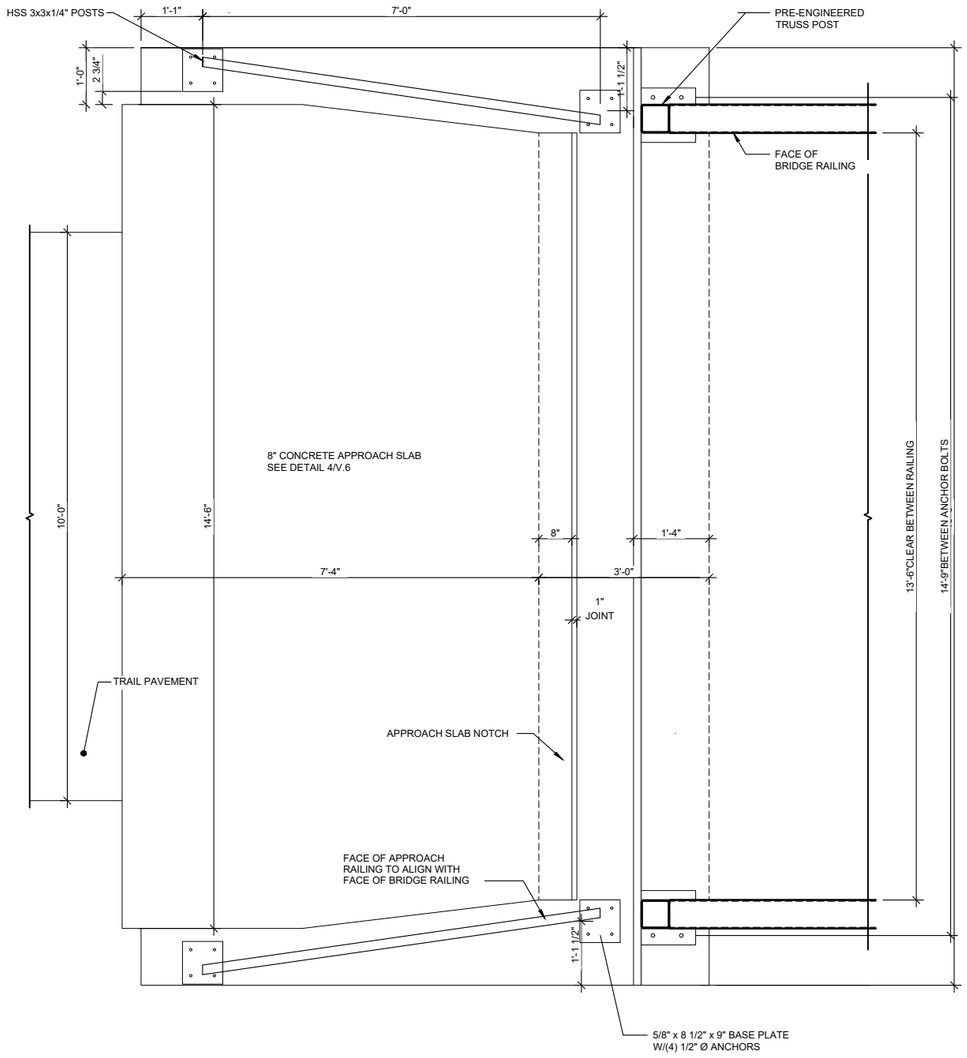
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CHICHAQUA VALLEY TRAIL

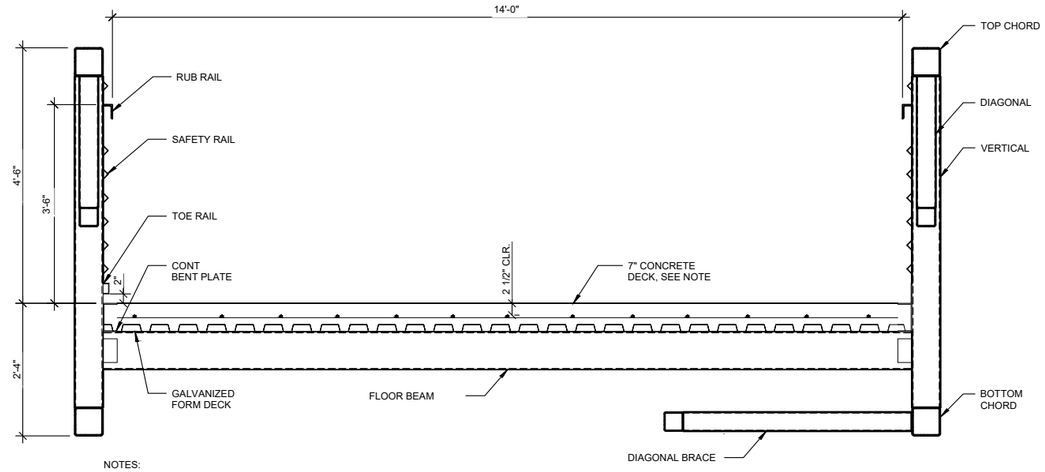
RAILING DETAILS

V.4




1 TYPICAL APPROACH RAILING PLAN

3/4" = 1'-0" 0 2'




NOTES:

1. TRUSS HEIGHT, METAL FORM DECK AND CONCRETE DECK THICKNESS AND REINFORCEMENT SHALL BE DESIGNED BY PRE-ENGINEERED BRIDGE DESIGNER. COORDINATE DECK THICKNESS AND BENT PLATE SIZE WITH PRE-ENGINEERED BRIDGE DESIGNER.
2. REINFORCING MAT IS TO BE PARALLEL TO SLAB WITH APPROVED TIES AT MINIMUM OF 50 PERCENT OF REINFORCING STEEL INTERSECTIONS. THE MAT SHALL BE SUPPORTED BY INDIVIDUAL EPOXY COATED METAL BAR CHAIRS SPACED AT NO MORE THAN 2.5 FEET CENTERS LONGITUDINALLY AND TRANSVERSELY OR BY CONTINUOUS ROWS OF EPOXY COATED METAL BAR HIGH CHAIRS OR SLAB BOLSTERS SPACED NOT MORE THAN 2.5 FEET APART.

2 TYPICAL BRIDGE SECTION

3/4" = 1'-0" 0 2'

DESIGN FOR 0° SKEW

# 59'-5" x 14'-0" SINGLE SPAN STEEL TRUSS PEDESTRIAN BRIDGE

59'-5" SINGLE SPAN

## SECTIONS AND DETAILS

STA 109+55.00 01-28-2026

## CITY OF BONDURANT

SHIVEHATTERY ARCHITECTURE + ENGINEERING
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Bondurant life. Connecting.

SH PROJECT NO: 2250006040

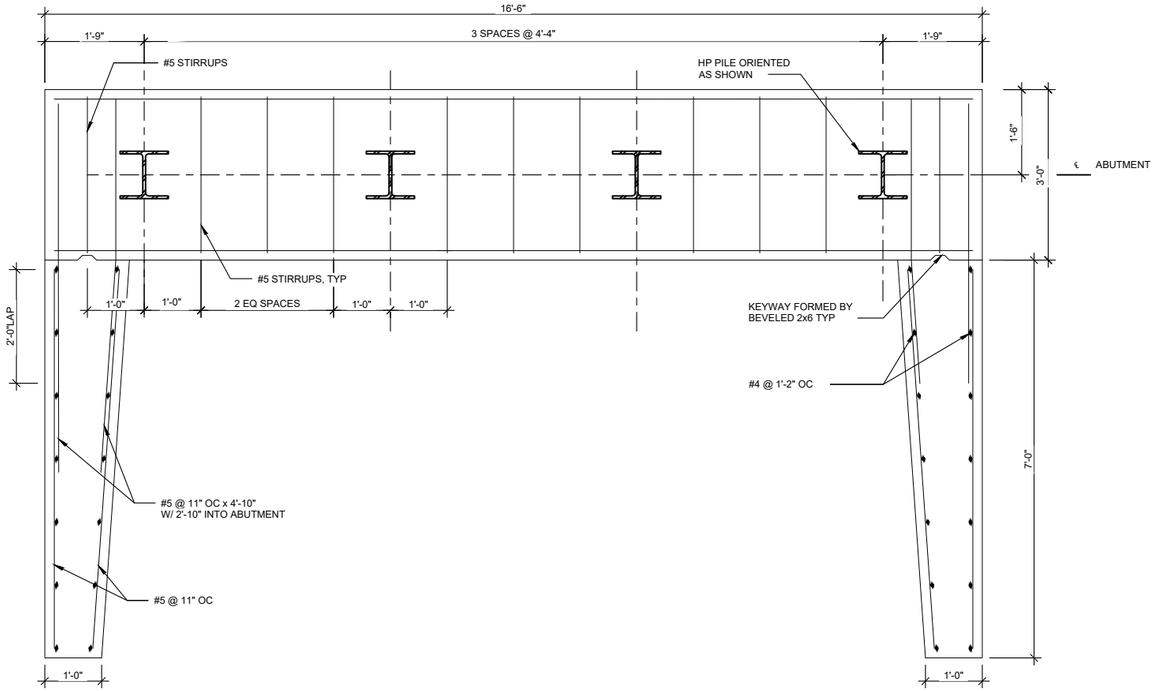
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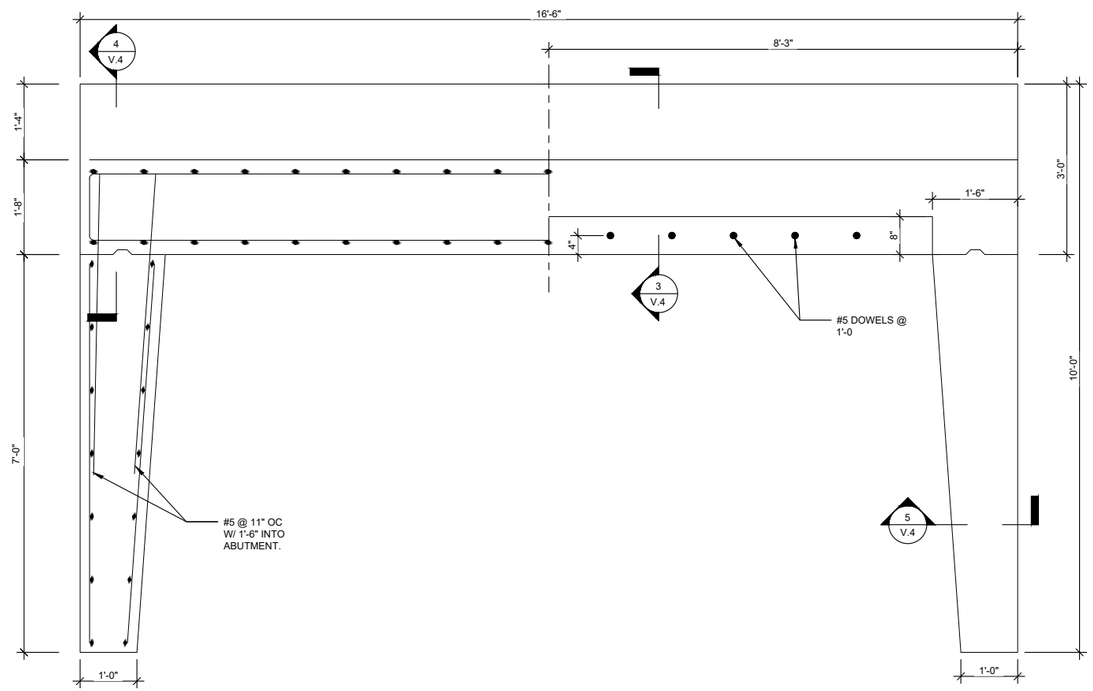
CHICHAQUA VALLEY TRAIL

SECTIONS AND DETAILS

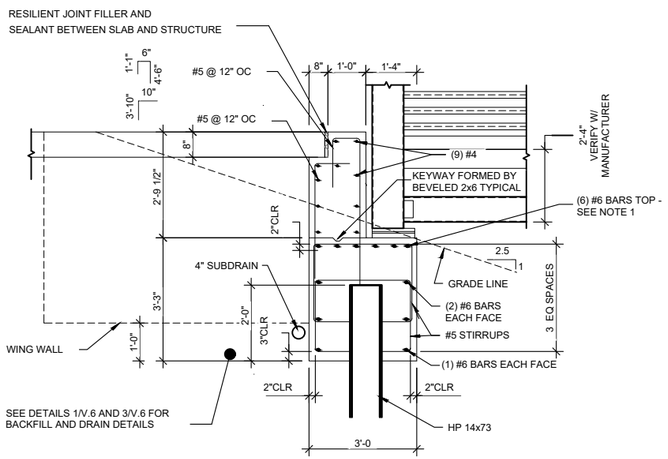
V.3




1 ABUTMENT PILE PLAN
3/4" = 1'-0" 0 2'



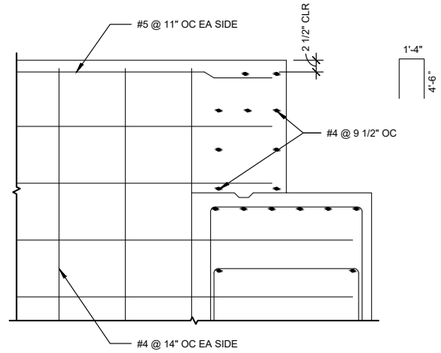

2 ABUTMENT PLAN
3/4" = 1'-0" 0 2'



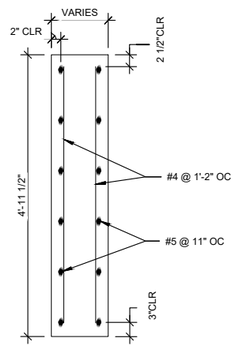

NOTES:

1. COORDINATE BARS AND STIRRUPS TO CLEAR ANCHOR BOLTS.

3 ABUTMENT SECTION
1/2" = 1'-0" 0 3'




4 ABUTMENT SECTION
3/4" = 1'-0" 0 2'




5 WINGWALL SECTION
3/4" = 1'-0" 0 2'

DESIGN FOR 0° SKEW

# 59'-5" x 14'-0" SINGLE SPAN STEEL TRUSS PEDESTRIAN BRIDGE

59'-5" SINGLE SPAN

## ABUTMENT DETAILS

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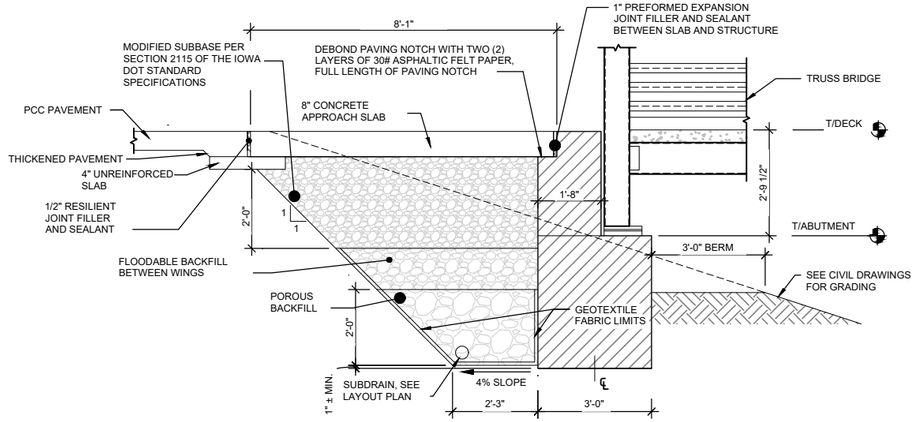
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CHICHAQUA VALLEY TRAIL

ABUTMENT DETAILS

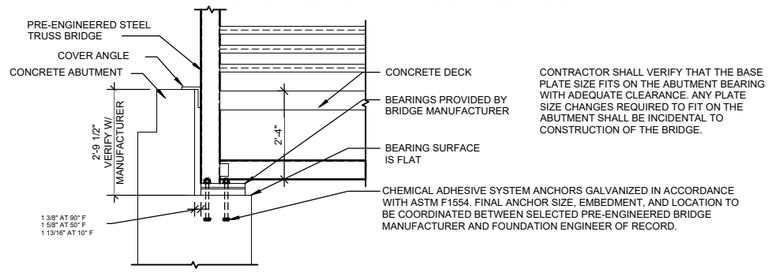
V.5




## 1 TRIBUTARY ABUTMENT BACKFILL SECTION

1/2" = 1'-0" 0 3'

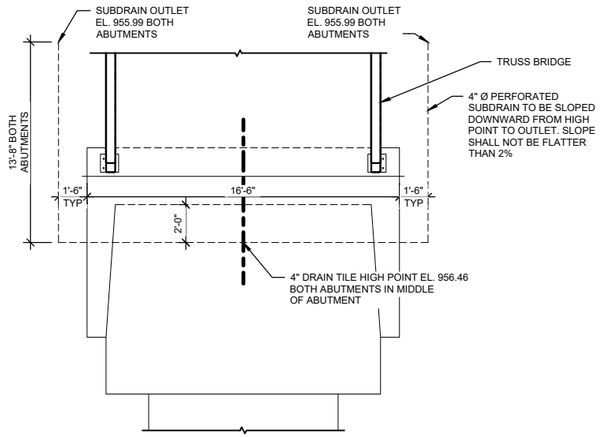
NOTE: DIMENSIONS, ELEVATIONS, ANCHOR BOLT SIZES AND OTHER INFORMATION DEPENDENT ON THE SUPERSTRUCTURE PROVIDE BY THE FABRICATOR SHALL BE CHECKED AND COORDINATED BY THE CONTRACTOR. COSTS ASSOCIATED WITH ADAPTING PLANNED CONSTRUCTION TO ACCEPT THE PROVIDED SUBSTRUCTURE SHALL BE INCLUDED IN THE BID.




CONTRACTOR SHALL VERIFY THAT THE BASE PLATE SIZE FITS ON THE ABUTMENT BEARING WITH ADEQUATE CLEARANCE. ANY PLATE SIZE CHANGES REQUIRED TO FIT ON THE ABUTMENT SHALL BE INCIDENTAL TO CONSTRUCTION OF THE BRIDGE.

## 2 SIDE VIEW - BEARING ASSEMBLY

1/2" = 1'-0" 0 3'

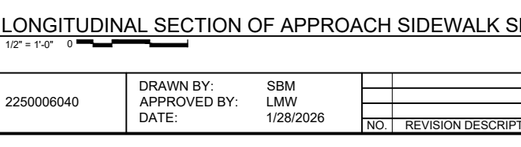



NOTES:

1. THE DIMENSIONS SHOWN FOR THE PROPOSED SUBDRAINS ARE BASED ON THE PROPOSED GRADING LAYOUT OF THE BRIDGE BERMS. FIELD VERIFY.

## 3 ABUTMENT SUBDRAIN PLAN

1/4" = 1'-0" 0 6'




## 4 LONGITUDINAL SECTION OF APPROACH SIDEWALK SLAB

1/2" = 1'-0" 0

## ABUTMENT BACKFILL PROCESS

THE BASE OF THE EXCAVATION SUBGRADE BEHIND THE ABUTMENT IS TO BE GRADED WITH A 4% SLOPE AWAY FROM THE ABUTMENT FOOTING AND A 2% CROSS SLOPE IN THE DIRECTION OF THE SUBDRAIN OUTLET. THIS EXCAVATION SHAPING IS TO BE DONE PRIOR TO BEGINNING INSTALLATION OF THE GEOTEXTILE AND BACKFILL MATERIAL.

AFTER THE SUBGRADE HAS BEEN SHAPED, THE GEOTEXTILE FABRIC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN. THE FABRIC IS INTENDED TO BE INSTALLED IN THE BASE OF THE EXCAVATION AND EXTENDED VERTICALLY UP THE ABUTMENT BACKWALL, ABUTMENT WING WALLS, AND EXCAVATION FACE TO A HEIGHT THAT WILL BE APPROXIMATELY 1 TO 2 FOOT HIGHER THAN THE HEIGHT OF THE POROUS BACKFILL PLACEMENT AS SHOWN IN THE "BACKFILL DETAILS" ON THIS SHEET. THE STRIPS OF THE FABRIC PLACED SHALL OVERLAP APPROXIMATELY 1 FOOT AND SHALL BE PINNED IN PLACE. THE FABRIC SHALL BE ATTACHED TO THE ABUTMENT BY USING LATH FOLDED IN THE FABRIC AND SECURED TO THE CONCRETE WITH SHALLOW CONCRETE NAILS. THE FABRIC PLACED AGAINST THE EXCAVATION FACE SHALL BE PINNED.

WHEN THE FABRIC IS IN PLACE, THE SUBDRAIN SHALL BE INSTALLED DIRECTLY ON THE FABRIC AT THE TOE OF THE REAR EXCAVATION SLOPE. A SLOT WILL NEED TO BE CUT IN THE FABRIC AT THE POINT WHERE THE SUBDRAIN EXITS THE FABRIC NEAR THE END OF THE ABUTMENT WING WALL.

POROUS BACKFILL IS THEN PLACED AND LEVELED, NO COMPACTION IS REQUIRED.

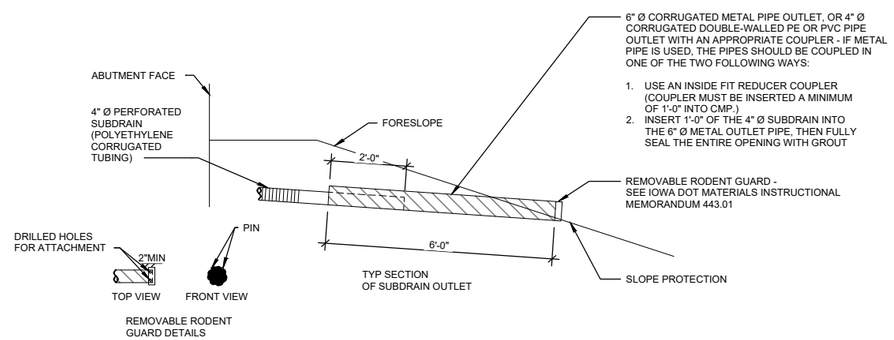
THE REMAINING WORK INVOLVES BACKFILLING WITH FLOODABLE BACKFILL AND VIBRATORY COMPACTION. THE FLOODABLE BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE FLOODABLE BACKFILL SHALL BE PLACED IN INDIVIDUAL LIFTS AND COMPACTED WITH VIBRATORY COMPACTION TO ENSURE FULL CONSOLIDATION. LIMIT THE LOOSE LIFTS TO NO MORE THAN 2 FEET OF THICKNESS.

WATER REQUIRED FOR SUBDRAINS, POROUS BACKFILL, FLOODABLE BACKFILL, AND GEOTEXTILE FABRIC FURNISHED AT THE BRIDGE ABUTMENTS WILL NOT BE MEASURED SEPARATELY FOR PAYMENT.

THE COST OF SUBDRAINS, POROUS BACKFILL, FLOODABLE BACKFILL, AND GEOTEXTILE FABRIC FURNISHED AT THE BRIDGE ABUTMENTS SHALL BE INCLUDED IN THE COST OF STEEL TRUSS PEDESTRIAN BRIDGE.

NOTE:

THE GEOTEXTILE FABRIC SHALL BE IN ACCORDANCE WITH ARTICLE 4196.01, B, 6 OF THE STANDARD SPECIFICATIONS. IF THE ENGINEERING FABRIC IS LAPPED, THE LAPS SHALL BE A MINIMUM OF ONE FOOT IN LENGTH, SHINGLE FASHION WITH UP SLOPE LAP PIECE ON TOP AND STAPLED FOR CONTINUITY.




## 4 LONGITUDINAL SECTION OF APPROACH SIDEWALK SLAB

1/2" = 1'-0" 0

DESIGN FOR 0° SKEW

# 59'-5" x 14'-0" SINGLE SPAN STEEL TRUSS PEDESTRIAN BRIDGE

59'-5" SINGLE SPAN

## ABUTMENT DETAILS

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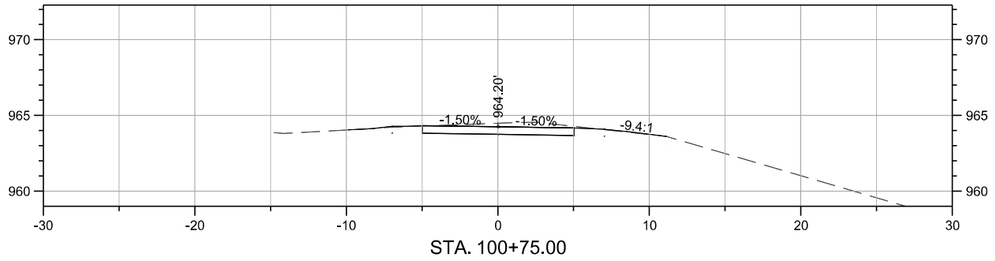
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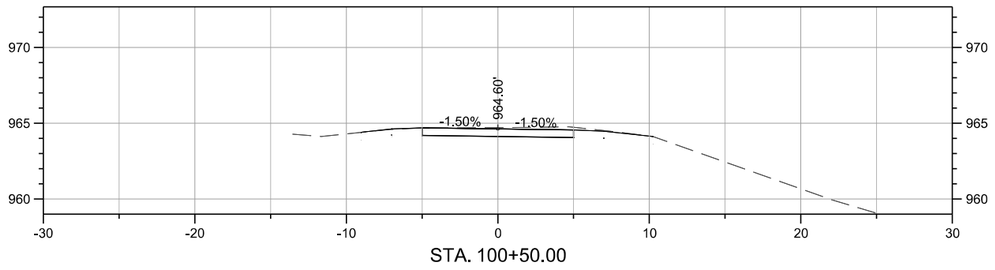
CHICHAQUA VALLEY TRAIL

ABUTMENT DETAILS

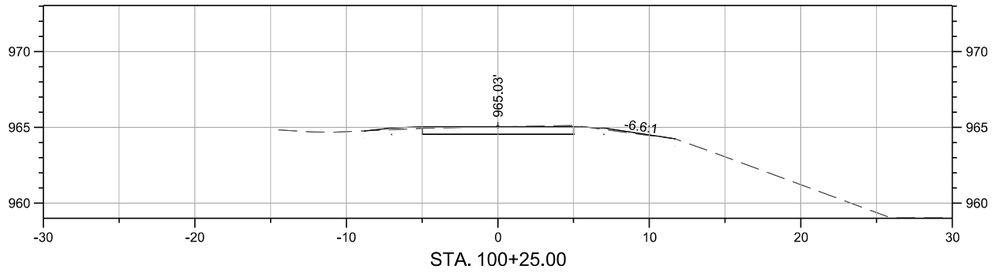
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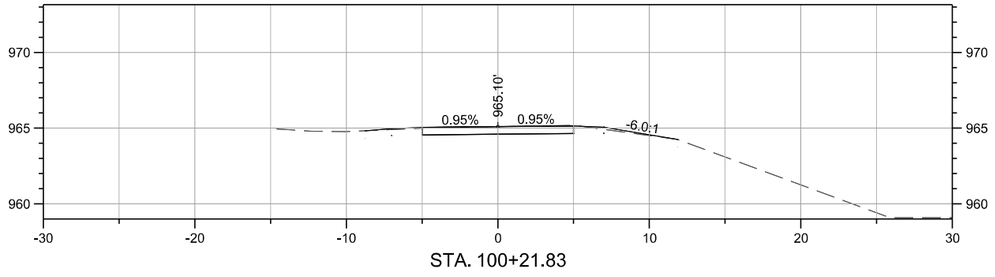
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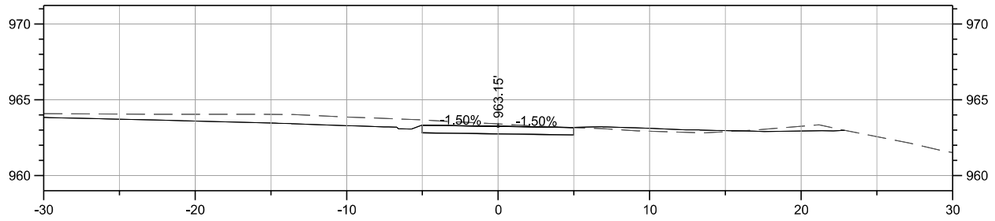
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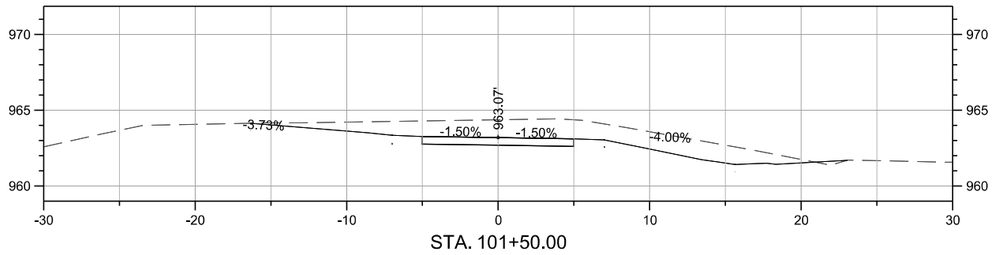
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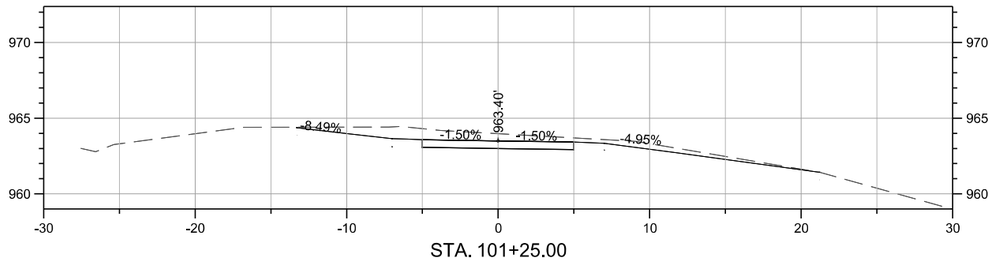
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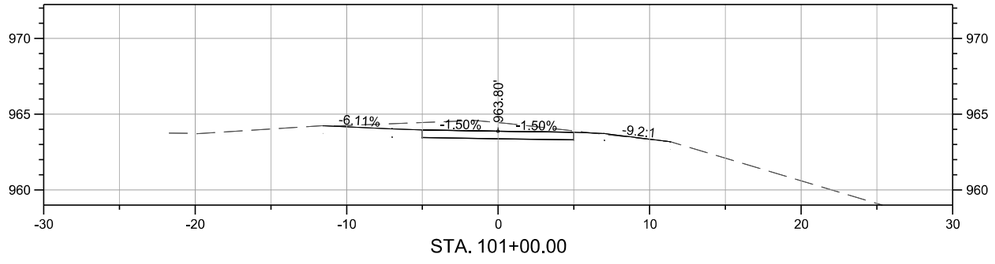
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STA. 101+50.00



STA. 101+25.00



STA. 101+00.00

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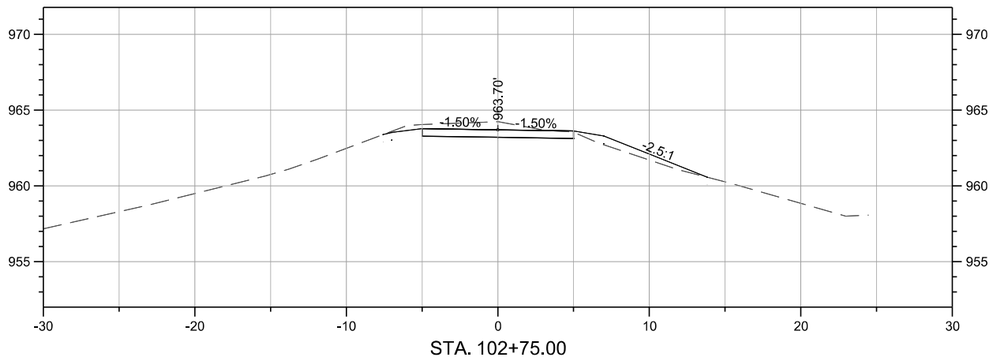
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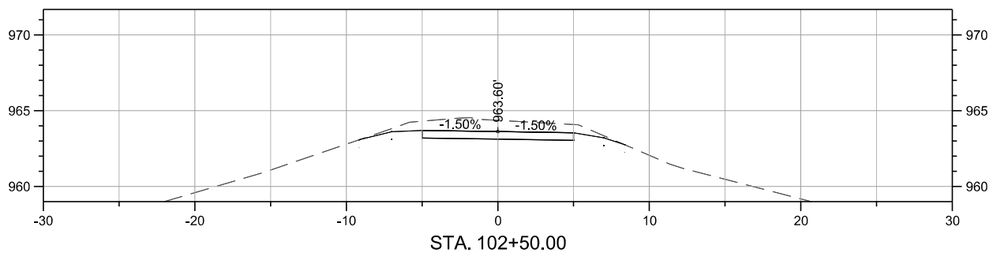
CHICHAQUA VALLEY TRAIL

MAIN TRAIL CROSS SECTIONS

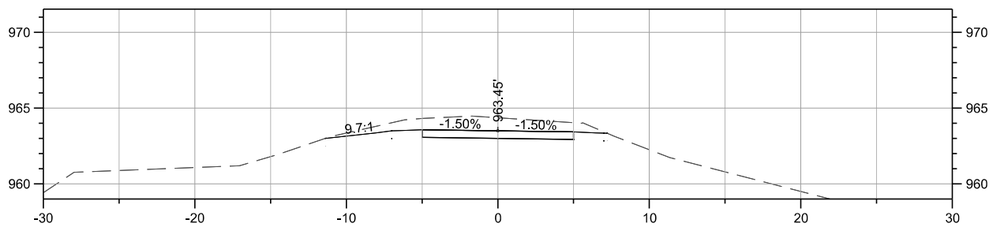
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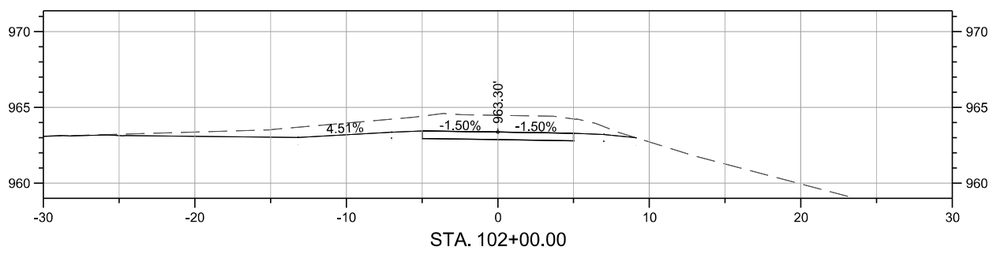

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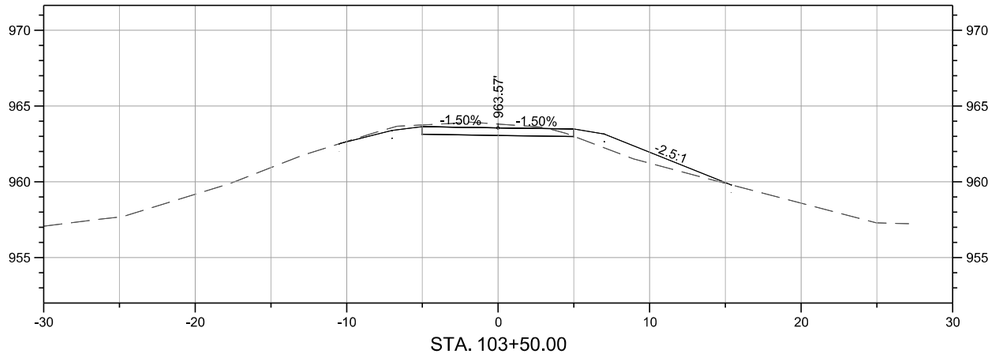

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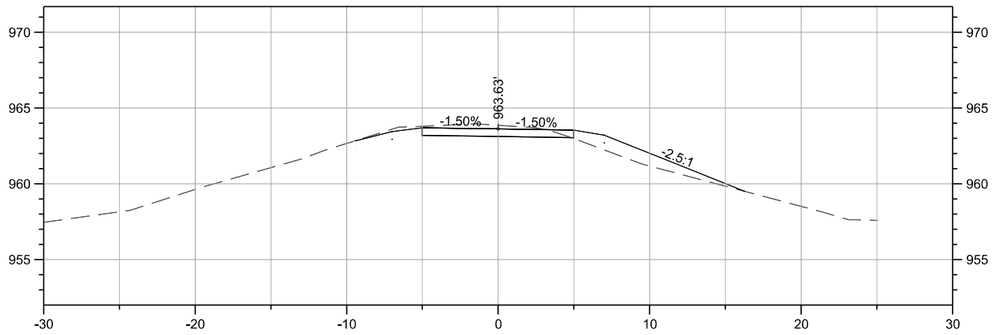

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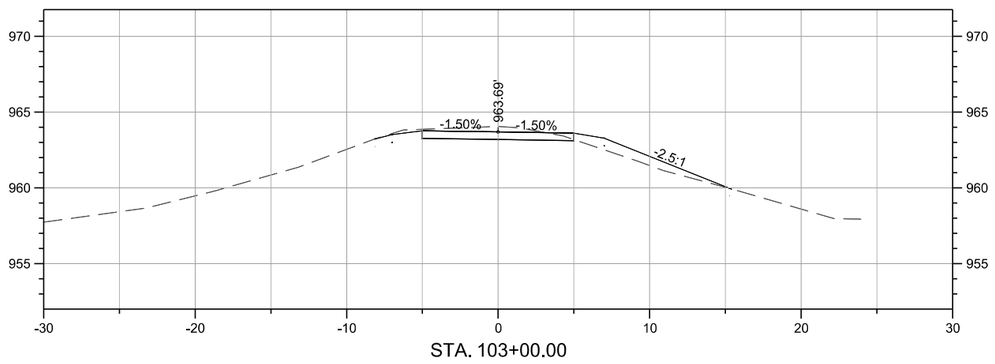

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STA. 103+50.00




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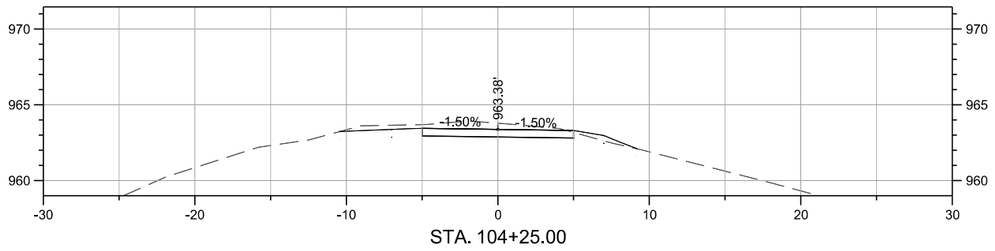
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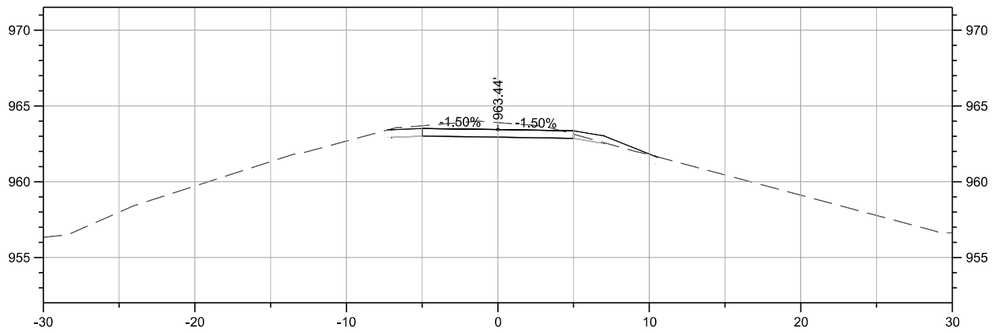
**CHICHAQUA VALLEY TRAIL**

MAIN TRAIL CROSS SECTIONS

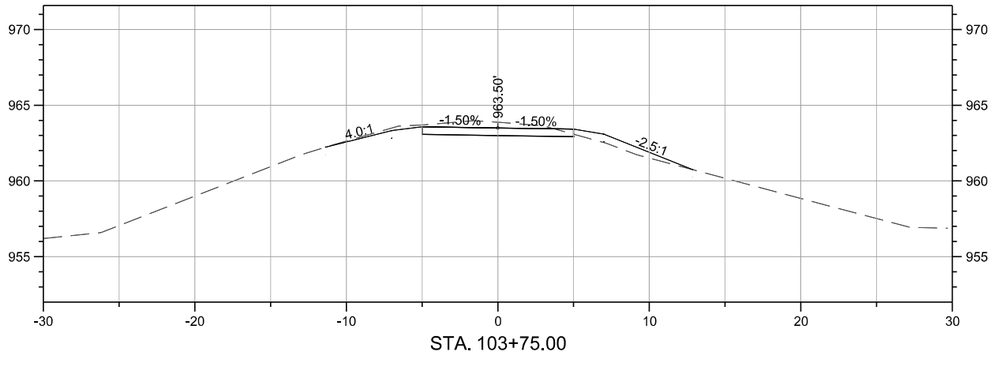
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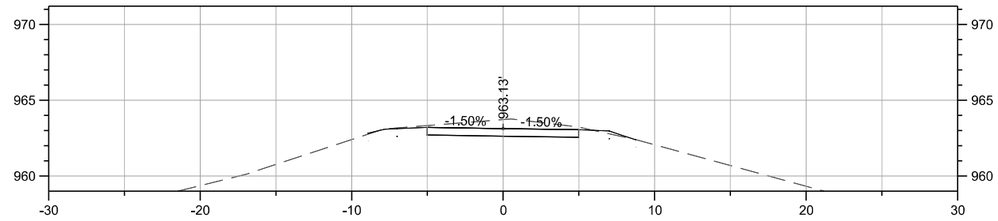

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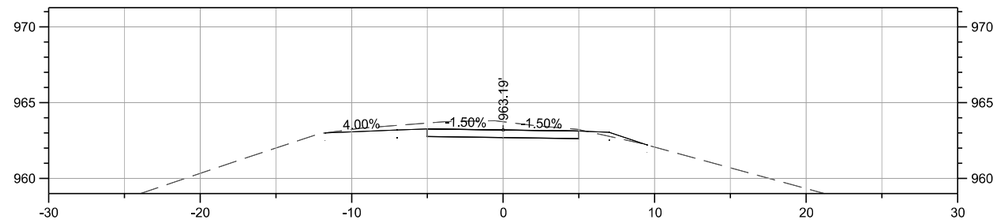

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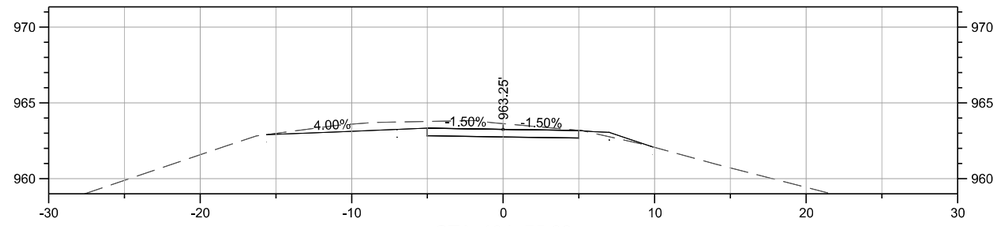

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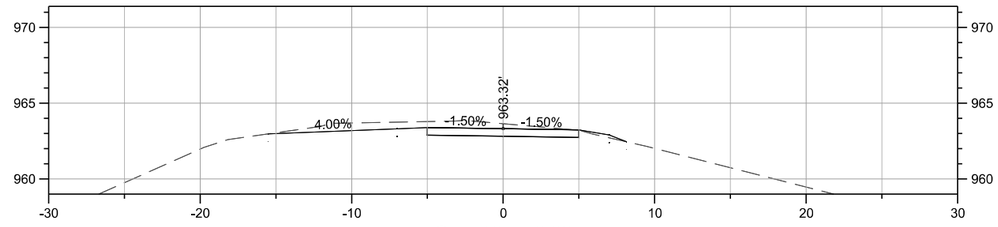

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STA. 104+75.00




STA. 104+50.00

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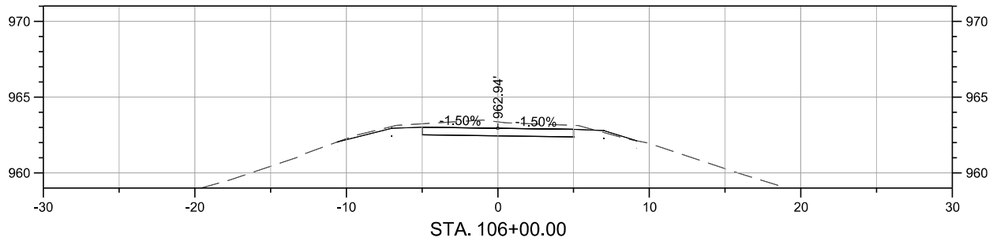
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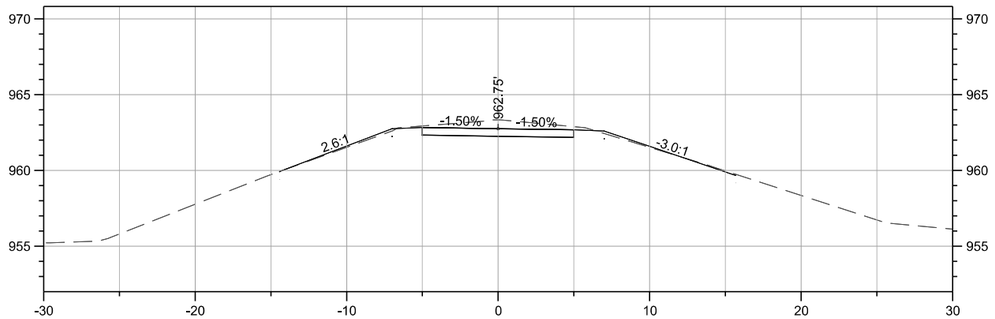
**CHICHAQUA VALLEY TRAIL**

MAIN TRAIL CROSS SECTIONS

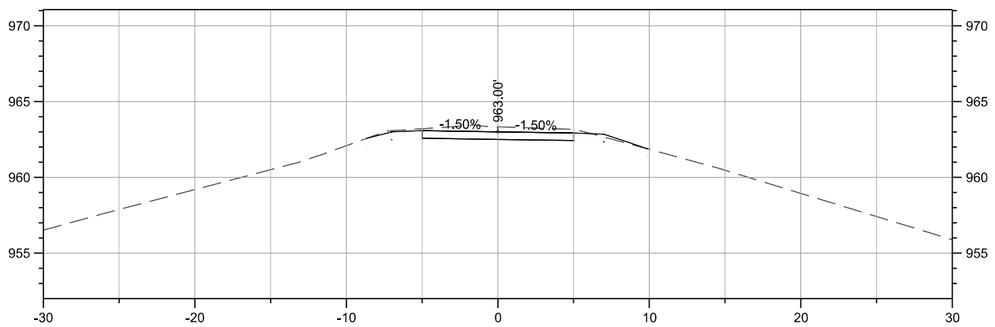
W.3



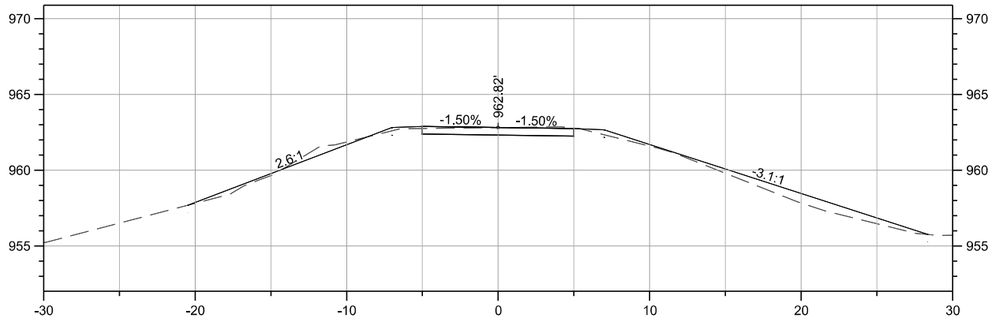

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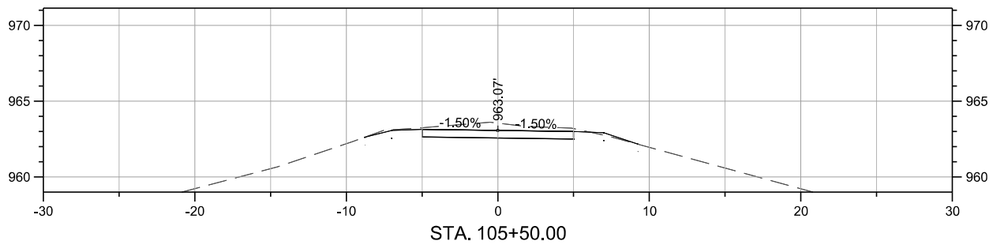

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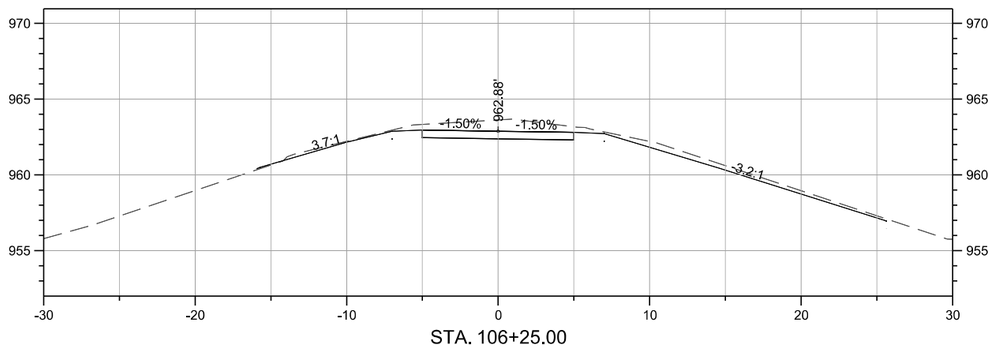

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STA. 106+50.00




STA. 105+50.00




STA. 106+25.00

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Bondurant Life Connecting

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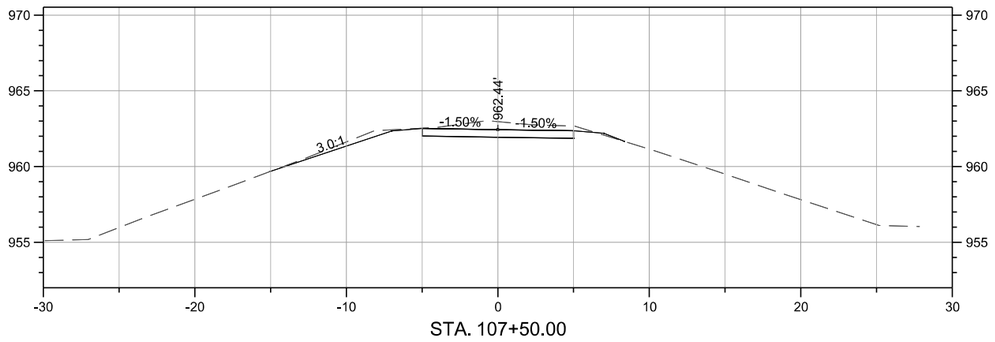
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APPROVED BY: DRF
DATE: 1/28/2026

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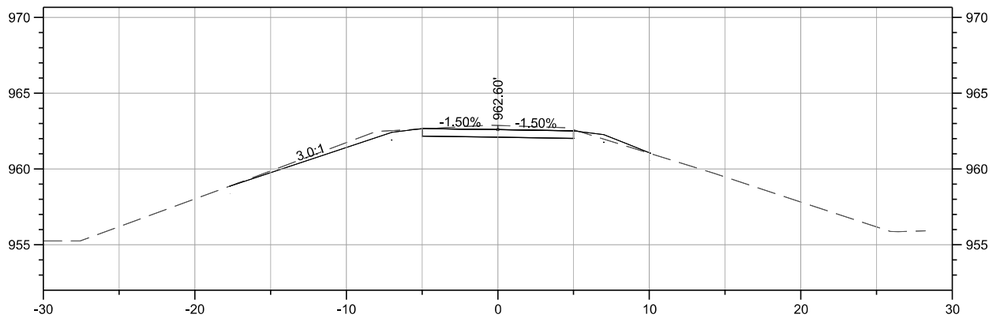
**CHICHAQUA VALLEY TRAIL**

MAIN TRAIL CROSS SECTIONS

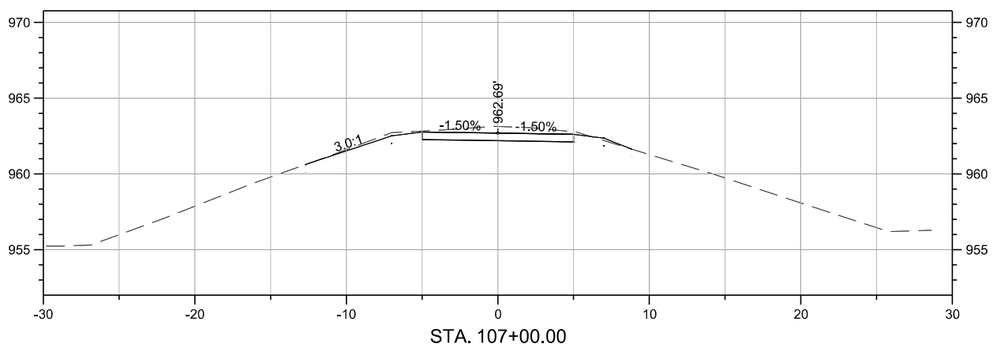
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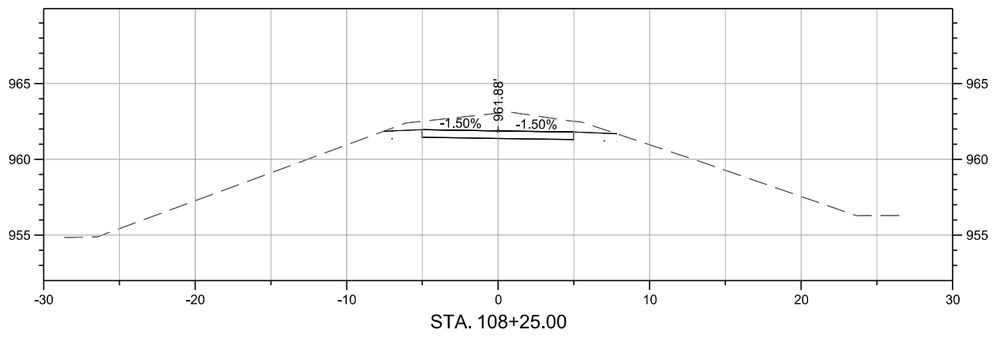
STA. 107+50.00



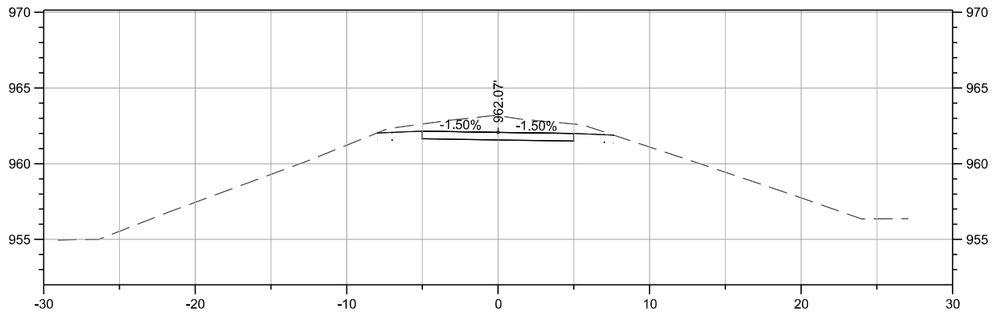
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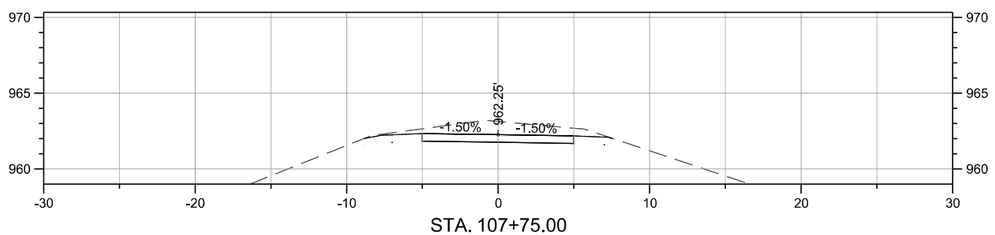
STA. 107+00.00



STA. 108+25.00



STA. 108+00.00



STA. 107+75.00

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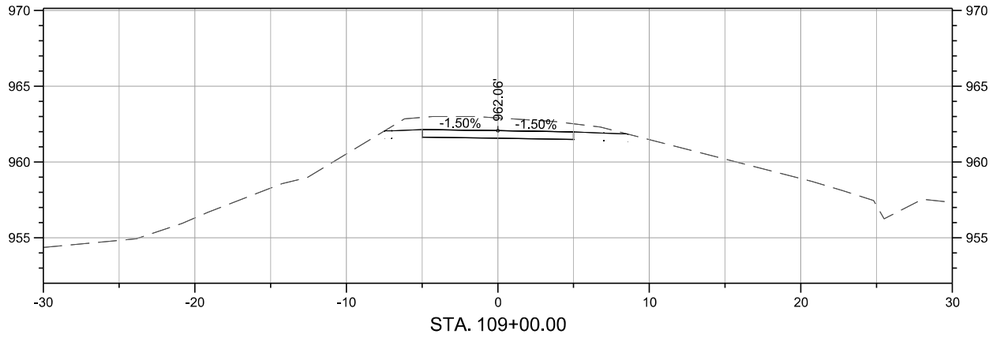
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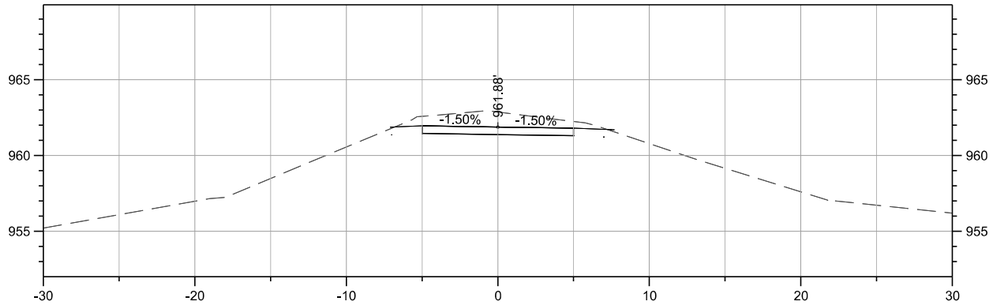
**CHICHAQUA VALLEY TRAIL**

MAIN TRAIL CROSS SECTIONS

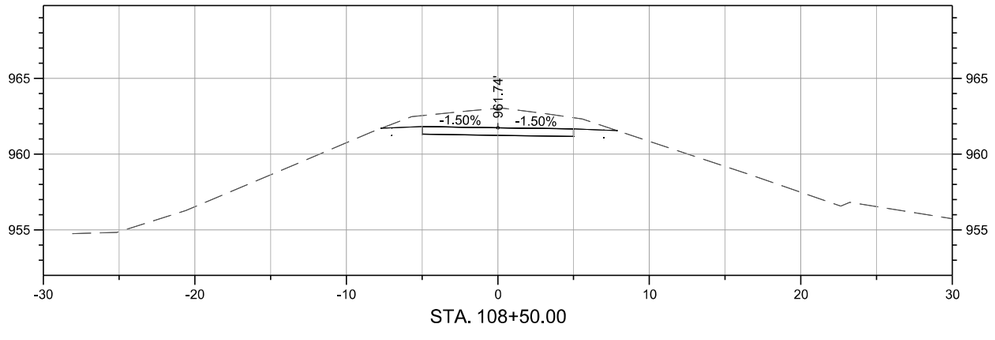
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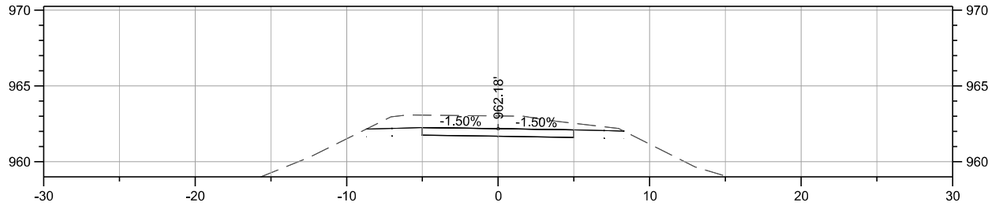

STA. 109+00.00




STA. 108+75.00



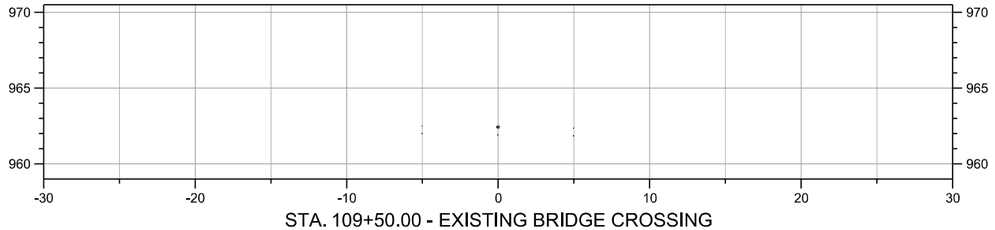

STA. 108+50.00



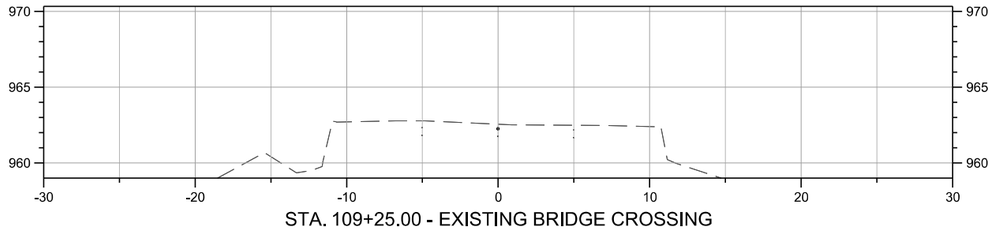

STA. 110+00.00




STA. 109+75.00 - EXISTING BRIDGE CROSSING




STA. 109+50.00 - EXISTING BRIDGE CROSSING




STA. 109+25.00 - EXISTING BRIDGE CROSSING

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| DATE: | 1/28/2026 |

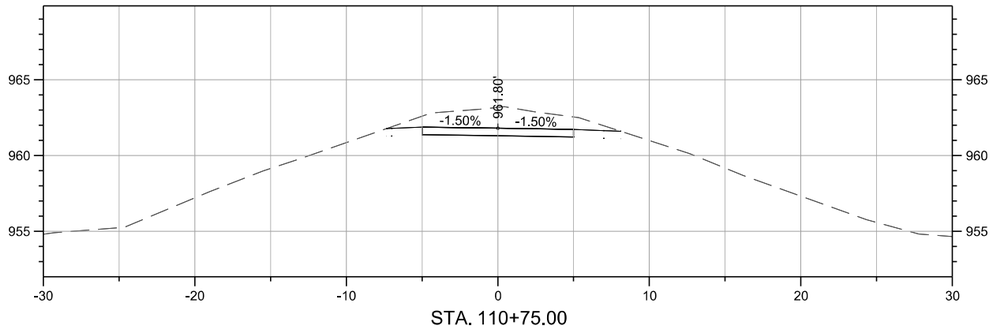
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**CHICHAQUA VALLEY TRAIL**

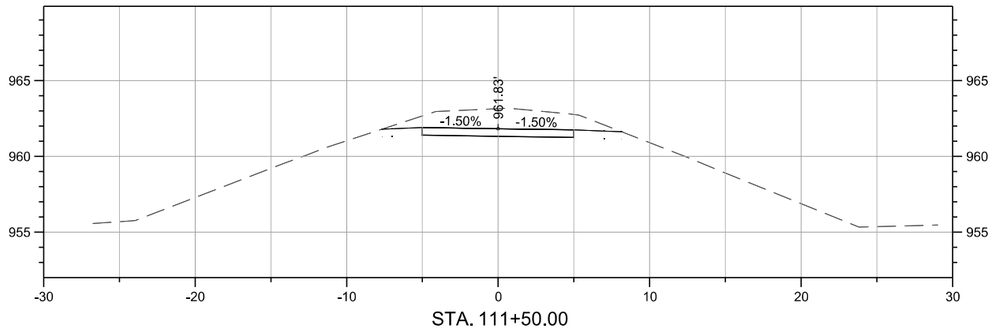
MAIN TRAIL CROSS SECTIONS

W.6

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STA. 110+75.00



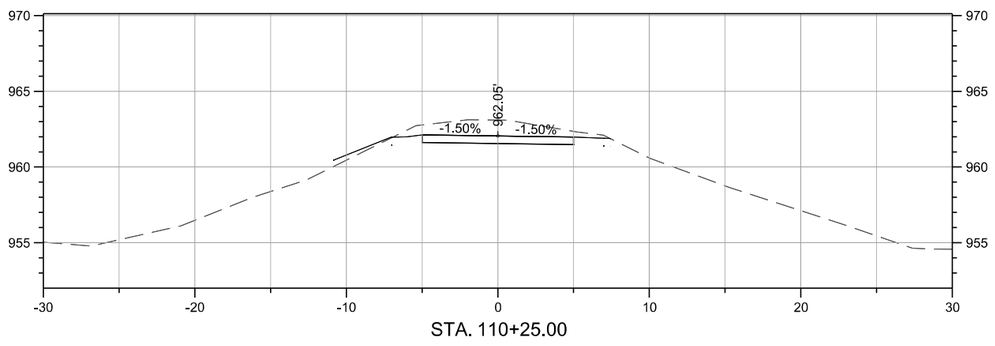
STA. 111+50.00



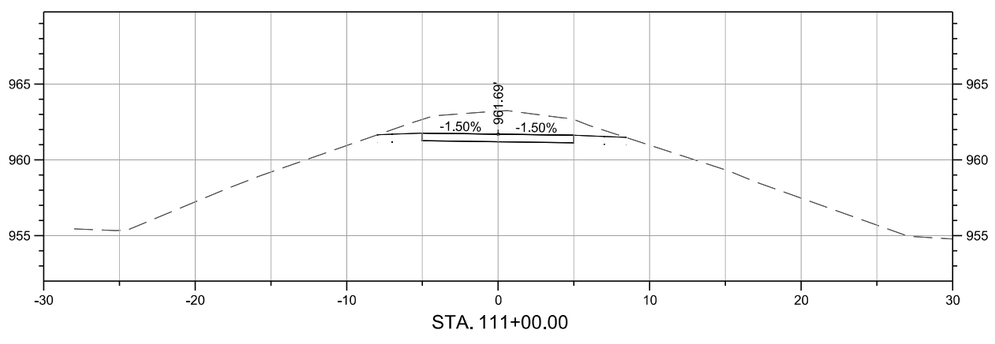
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STA. 111+25.00



STA. 110+25.00



STA. 111+00.00

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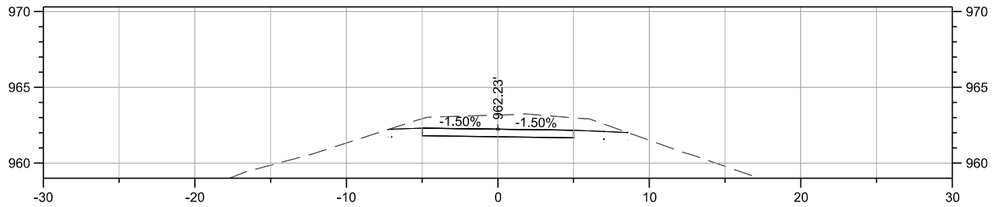
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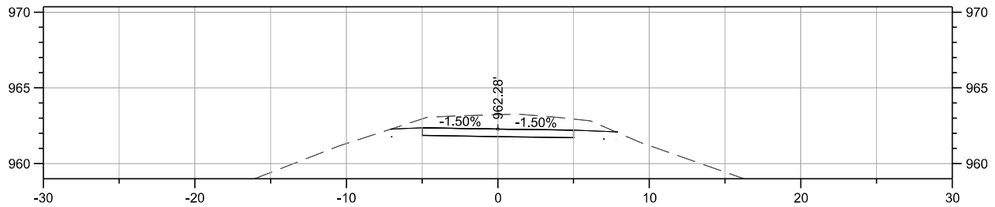
**CHICHAQUA VALLEY TRAIL**

MAIN TRAIL CROSS SECTIONS

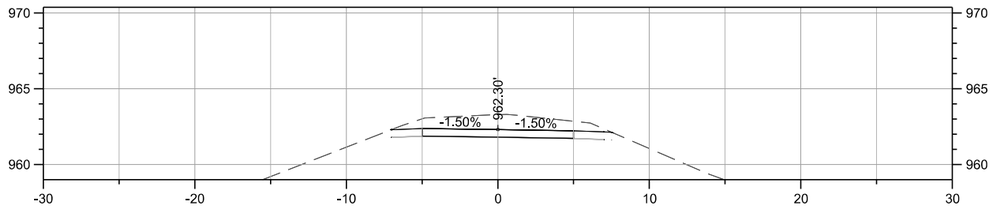
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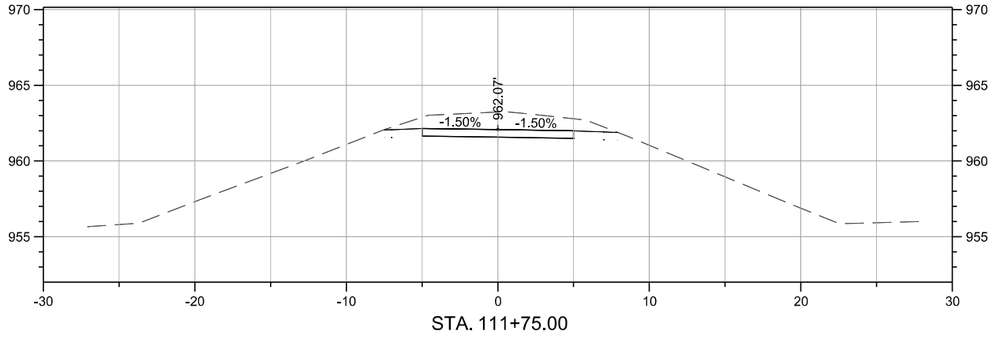

STA. 112+50.00



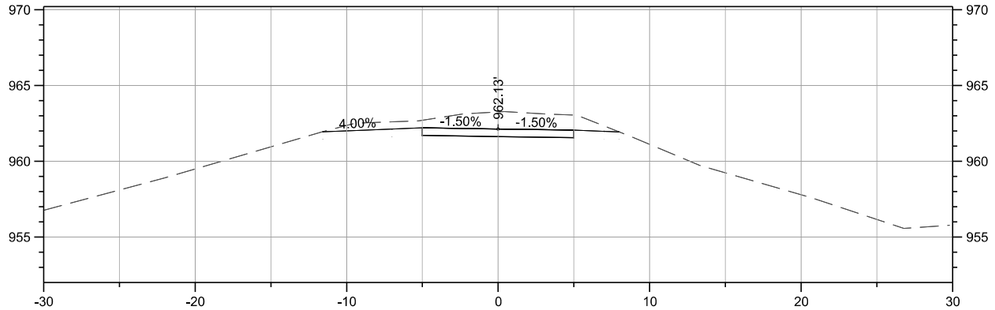

STA. 112+25.00



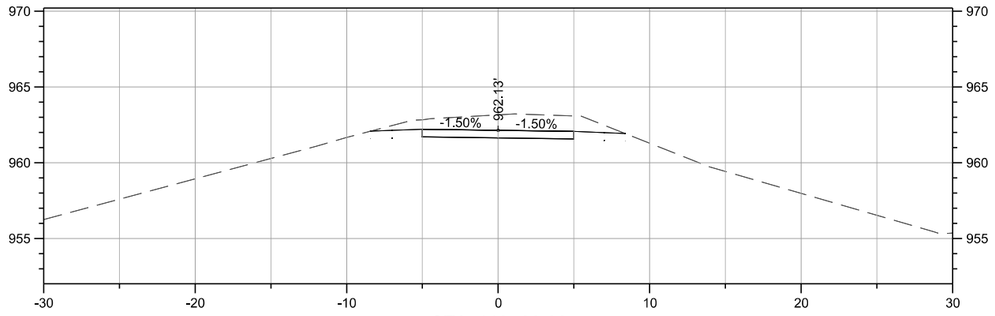

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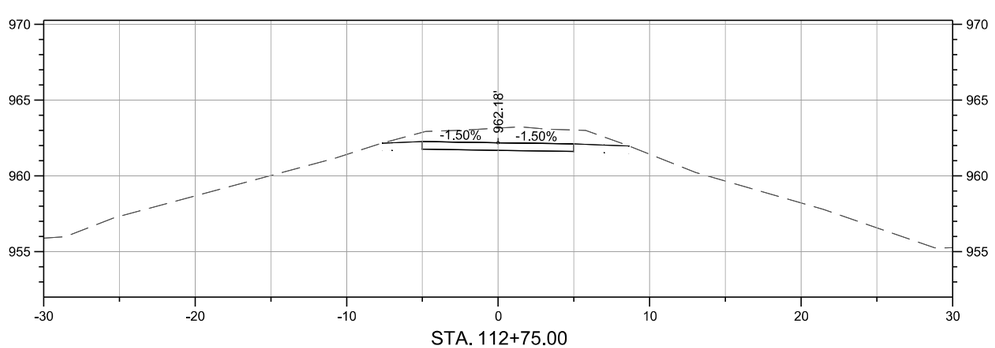

STA. 111+75.00



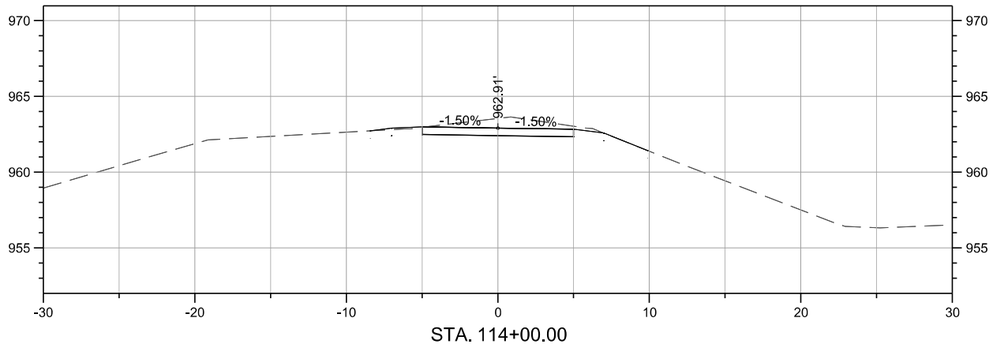

STA. 113+25.00



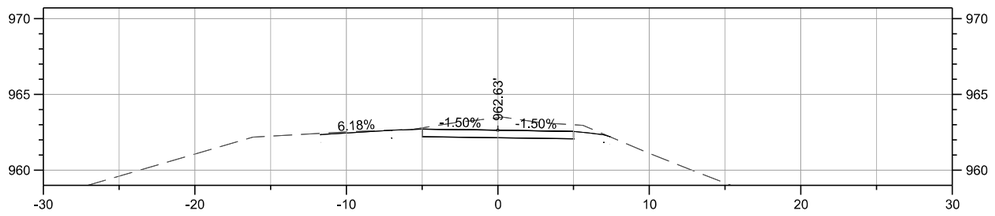

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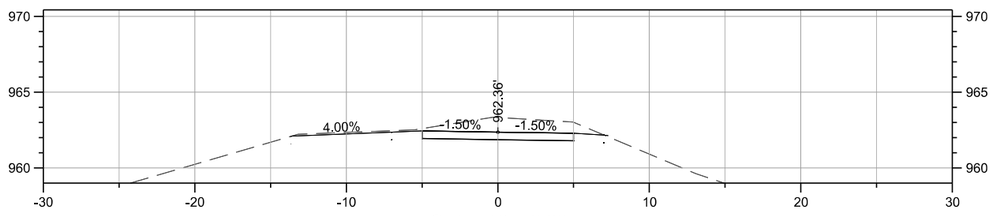

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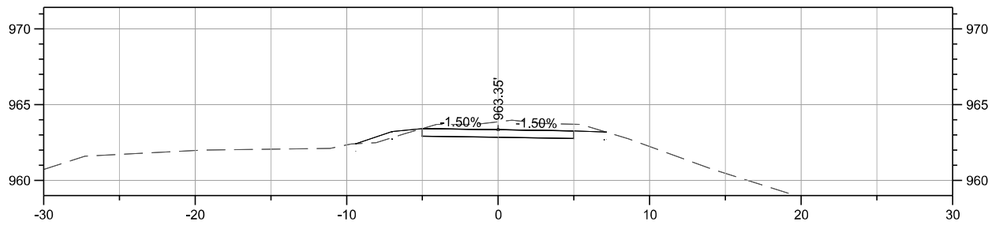
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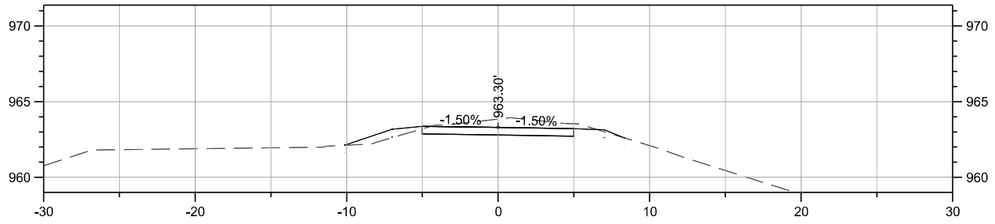
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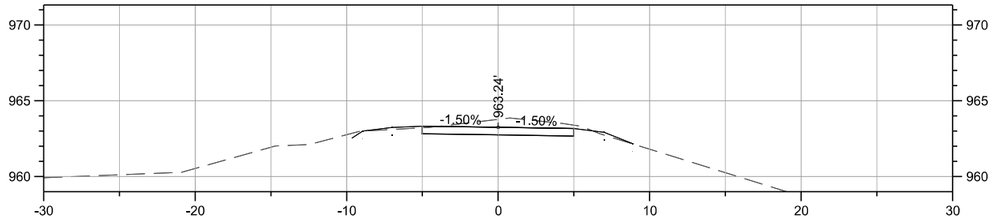
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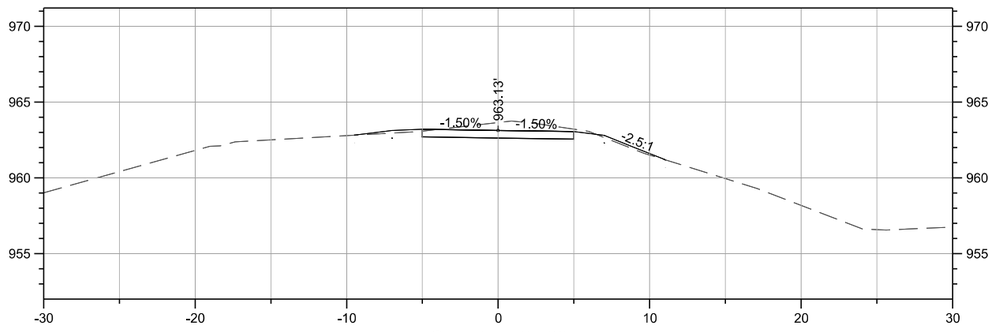
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STA. 114+75.00



STA. 114+50.00



STA. 114+25.00

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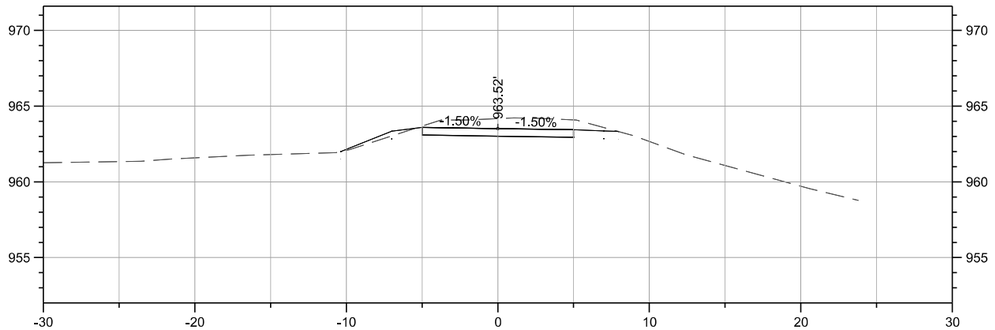
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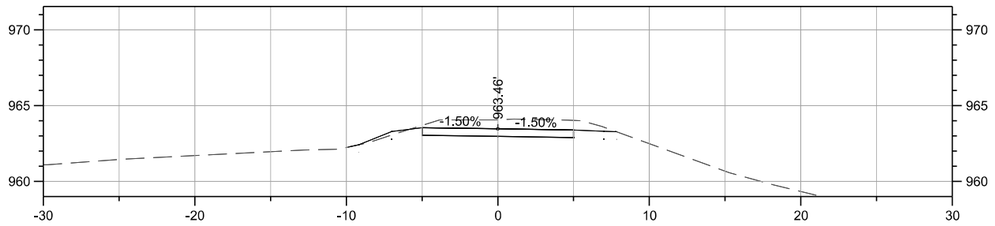
**CHICHAQUA VALLEY TRAIL**

MAIN TRAIL CROSS SECTIONS

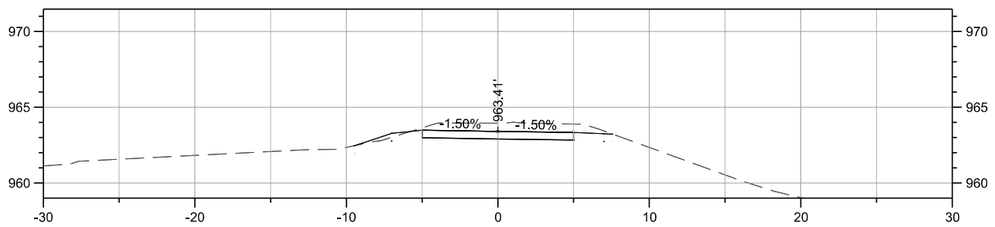
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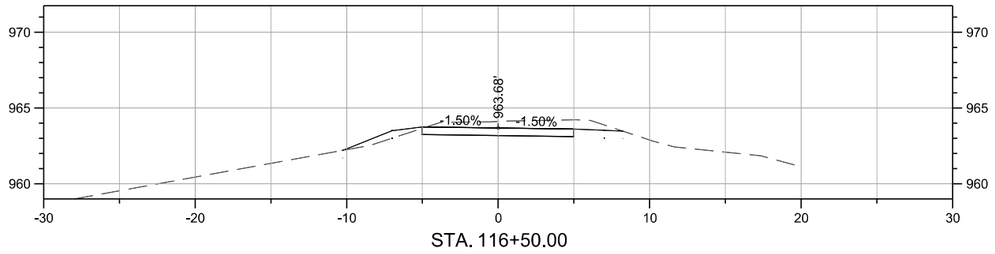

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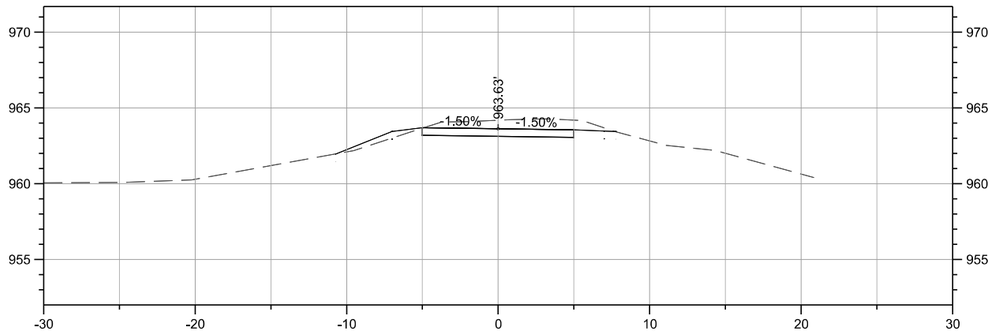

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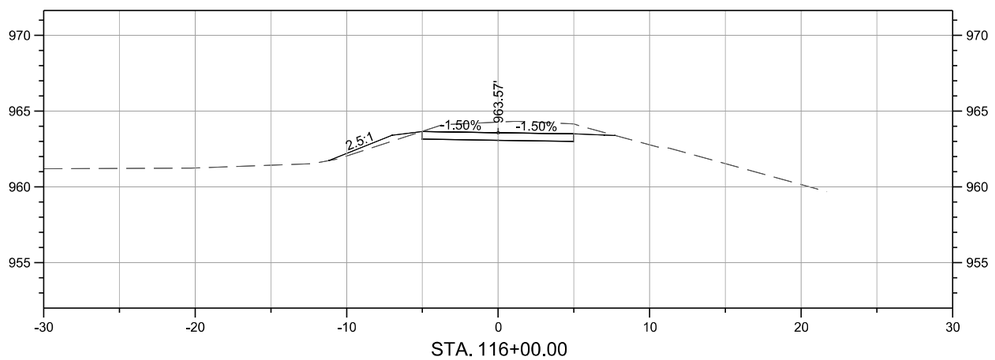

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STA. 116+00.00

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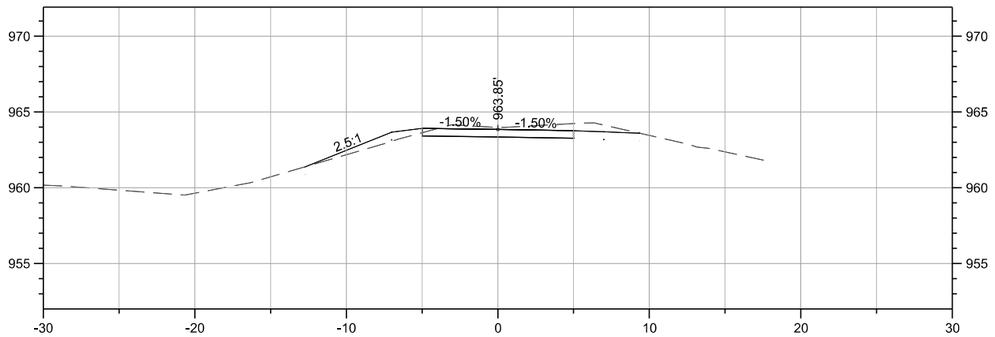
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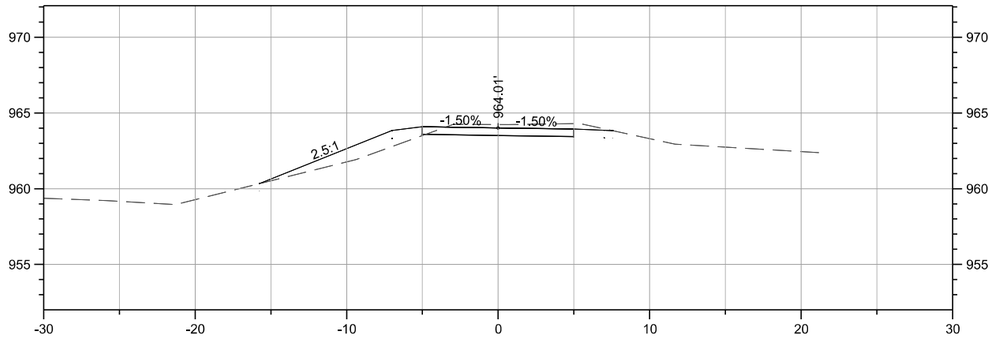
**CHICHAQUA VALLEY TRAIL**

MAIN TRAIL CROSS SECTIONS

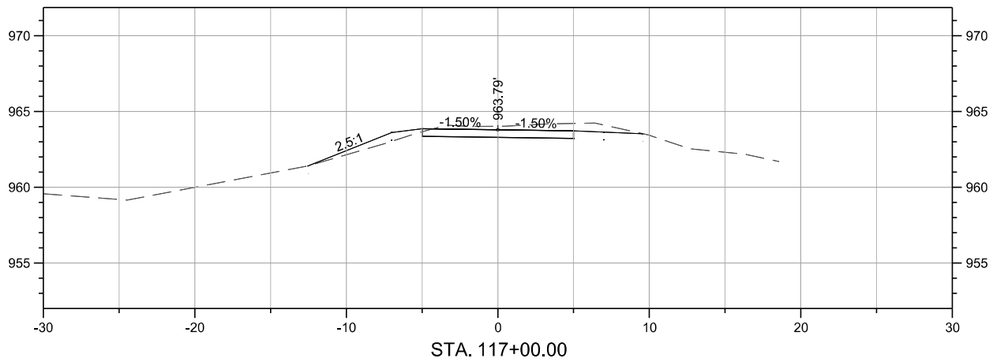
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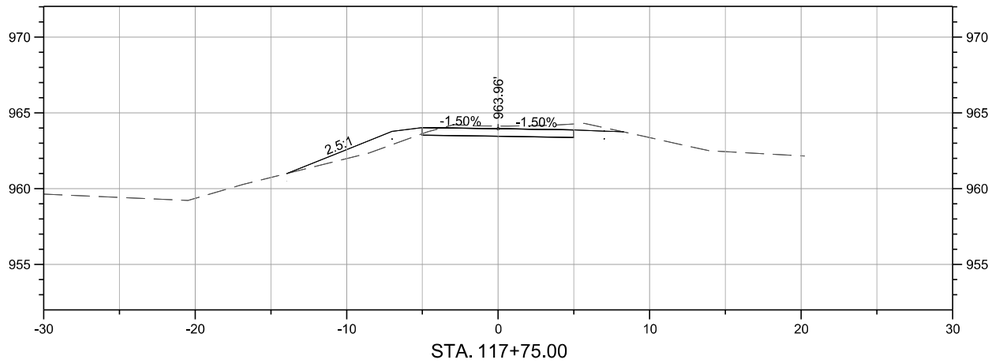

STA. 117+25.00



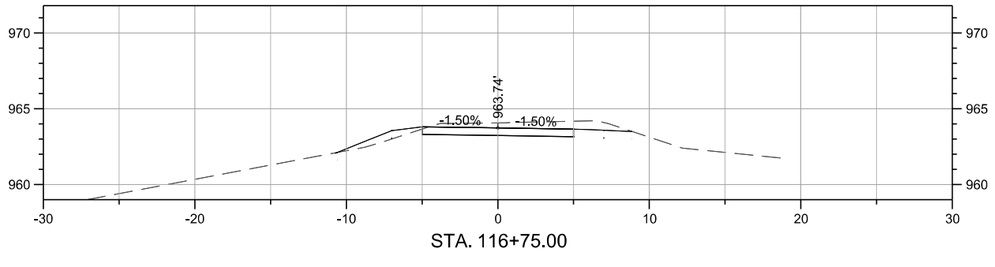

STA. 118+00.00



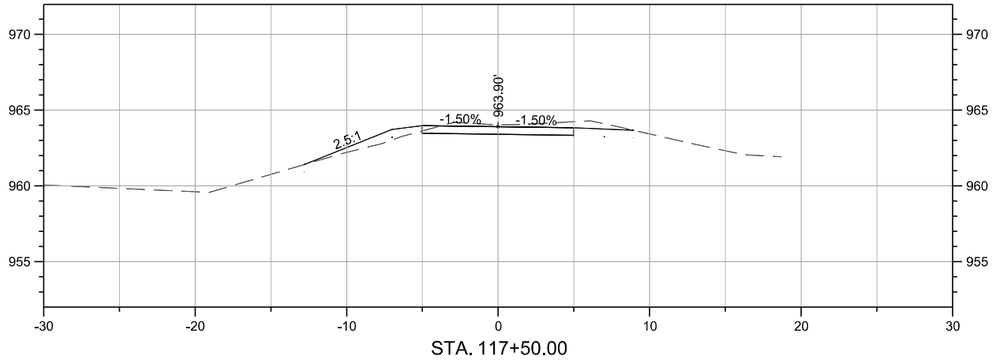

STA. 117+00.00




STA. 117+75.00




STA. 116+75.00




STA. 117+50.00

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DATE: 1/28/2026

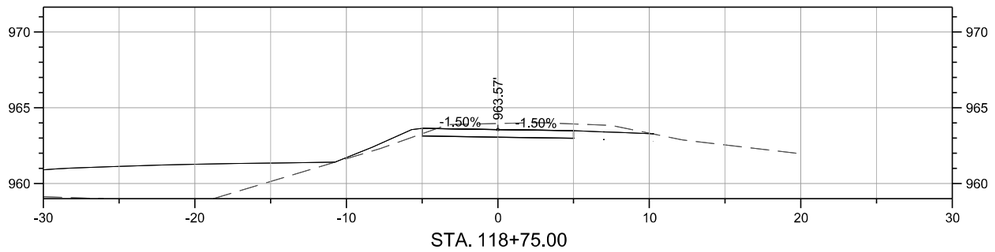
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**CHICHAQUA VALLEY TRAIL**

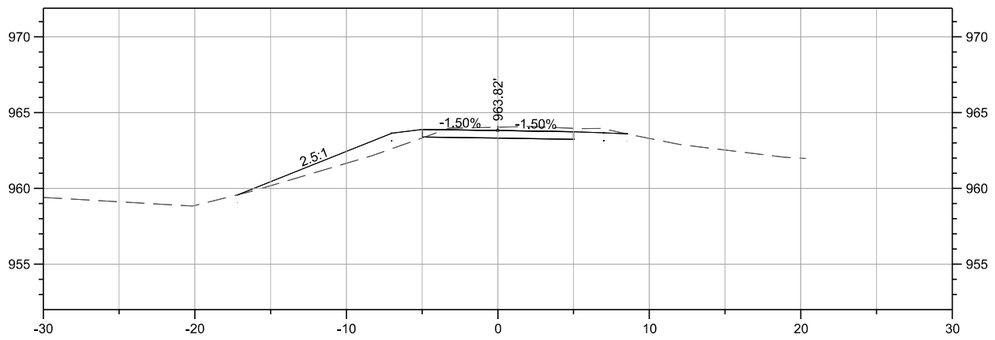
MAIN TRAIL CROSS SECTIONS

W.11

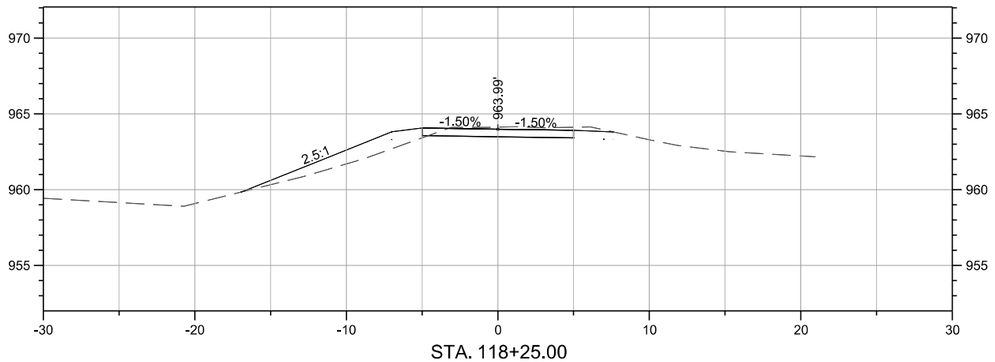
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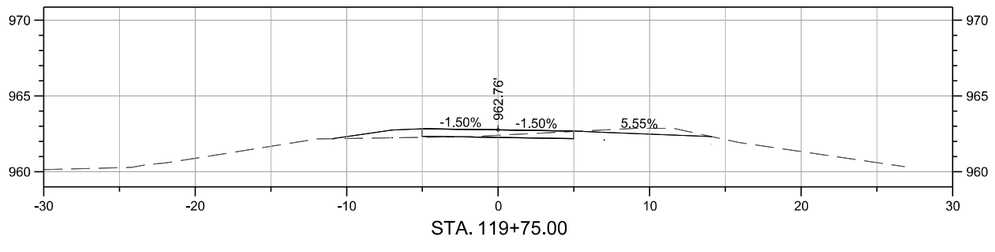
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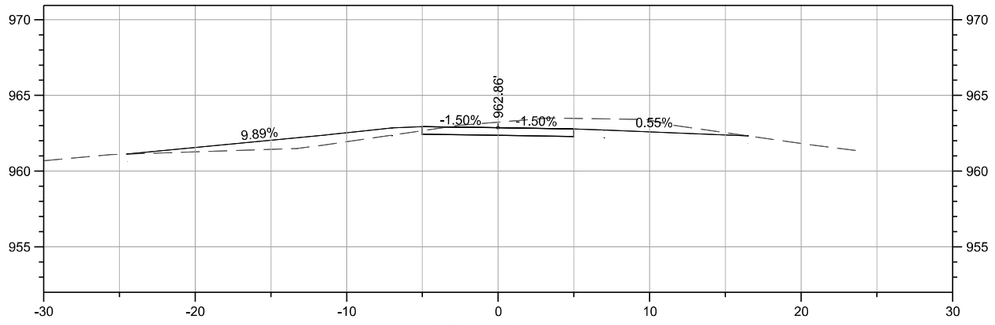
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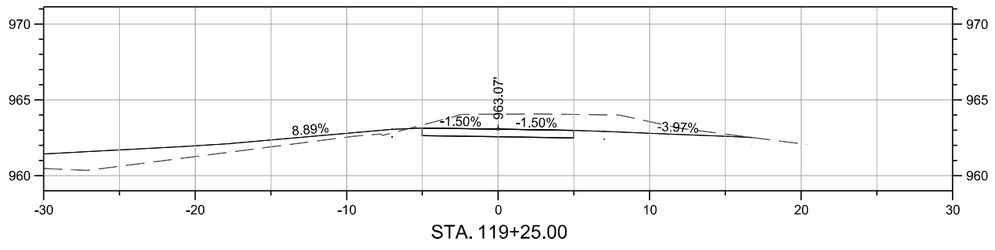
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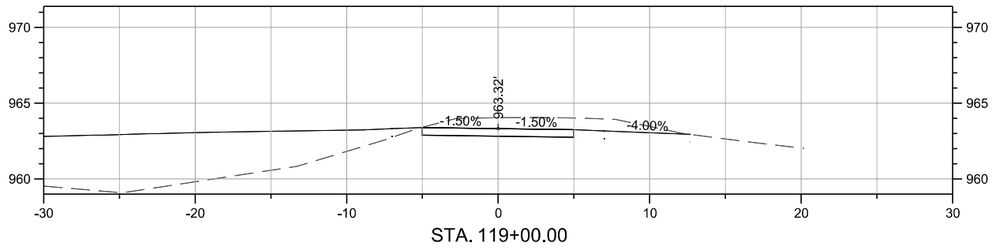
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STA. 119+50.00



STA. 119+25.00



STA. 119+00.00

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Bondurant Life Connecting

SH PROJECT NO: 2250006040

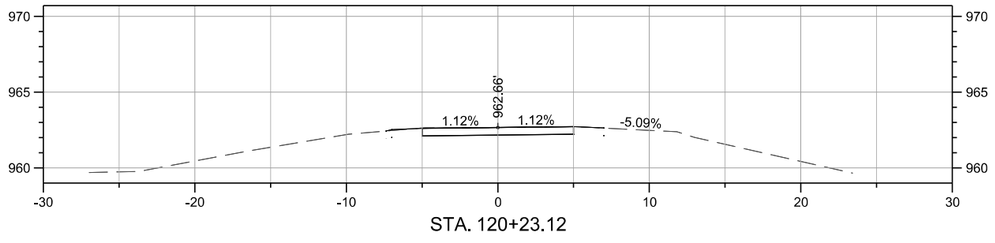
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DATE: 1/28/2026

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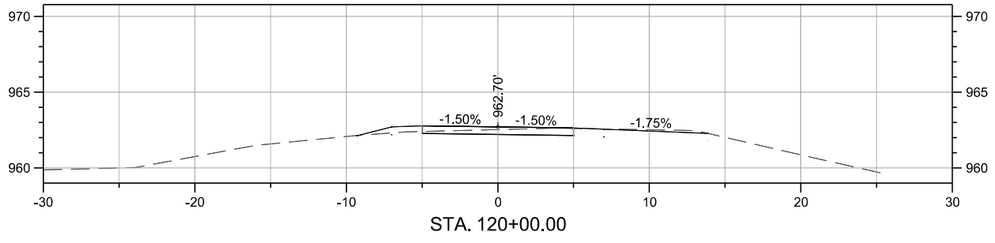
**CHICHAQUA VALLEY TRAIL**

MAIN TRAIL CROSS SECTIONS

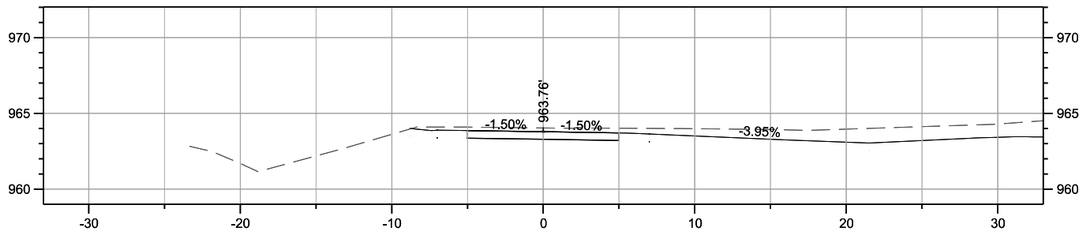
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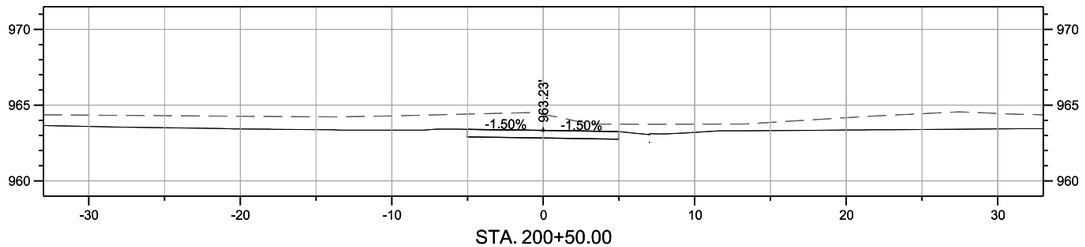

STA. 120+23.12



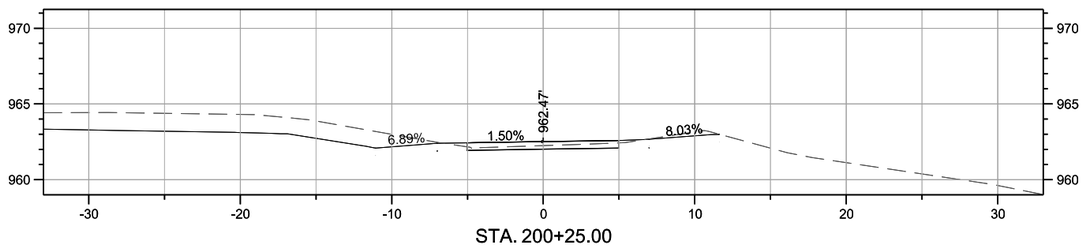

STA. 120+00.00



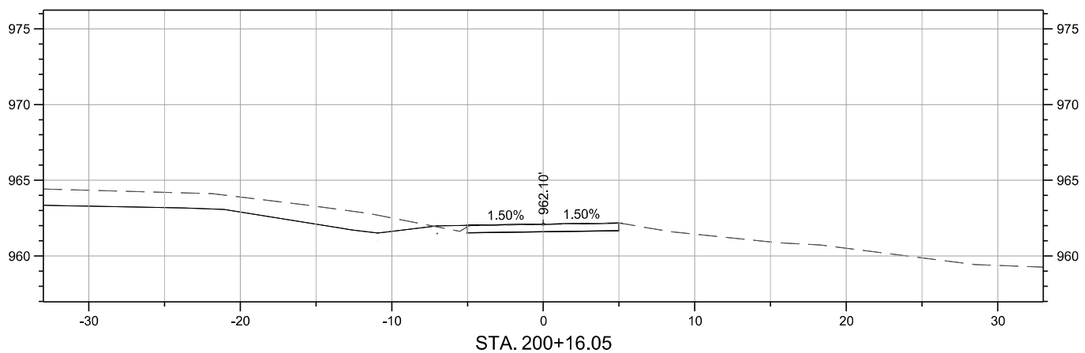

STA. 200+75.00



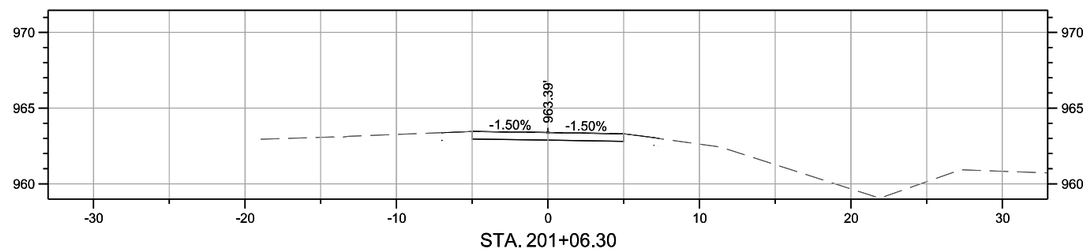

STA. 200+50.00



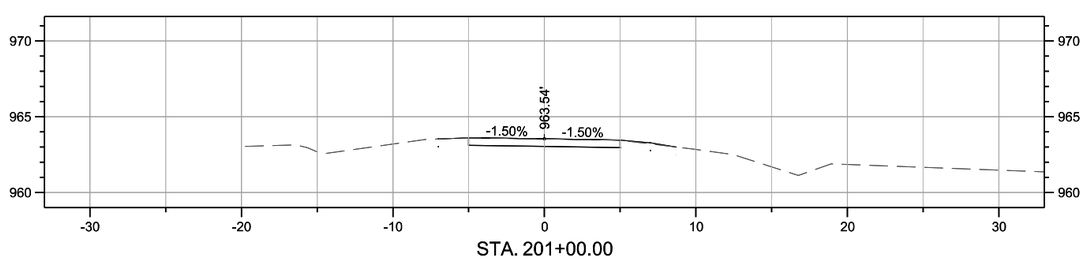

STA. 200+25.00




STA. 200+16.05




STA. 201+06.30




STA. 201+00.00

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Bondurant Life Connecting

SH PROJECT NO: 2250006040

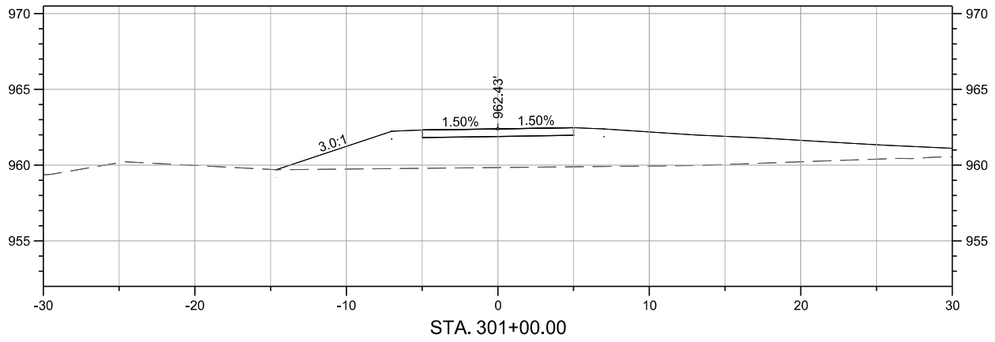
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DATE: 1/28/2026

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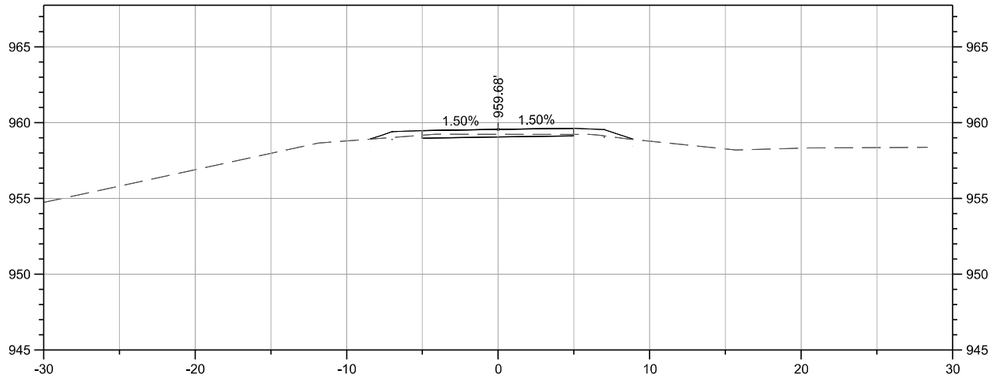
**CHICHAQUA VALLEY TRAIL**

SIDE TRAIL WEST CROSS SECTIONS

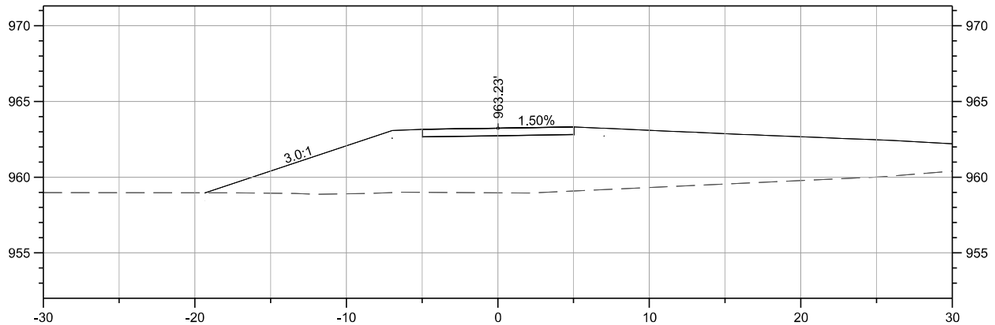
X.1



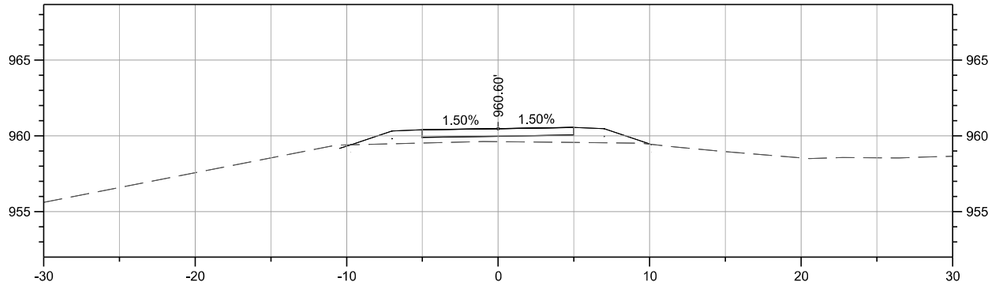

STA. 301+00.00



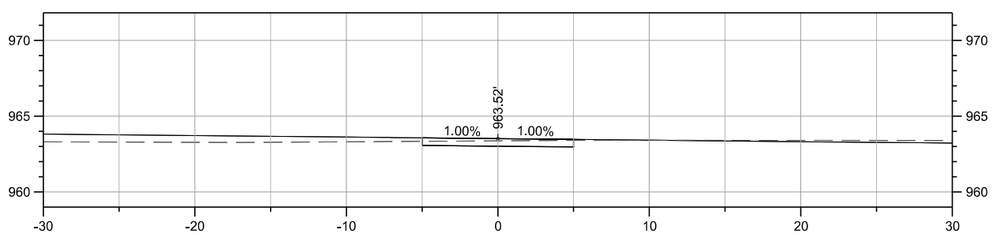

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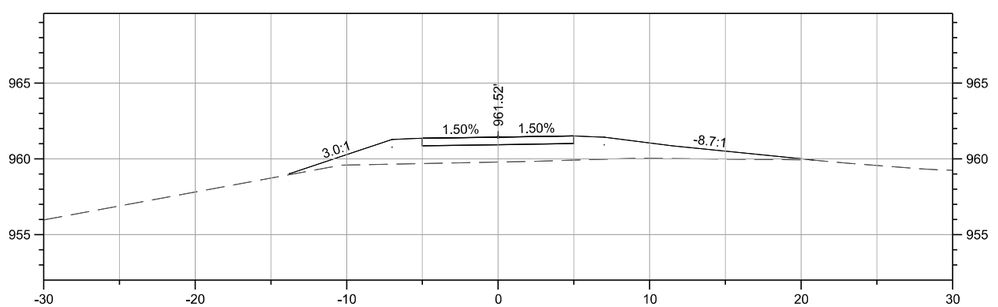

STA. 300+75.00




STA. 301+50.00




STA. 300+57.37




STA. 301+25.00

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SMumm

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SH PROJECT NO: 2250006040

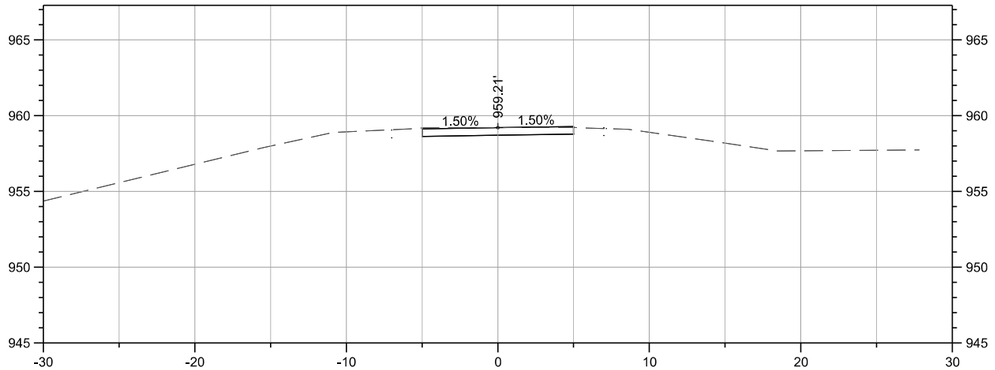
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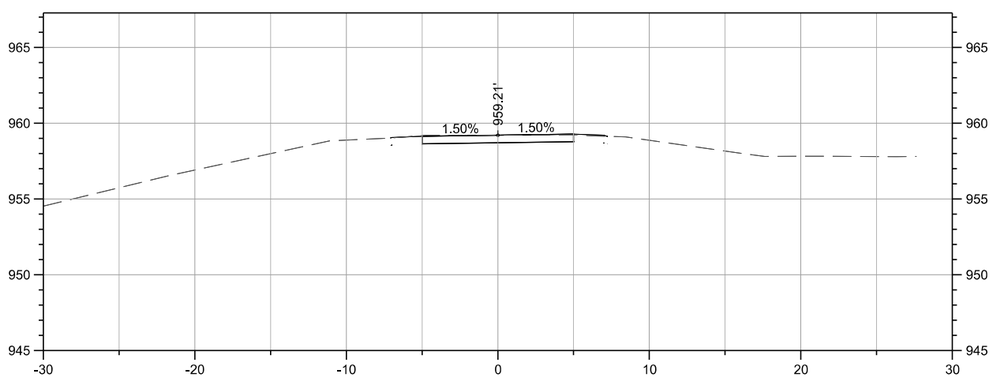
**CHICHAQUA VALLEY TRAIL**

SIDE TRAIL EAST CROSS SECTIONS

X.2




STA. 302+07.94




STA. 302+00.00

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SH PROJECT NO: 2250006040

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 1/28/2026

| NO. | REVISION DESCRIPTION | APPROVED | DATE |
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**CHICHAQUA VALLEY TRAIL**

SIDE TRAIL EAST CROSS SECTIONS

X.3

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

Item No. 8.a.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution approving the award of the contract for the CVT East Trail Extension Project to Peterson Contracting Inc. in the amount of $490,697.25

**CONTACT PERSON:**
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** On February 2nd, 2026, City Council approved the action to order construction on the area East of Hwy 65 along the old railbed that the city now has control of across the former Landus Cooperative Site.

The project consists of clearing and grubbing of trees in the old railbed area, removal of the rail ties, construction of approximately 2000 linear feet of 6-inch PCC trail, and the removal and replacement of the bridge over Santiago Creek. This project also incorporates 2 new connection points for the trail that currently goes up and around the Bondurant Industrial Park just north of this area.

Bids were opened on March 4th, 2026, the city received 9 bids in total for the project. The engineer's estimate was $743,522.50, and we had bids ranging from $697,355 to $490,697.25. The low bid was submitted by Peterson Contracting Inc. out of Reinbeck, Iowa. The city has done work with Peterson in the past and would recommend approval of the resolution to award this contract to them as the low bidder.

**FUNDING SOURCE:** TIF Bonds/Grant Funding/LOSST

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-94
2. Bid Results
3. Bid Tab Summary

CITY OF BONDURANT
RESOLUTION NO. 260316-94

RESOLUTION APPROVING AWARD OF CONTRACT FOR THE CVT EAST TRAIL EXTENSION PROJECT TO PETERSON CONTRACTING INC. IN THE AMOUNT OF $490,697.25

WHEREAS the City Council ordered construction for the CVT East Trail Extension Project back on February 2nd, 2026; AND

WHEREAS, bids were received and opened March 4th,2026 at 2:00 pm at the Bondurant City Hall Council Chambers 200 Second St. NE Bondurant, Iowa 50035; AND

WHEREAS a public hearing on the proposed plans, specifications, form of contract, and estimate of cost was held March 16th, 2026, 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 award of contract for the CVT East Trail Extension Project to Peterson Contracting Inc. is hereby approved as presented.

Passed this 16th day of March 2026,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

March 6, 2026

City of Bondurant
Attn: John Horton
200 2nd Street NE
Bondurant, IA 50035

RE: Chichaqua Valley Trail East Connection Bids

Dear Mr. Horton,

Nine (9) bids were received on March 4, 2026 for the above referenced project.

We propose that the City of Bondurant consider the bids and award the contract Peterson Contracting, Inc, on the basis of their lowest responsive, responsible bid of Four hundred ninety thousand six hundred ninety-seven dollars and twenty-five cents ($490,697.25).

This award is subject to submittal of acceptable bonds and insurance.

Once approval from Council is obtained on March 16, 2026, please contact our office and we will proceed with obtaining the agreement, bonds, and insurance.

We look forward to continuing our work with the City of Bondurant and beginning work with PCI on this project. Please call our office if you have any questions or comments regarding the above project.

Sincerely,

SHIVE-HATTERY, INC.

David Fliehler, PE, Project Manager

Enclosure: Bid Tabulation

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

I hereby certify that this is a true and correct tabulation of bids received on February 25, 2026 for the City of Bondurant - Chichaqua Valley Trail Connection Project in Bondurant, IA.

David R. Flieher, PE
Registration #: 23509

Bondurant
Life Connecting

# TABULATION OF BIDS
**BID LETTING DATE: MARCH 4, 2026**

| CHICHAQUA VALLEY TRAIL EAST CONNECTION | | | | ENGINEERS ESTIMATE | | Peterson Contractors Inc<br>104 Blackhawk ST<br>Reinbeck, Iowa 50669<br>Luke D.<br>lucasd@pcius.com | | Boulder Contracting<br>606 E 15T ST<br>Grundy Center, Iowa 50638<br>David Capsopoulos<br>David@Bouldercontracting.net | | Howrey Construction<br>1609 Garfield St SW<br>Bondurant, Iowa 50035<br>Lucas Howrey<br>info@howreyconstruction.com | | Caliber Concrete<br>309 Audubon ST<br>Adair, Iowa 50002<br>Jason Martin<br>jasonmartin@caliber-Concrete.com | | Herberger Construction<br>P.O. Box 326<br>Indianola, Iowa 50125<br>Dennis Herberger<br>denis@herbergerconstruction.com | | Home Boy Enterprices<br>7575 NE 56th ST<br>Bondurant, Iowa 50035<br>Brad Lewis<br>homeboy@netins.net | | RW Excavating Solutions<br>13293 S 88th Ave W<br>Prairie City, Iowa 50228<br>Leah Wilson<br>lwilson@rwexcavating.com | | United Contractors<br>6678 NW 62ND AVE<br>Johnston, Iowa 50131<br>Ryan Cheeseman<br>ryancheeseman@unitedcontractors.net | | Cramer and Associates<br>3100 SW Brookside Dr<br>Grimes, Iowa 50111<br>Brian Jacob<br>bjacob@cramerbridges.com | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bid Bond | | | | | | X | | X | | X | | X | | X | | X | | X | | X | | X | | X | |
| Addena 1 & 2 Acknowledged | | | | | | X | | X | | X | | X | | X | | X | | X | | X | | X | | X | |
| Bidder Status Form | | | | | | X | | X | | X | | X | | X | | X | | X | | X | | X | | X | |
| Authorization to Transact Business Worksheet | | | | | | X | | X | | X | | X | | X | | | | X | | X | | X | | X | |
| Non-Collusion Affidavit | | | | | | X | | X | | X | | X | | X | | | | X | | X | | X | | X | |
| Item No. | Item | Unit | Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 1 | CLEARING AND GRUBBING | LS | 1 | $20,000.00 | $20,000.00 | $15,000.00 | $15,000.00 | $19,500.00 | $19,500.00 | $24,250.00 | $24,250.00 | $18,700.00 | $18,700.00 | $20,000.00 | $20,000.00 | NO BID | NO BID | $10,000.00 | $10,000.00 | $25,000.00 | $25,000.00 | $18,500.00 | $18,500.00 | | |
| 2 | TOPSOIL, OFF-SITE IMPORT | CY | 635 | $20.00 | $12,700.00 | $33.50 | $21,272.50 | $27.50 | $17,462.50 | $27.00 | $17,145.00 | $20.00 | $12,700.00 | $16.00 | $10,160.00 | $39.00 | $24,765.00 | $16.00 | $10,160.00 | $27.00 | $17,145.00 | $15.00 | $9,525.00 | | |
| 3 | EXCAVATION, CLASS 10 | CY | 1143 | $10.00 | $11,430.00 | $15.00 | $17,145.00 | $6.25 | $7,143.75 | $6.00 | $6,858.00 | $12.00 | $13,716.00 | $10.50 | $12,001.50 | $8.00 | $9,144.00 | $15.00 | $17,145.00 | $6.00 | $6,858.00 | $10.00 | $11,430.00 | | |
| 4 | SUBGRADE PREPARATION, 6 IN. | SY | 3355 | $3.50 | $11,742.50 | $1.57 | $5,267.35 | $2.60 | $8,723.00 | $2.50 | $8,387.50 | $2.30 | $7,716.50 | $3.20 | $10,736.00 | $3.05 | $10,232.75 | $3.00 | $10,065.00 | $2.00 | $6,710.00 | $3.00 | $10,065.00 | | |
| 5 | REMOVAL OF RAILROAD TIES | LF | 1800 | $25.00 | $45,000.00 | $6.27 | $11,286.00 | $18.75 | $33,750.00 | $18.50 | $33,300.00 | $10.00 | $18,000.00 | $19.00 | $34,200.00 | $7.35 | $13,230.00 | $10.00 | $18,000.00 | $12.50 | $22,500.00 | $18.00 | $32,400.00 | | |
| 6 | REMOVAL OF GRAIN BUNKER | LS | 1 | $17,500.00 | $17,500.00 | $5,000.00 | $5,000.00 | $12,000.00 | $12,000.00 | $18,250.00 | $18,250.00 | $12,000.00 | $12,000.00 | $16,600.00 | $16,600.00 | $8,650.00 | $8,650.00 | $10,000.00 | $10,000.00 | $15,000.00 | $15,000.00 | $15,500.00 | $15,500.00 | | |
| 7 | REMOVAL OF EXISTING BRIDGE | LS | 1 | $32,000.00 | $32,000.00 | $11,030.00 | $11,030.00 | $25,000.00 | $25,000.00 | $30,500.00 | $30,500.00 | $14,300.00 | $14,300.00 | $30,000.00 | $30,000.00 | $12,000.00 | $12,000.00 | $10,000.00 | $10,000.00 | $17,000.00 | $17,000.00 | $25,000.00 | $25,000.00 | | |
| 8 | REMOVAL OF SHARED USE PATH | SY | 535 | $15.00 | $8,025.00 | $8.94 | $4,782.90 | $12.25 | $6,553.75 | $12.00 | $6,420.00 | $9.00 | $4,815.00 | $11.80 | $6,313.00 | $8.30 | $4,440.50 | $20.00 | $10,700.00 | $12.00 | $6,420.00 | $11.00 | $5,885.00 | | |
| 9 | SHARED USED PATH, PCC, 6 IN | SY | 2410 | $60.00 | $144,600.00 | $47.75 | $115,077.50 | $46.00 | $110,860.00 | $43.50 | $104,835.00 | $45.13 | $108,763.30 | $53.00 | $127,730.00 | $63.00 | $151,830.00 | $55.20 | $133,032.00 | $43.50 | $104,835.00 | $50.00 | $120,500.00 | | |
| 10 | TRAFFIC CONTROL | LS | 1 | $3,000.00 | $3,000.00 | $2,450.00 | $2,450.00 | $2,500.00 | $2,500.00 | $3,500.00 | $3,500.00 | $500.00 | $500.00 | $2,600.00 | $2,600.00 | $4,950.00 | $4,950.00 | $5,000.00 | $5,000.00 | $2,500.00 | $2,500.00 | $2,450.00 | $2,450.00 | | |
| 11 | HYDRAULIC SEEDING, FERTILIZING AND MULCHING; SUDAS TYPE 1 | AC | 0.4 | $4,000.00 | $1,600.00 | $5,000.00 | $2,000.00 | $5,600.00 | $2,240.00 | $8,000.00 | $3,200.00 | $4,500.00 | $1,800.00 | $5,000.00 | $2,000.00 | $5,800.00 | $2,320.00 | $10,000.00 | $4,000.00 | $5,000.00 | $2,000.00 | $5,000.00 | $2,000.00 | | |
| 12 | HYDRAULIC SEEDING, FERTILIZING AND MULCHING; SUDAS TYPE 2 | AC | 1 | $4,000.00 | $4,000.00 | $3,500.00 | $3,500.00 | $5,100.00 | $5,100.00 | $5,000.00 | $5,000.00 | $4,000.00 | $4,000.00 | $3,500.00 | $3,500.00 | $5,000.00 | $5,000.00 | $10,000.00 | $10,000.00 | $3,500.00 | $3,500.00 | $3,500.00 | $3,500.00 | | |
| 13 | SWPPP PREPARATION | LS | 1 | $1,500.00 | $1,500.00 | $1,000.00 | $1,000.00 | $1,500.00 | $1,500.00 | $1,750.00 | $1,750.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,450.00 | $1,450.00 | $4,000.00 | $4,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | | |
| 14 | SWPPP MANAGEMENT | LS | 1 | $2,500.00 | $2,500.00 | $4,500.00 | $4,500.00 | $3,600.00 | $3,600.00 | $7,000.00 | $7,000.00 | $3,600.00 | $3,600.00 | $4,500.00 | $4,500.00 | $3,500.00 | $3,500.00 | $3,000.00 | $3,000.00 | $4,500.00 | $4,500.00 | $4,500.00 | $4,500.00 | | |
| 15 | FILTER SOCK, 9 IN | LF | 4000 | $3.00 | $12,000.00 | $1.50 | $6,000.00 | $1.75 | $7,000.00 | $1.90 | $7,600.00 | $1.75 | $7,000.00 | $1.50 | $6,000.00 | $1.60 | $6,400.00 | $3.00 | $12,000.00 | $1.50 | $6,000.00 | $1.50 | $6,000.00 | | |
| 16 | FILTER SOCK REMOVAL | LF | 4000 | $0.50 | $2,000.00 | $0.25 | $1,000.00 | $0.10 | $400.00 | $0.75 | $3,000.00 | $0.50 | $2,000.00 | $0.25 | $1,000.00 | $0.10 | $400.00 | $1.00 | $4,000.00 | $0.25 | $1,000.00 | $0.25 | $1,000.00 | | |
| 17 | RIP RAP, CLASS E | TON | 180 | $80.00 | $14,400.00 | $49.15 | $8,847.00 | $90.00 | $16,200.00 | $90.00 | $16,200.00 | $83.60 | $15,048.00 | $96.00 | $17,280.00 | $92.00 | $16,560.00 | $75.00 | $13,500.00 | $105.00 | $18,900.00 | $90.00 | $16,200.00 | | |
| 18 | CONSTRUCTION SURVEY (BY SHIVE-HATTERY) | LS | 1 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | $15,000.00 | | |
| 19 | MOBILIZATION | LS | 1 | $70,000.00 | $70,000.00 | $39,000.00 | $39,000.00 | $40,000.00 | $40,000.00 | $40,000.00 | $40,000.00 | $42,000.00 | $42,000.00 | $36,000.00 | $36,000.00 | $40,000.00 | $40,000.00 | $80,000.00 | $80,000.00 | $65,000.00 | $65,000.00 | $48,500.00 | $48,500.00 | | |
| 20 | CONCRETE WASHOUT | LS | 1 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $1,800.00 | $1,800.00 | $1,000.00 | $1,000.00 | $1,500.00 | $1,500.00 | $1,200.00 | $1,200.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | | |
| 21 | BRIDGE APPROACH PAVEMENT, 8 IN | SY | 35 | $175.00 | $6,125.00 | $265.00 | $9,275.00 | $282.00 | $9,870.00 | $282.00 | $9,870.00 | $100.00 | $3,500.00 | $107.00 | $3,745.00 | $81.00 | $2,835.00 | $300.00 | $10,500.00 | $135.00 | $4,725.00 | $100.00 | $3,500.00 | | |
| 22 | STRUCTURAL CONCRETE (ABUTMENTS) | CY | 39 | $1,500.00 | $58,500.00 | $1,100.00 | $42,900.00 | $1,560.00 | $60,840.00 | $1,560.00 | $60,840.00 | $1,870.00 | $72,930.00 | $960.00 | $37,440.00 | $1,000.00 | $39,000.00 | $1,000.00 | $39,000.00 | $3,000.00 | $117,000.00 | $1,600.00 | $62,400.00 | | |
| 23 | APPROACH RAILING, STEEL | LS | 1 | $15,000.00 | $15,000.00 | $16,000.00 | $16,000.00 | $13,500.00 | $13,500.00 | $13,500.00 | $13,500.00 | $23,100.00 | $23,100.00 | $15,000.00 | $15,000.00 | $10,780.00 | $10,780.00 | $21,858.00 | $21,858.00 | $18,000.00 | $18,000.00 | $20,000.00 | $20,000.00 | | |
| 24 | PRE-ENGINEERED STEEL TRUSS TRAIL BRIDGE, 60' X 14' | LS | 1 | $200,000.00 | $200,000.00 | $94,000.00 | $94,000.00 | $90,000.00 | $90,000.00 | $90,000.00 | $90,000.00 | $132,000.00 | $132,000.00 | $137,000.00 | $137,000.00 | $65,800.00 | $65,800.00 | $112,380.00 | $112,380.00 | $159,000.00 | $159,000.00 | $215,000.00 | $215,000.00 | | |
| 25 | PILES, STEEL, HP 14 X 73 | LF | 360 | $90.00 | $32,400.00 | $102.40 | $36,864.00 | $110.00 | $39,600.00 | $110.00 | $39,600.00 | $103.50 | $37,260.00 | $108.00 | $38,880.00 | $402.00 | $144,720.00 | $250.00 | $90,000.00 | $110.00 | $39,600.00 | $125.00 | $45,000.00 | | |
| TOTAL DIVISION 1 BID | | | | | $743,522.50 | | $490,697.25 | | $550,143.00 | | $567,005.50 | | $572,948.80 | | $589,885.50 | | $595,007.25 | | $655,340.00 | | $681,693.00 | | $697,355.00 | | |

Indicates Low Bid
(*) Indicates bid was submitted incomplete and was deemed unresponsive
ITEMS SHOWN IN RED INDICATE QUANTITIES WITH ERRORS IN BID, EXTENDED COSTS HAVE BEEN CORRECTED FOR BID SUMMARY

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

Item No. 8.b.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution considering the Bondurant Mixed Use Development Preliminary Plat

**CONTACT PERSON:**
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

**BRIEF HISTORY & ANALYSIS:** For review by the Planning & Zoning Commission is the Bondurant Mixed Use Development Preliminary Plat. The preliminary plat owner and developer is Bondurant Partners LLC. The plat was submitted by Snyder & Associates Inc. The Bondurant Mixed Use Development
Preliminary Plat development proposes five developable lots and one street outlot. Lot 1-4 are shown as commercial lots and Lot 5 is shown as a multi-family development. The plat shows one new street that has access points from 2nd Street NE and Truman Drive NE. The Bondurant Mixed Use Development Preliminary Plat development area is highlighted below.

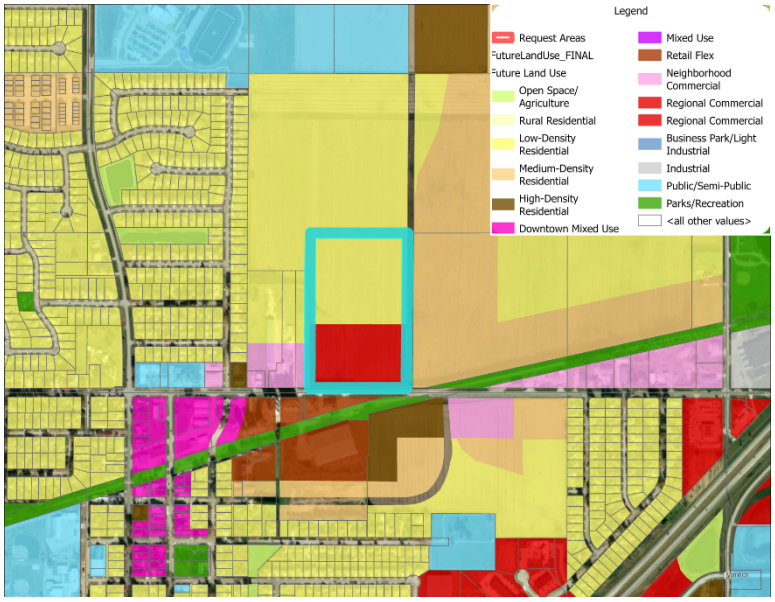



When considering preliminary plat requests, the Planning & Zoning Commission and

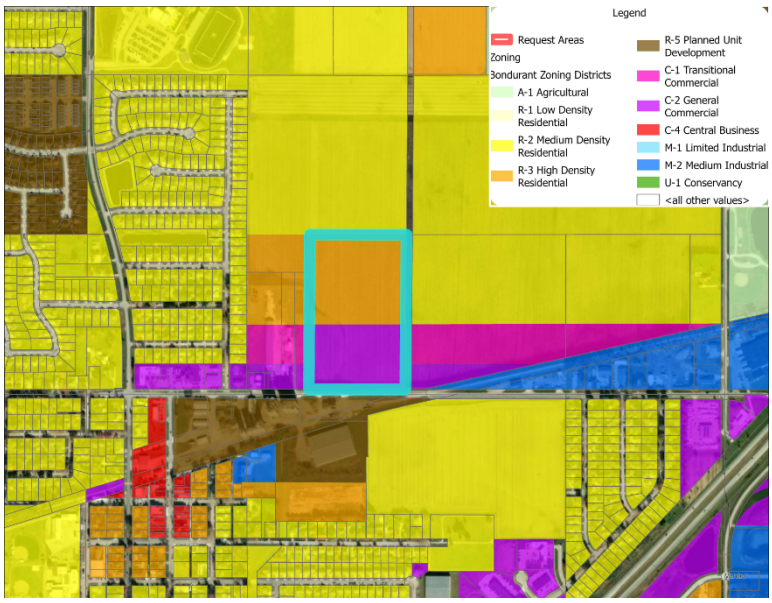
City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

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

**Comprehensive Plan/Future Land Use Map -** the proposed commercial and multi-family development is consistent with the 2022 Future Land Use Map. Lots 1-4 are designated for Regional Commercial, and Lot 5 is designated as Low Density Residential. The Bondurant Mixed Use Development Preliminary Plat is outlined below on the 2022 Future Land Use Map.




**Zoning –** The Bondurant Mixed Use Development area is currently zoned R-3 High Density Residential and C-2 General Commercial. The existing land to the north, west and east are all currently used for agricultural purposes. The land to the north and east are zoned R-2 Medium Density Residential. A elementary school is currently planned on the property directly to the north of this development. The property directly west of the multi-family development is also zoned R-3 High Density Residential. The adjacent properties along 2nd Street NE are zoned C-1 Transitional Commercial and C-2 General Commercial. The Bondurant Mixed Use Development Preliminary Plat is highlighted below on the City's Zoning Map.




**Parkland Dedication** – Parkland dedication is not required for commercial developments. The residential Lot 5 will be subject to either parkland dedication or a fee In lieu. The parkland dedication formula and fee in lieu have been relayed to the developer. At this time, no parkland is shown on the preliminary plat. All landscaping requirements will be reviewed when site plans are submitted for the development of individual lots.

**Streets** – the preliminary plat proposed one internal street currently designated as Street Lot A. This street is shown connecting to 2nd Street NE and Truman Drive NE. At each of these intersections the proposed street is shown to widen to three lanes. The preliminary plat also shows a potential future street between Lots 3-4 and Lot 2. This street would have access to Truman Drive NE and the Street Lot A. The access point on Truman Drive NE is shown as a right in-right out.

**Pedestrian Connections** – The preliminary plat shows sidewalks on both sides of the proposed Street Lot A as well as both sides of the potential future street between Lots 3-4 and Lot 2. 2nd Street NE and Truman Drive NE will both have trail sections these sidewalks would connect into.

**Utilities** – The preliminary plat shows proposed water, sanitary sewer and storm sewer extended throughout the development. A 8” sanitary sewer line is shown located within the proposed street bed with 6” connections to each lot. A 8” water line is shown on the south and east sides of the proposed street with 6” stubs to each lot. Storm sewer lines are shown in the street right-of-way directing water either to the northern or southwest portions of Lot 1. The proposed wet stormwater basin is shown on Lots 1 and 5. All utilities are shown on pages 4 and 5 of the preliminary plat.

**FEMA Floodplain** – This property is not subject to FEMA Floodplain requirements.

**Stream Buffer Ordinance** – This property is not subject to the City's Stream Buffer Ordinance.

**Comments from City Officials and Utilities** -
Below is a summary of comments received:

- City Engineering – Comments have been submitted to the developer.
- Public Works – no comments have been received at this time.
- Emergency Services – No comments have been received at this time.

The Planning and Zoning Commission reviewed the preliminary plat at their March 12, 2026 meeting and voted 5-0, with two members absent, to recommend approval of the preliminary plat.

**FUNDING SOURCE:** NA

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-95
2. Preliminary Plat
3. Preliminary Plat Application

CITY OF BONDURANT
RESOLUTION NO. 260316-95

RESOLUTION APPROVING THE BONDURANT MIXED USE DEVELOPMENT PRELIMINARY PLAT

WHEREAS Snyder & Associates Inc., has submitted the Bondurant Mixed Use Development Preliminary Plat which is described as follows: AND

WHEREAS the owner/developer is Bondurant Partners LLC; AND

WHEREAS this is a subdivision within Bondurant's city limits described as follows:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M. BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULRLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET; THENCE N00°11'15"E PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'35"W PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 751.76 FEET; THENCE N00°01'12"E, A DISTANCE OF 963.00 FEET; THENCE N00°11'15"E, A DISTANCE OF 119.56 FEET; THENCE S89°48'45"E, A DISTANCE OF 754.58 FEET, THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1080 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

WHEREAS the preliminary plat area is zoned C-2 General Commercial and R-3 High-Density Residential; AND

WHEREAS the Planning and Zoning Commission reviewed the preliminary plat at their March 12, 2026, meeting and voted 5-0 to recommend approval;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Bondurant Mixed Use Development Preliminary Plat is hereby approved

Passed this 16th day of March 2026,

By: _____
Chad Drisoll, Mayor Pro Tem

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

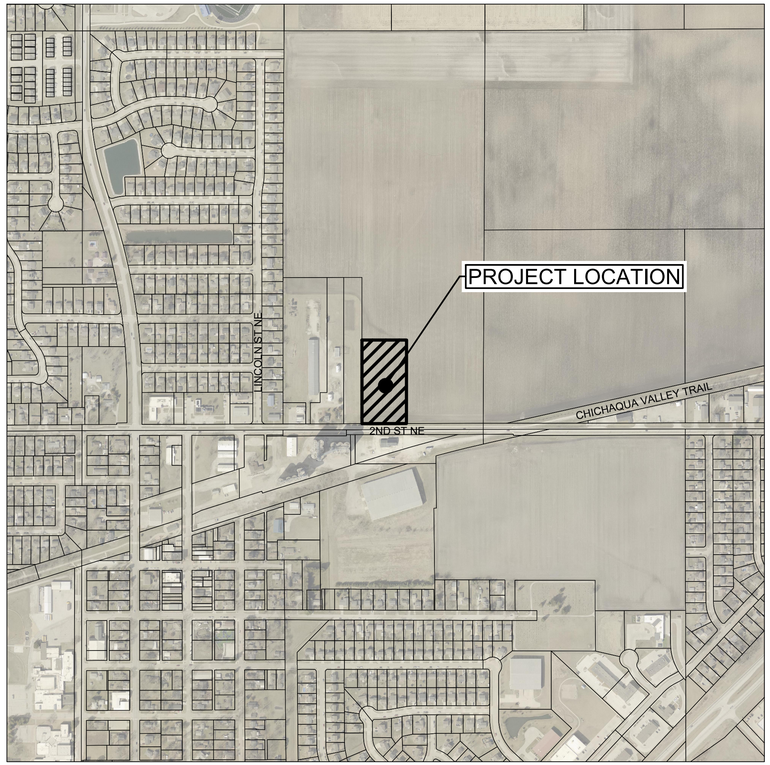
| Name | Yay | Nay | Abstain | Absent |
|---|---|---|---|---|
| Cox | | | | |
| Driscoll | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

PRELIMINARY PLAT

FOR

# BONDURANT MIXED USE DEVELOPMENT

## CITY OF BONDURANT, POLK COUNTY, IOWA




VICINITY MAP

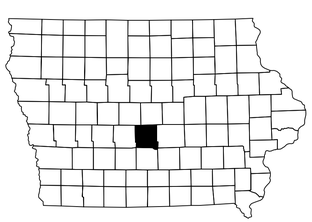
SCALE: 1" = 500'


OWNER / DEVELOPER
BONDURANT PARTNERS LLC
9287 NE HUBBELL RD
BONDURANT, IA 50035
BLAKE PAGLIAI
515-720-6215
MGMT@WATERFORDAM.COM

ENGINEER / SURVEYOR
SNYDER @ ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023
JUSTIN F. STROM, P.E.
515-964-2020
ERIN GRIFFIN, P.L.S.
515-964-2020


## INDEX OF SHEETS


C100 PRELIMINARY PLAT - TITLE SHEET
C101 PRELIMINARY PLAT - PROJECT INFORMATION
C200 PRELIMINARY PLAT - LAYOUT PLAN
C300 PRELIMINARY PLAT - UTILITY PLAN
C400 PRELIMINARY PLAT - GRADING PLAN

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:

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.

Justin F. Strom, P.E. Date

License Number P24140

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| Engineer: JFS | Checked By: EDC | Scale: 1" = 500' | |
| Technician: JWM | Date: 2-26-26 | T-R-S: TTN-RRW-SS | |

Project No: 126.0117.01

Sheet C100

BONDURANT MIXED USE DEVELOPMENT

BONDURANT, IA

PRELIMINARY PLAT - TITLE SHEET


SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com


SNYDER & ASSOCIATES

Project No: 126.0117.01

Sheet C100


V:\Projects\2026\126.0117.01\0\CAD\PP 126.0117 TSH.dwg, JWM|CCORMICK, PRELIMINARY PLAT - TITLE SHEET, 2026/02/25, 3:51 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

# LEGEND

| FEATURES | FOUND | SET |
|---|---|---|
| Section Corner | ▲ | △ |
| 1/2" Rebar, Cap # 11579 | ● | ○ |
| (Unless Otherwise Noted) | | |
| ROW Marker | ■ | □ |
| ROW Rail | ⋈ | ⋈ |
| Control Point | ⊙CP | |
| Bench Mark | ◍ | |
| Platted Distance | P | |
| Measured Bearing & Distance | M | |
| Recorded As | R | |
| Deed Distance | D | |
| Calculated Distance | C | |
| Minimum Protection Elevation | MPE | |
| Centerline | | |
| Section Line | | |
| 1/4 Section Line | | |
| 1/4 1/4 Section Line | | |
| Easement Line | | |

| FEATURES | EXISTING | PROPOSED |
|---|---|---|
| Spot Elevation | X (1225.25) | X 1225.25 |
| Contour Elevation | 1225 | 1225 |
| Fence (Barbed, Field, Hog) | X | X |
| Fence (Chain Link) | // | // |
| Fence (Wood) | □ | □ |
| Fence (Silt) | ○ | ● |
| Tree Line | | |
| Tree Removal Limits | | |
| Tree Stump | | |
| Deciduous Tree \\ Shrub | | |
| Coniferous Tree \\ Shrub | | |
| Communication | C(*) | C |
| Overhead Communication | OC(*) | OC |
| Fiber Optic | FO(*) | FO |
| Underground Electric | E(*) | E |
| Overhead Electric | OE(*) | OE |
| Duct Bank | DUCT(*) | DUCT |
| Gas Main with Size | G(*) | G |
| High Pressure Gas Main with Size | HPG(*) | HPG |
| Water Main with Size | W(*) | |
| Sanitary Sewer with Size | S(*) | |
| Sanitary Manhole | ⊘ | |
| Storm Sewer with Size | ST(*) | |
| Storm Manhole | ⊘ | |
| Single Storm Sewer Intake | | |
| Double Storm Sewer Intake | | |

(*) Denotes the survey quality service level for utilities

| | |
|---|---|
| Fire Hydrant | |
| Fire Hydrant on Building | |
| Water Main Valve | |
| Water Service Valve | |
| Well | |
| Utility Pole | |
| Guy Anchor | |
| Utility Pole with Light | |
| Utility Pole with Transformer | |
| Street Light | |
| Yard Light | |
| Electric Box | EB |
| Electric Transformer | E |
| Traffic Sign | |
| Communication Pedestal | C |
| Communication Manhole | C |
| Communication Handhole | C |
| Fiber Optic Manhole | FO |
| Fiber Optic Handhole | FO |
| Gas Valve | |
| Gas Manhole | G |
| Gas Apparatus | G |
| Fence Post or Guard Post | ● |
| Underground Storage Tank | UST |
| Above Ground Storage Tank | AST |
| Sign | |
| Satellite Dish | |
| Mailbox | |
| Sprinkler Head | + |
| Irrigation Control Valve | ICV |
| Soil Boring | B-2 |
| Test Hole Location for SUE w/ID | |

## UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH
QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

## UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

# NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2026 EDITION OF SUDAS AND JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER AND CITY OF JOHNSTON ONE WEEK PRIOR TO BEGINNING WORK AND AT LEAST 48 HOURS PRIOR TO CONNECTION TO PUBLIC UTILITIES. PRIOR TO COMMENCING CONSTRUCTION A PRE CONSTRUCTION CONFERENCE SHALL BE SCHEDULED WITH THE JOHNSTON PUBLIC WORKS DEPARTMENT.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

## CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=7529471.12 E=18570673.28 Z=966.51
FOUND 5/8" REBAR LOCATED +-25' SOUTH OF 2ND STREET, +-25' EAST OF GRAVEL ENTRANCE, AND +-5' EAST OF HYDRANT, SW CORNER SITE. (AS SHOWN ON SURVEY)

CP2 N=7529557.22 E=18571166.63 Z=967.70
FOUND 5/8" REBAR LOCATED +-50' NORTH OF 2ND STREET, +-25' NORTH OF TRAIL, AND +-350' WEST OF N-S ROAD. (AS SHOWN ON SURVEY)

CP3 N=7529901.32 E=18570646.29 Z=969.85
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-350' NORTH OF 2ND STREET, +-100' EAST OF A WHITE BARN, AND +-25' WEST OF FIELD EDGE. (AS SHOWN ON SURVEY)

CP4 N=7529534.91 E=18571476.22 Z=971.93
SET CUT "X" ON TOP CURB LOCATED MID-RADIUS CURB DROP, +-10' NORTH OF SECOND STREET, AT SE CORNER SITE. (AS SHOWN ON SURVEY)

CP5 N=7530624.57 E=18570705.98 Z=970.86
FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LOCATED AT NW CORNER OF PROPERTY, +-1100' NORTH OF 2ND STREET, AND +-250' NORTH OF FIELD EDGE. (AS SHOWN ON SURVEY)

CP6 N=7530640.35 E=18571475.01 Z=982.28
SET CUT "X" ON TOP CURB LOCATED AT MID-RADIUS CURB DROP, +-1100' NORTH OF SECOND STREET, AT NORTH ENTRANCE TO SITE, NE CORNER SITE. (AS SHOWN ON SURVEY)

CP7 N=7530108.89 E=18571486.33 Z=973.60
SET CUT "X" ON TOP CURB LOCATED AT STORM SEWER STRUCTURE +-600' NORTH OF 2ND STREET. (AS SHOWN ON SURVEY)

## BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=7529565- E=18571547- Z=973.36
BURY BOLT ON HYDRANT LOCATED +-25' NORTH OF 2ND STREET, AND +-10' EAST OF N-S ROAD. (AS SHOWN ON SURVEY)

BM501 N=7529470- E=18570661- Z=969.28
"X" ON NORTH BOLT OF HYDRANT LOCATED +-25' SOUTH OF 2ND STREET, AND +-25' EAST OF GRAVEL ENTRANCE. (AS SHOWN ON SURVEY)

## DATE OF SURVEY

JANUARY 20, 2026

## NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

## PLAT DESCRIPTION

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M. BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET; THENCE N00°11'15"E PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'35"W PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 751.76 FEET; THENCE N00°01'12"E, A DISTANCE OF 963.00 FEET; THENCE N00°11'15"E, A DISTANCE OF 119.56 FEET; THENCE S89°48'45"E, A DISTANCE OF 754.58 FEET, THENCE S00°11'15W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1080 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

## FLOODPLAIN

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS DESIGNATED IN THE FLOOD INSURANCE RATE MAP NUMBER 19153C0230F WITH AN EFFECTIVE DATE OF FEBRUARY 1ST, 2019.

## ZONING

LOTS 1 THRU 4
C-2 - GENERAL COMMERCIAL DISTRICT

LOT 5
R-3 - HIGH DENSITY RESIDENTIAL DISTRICT

## BULK REGULATIONS

C-2 - GENERAL COMMERCIAL DISTRICT

| | |
|---|---|
| MINIMUM LOT SIZE = | N/A |
| MINIMUM LOT WIDTH = | 100' |
| MAX BUILDING FOOTPRINT = | N/A |
| MIN. LOT STREET FRONTAGE = | 40' |
| FRONT YARD SETBACK = | 30' |
| SIDE YARD SETBACK = | 10' |
| REAR YARD SETBACK = | 25' |
| MIN. BUILDING SEPARATION = | 20' |
| MAX BUILDING HEIGHT = | 45' |
| MIN. OPEN SPACE = | 20% |
| MAX DWELLING UNITS/ACRE = | N/A |

R-3 - HIGH DENSITY RESIDENTIAL DISTRICT

| | SINGLE FAMILY | TWO FAM DWELLING | TOWN-HOME | APART-MENT |
|---|---|---|---|---|
| MINIMUM LOT SIZE = | 9,000 SF | 5,000 SF | N/A | N/A |
| MINIMUM LOT WIDTH = | 65' | 42.5' | N/A | 85' |
| MIN. LOT STREET FRONTAGE = | 20' | 20' | 20' | 40' |
| FRONT YARD SETBACK = | 30' | 30' | 30' | 50' |
| SIDE YARD SETBACK = | 7.5' | 7.5' | 8.0' | 50' |
| REAR YARD SETBACK = | 35' | 35' | 25' | 50' |
| MIN. BUILDING SEPARATION = | N/A | N/A | 16' | 30' |
| MIN. SETBACK FROM STREET/WALK = | 30' | 30' | 30' | N/A |
| PERIMETER SETBACK = | 30' | 30' | 30' | 30' |
| MAX BUILDING HEIGHT = | 2.5 STORY | 3 STORY | 3 STORY | 4 STORY |
| MIN. OPEN SPACE = | N/A | N/A | 20% | 20% |
| MAX DWELLING UNITS/ACRE = | 6 | 8 | 12 | 20 |

## ACRES

18.70 ACRES

## NOTES

1. STREET LOT A TO BE DEDICATED TO THE CITY OF CEDAR FALLS AS RIGHT OF WAY.
2. THE STORM WATER MANAGEMENT EASEMENT TO BE MAINTAINED BY THE DEVELOPMENT ASSOCIATION.

## UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552600355.

| | |
|---|---|
| G1-GAS MAIN | MDAMER-GAS<br>JAIME NEER<br>515-252-6972<br>MECDSMDESIGNLOCATES@MIDAMERICAN.COM |
| W1-WATER MAIN<br>S1-SANITARY SEWER<br>ST1-STORM SEWER | BONDURANT, CITY OF<br>PATRICK COLLISON<br>515-971-6856<br>PCOLLISON@CITYOFBONDURANT.COM |
| CLEAR PER MAP | WINDSTREAM ENTERPRISE<br>CLEC LOCATE DESK<br>800-941-3430<br>WCI.CLEC.LOCATE@WINDSTREAM.COM |
| C1-COMMUNICATION | CENTURYLINK<br>SADIE HULL<br>918-547-0147<br>SADIE.HULL@LUMEN.COM |
| OE1-OVERHEAD ELECTRIC | MIDAMER-ELEC<br>JAIME NEER<br>515-252-6972<br>MECDSMDESIGNLOCATES@MIDAMERICAN.COM |
| NO RESPONSE | MI-FIBER<br>JUSTIN MILLER<br>515-897-8802<br>JMILLER@CORP.MI-FIBER.NET |
| NO RESPONSE | MEDIACOM<br>DAVE MEYERS<br>515-991-7388<br>DMEYERS2@MEDIACOMCC.COM |

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

# POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| Engineer: JFS | Checked By: EDC | Scale: 1" = ## | |
| Technician: JWM | Date: 2-26-26 | T-R-S: TTN-RRW-SS | |

Project No: 126.0117.01

Sheet C101

BONDURANT MIXED USE DEVELOPMENT

BONDURANT, IA

PRELIMINARY PLAT - PROJECT INFORMATION

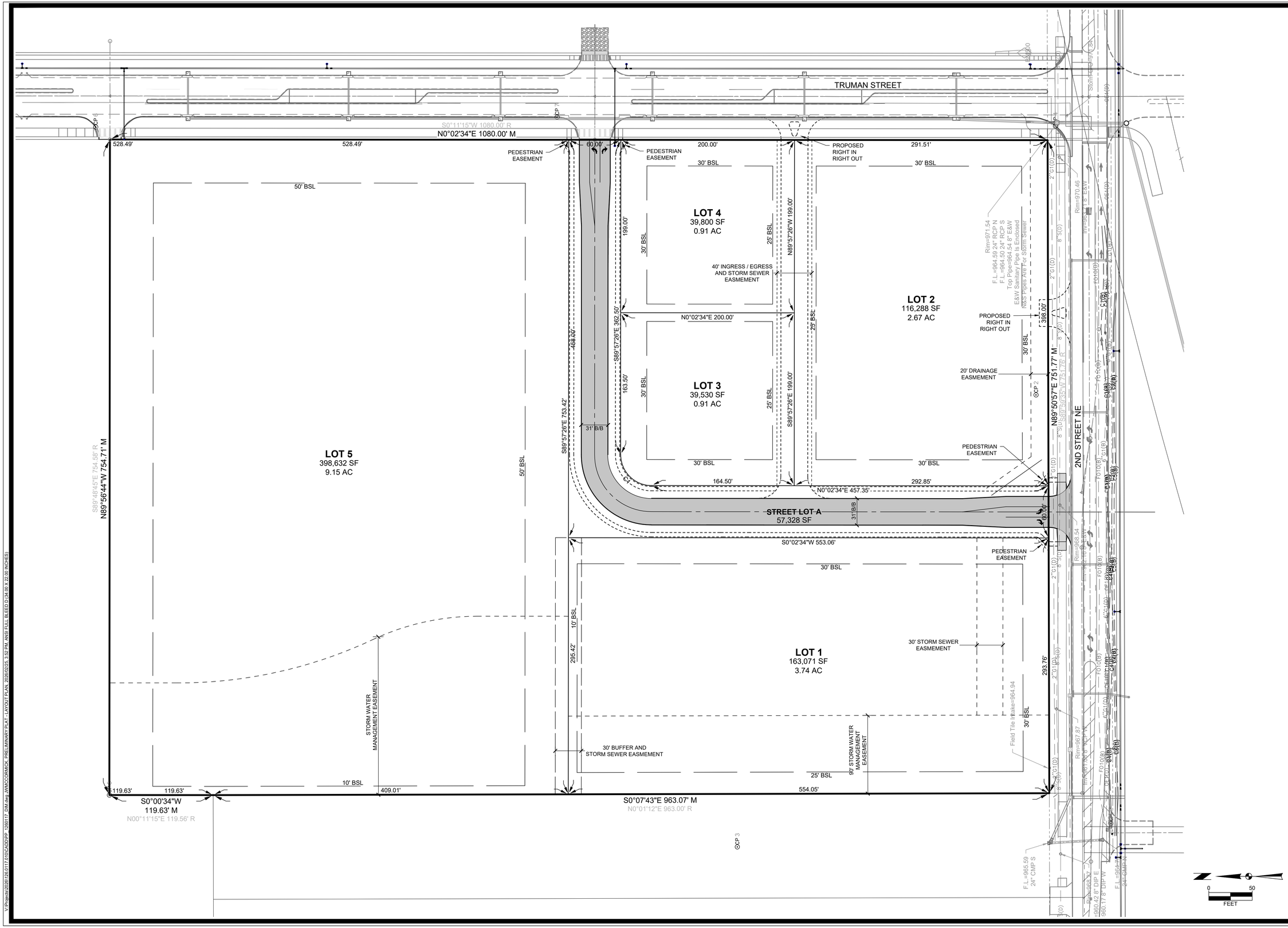
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SNYDER & ASSOCIATES

Project No: 126.0117.01

Sheet C101

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| MARK | REVISION | DATE | BY |
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| Engineer: JFS | Checked By: EDC | Scale: 1" = 50' | |
| Technician: JWM | Date: 2-26-26 | T-R-S: TTN-RRW-SS | |

Project No: 126.0117.01

Sheet C200

# BONDURANT MIXED USE DEVELOPMENT

## PRELIMINARY PLAT - LAYOUT PLAN

## BONDURANT, IA


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Project No: 126.0117.01

Sheet C200


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STA. 116+40.36

TRUMAN STREET

N0°02'34"E 1080.00' M
S0°11'15"W 1080.00' R

PEDESTRIAN EASEMENT
ST-2, INTAKE, SW-505
T/C: 973.96
INV: 969.32 (IN S)
INV: 969.14 (OUT W)

PEDESTRIAN EASEMENT
ST-1, INTAKE, SW-505
T/C: 974.20
INV: 969.50 (OUT N)
36 LF OF 15" RCP @ 0.50%

PROPOSED RIGHT IN RIGHT OUT

50' BSL
30' BSL
25' BSL

200' HYDRANT COVERAGE

**LOT 4**
39,800 SF
0.91 AC

MANHOLE, SW-301
RIM: 975.19
INV: 966.74 (OUT W)

40' INGRESS / EGRESS AND STORM SEWER EASEMENT

6' SAN

**LOT 2**
116,288 SF
2.67 AC

PROPOSED RIGHT IN RIGHT OUT

20' DRAINAGE EASEMENT

343 LF OF 15" RCP @ 0.50%

281 LF OF 8" SANITARY SEWER @ 0.50%

**LOT 3**
39,530 SF
0.91 AC

ST-3, INTAKE, SW-501
T/C: 974.11
INV: 967.73 (OUT N)

31 LF OF 15" RCP @ 1.00%
ST-4, INTAKE, SW-501
T/C: 974.11
INV: 967.42 (IN E)
INV: 967.42 (IN S)
INV: 967.32 (OUT W)

MANHOLE, SW-301
RIM: 973.92
INV: 965.34 (IN E)
INV: 965.34 (IN N)
INV: 965.24 (OUT S)

ST-6, INTAKE, SW-501
T/C: 971.37
INV: 966.65 (IN E)
INV: 966.55 (OUT W)

ST-8, 10" NYLOPLAST DRAIN BASIN W/ DOME GRATE
RIM: 966.59
INV: 965.20 (OUT NW)

PEDESTRIAN EASEMENT

71 LF OF 10" HDPE @ 0.50%

ST-10, INTAKE, SW-507 (LP RIGHT)
T/C: 969.24
INV: 964.84 (IN SE)
INV: 964.74 (OUT W)

N89°50'57"E 751.77' M
S89°48'45"E 754.59' R

2ND STREET NE

MANHOLE, SW-301
RIM: 968.93
INV: 962.46 (IN N)

**LOT 5**
398,632 SF
9.15 AC

107 LF OF 15" RCP @ 0.71%

CLEANOUT
RIM: 973.59
INV: 965.54 (OUT S)

ST-4A, MANHOLE, SW-401 (48")
RIM: 974.18
INV: 966.55 (IN E)
INV: 963.60 (OUT W)

40 LF OF 8" SANITARY SEWER @ 0.50%

31 LF OF 24" RCP @ 0.50%
220 LF OF 8" SANITARY SEWER @ 0.50%

316 LF OF 8" SANITARY SEWER @ 0.50%

**STREET LOT A**
57,328 SF
224 LF OF 24" RCP @ 0.85%

34 LF OF 24" RCP @ 1.00%

MANHOLE, SW-301
RIM: 971.12
INV: 964.14 (IN N)
INV: 964.04 (OUT S)

ST-7, INTAKE, SW-503
T/C: 971.37
INV: 966.40 (IN E)
INV: 966.30 (OUT S)

ST-11, INTAKE, SW-507 (LP LEFT)
T/C: 969.24
INV: 964.40 (IN N)
INV: 964.40 (IN E)
INV: 964.30 (OUT W)

PEDESTRIAN EASEMENT

**LOT 1**
163,071 SF
3.74 AC

221 LF OF 15" RCP @ 0.50%

230 LF OF 30" RCP @ 0.78%

30' STORM SEWER EASEMENT

NP=962.0
100YR=966.5

STORM WATER MANAGEMENT EASEMENT

ST-4B, 15" FES
INV: 962.50

30' BUFFER AND STORM SEWER EASEMENT

NP=962.0
100YR=966.5

90' STORM WATER MANAGEMENT EASEMENT

ST-11A, 30" FES
INV: 962.50

ST-27, 18" FES
INV: 962.50

58 LF OF 18" RCP @ 1.14%

10' BSL

S0°00'34"W
119.63' M
N00°11'15"E 119.56' R

S0°07'43"E 963.07' M
N0°01'12"E 963.00' R

F.L.=965.59
24" CMP S

F.L.=964.94
24" CMP N

0 50
FEET

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| Engineer: JFS | Checked By: EDC | Scale: 1" = 50' | |
| Technician: JWM | Date: 2-26-26 | T-R-S: TTN-RRW-SS | |

Project No: 126.0117.01

Sheet C300

**BONDURANT, IA**

**PRELIMINARY PLAT - UTILITY PLAN**

**SNYDER & ASSOCIATES, INC.**

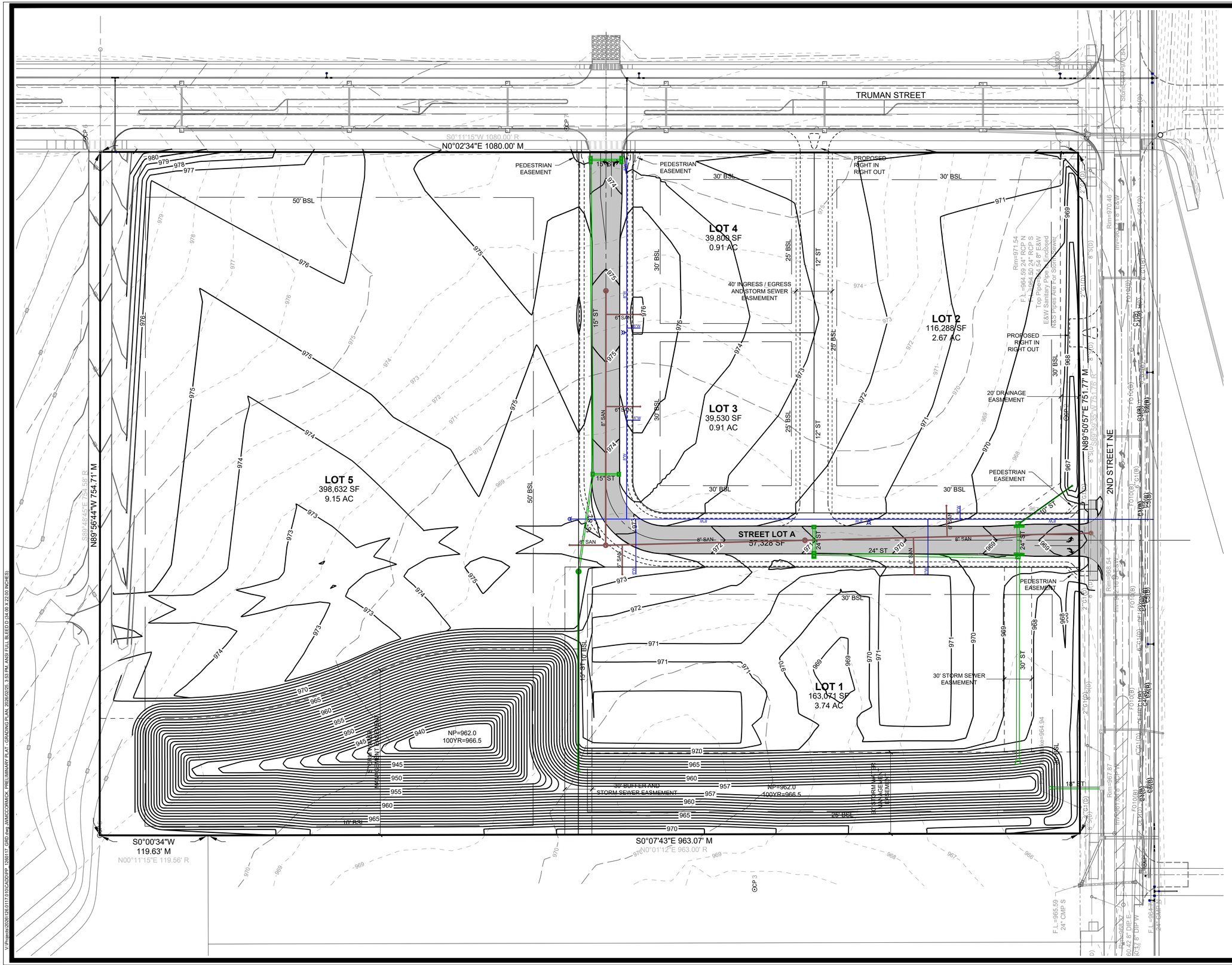
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SNYDER & ASSOCIATES

Project No: 126.0117.01

Sheet C300

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| MARK | REVISION | DATE | BY |
|---|---|---|---|
| Engineer: JFS | Checked By: EDC | Scale: 1" = 50' | |
| Technician: JWM | Date: 2-26-26 | T-R-S: TTN-RRW-SS | |

Project No: 126.0117.01

Sheet C400

**BONDURANT, IA**

**PRELIMINARY PLAT - GRADING PLAN**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0117.01

Sheet C400

V:\Projects\2026\126.0117.010\CAD\PIP 126017 GRD.dwg, JWM/CCORMICK, PRELIMINARY PLAT - GRADING PLAN, 2026/02/26, 3:33 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

# City of Bondurant
# Subdivision Review Process

**Preliminary Plat Phase.** Preliminary Plats are reviewed by the Planning & Zoning Commission and City Council. The application fee for a Minor Preliminary Plat is $75 + $10 per lot. The application fee for a Major Preliminary Plat is $150 + $10 per lot. A Minor Preliminary Plat is any subdivision with no proposed streets and fewer than 4 lots. Please check with the City of Bondurant prior to Preliminary Plat submittal to see if a Traffic Impact Study prepared by Veenstra & Kimm will be required as part of the review and approval process. Preliminary Plat review process:

- Preliminary Plat Application to be submitted to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com.
- The Planning & Zoning Commission will review and vote on a recommendation for City Council's consideration. The Planning & Zoning Commission meets the 2nd Thursday of the month. Preliminary Plat Applications, considered complete by City staff, must be submitted at least 2 weeks prior to a Commission meeting in order to be placed on the agenda.
- Upon receiving a recommendation from the Commission, City Council will review the Preliminary Plat at their next meeting. City Council meets the 1st and 3rd Monday of the month.

**Construction Drawings Phase.** After the Preliminary Plat has been reviewed and approved by City Council, the developer may move forward with submittal of their Construction Drawings. Construction Drawings are reviewed administratively for code compliancy. Reminders:

- Submit Construction Drawings to Maggie Murray at planning@cityofbondurant.com. Items to be included as part of a Construction Drawings submittal include:
    - Construction Drawings.
    - Grading Permit and its required attachments and fee.
    - NPDES/MS4 Permit.
    - A Lighting Plan must be approved by the City prior to installation of street lighting. The City's follows residential street lighting standards as set forth by SUDAS' Design Manual, Chapter 11 – Street Lighting.

**Final Plat Phase.** Final Plats are reviewed by City Council. The application fee for a Minor Final Plat is $75. The application fee for a Major Final Plat is $150. Final Plats are reviewed by City Council.

- Final Plat Application to be submitted to Maggie Murray at planning@cityofbondurant.com.
- The following items must be addressed prior to City Council's consideration of a Final Plat:
    1. Public Works has conducted its final inspection of the public infrastructure and public parkland (where applicable) – to schedule a final inspection, please contact John Horton, Public Works Director, at jhorton@cityofbondurant.com.
    2. Documentation of the required 4-year Maintenance Bonds have been submitted to John Horton at jhorton@cityofbondurant.com.
    3. As-Builts have been submitted to Maggie Murray at planning@cityofbondurant.com. The City requires the following forms of as-builts: a hard copy, a pdf, and a GIS shapefile.

**For questions, please contact Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com or at (515) 630-6985**

# City of Bondurant - Preliminary Plat Application Form

**Preliminary Plat Name:** Name unknown at this time

**Minor or Major Preliminary Plat:** Major

*A Minor Subdivision is a subdivision with no streets and less than 4 lots.*

**APPLICANT:**

**Developer/Owner Name:** Major

**Signature:** Blake Pagliai

**Street Address:** 9287 NE Hubbell Road

**City, State:** Bondurant, IA

**Telephone:** 515-720-6215

**Email Address:** mgmt@waterfordam.com

**ENGINEER:**

**Engineer's Name:** Justin Strom

**Engineer's Signature:** Justin Strom

**Street Address:** 2727 SW Snyder Blvd

**City, State:** Ankeny, IA

**Telephone #:** 515-964-2020

**Email Address:** jstrom@snyder-associates.com

**Total # of Lots (including Outlots):** 5

**Preliminary Plat Application Fee Included with Application:** $200 (Please provide online link)

*The application fee for a Minor Preliminary Plat is $75 + $10 per lot. The application fee for a Major Preliminary Plat is $150 + $10 per lot.*

**Range of Lot Sizes (Smallest-Biggest):** 9.1 to 0.9

**Smallest Width of Lot Frontage Proposed (Measured at Building Setback Line):** 199 ft

**# of Acres in Preliminary Platting Area:** 18.7

**If Applicable, # of Dwellings Proposed:**

- **Total # of Single-Family, Duplex, Triplex, or Townhome Dwellings:** No Units proposed in single R-3 Lot yet.
- **Total # of Multi-Family Dwellings:** No Units proposed in single R-3 Lot yet.
- **Amount of Public Parkland Dedication Area Required:** Please provide calculation
  *Please contact Maggie Murray at planning@cityofbondurant.com for assistance with calculating.*
- **Please indicate if the developer will be meeting this minimum public parkland dedication requirement or if they will be opting for the payment-in-lieu option?:** Payment in Lieu

**Documents to be Submitted with Preliminary Plat Submittal:**

- ☒ *Completed Preliminary Plat Application Form, including completed Checklist.*
- ☒ *Preliminary Plat Application Fee*
- ☒ *Preliminary Plat*
- ☐ *Project Narrative (described in Checklist)*
- ☒ *Stormwater Management Plan*
- ☐ *Traffic Impact Study (if required)*

**Date Preliminary Plat Application Submitted to City:** _____

**For questions, please contact Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com or at (515) 630-6985**

# City of Bondurant - Preliminary Plat Application Form

**Preliminary Plat Checklist – to be completed by Applicant's Engineer:**

- ☒ *Preliminary Plat submittal includes two hard copies (Section 180.07.1). Please also email an electronic version of all submittal materials to Maggie Murray at planning@cityofbondurant.com.*
- ☒ *Preliminary Plat includes scale (Section 180.07.1).*
- ☒ *Preliminary Plat notes date document was prepared (Section 180.07.2.B).*
- ☒ *Preliminary Plat includes point of compass (Section 180.07.2.C).*
- ☒ *Preliminary Plat includes legal description (Section 180.07.2.E).*
- ☒ *Preliminary Plat notes name, address, and contact information of Owner/Developer (Section 180.07.2.F).*
- ☒ *Preliminary Plat notes name, address, and contact information of Engineer (Section 180.07.2.G).*
- ☒ *Preliminary Plat includes a vicinity sketch showing the relationship of the plat to its general surroundings (Section 180.07.2.R).*
- ☒ *Preliminary Plat includes name, certification, and seal of registered land surveyor (Section 180.07.2.W).*
- ☒ *Preliminary Plat includes benchmark information indicating city datam being used (Section 180.07.2.X).*
- ☒ *Preliminary Plat shows existing buildings, railroads, and utilities (Section 180.07.2.H).*
- ☒ *Preliminary Plat shows locations and widths of all existing and proposed rights-of-way and streets in or adjoining the area being subdivided (Section 180.07.2.I).*
- ☒ *Preliminary Plat shows that 5'-wide sidewalks will exist on both sides of all streets within the platting area (Section 180.05.4.D).*
- ☐ *Preliminary Plat shows locations and names of existing adjoining subdivisions and the names of the adjoining acreage parcels (Section 180.07.2.J).*
- ☒ *Preliminary Plat notes zoning classification(s) (Section 180.07.2.P).*
- ☒ *Preliminary Plat labels lot numbers (Section 180.07.2.S).*
- ☒ *Preliminary Plat shows dimensions of all lot lines and notes the square footage of each lot (Section 180.07.2.N).*
- ☒ *Preliminary Plat shows zoning setbacks of each lot (Section 180.07.2.K).*
- ☒ *Preliminary Plat labels lot widths at required building setback lines (Section 175.02.98).*
- ☒ *Preliminary Plat shows that corner lots are at least 80'-wide, measured at required setback line (Section 180.05.3.A).*
- ☒ *Preliminary Plat shows that the street intersections proposed are as nearly at right angles as possible (Section 180.05.1.D).*
- ☒ *Preliminary Plat shows that at street intersections, block corners are rounded with a radius of not less than 15', unless at any one intersection a curve radius has been previously established, then such radius shall be used as a standard (Section 180.05.2.B).*
- ☒ *Preliminary Plat shows that if any cul-de-sacs are proposed, such cul-de-sacs are not longer than 600' (Section 180.05.1.E).*
- ☒ *Preliminary Plat shows that no block will be longer than 1,320' (Section 180.05.2.A).*
- ☒ *Preliminary Plat shows that no double frontage lots (excluding corner lots) will exist unless such double frontage lots are specifically allowed. Allowable double frontage lots include: corner lots, lots where the rear frontage is situated along a major street or highway, or larger commercial or industrial lots (Section 180.05.3.B).*
- ☒ *Preliminary Plat shows that no flag lots are proposed (Section 180.05.3.E).*
- ☒ *If more than 10 lots are proposed, Preliminary Plat must show that no new lots will access directly onto an existing public street, but will instead face onto and be accessed by a new street designed for that purpose (Section 180.05.3.G).*

# City of Bondurant - Preliminary Plat Application Form

- ☒ *Preliminary Plat clearly indicates any area that is proposed to be dedicated for public use (Section 180.07.2.L).*
- ☐ *If applicable, Preliminary Plat includes calculation of minimum public parkland dedication area required and total public parkland area proposed (Section 180.06.5).*
- ☐ *Preliminary Plat's public parkland dedication area does not include any of the following areas for inclusion as part of the parkland dedication area: floodplains, floodways, stormwater detention areas/ponds, and steep slopes (Section 180.06.6).*
- ☐ *Preliminary Plat lists the percentage of the public parkland dedication area that is capable of development as active recreation area as it being sufficiently level and uninterrupted by public or private utilities, streams, and drainage ditches (Section 180.06.6). Subdivision Code requires this percentage to be at least 75%.*
- ☒ *If applicable, Preliminary Plat shows the boundaries of FEMA floodplain areas (Section 165).*
- ☒ *If applicable, Preliminary Plat shows areas subject to the City's Stream Buffer Ordinance Map (Section 167).*
- ☒ *Preliminary Plat shows contour lines at intervals of not more than 2' (Section 180.07.2.M).*
- ☒ *Preliminary Plat shows the following proposed utilities: source of water supply to each lot, provision for sewage disposal to each lot, and provision for stormwater drainage (Section 180.07.2.Q). Water mains must be at least 8" in size (Section 180.05.4.E), unless otherwise specifically required by the City's adopted Infrastructure Plans.*
- ☒ *Preliminary Plat shows that hydrants are not spaced greater than 350' apart (Section 180.05.4.E).*
- ☒ *Preliminary Plat acknowledges that utilities proposed will be underground (Section 180.05.4.F). This underground requirement excludes electric lines in excess of 15,000 volts and also incidental appurtenances, such as transformers, pedestals mounted in terminal boxes, meters, and meter cabinets.*
- ☒ *Preliminary Plat shows the location, character, and dimension of all existing and proposed easements (Section 180.07.2.V).*
- ☒ *Preliminary Plat shows all existing site features and proposed water courses (Section 180.07.2.Y).*
- ☒ *Preliminary Plat submittal includes submittal of a Stormwater Management Plan (Section 180.07.2.U). This Stormwater Management Plan must be a detailed report setting forth the design parameters for any water detention facility required to reduce the release rate to a 5-year release rate. The report must include the initial analysis of the storm sewer system and overland flow to ensure the Stormwater Management Plan is adequate to accommodate the runoff from a 5-year storm in storm sewers with overland flow paths to accommodate the runoff from a 100-year storm without adverse ponding. For questions on this Stormwater Management Plan, please contact Bob Veenstra, City Engineer, at bveenstra@v-k.net.*
- ☐ *Preliminary Plat shows location(s) of cluster mailbox area(s) proposed (Section 140.04). Cluster mailboxes shall be located between the sidewalk and curb, must be located outside of the 25'x25' intersection visibility area, and must be located at least 5' away from any driveway.*
- ☐ *Preliminary Plat submittal includes submittal of a Traffic Impact Study, if applicable (Resolution 190916-120).*
- ☐ *Preliminary Plat submittal includes a narrative that demonstrates how the plat proposed is consistent with the City's Future Land Use Map; the Parks, Trails & Greenway Master Plan; Infrastructure Plans; and/or the general goals and policies of the Comprehensive Plan (Section 180.07.2.AA).*

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

Item No. 8.c.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Resolution considering the Bondurant-Farrar Community School District Parking Lot Site Plan

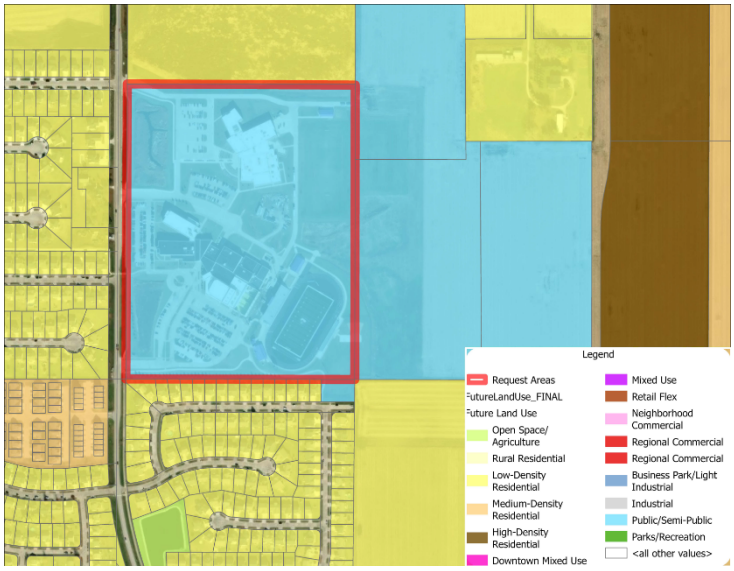
**CONTACT PERSON:**
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

**BRIEF HISTORY & ANALYSIS:** The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for Bondurant Farrar Community School District High School Parking Expansion. The site plan applicant and owner of the property is the Bondurant-Farrar Community School District. The site plan was prepared by Confluence. The applicant is proposing to expand the parking lot and drive lanes at the High School. This property is currently zoned as being within the City's Medium Density Residential (R-2). The property in question is outlined below in red.

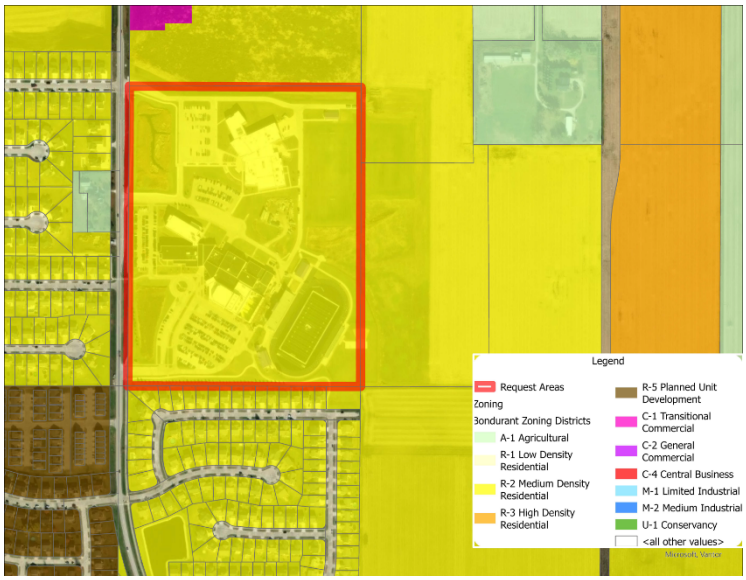



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

*Consistency with the City's Comprehensive Plan:*
A school recreational development at this location is consistent with the 2022 Comprehensive Plan which guides for Public/Semi-Public at this location. There is Public/Semi-Public to the east of the proposed property, and Low-Density Residential to the north, west and south.




*Consistency with the City's Zoning Code:*
Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development. The Zoning Map shows the site plan area as Medium Density Residential (R-2).




General Use & Bulk Standards

- The site plan does not label setback requirements, no vertical infrastructure is proposed for this property.
- The site plan currently shows an outdoor storage area along the eastern portion of the development area. This outdoor gravel storage area is for construction parking and storage and the school district has indicated the do not have long-term plans to keep it in its current condition.

Parking/Drive Areas

- New sidewalks are shown connecting parking lots to the new baseball and softball complex.
- Space for 16 buses all facing south and a new sidewalk is shown on the east side of the junior high building.
- A new one-way drive lane is shown on the north side of the high school building.

The site plan does shows an alteration of an existing parking area on the north side of the high school building. This change is adding additional parking to a site that already exceeds the parking minimum requirements.

Stormwater, Utilities & Natural Features

- A stormwater management report has not been submitted for review by the City Engineer. The City Engineer is reviewing the submitted site plan to determine if one is needed. .
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

**ARCHITECTURAL STANDARDS**

- The proposed site plan shows one new structure, a ticket shelter, that is not subject to architectural standards.

Other Site Plan Features

- This site has an approved landscaping plan from previous approved site plans. No update to the approved landscaping plan is required.

*Comments from City Officials:*
The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – reviewed and comments have been provided to the applicant.
3. Fire Department - reviewed and no comments have been received at this time.

The Planning and Zoning Commission reviewed the site plan at their March 12, 2026 meeting and voted 5-0, with two members absent, to recommend approval of the site plan.

**FUNDING SOURCE:**

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-96
2. BFCSD Parking Expansion Site Plan
3. LP1 LIGHT FIXTURE - BFCSD_Parking and Bus Route

CITY OF BONDURANT
RESOLUTION NO. 260316-96

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR THE BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT PARKING LOT EXPANSION

WHEREAS, Confluence, on behalf of the applicant Bondurant-Farrar Community School District, has submitted the site plan for a parking lot expansion on property described as follows;

THE SOUTH 50 ACRES LOCATED IN THE WEST ½ OF THE NORTHWEST 1/4, LESS THAN 3.58 ACRES ROAD IN SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

WHEREAS the zoning for the property is currently zoned Medium Density Residential (R-2) AND;

WHEREAS the Planning and Zoning Commission reviewed and voted 5-0 to recommend approval of the submitted site plan at their March 12, 2026, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted site plan is hereby approved subject to the following City Code/Policy clarification recommendation items;

1. Any comments and/or clarifications from the Public Work or City Engineering Departments is addressed.

Passed this 16th day of March 2026,

By: _____
Doug Elrod, Mayor

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

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

_____
Shelby Hagan, City Clerk

| Action | Yay | Nay | Abstain | Absent |
|---|---|---|---|---|
| Cox | | | | |
| Driscoll | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

# BFCSD HIGH SCHOOL PARKING EXPANSION

## Bondurant - Farrar Community School District

1000 Grant St N,
Bondurant, Iowa 50035

**LANDSCAPE REQUIREMENTS:**

**GENERAL TREE REQUIREMENT:**
1 TREE PER 6 PARKING, LOADING, AND STACKING SPACES
43 SPACES X 1 TREES / 6 SPACES = 7.16 **8 OVERSTORY TREES REQUIRED**
**14 OVERSTORY TREES PROVIDED**

**PARKING LOT ISLANDS:**
1 TREE PER 18 PARKING SPACES
43 SPACES X 1 TREES / 18 SPACES = 2.38 **3 OVERSTORY TREE/ISLAND REQUIRED**
**3 OVERSTORY TREE/ISLAND PROVIDED**

**PARKING REQUIREMENTS:**

SCHOOLS:

A. 1 STALL FOR EACH 8 SEATS IN A PRINCIPAL AUDITORIUM.
B. WHEN NO AUDITORIUM IS INVOLVED, 1 SPACE FOR EVERY 2 EMPLOYEES.

TOTAL PARKING STALLS PROVIDED: **43 STALLS (4 ADA + 1 VAN)**

ACCESSIBLE STALLS REQUIRED: **5**
ACCESSIBLE STALLS PROVIDED: **5 (1 IS VAN ACCESSIBLE)**

**BIKE PARKING REQUIREMENTS:**

1 BIKE PARKING SPACE FOR EVERY 20 PARKING SPACES PROVIDED
43 TOTAL PARKING SPACES PROVIDED

43 PARKING SPACES / 20 = **2.15 BIKE PARKING SPACES REQUIRED.**
**3 BIKE PARKING SPACES PROVIDED, MINIMUM.**

**LEGAL DESCRIPTION**
S 50A W $\frac{1}{2}$ NW $\frac{1}{4}$ LESS RD EAS SEC 30-80-22

**ZONING AND LAND USE**
EXISTING ZONING: R-2 MEDIUM DENSITY RESIDENTIAL

**SETBACKS**
**FRONT YARD:** 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
**SIDE YARD:** 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
**REAR YARD:** 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
**MAXIMUM HEIGHT:** 35' PRINCIPAL BUILDINGS. 12' ACCESSORY BUILDINGS
**MAXIMUM STORIES:** 3 STORIES FOR PRINCIPAL BUILDINGS. 1 STORY FOR ACCESSORY BUILDINGS

**APPLICANT/PREPARER OF SUBMITTAL**
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: JDOBESH@THINKCONFLUENCE.COM
CONTACT: JARED DOBESH

**OWNER/APPLICANT**
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST. SW
BONDURANT, IA 50035
515-967-7819

STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
PH: (515) 279-3900
CONTACT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

NAME REGISTRATION #00000 DATE

MY REGISTRATION DATE IS:

SHEETS COVERED BY THIS SEAL:

ELECTRICAL ENGINEER
TWIN RIVERS ENGINEERING CONSULTANTS
1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
CONTACT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

NAME REGISTRATION #00000 DATE

MY REGISTRATION DATE IS:

SHEETS COVERED BY THIS SEAL:

CIVIL ENGINEER
BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322
PH: (515) 276-0467
CONTACT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

NAME REGISTRATION #00000 DATE

MY REGISTRATION DATE IS:

SHEETS COVERED BY THIS SEAL:

ARCHITECT
SVPA ARCHITECTS INC
14466 28TH ST, STE 200
WEST DES MOINES, IA 50266
PH: (515) 327-5990
CONTACT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

NAME REGISTRATION #00000 DATE

MY REGISTRATION DATE IS:

SHEETS COVERED BY THIS SEAL:

LANDSCAPE ARCHITECT
CONFLUENCE
524 N MAIN AVENUE, SUITE 201
SIOUX FALLS, SD 57104
PH: (605) 339-1205
*www.thinkconfluence.com*
CONTACT

STATE OF IOWA
MATT CARLILE
LANDSCAPE ARCHITECT
NO. 422
LICENSED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

NAME REGISTRATION #00000 DATE

MY REGISTRATION DATE IS:

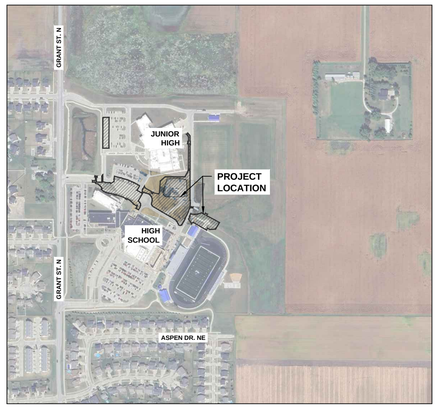
SHEETS COVERED BY THIS SEAL:

CONFLUENCE

## SHEET INDEX


| SHEET NO. | SHEET TITLE |
|---|---|
| G000 | COVER SHEET |
| | **CIVIL SHEETS** |
| C100 - C103 | UTILITY PLANS |
| C200 | UTILITY DETAILS |
| C300 - C303 | EROSION CONTROL PLANS |
| | **LANDSCAPE SHEETS** |
| L001 | GENERAL NOTES |
| L100 | OVERALL SITE DEMOLITION PLAN |
| L101-L104 | SITE DEMOLITION PLANS |
| L200 | OVERALL SITE LAYOUT PLAN |
| L201-L204 | SITE LAYOUT PLANS |
| L300 | OVERALL SITE GRADING PLAN |
| L301-L303 | SITE GRADING PLANS |
| L400 | OVERALL SITE PLANTING PLAN |
| L401-L403 | SITE PLANTING PLANS |
| L500-L501 | SITE DETAILS |
| L502 | LANDSCAPE DETAILS |
| | **ARCHITECTURAL SHEETS** |
| A100 | ENTRY BUILDING PLANS, ELEVATIONS, BUILDING SECTIONS |
| | **ELECTRICAL SHEETS** |
| E101 | SITE PLAN - LIGHTING PHOTOMETRICS |


## VICINITY MAP




ISSUED FOR

CITY REVIEW

811 Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 25333

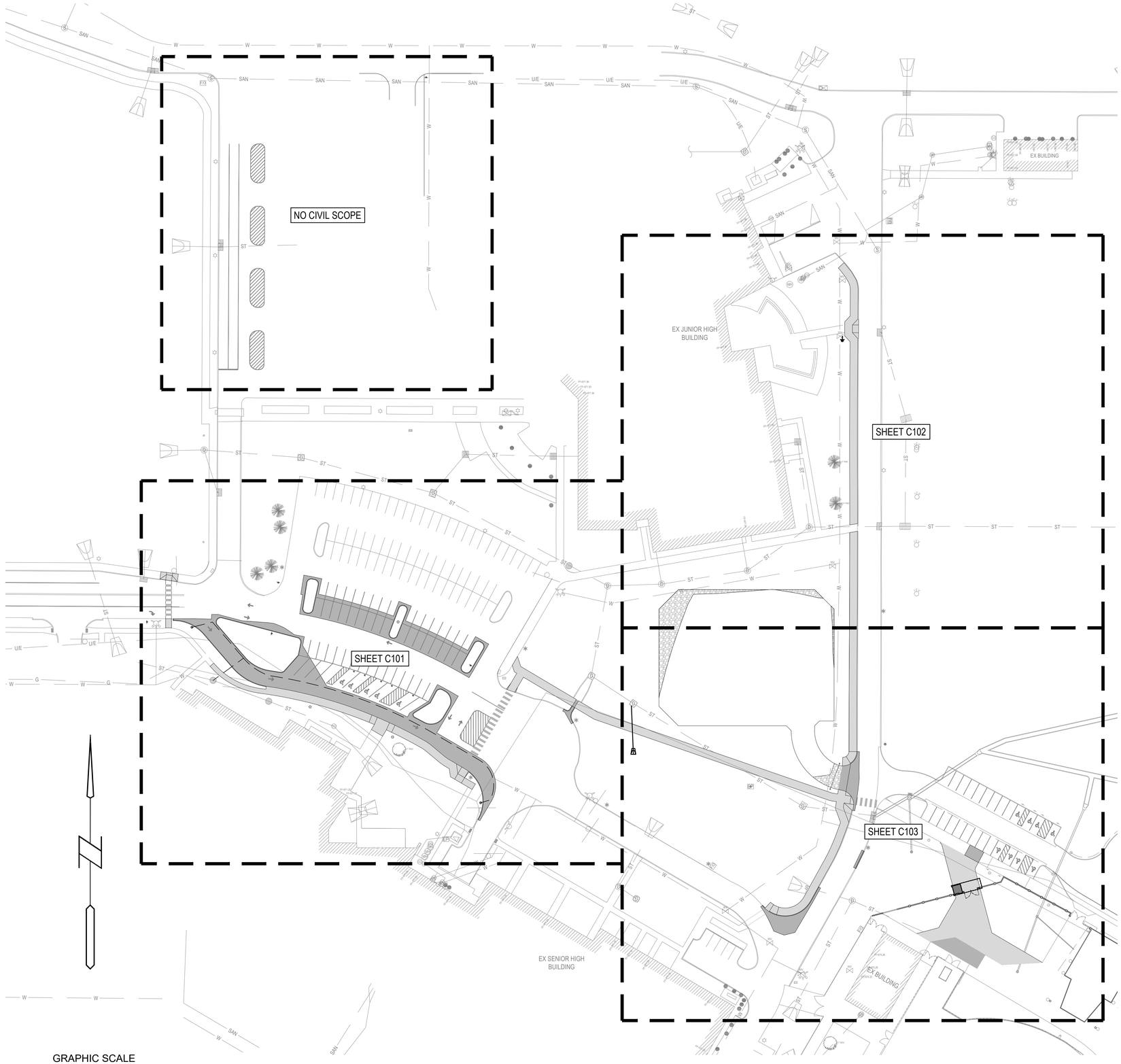
G000

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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L000 COVER SHEET / Drawn by: XX / Checked by: XX

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE SIZE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.




## GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS 2026 STANDARD SPECIFICATIONS. THE CITY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK AND PRIOR TO ANY WEEKEND OR HOLIDAY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY 1 WEEK PRIOR TO ANY PLANNED WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
5. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
6. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
7. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY.
8. EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
9. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
11. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
12. ANY PROPOSED CHANGES TO THE APPROVED PLAN SET DURING CONSTRUCTION MUST RECEIVE WRITTEN APPROVAL FROM THE CITY AND DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN APPROVAL.

## UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
3. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD. ALL FLARED END SECTIONS SHALL HAVE A 3' WIDE CLAY WATERSTOP (SUDAS SW-105). PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP. STORM SEWER CALLED OUT AS N-12 OR CLASS III RCP.
5. NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
6. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
7. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
8. ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS AND THE CITY STAFF SHALL WITNESS ALL TESTING.
9. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER.
10. ALL WATER LINE MATERIAL SHALL BE C-900 UNLESS NOTED OTHERWISE ON PLANS. SIZE OF WATER MAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE & HYDRANT AND A **5" STORZ CONNECTION**.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
18. ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY.

## UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

## STORM & SANITARY TELEVISING NOTES:

1. CONTRACTOR IS REQUIRED TO TELEVISE ALL SANITARY AND STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
2. CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.
3. CONTRACTOR SHALL PROVIDE COPIES OF THE REPORTS AND VIDEOS TO THE CITY FOR APPROVAL PRIOR TO PAVING.

## FARM TILE NOTES:

1. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECT TO STORM SEWER WITH AN INSERT-A-TEE OR DIRECTLY TO A STORM STRUCTURE.
2. IT IS ANTICIPATED THAT THE SITE CONTAINS FIELD TILES, HOWEVER, LIMITED INFORMATION IS AVAILABLE.
3. THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER IF, AND ONLY IF, PROPOSED SITE STORM SEWER IS NOT WITHIN 50 FEET OF THE FIELD TILE.
4. CONTRACTOR SHALL PROVIDE AS-BUILTS OF FARM TILES TO BISHOP ENGINEERING WITH BOTH ELEVATIONS AND STATE PLANE COORDINATES.


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**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

UTILITY PLAN

**C100**

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3/9/2026 10:02:44 AM L:\LAND PROJECTS 2025\25332 BONDURANT HS PARKING EXPANSION\DWG\C1 UTILITY.DWG

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF THEY'RE DIFFERENT, IT'S NOT

C M Y K

D

C

B

A

1 2 3 4

EX INTAKE
T/C=965.61
RIM=965.11
FL(N 15"RCP)=961.81

EX STORM MH
RIM=966.57
FL(E 30"RCP)=961.65
FL(W 30"RCP)=961.55

3" PINE

4" PINE

6" PINE

6" PINE

EX 15" RCP FES
FL=960.90

EX FENCE GATE

EX CONCRETE

EX CONCRETE

EX CONCRETE

EX CONCRETE

EX 3" PVC DRAIN
RIM=966.59

EX CONCRETE

EX NO PARKING SIGN

EX INTAKE
T/C=966.18
RIM=965.49
FL(N 15"RCP)=961.21

TBM: BURY BOLT
ELEV=969.30

TBM: BURY BOLT
ELEV=969.

EX SPEED LIMIT S

EX CONCRETE

EX 'STAFF ONLY PARKING' SIGN

EX HANDICAP PARK

71LF 6" SUBDRAIN @ S=0.50%

CLEANOUT
FL=964.80

6"x6" TEE
FL=964.45

EX CONCRETE

324LF 6" SUBDRAIN @ S=0.40%

EX STORM CO
RIM=970.28
E 12"PVC
W 12"PVC

EX 24" RCP F
FL=963.06

EX CONC. FLUME

EX STORM MH
RIM=966.90
FL(E 30"RCP)=962.52
FL(N 30"RCP)=962.5

EX STORM MH
RIM=967.7
FL(E 30"RCP)=963.96
FL(W 30"RCP)=963.86

CONNECT TO EXISTING INTAKE
FL(NE)=964.25

39LF 6" SUBDRAIN @ S=0.50%

4" TREE

EX 12" CPP FES
FL=966.88

EX CONCRETE

FF=971.20
FF=971.21

TBM: BURY BOLT
ELEV=969.43

EX 8" CPP FES
FL=968.16

EX 8" CPP FES
FL=967.94

CLEANOUT
FL=965.75

EX. GREASE
INTERCEPTOR

FF=971.30

EX CONCRETE

EX STORM MH
RIM=969.70
FL(E 12"CPP)=966.75
FL(N 18"RCP)=966.70

FF=971.20

FF=971.23

GRAPHIC SCALE
20 0 10 20 40

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# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

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|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

UTILITY PLAN

**C101**

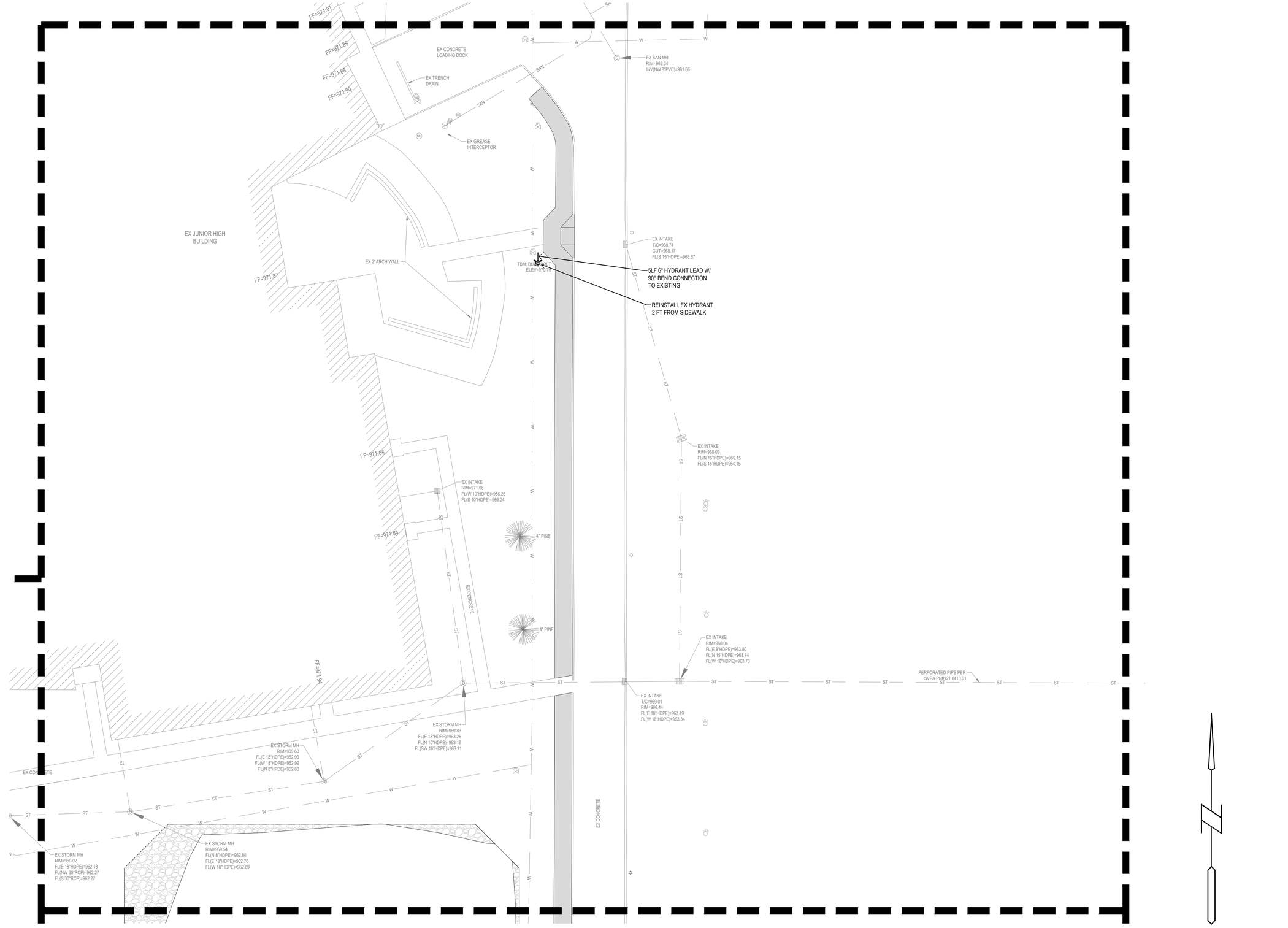
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|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

UTILITY PLAN

**C102**

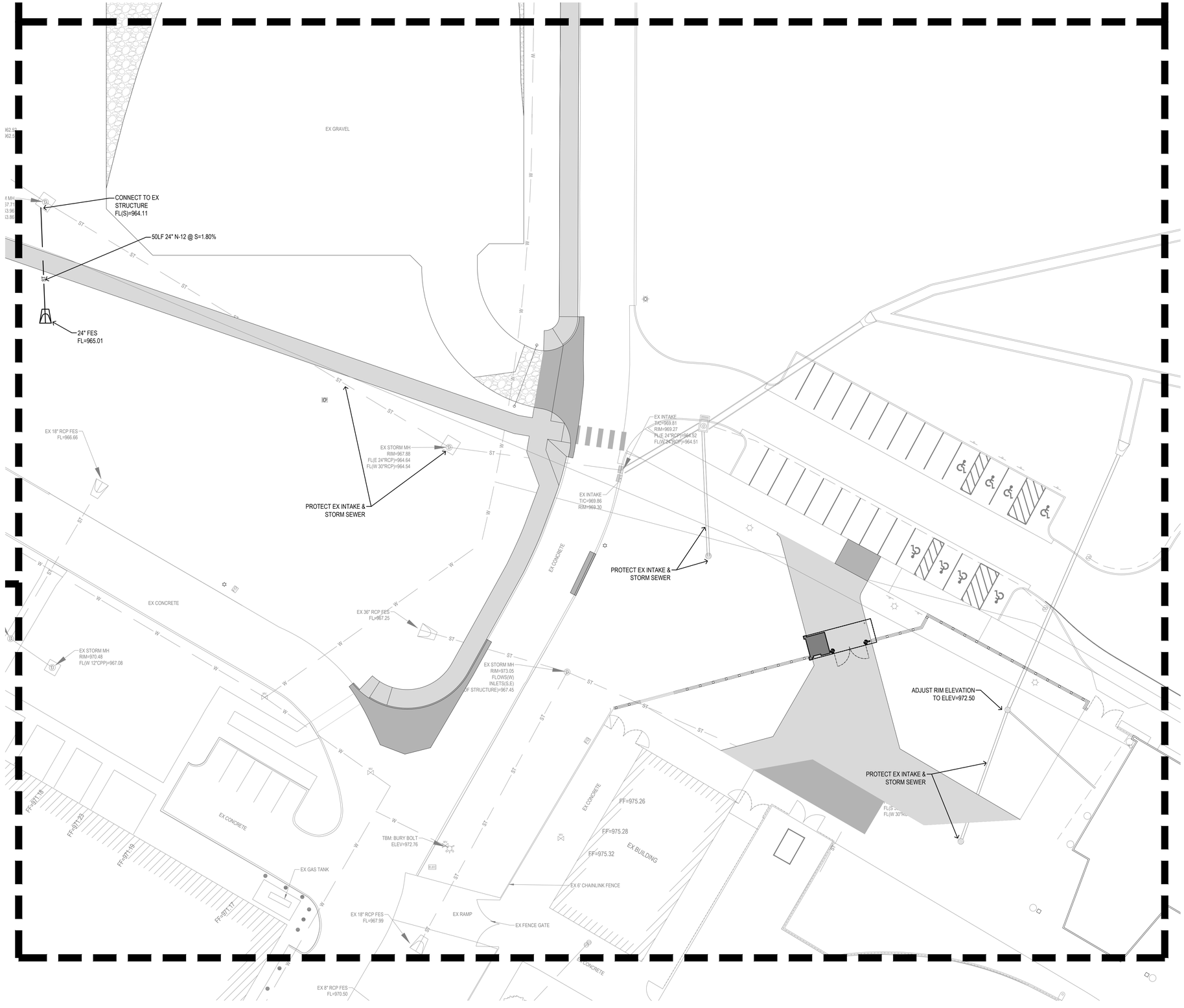
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GRAPHIC SCALE
20 0 10 20 40


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1000 GRANT STREET N
BONDURANT, IA 50035

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|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

UTILITY PLAN

**C103**

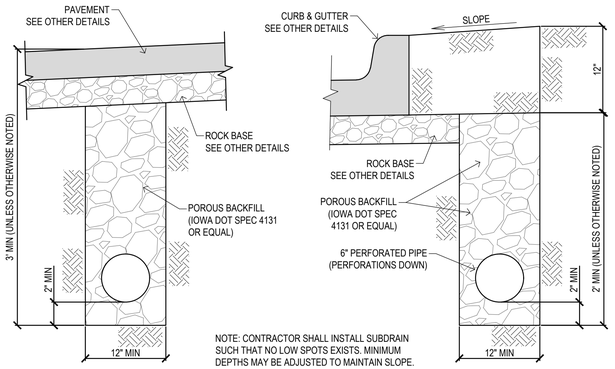
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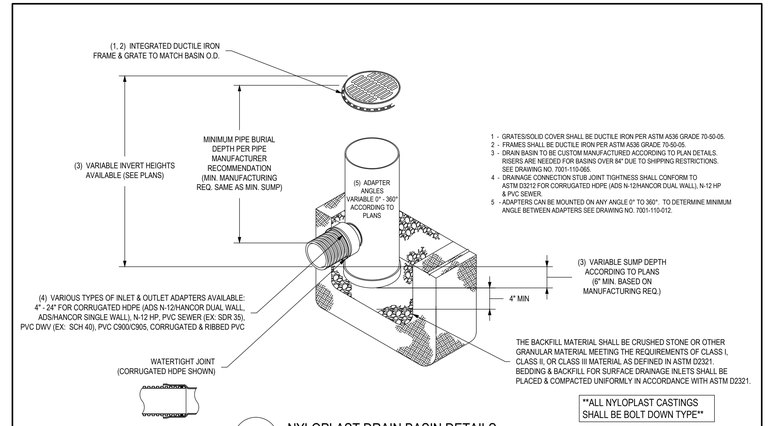
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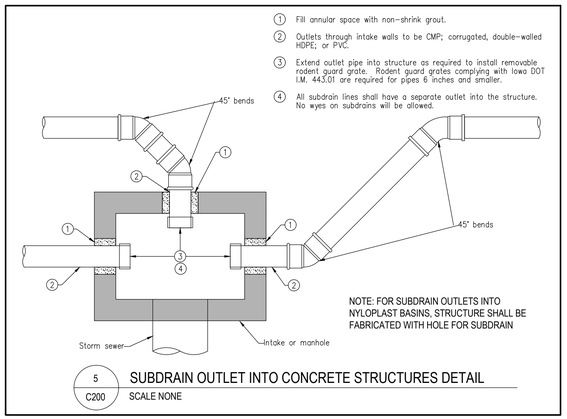
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT, ...



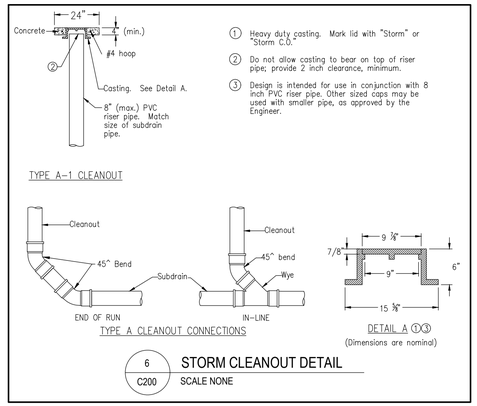

4 / C200 SUBDRAIN DETAILS
SCALE NONE



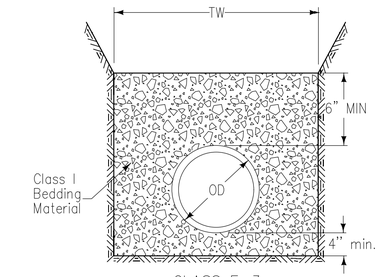

1 / C200 NYLOPLAST DRAIN BASIN DETAILS
SCALE NONE




5 / C200 SUBDRAIN OUTLET INTO CONCRETE STRUCTURES DETAIL
SCALE NONE

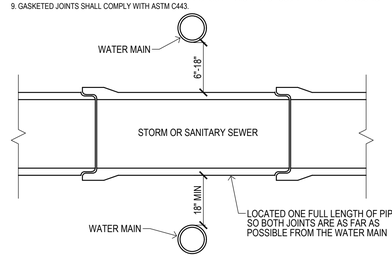



6 / C200 STORM CLEANOUT DETAIL
SCALE NONE




2 / C200 PVC & N-12 PIPE BEDDING
SCALE NONE

NOTES:
1. THIS DETAIL SHALL APPLY ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN.
2. WHEN WATER MAIN CROSSES UNDER STORM OR SANITARY SEWER THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION.
3. STORM OR SANITARY SEWER MAY NOT BE PLACED CLOSER THAN 6' BELOW A WATER MAIN.
4. MAINTAIN THE MAXIMUM FEASIBLE SEPARATION IN ALL CASES.
5. SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED & HAVE WATERTIGHT JOINTS.
6. CONTRACTOR SHALL INSTALL LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE CROSSING.
7. IN SANITARY SEWER CROSSINGS, CONTRACTOR SHALL INSTALL ONE FULL LENGTH OF SANITARY SEWER OF WATER MAIN PIPE MATERIAL WITH WATERTIGHT JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
8. IN STORM SEWER CROSSINGS, THE CONTRACTOR SHALL INSTALL ON FULL LENGTH OF STORM SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH GASKETED JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
9. GASKETED JOINTS SHALL COMPLY WITH ASTM C443.




3 / C200 WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
SCALE NONE

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# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

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| Project Number | 25333 |
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UTILITY DETAILS

**C200**

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NO CIVIL SCOPE

SHEET C301

SHEET C302

SHEET C303

EX JUNIOR HIGH BUILDING

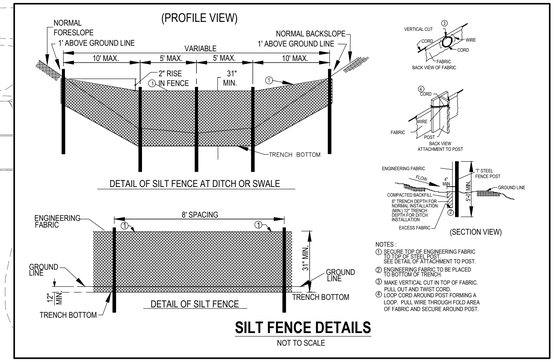
EX SENIOR HIGH BUILDING

EX BUILDING

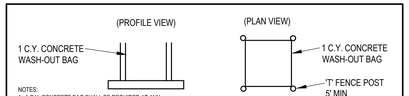
EX BUILDING

GRAPHIC SCALE
50 0 25 50 100

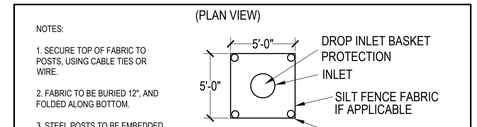
## SILT FENCE DETAILS
NOT TO SCALE



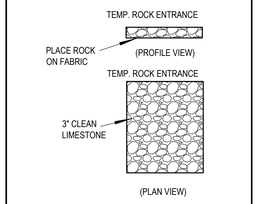

## CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE




## INLET PROTECTION DETAIL
NOT TO SCALE




## SITE ENTRANCE DETAIL
NOT TO SCALE




## EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

## EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.


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| | | |

# BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

EROSION CONTROL PLAN

**C300**

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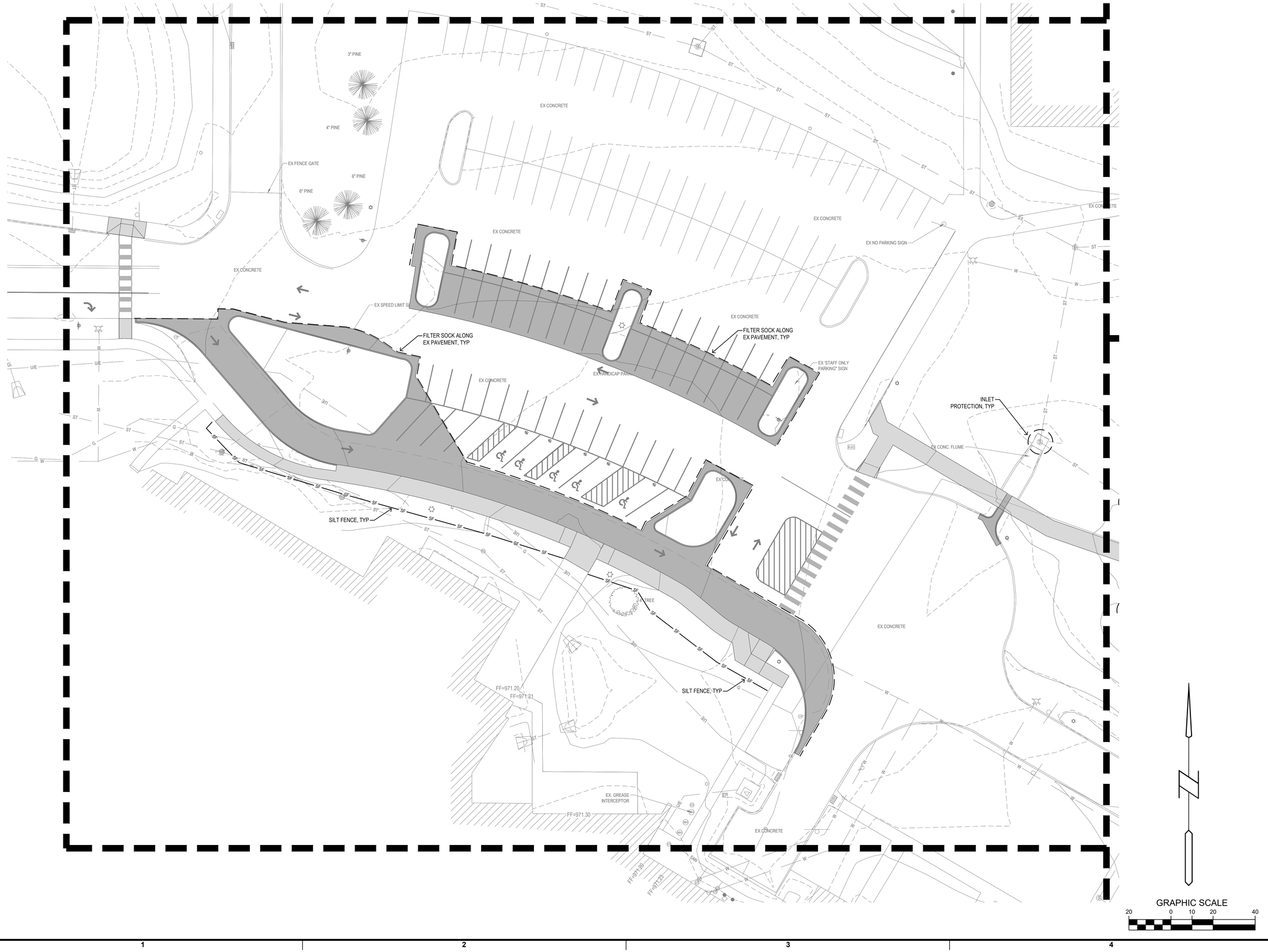


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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.

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# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
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EROSION CONTROL PLAN

**C301**

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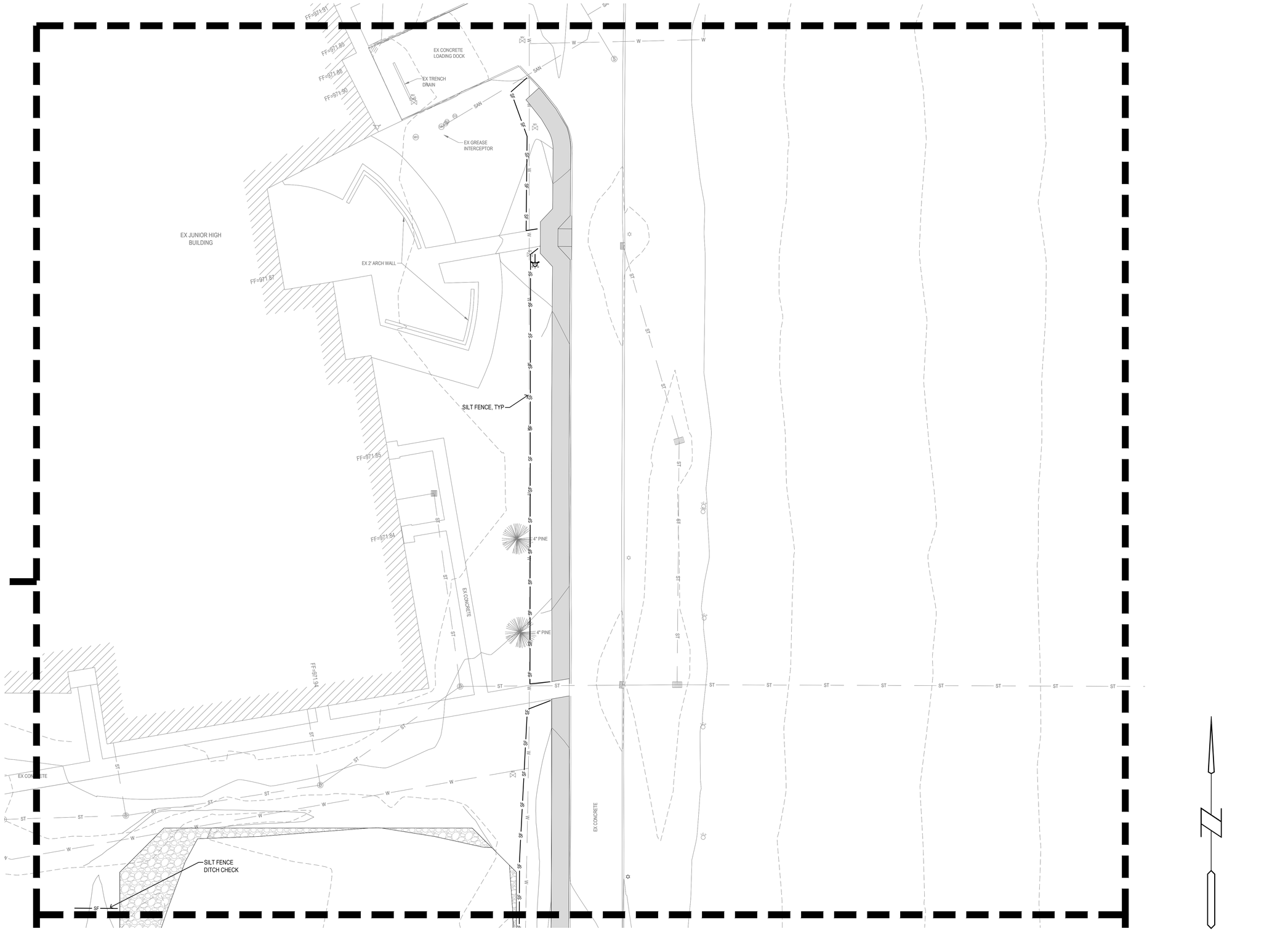


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|---|---|---|

# BFCSD: PARKING & BUS ROUTE

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1000 GRANT STREET N
BONDURANT, IA 50035

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| Issue | SITE PLAN REVIEW |
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EROSION CONTROL PLAN

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C M Y K

EX GRAVEL

SILT FENCE, TYP

INLET PROTECTION, TYP

EX GRAVEL LOT TO BE USED AS CONSTRUCTION STAGING INCLUDING TEMPORARY CONSTRUCTION DUMPSTER & CONCRETE WASHOUT

INLET PROTECTION, TYP

SILT FENCE DITCH CHECK

SILT FENCE DITCH CHECK

SILT FENCE, TYP

INLET PROTECTION, TYP

INLET PROTECTION, TYP

EX CONCRETE

EX CONCRETE

EX GAS TANK

EX RAMP

EX FENCE GATE

EX 6' CHAINLINK FENCE

EX BUILDING

FF=975.26

FF=975.28

FF=975.32

FF=971.18

FF=971.23

FF=971.18

FF=971.17

GRAPHIC SCALE

20 0 10 20 40

N

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| Date | 2026-03-09 |

EROSION CONTROL PLAN

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## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

H. ALL WORK INVOLVING CONNECTION OF PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH ALL CITY OF BONDURANT STANDARDS, INCLUDING ALL APPLICABLE PERMITS AND 2025 EDITION OF SUDAS.

## DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

## SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

## GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

K. ALL LIGHT POLE ELEVATIONS PROVIDED ARE AT FINISHED GRADE. REFER TO ELECTRICAL DETAILS FOR PROPOSED FOOTING HEIGHTS ABOVE FINISHED GRADE.

## PLANTING GENERAL NOTES

L. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

M. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

N. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

O. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

P. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

Q. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

R. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

S. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

T. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

U. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

V. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

## SPECIFICATIONS NOTES

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BFCSD BASEBALL / SOFTBALL FIELDS & TENNIS PROJECT SPECIFICATIONS AND 2025 SUDAS SPECIFICATIONS.

B. FOR ANY DISCREPANCIES BETWEEN THE BFCSD BASEBALL / SOFTBALL FIELDS & TENNIS PROJECT SPECIFICATIONS AND THE CURRENT EDITION OF IOWA SUDAS, THE PROJECT SPECIFICATIONS SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE CITY OF BONDURANT OR THE PROJECT LANDSCAPE ARCHITECT.

C. FOR ANY SPECIFICATION DISCREPANCIES, PROJECT LANDSCAPE ARCHITECT SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF LANDSCAPE ARCHITECT IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

D. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF BONDURANT ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

## ABBREVIATIONS

| | |
|---|---|
| ALT | ALTERNATE |
| ALW | ALLOWANCE |
| ADA | AMERICANS WITH DISABILITIES ACT |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECT |
| AVE | AVERAGE |
| B&B | BALLED AND BURLAPPED |
| BOC | BACK OF CURB |
| BW | BOTH WAYS |
| BC | BOTTOM OF CURB |
| BS | BOTTOM OF STEPS |
| BLDG | BUILDING |
| CAL | CALIPER |
| CIP | CAST IN PLACE |
| CL | CENTER LINE |
| CLR | CLEAR |
| CO | CLEANOUT |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| CF | CUBIC FEET |
| CY | CUBIC YARD |
| DEMO | DEMOLISH |
| DTL | DETAIL |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DWG | DRAWING |
| DN | DOWN |
| EW | EACH WAY |
| EA | EACH |
| E | EAST |
| EL | ELEVATION |
| ENG | ENGINEER |
| EQ | EQUAL |
| EST | ESTIMATE |
| EXIST | EXISTING |
| EXP | EXPANSION |
| EJ | EXPANSION JOINT |
| FOC | FACE OF CURB |
| FOW | FACE OF WALL |
| FT | FEET |
| FFE | FINISHED FLOOR ELEV |
| FG | FINISHED GRADE |
| FS | FINISHED SURFACE |
| FES | FLARED END SECTION |
| FL | FLOW LINE |
| FTG | FOOTING |
| GALV | GALVANIZED |
| GA | GAUGE |
| GEN | GENERAL |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HP | HIGH POINT |
| HORIZ | HORIZONTAL |
| IN | INCHES |
| INCL | INCLUDED |
| ID | INSIDE DIAMETER |
| IE | INVERT ELEVATION |
| JT | JOINT |
| LA | LANDSCAPE ARCHITECT |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MFG | MANUFACTURER |
| MH | MANHOLE |
| ME | MATCH EXISTING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| NOM | NOMINAL |
| N | NORTH |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| NO | NUMBER |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| PT | POINT |
| PC | POINT OF CURVE |
| PI | POINT OF INTERSECTION |
| PE | POLYETHYLENE |
| PVC | POLY VINYL CHLORIDE |
| PL | PROPERTY LINE |
| QTY | QUANTITY |
| R | RADIUS |
| REF | REFERENCE |
| REINF | REINFORCE |
| R-EJ | REINFORCED EXPANSION JT |
| REQD | REQUIRED |
| REV | REVISION |
| ROW | RIGHT-OF-WAY |
| S | SOUTH |
| SAN | SANITARY |
| SF | SQUARE FEET |
| SHT | SHEET |
| SIM | SIMILAR |
| SPECS | SPECIFICATIONS |
| ST | STORM SEWER |
| SY | SQUARE YARD |
| STA | STATION |
| STD | STANDARD |
| SYM | SYMMETRICAL |
| SQ | SQUARE |
| TH | THICK |
| TBD | TO BE DETERMINED |
| T&B | TOP AND BOTTOM |
| TC | TOP OF CURB |
| TS | TOP OF STEPS |
| TW | TOP OF WALL |
| TOPO | TOPOGRAPHY |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| VAR | VARIES |
| VE | VERIFY EXISTING |
| VOL | VOLUME |
| WT | WEIGHT |
| WWM | WELDED WIRE MESH |
| W | WEST |
| W/ | WITH |
| W/O | WITHOUT |
| YD | YARD |

## LINE SYMBOL LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- ## EXISTING INDEX CONTOUR
- ## EXISTING CONTOUR
- ## PROPOSED INDEX CONTOUR
- ## PROPOSED CONTOUR
- COM COMMUNICATIONS
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- F/O FIBER OPTIC
- S SANITARY SEWER
- ST STORM SEWER
- UD UNDERDRAIN
- T TELEPHONE
- W WATER
- SF SILT FENCE
- FENCE
- FENCE
- FENCE


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# BFCSD: PARKING & BUS ROUTE

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1000 GRANT STREET N
BONDURANT, IA 50035

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| Project Number | 25333 |
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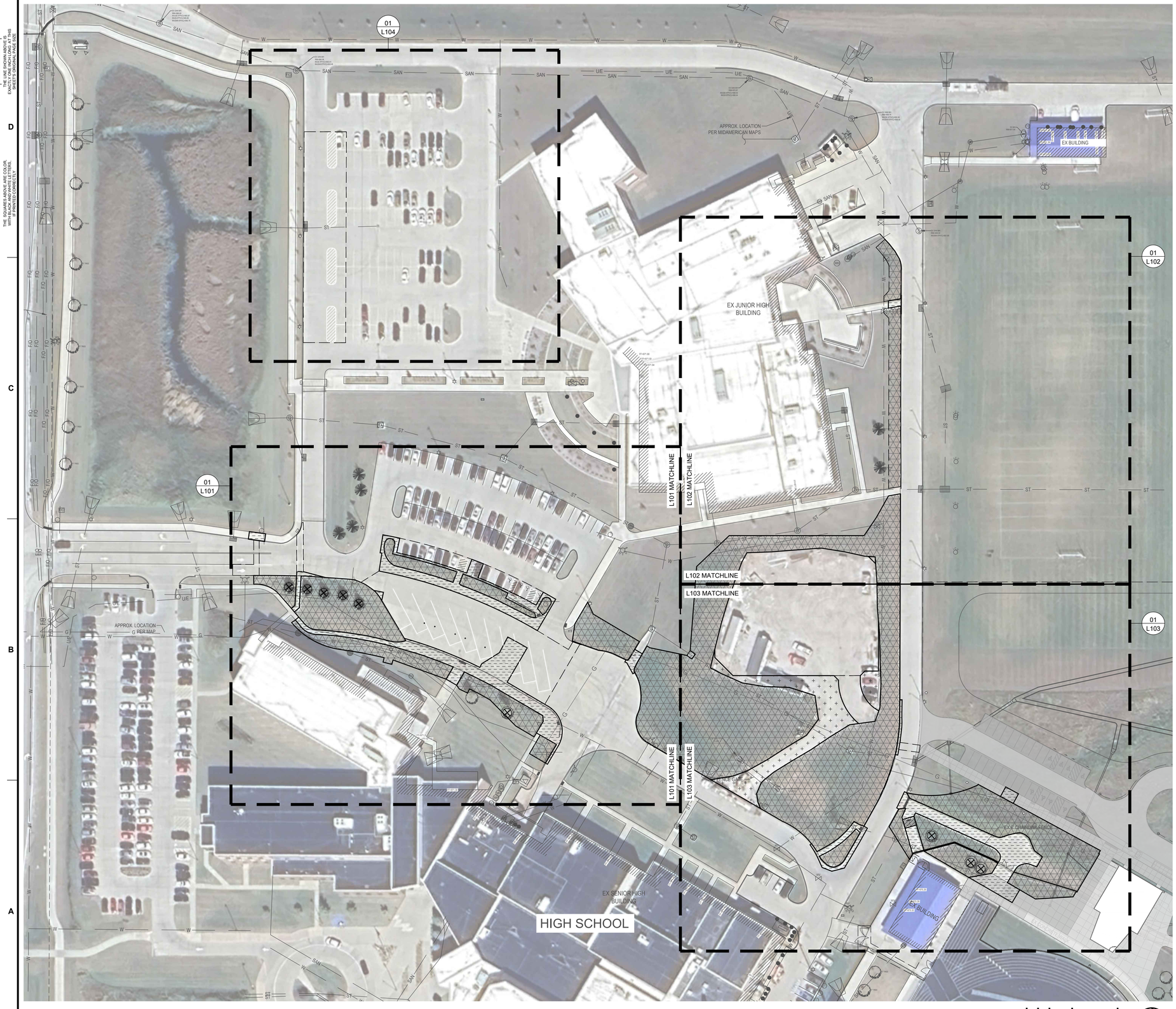
GENERAL NOTES

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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L000 COVER SHEET / SAVE DATE: 3/9/2026 3:00 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dobesh




01 L100 OVERALL SITE DEMOLITION PLAN

0' 25' 50' 100'

## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL ELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

## DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

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G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

## KEYNOTES:

1. CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 6" AT FINAL GRADE.
2. REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
3. REMOVE AND SALVAGE EXISTING GRAVEL TO BE REUSED ON-SITE. LEGALLY DISPOSE OF EXCESS.
4. PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

## LEGEND (SITE):

- LIMIT OF WORK LINE
- GRADING EXTENTS, RE: KEYNOTE 1
- DEMOLITION EXTENTS
- SALVAGE GRAVEL, RE: KEYNOTE 3
- REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
- REMOVE AND LEGALLY DISPOSE OF EXISTING TREE


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515.279.3900


**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

OVERALL SITE DEMOLITION PLAN

**L100**

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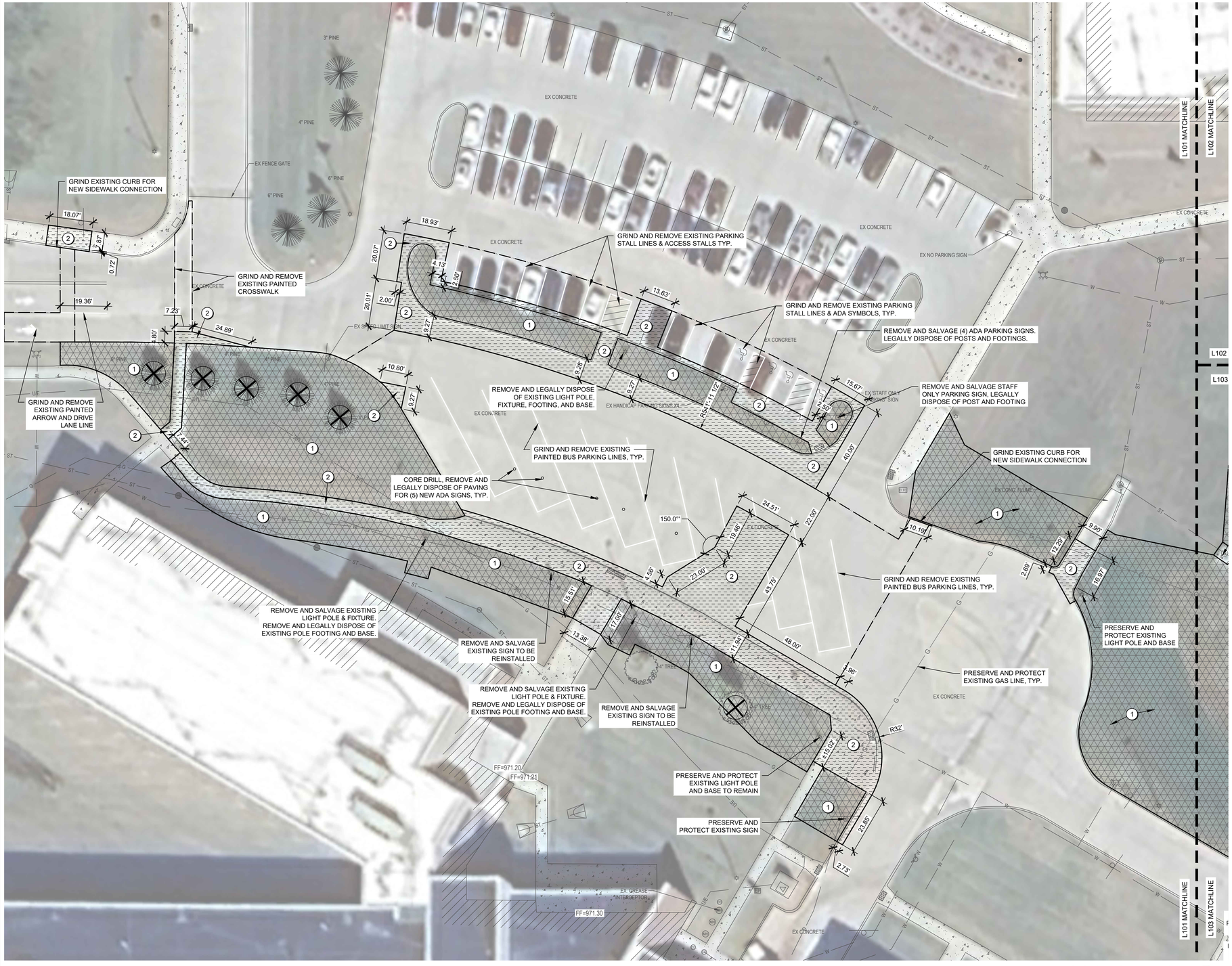
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ENTIRE SCALE SHEET SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.

File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L100 SITE DEMO / SAVE DATE: 3/9/2026 3:00 PM BY: jobeen / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE: 30x42

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT, ADJUST




01 L101 SITE DEMOLITION PLAN

0' 10' 20' 40'

## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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## LEGEND (SITE):

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515.279.3900

**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE DEMOLITION PLAN

**L101**

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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L100 SITE DEMO / SAVE DATE: 3/9/2026 3:00 PM BY: jbdesh / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dobesh




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- REMOVE AND LEGALLY DISPOSE OF EXISTING TREE

01 L102 SITE DEMOLITION PLAN

0' 10' 20' 40'

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**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE DEMOLITION PLAN

**L102**

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALING
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY
File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L100 SITE DEMO / SAVE DATE: 3/9/2026 3:00 PM BY: jlobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh




## GENERAL NOTES

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## KEYNOTES:

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4. PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

## LEGEND (SITE):

- LIMIT OF WORK LINE
- GRADING EXTENTS, RE: KEYNOTE 1
- DEMOLITION EXTENTS
- SALVAGE GRAVEL, RE: KEYNOTE 3
- REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
- REMOVE AND LEGALLY DISPOSE OF EXISTING TREE

01 L103 SITE DEMOLITION PLAN

0' 10' 20' 40'


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**PRELIMINARY**
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**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE DEMOLITION PLAN

**L103**

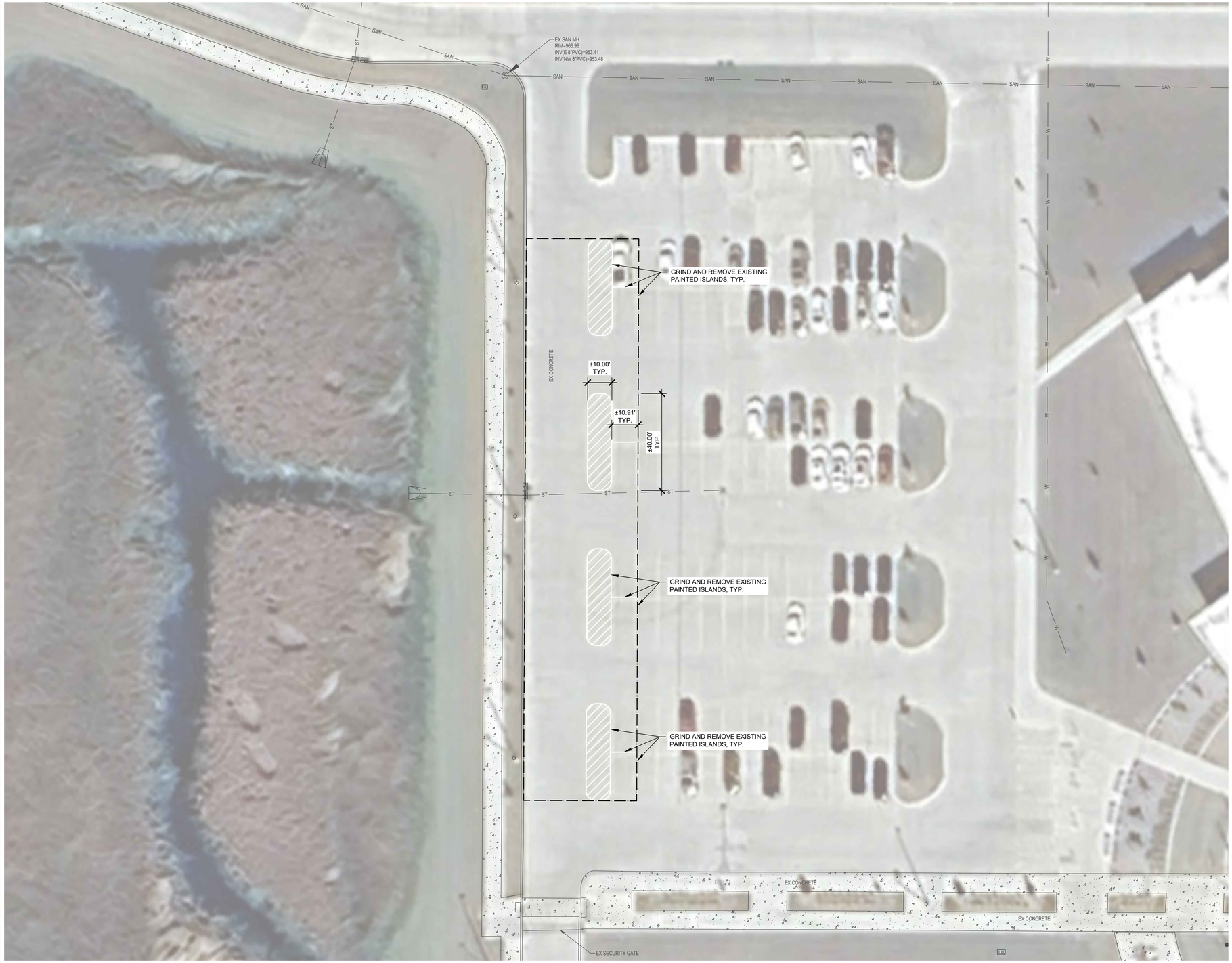
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ENTIRE ORIGINAL SHEET SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY
File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L100 SITE DEMO / SAVE DATE: 3/9/2026 3:00 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE: 50%

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.




01 L104 SITE DEMOLITION PLAN

0' 10' 20' 40'

## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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**STRUCTURAL ENGINEER**
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**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE DEMOLITION PLAN

**L104**

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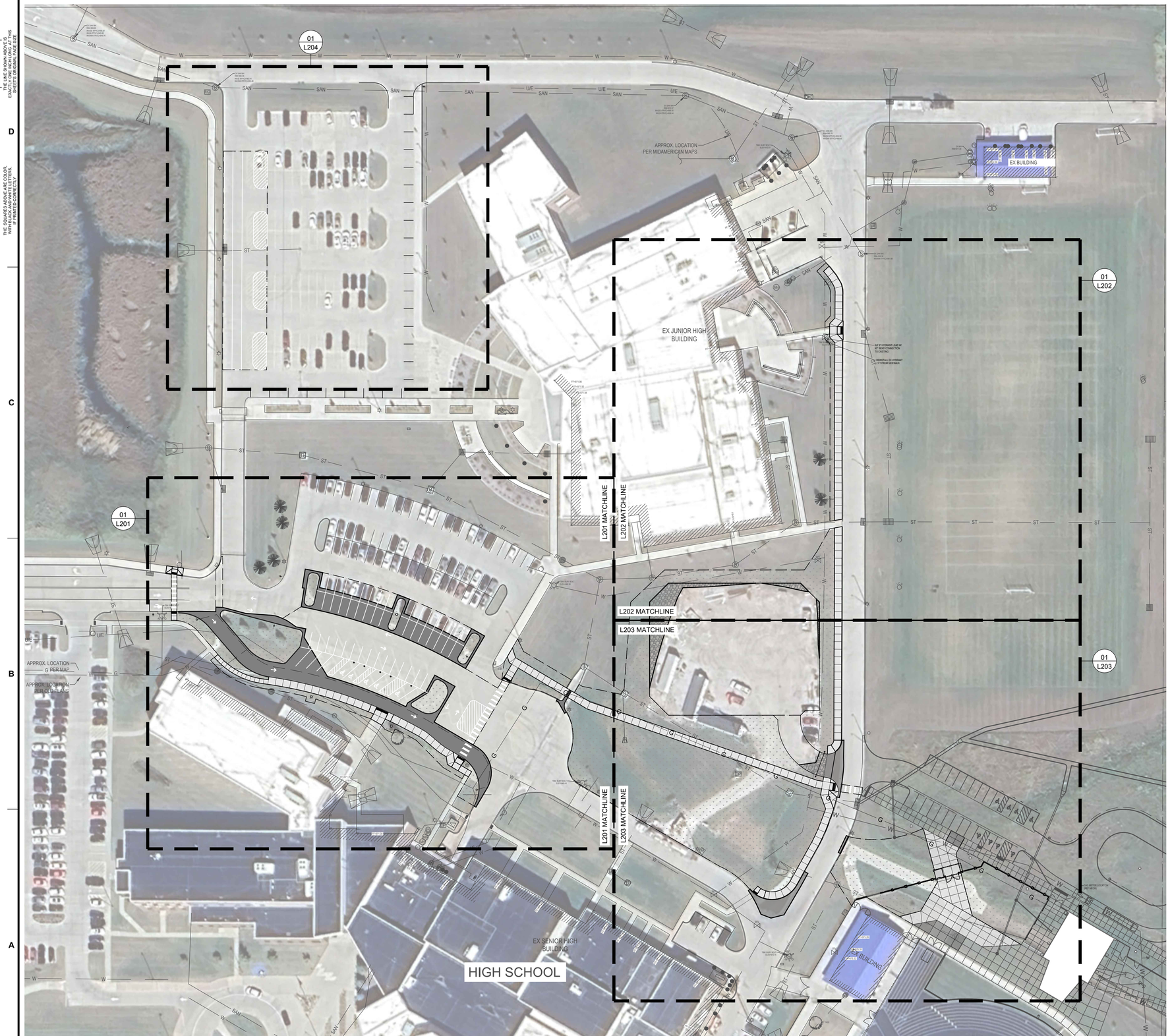


File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L100 SITE DEMO / SAVE DATE: 3/9/2026 3:00 PM BY: jbdesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ENTIRE SHEET SIZE IS ARCH D SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.

C M Y K




01 L200 OVERALL SITE LAYOUT PLAN

0' 25' 50' 100'

## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

## SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED


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515.279.3900


**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

OVERALL SITE LAYOUT PLAN

**L200**

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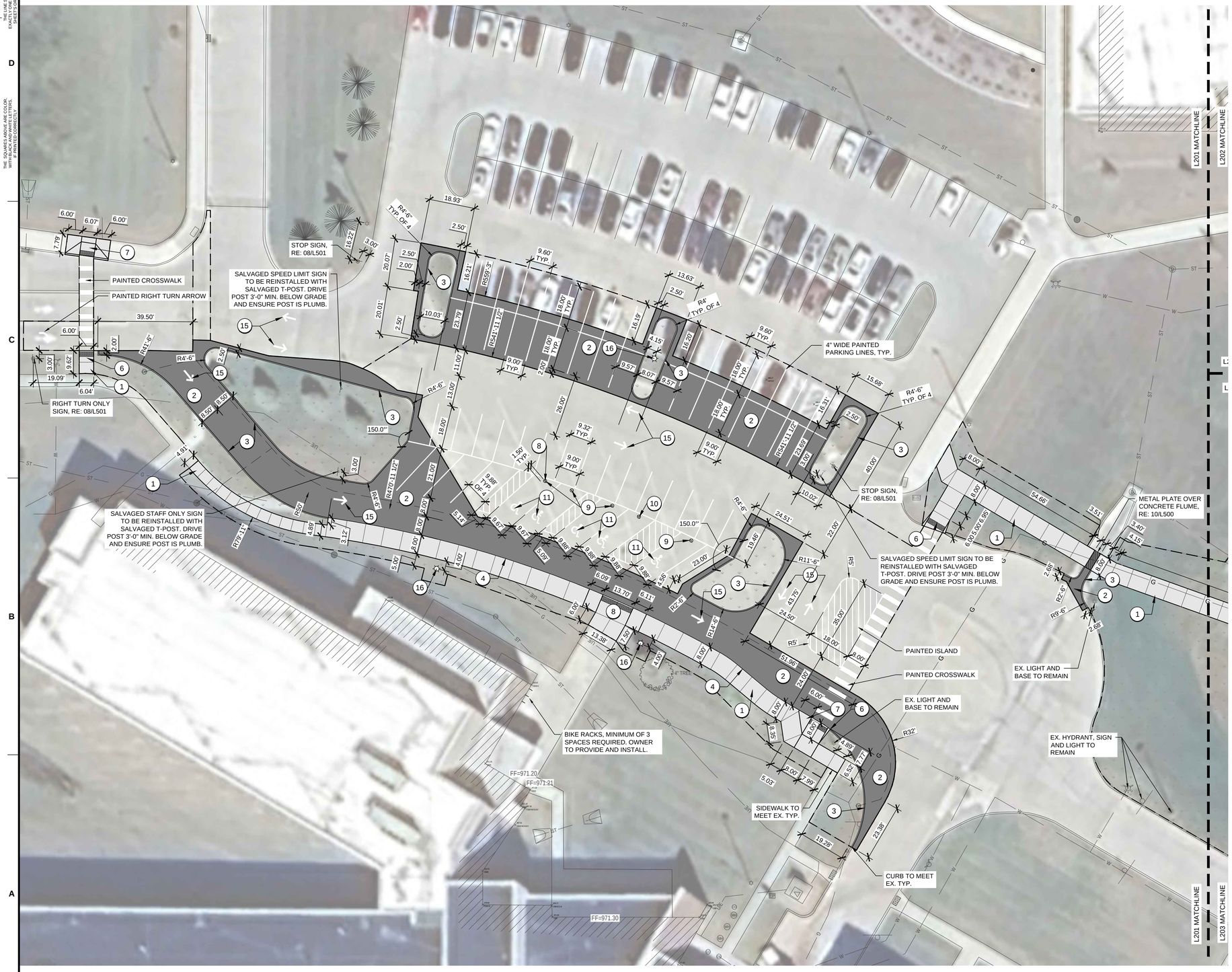


File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L200 SITE LAYOUT / SAVE DATE: 3/9/2026 3:00 PM BY: jobbesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PLOT SIZE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.

C M Y K




01 L201 SITE LAYOUT

0' 10' 20' 40'

## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

## SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

## LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500

## KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500 & 08/L500
3. STANDARD PCC CURB AND GUTTER, RE: 03/L500
4. INTEGRAL PCC CURB AT WALK, RE: 04/L500
5. VEHICULAR GRAVEL, RE: 09/L500
6. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 01/L501
7. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 03/L501
8. PARALLEL CURB RAMP, RE: 02/L501
9. ADA PARKING SIGNAGE - STANDARD, RE: 12/L500
10. ADA PARKING SIGNAGE - VAN, RE: 12/L500
11. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
12. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:05/L501
13. ALUMINUM FENCE ENTRANCE - ALT #01., RE: 06/L501
14. STANDARD MOW STRIP, RE: 07/L501
15. PAINTED DIRECTIONAL ARROWS
16. AREA LIGHTING, RE: 10/L501 & ELECTRICAL PLANS & SCHEDULES


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**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE LAYOUT

**L201**

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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L200 SITE LAYOUT / SAVE DATE: 3/12/2026 8:04 AM BY: jkobesh / PLOT DATE: 3/12/2026 8:56 AM BY: Jared Dobesh




## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

## SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

## LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500

## KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500 & 08/L500
3. STANDARD PCC CURB AND GUTTER, RE: 03/L500
4. INTEGRAL PCC CURB AT WALK, RE: 04/L500
5. VEHICULAR GRAVEL, RE: 11/L500
6. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 01/L501
7. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 12/L500
8. PARALLEL CURB RAMP, RE: 02/L501
9. ADA PARKING SIGNAGE - STANDARD, RE: 08/L501
10. ADA PARKING SIGNAGE - VAN, RE: 08/L501
11. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
12. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:04/L501
13. ALUMINUM FENCE ENTRANCE - ALT #01., RE: 05/L501
14. STANDARD MOW STRIP, RE: 06/L501
15. PAINTED DIRECTIONAL ARROWS
16. AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.

01 L202 SITE LAYOUT

0' 10' 20' 40'


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**STRUCTURAL ENGINEER**
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515.279.3900


**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE LAYOUT

**L202**

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT'S ORIGINAL SCALE.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY.
File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L200 SITE LAYOUT / SAVE DATE: 3/9/2026 3:00 PM BY: jobesh / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dobesh




01 L203 SITE LAYOUT

0' 10' 20' 40'

## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

## SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

## LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500

## KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500 & 08/L500
3. STANDARD PCC CURB AND GUTTER, RE: 03/L500
4. INTEGRAL PCC CURB AT WALK, RE: 04/L500
5. VEHICULAR GRAVEL, RE: 11/L500
6. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 01/L501
7. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 12/L500
8. PARALLEL CURB RAMP, RE: 02/L501
9. ADA PARKING SIGNAGE - STANDARD, RE: 08/L501
10. ADA PARKING SIGNAGE - VAN, RE: 08/L501
11. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
12. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:04/L501
13. ALUMINUM FENCE ENTRANCE - ALT #01., RE: 05/L501
14. STANDARD MOW STRIP, RE: 06/L501
15. PAINTED DIRECTIONAL ARROWS
16. AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SCALE WHEN PLOTTED ON 24X36
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. C M Y K

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515.279.3900

**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

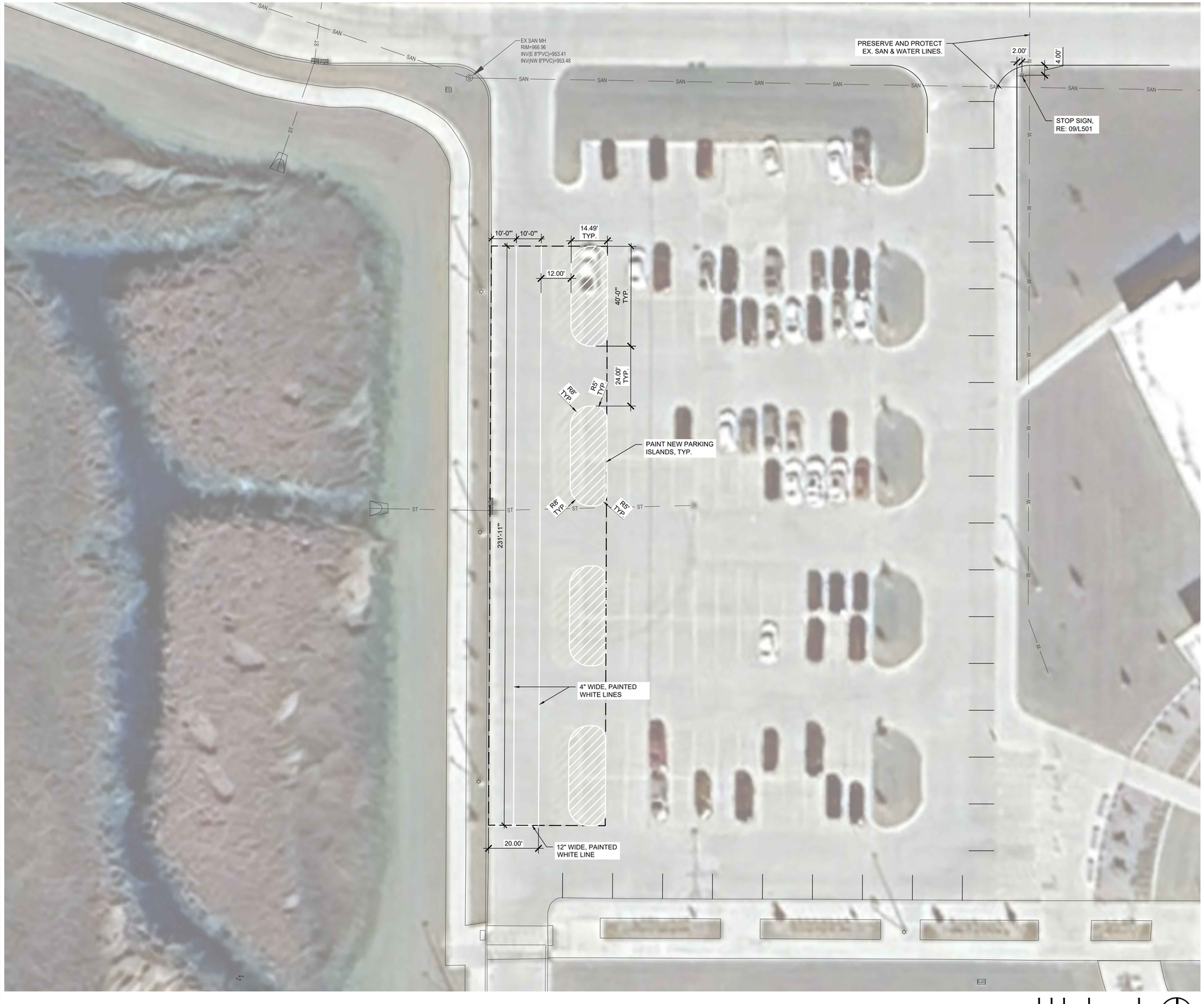
SITE LAYOUT

**L203**

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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L200 SITE LAYOUT / SAVE DATE: 3/9/2026 3:00 PM BY: jobeeh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobeeh




01 L204 SITE LAYOUT

0' 10' 20' 40'

## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

## SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

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C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

## LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500

## KEYNOTES:

1. TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2. TYPE 2 PCC PAVEMENT: VEHICULAR, RE: 02/L500 & 08/L500
3. STANDARD PCC CURB AND GUTTER, RE: 03/L500
4. INTEGRAL PCC CURB AT WALK, RE: 04/L500
5. VEHICULAR GRAVEL, RE: 11/L500
6. PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 01/L501
7. PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 12/L500
8. PARALLEL CURB RAMP, RE: 02/L501
9. ADA PARKING SIGNAGE - STANDARD, RE: 08/L501
10. ADA PARKING SIGNAGE - VAN, RE: 08/L501
11. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
12. PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT. RE:04/L501
13. ALUMINUM FENCE ENTRANCE - ALT #01., RE: 05/L501
14. STANDARD MOW STRIP, RE: 06/L501
15. PAINTED DIRECTIONAL ARROWS
16. AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.


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**ARCHITECT**
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515.279.3900


**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

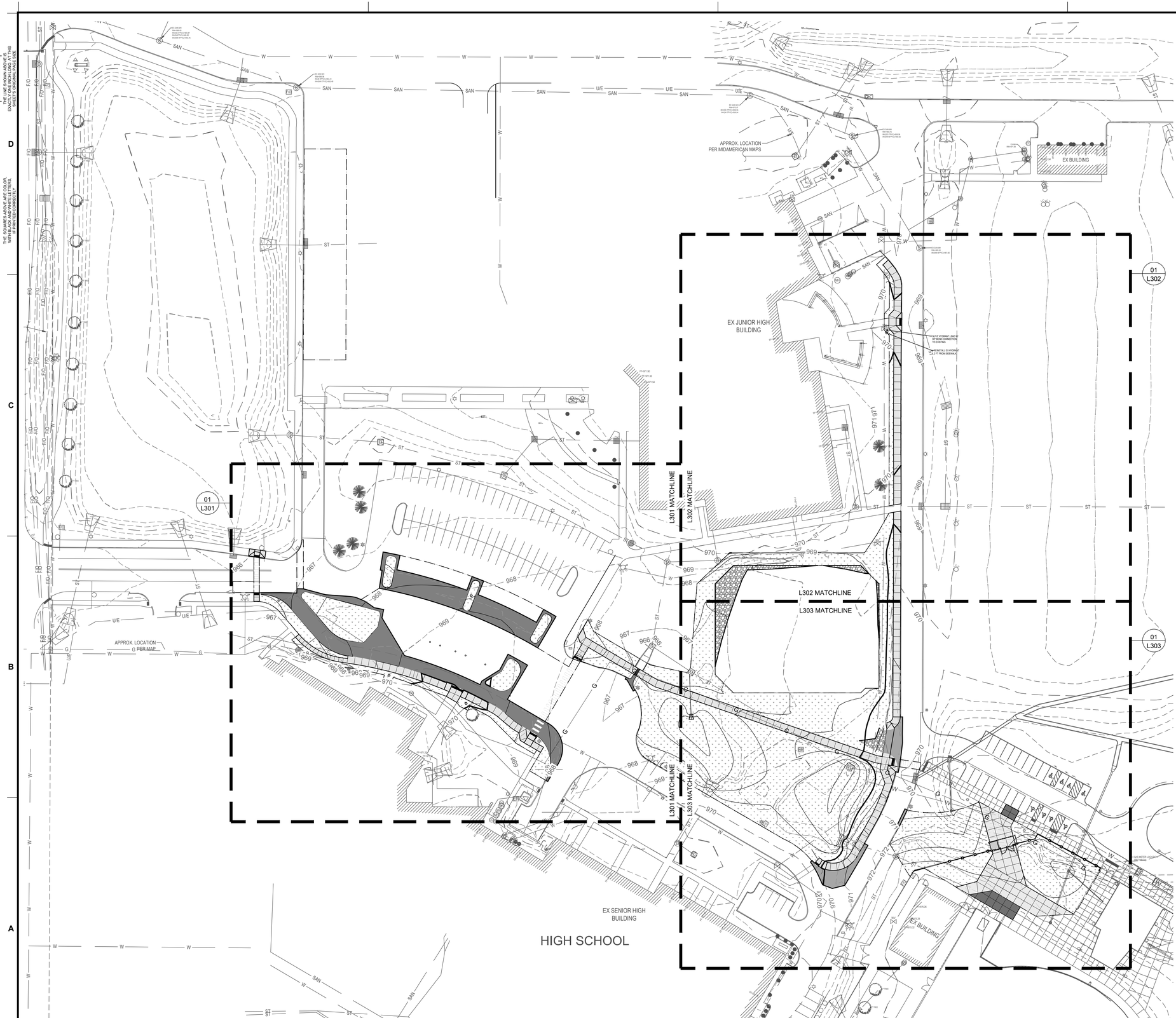
SITE LAYOUT

**L204**

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY.
File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L200 SITE LAYOUT / SAVE DATE: 3/9/2026 3:00 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh




## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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01 L300 OVERALL SITE GRADING PLAN

0' 25' 50' 100'


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# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

OVERALL SITE GRADING PLAN

**L300**

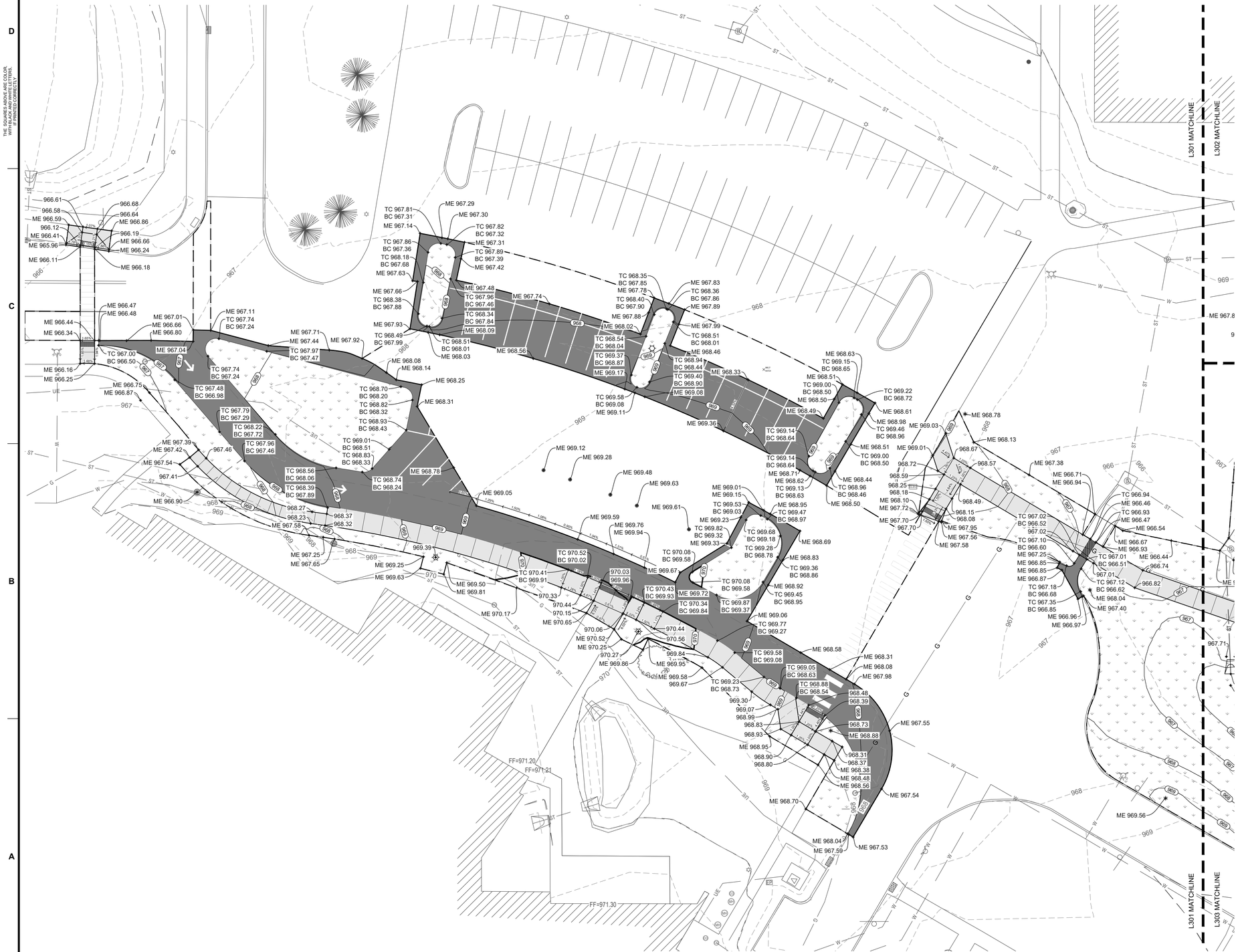
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS SCALE, ALL DRAWINGS SHOULD BE THE SAME.
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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L300 SITE GRADING / SAVE DATE: 3/9/2026 3:00 PM BY: jobdesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

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01 L301 SITE GRADING PLAN

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# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

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|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

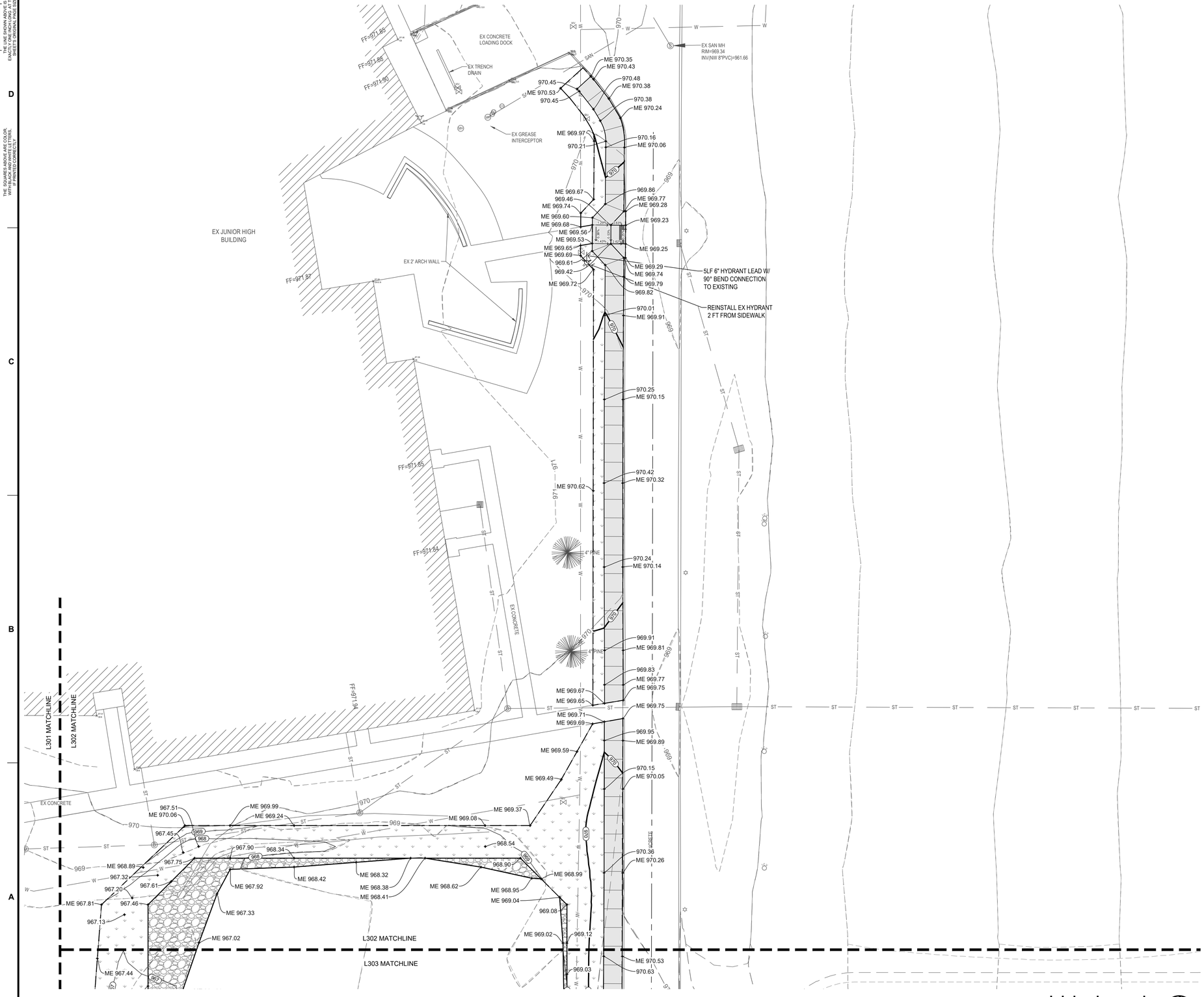
SITE GRADING PLAN

**L301**

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01 L302 SITE GRADING PLAN

0' 10' 20' 40'


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**Revision Schedule**

| No. | Date | Description |
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# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
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| Project Number | 25333 |
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| Date | 2026-03-09 |

SITE GRADING PLAN

**L302**

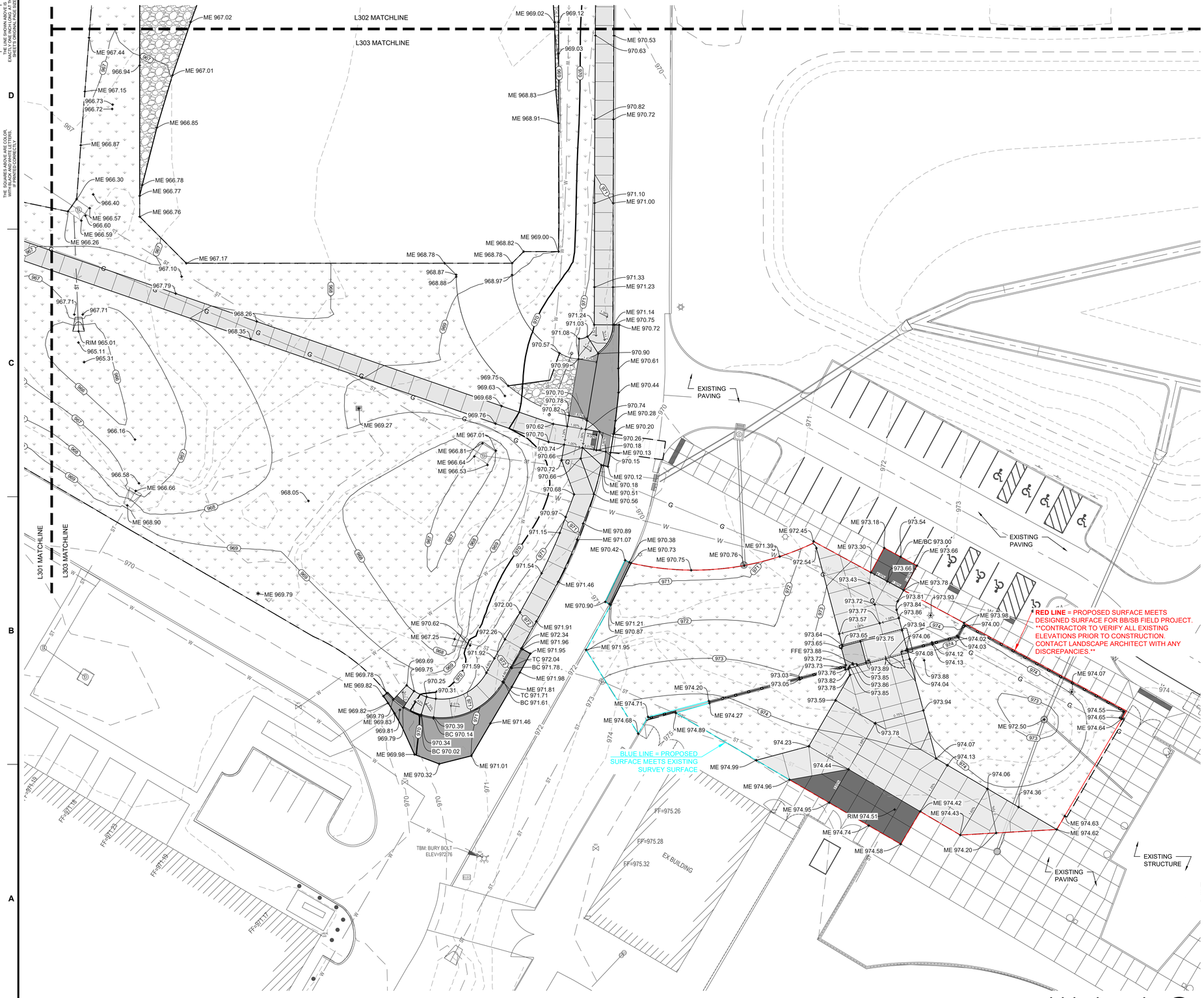
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT'S ORIGINAL PAPER SIZE

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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L300 SITE GRADING / SAVE DATE: 3/9/2026 3:00 PM BY: jbdeeh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh




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01 L303 SITE GRADING PLAN


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SITE GRADING PLAN

**L303**

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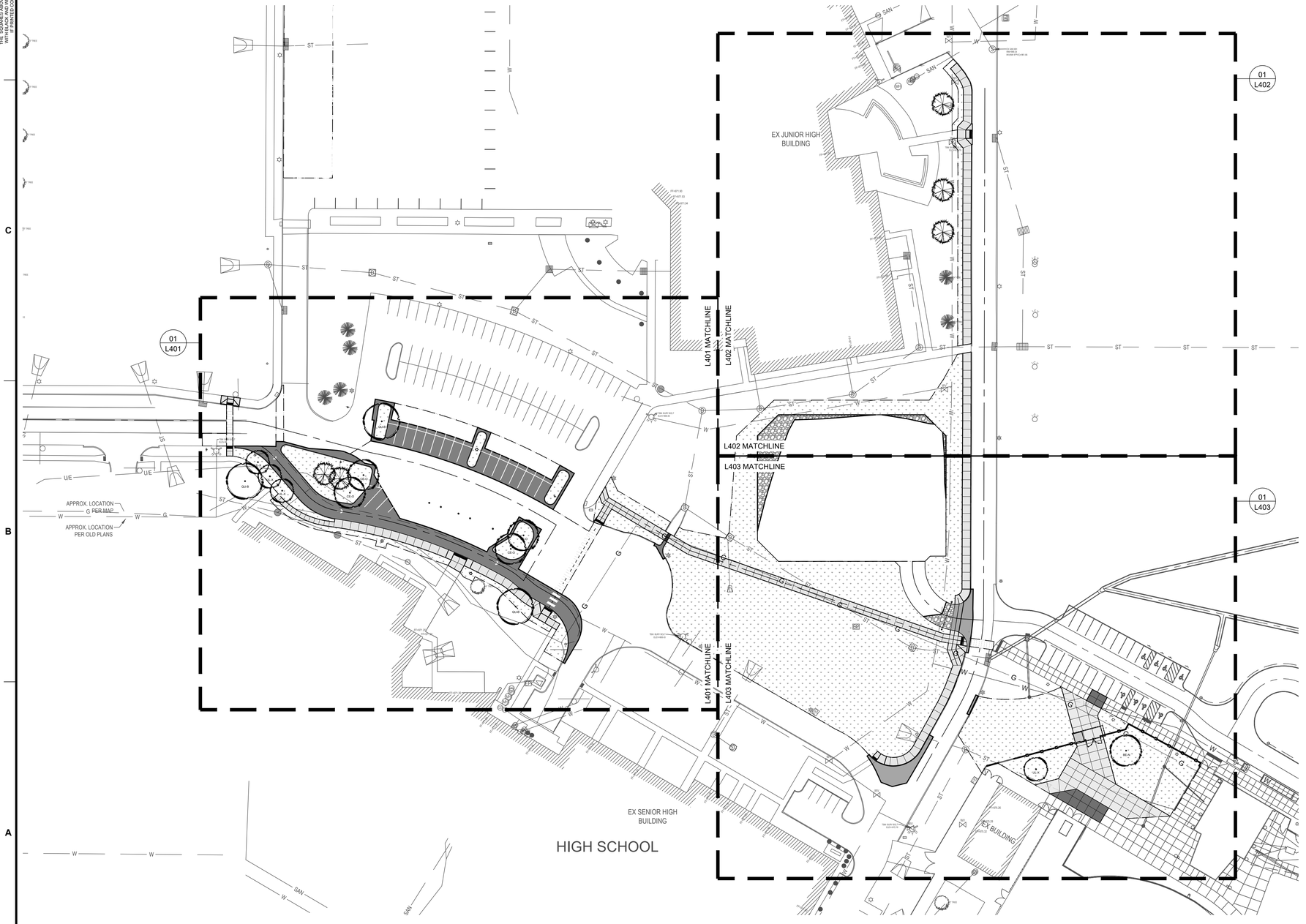
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C M Y K

## PLANTING SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | ACCEPTABLE CULTIVARS | SIZE | ROOT | NOTES |
|---|---|---|---|---|---|---|---|
| **CANOPY TREES** | | | | | | | |
| BE-N | 1 | Betula nigra | RIVER BIRCH | | 2" CAL. | B&B OR CONT. | |
| CE-O | 4 | Celtis occidentalis | HACKBERRY | CHICAGOLAND, PRAIRIE PRIDE, WINDY CITY | 2" CAL. | B&B OR CONT. | |
| QU-B | 3 | Quercus bicolor | SWAMP WHITE OAK | | 2" CAL. | B&B OR CONT. | |
| UL-X | 4 | Ulmus x | HYBRID ELM | ACCOLADE, TRIUMPH, NEW HORIZON, FRONTIER | 2" CAL. | B&B OR CONT. | |
| **EVERGREEN TREES** | | | | | | | |
| AC | 5 | Abies concolor | CONCOLOR FIR | | 6' HT. | CONT. | |




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## PLANTING NOTES

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E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

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K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

01 L400 OVERALL SITE PLANTING PLAN

0' 25' 50' 100'


CONFLUENCE

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515.279.3900


**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

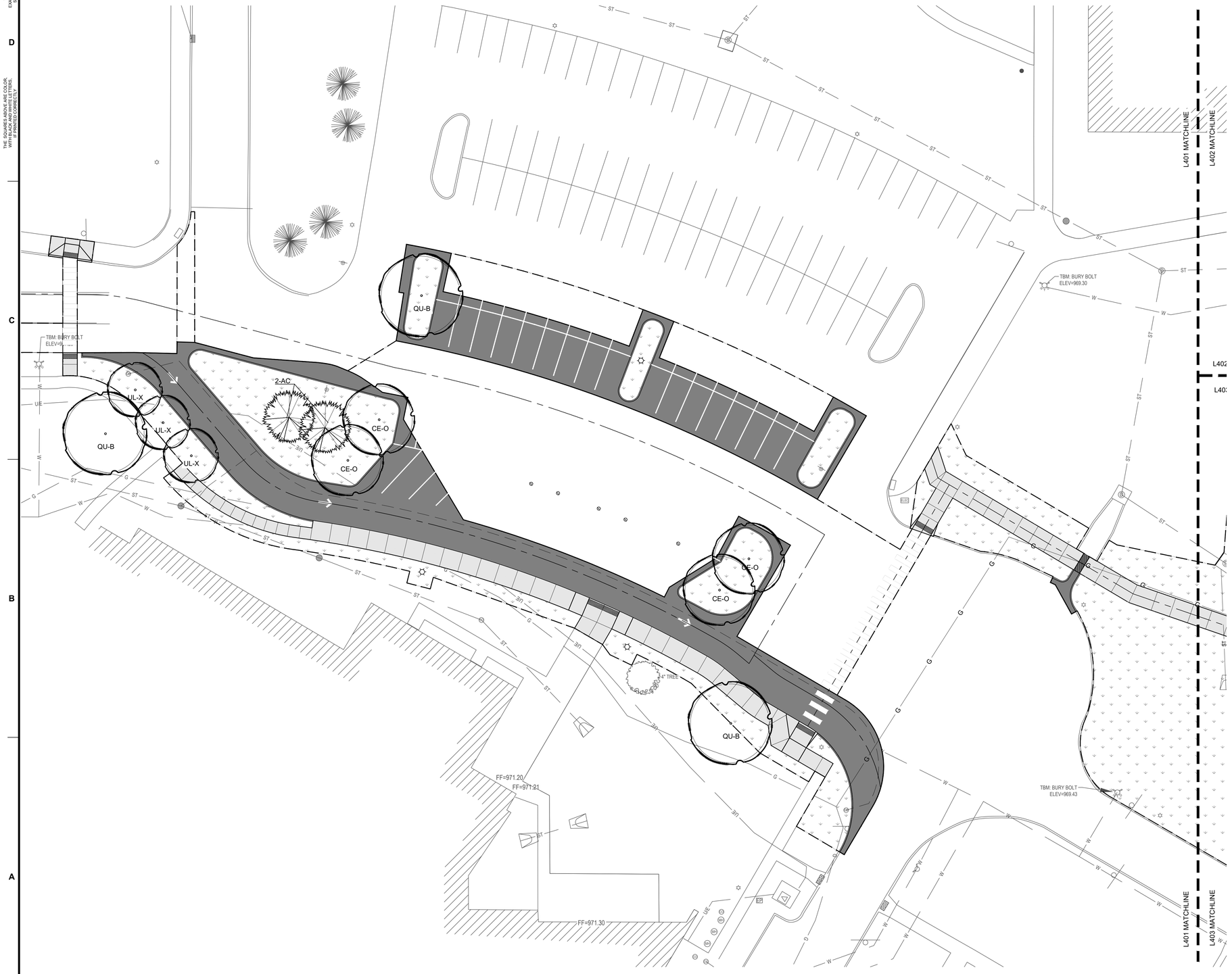
OVERALL SITE PLANTING PLAN

**L400**

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File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L400 SITE PLANTING / SAVE DATE: 3/9/2026 2:51 PM BY: jlobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh




## GENERAL NOTES

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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## LEGEND (SITE):

- LIMIT OF WORK LINE
- SEEDED LAWN, RE: 01/L502
- OVERSTORY TREE, RE 03/L502
- EVERGREEN TREE, RE:02/L502

01 L401 SITE PLANTING PLAN

0' 10' 20' 40'


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NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE PLANTING PLAN

**L401**

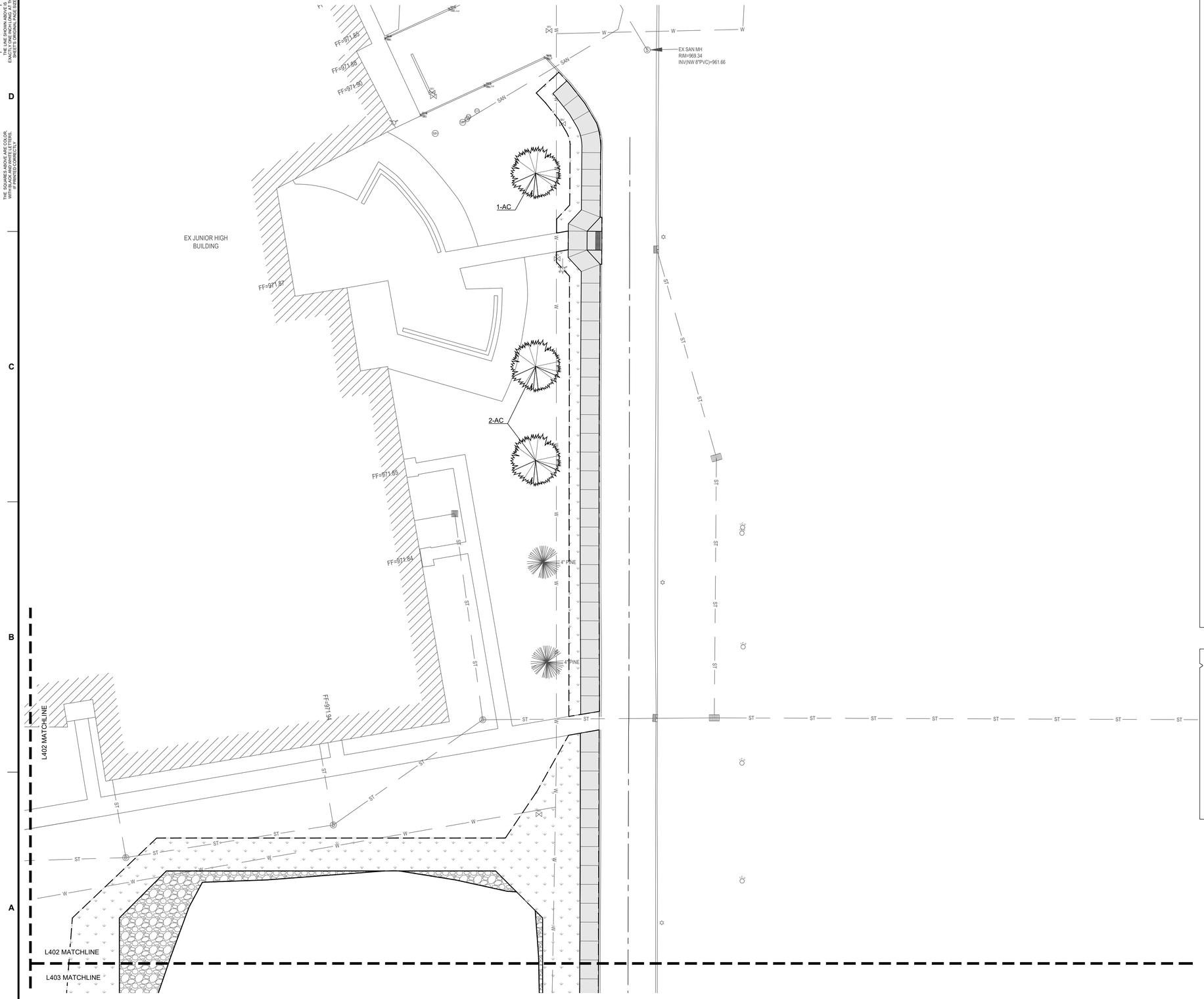
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SIZE IF PRINTED CORRECTLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY

File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L400 SITE PLANTING\ / SAVE DATE: 3/9/2026 2:51 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dobesh




01 L402 SITE PLANTING PLAN

0' 10' 20' 40'

## GENERAL NOTES

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## LEGEND (SITE):

- LIMIT OF WORK LINE
- SEEDED LAWN, RE: 01/L502
- OVERSTORY TREE, RE 03/L502
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CONFLUENCE

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**PRELIMINARY**
NOT FOR CONSTRUCTION

**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE PLANTING PLAN

**L402**

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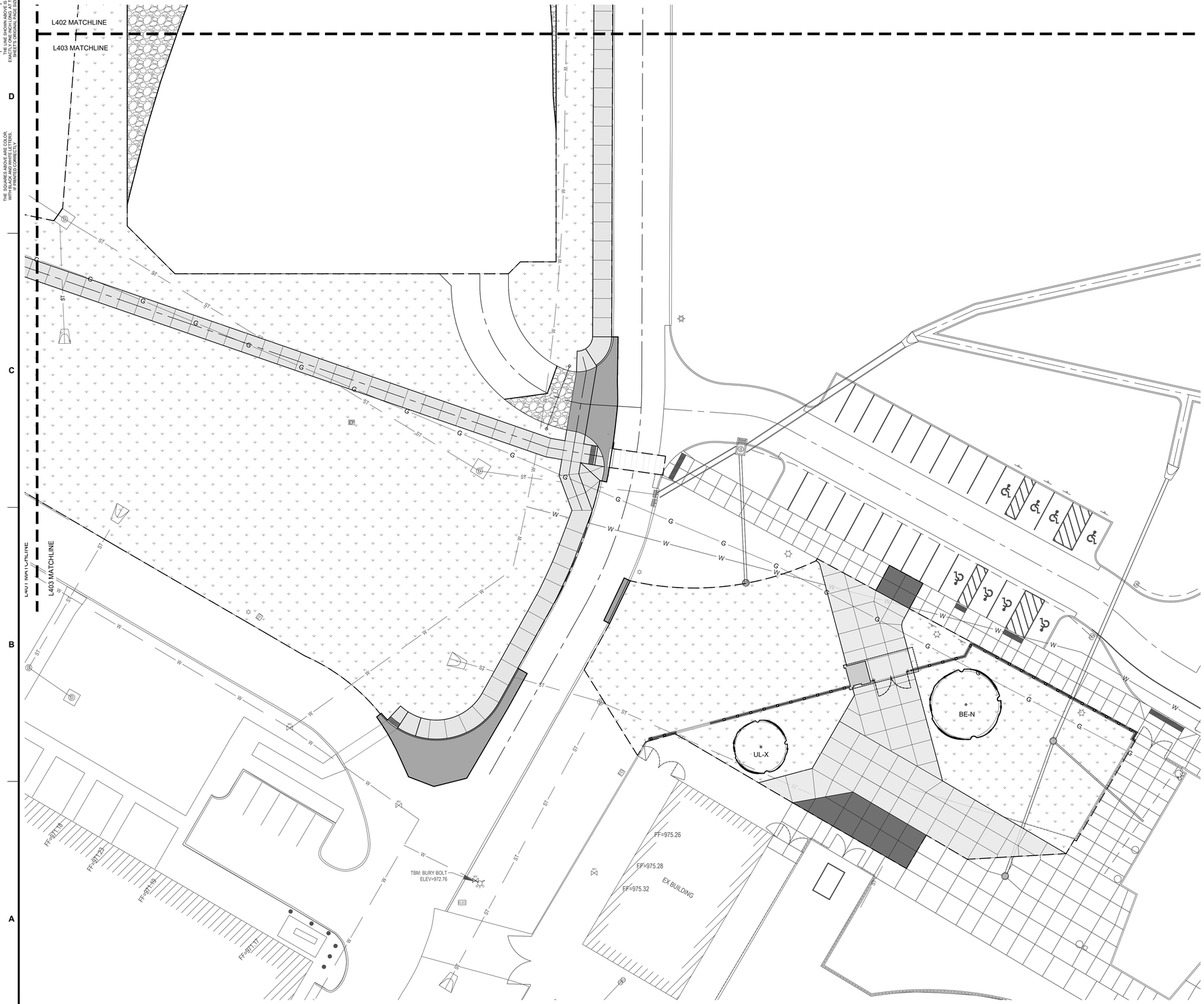
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ENTIRE SHEET WAS ORIGINALLY ISSUED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT, STOP.

File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L400 SITE PLANTING / SAVE DATE: 3/9/2026 2:51 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE: 1"=20'-0"

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.




01 L403 SITE PLANTING PLAN

0' 10' 20' 40'

## GENERAL NOTES

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**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE PLANTING PLAN

**L403**

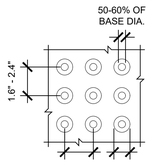
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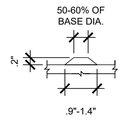
File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L400 SITE PLANTING\ / SAVE DATE: 3/9/2026 2:51 PM BY: jbdoesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS RESOLUTION IT SHOULD APPEAR SOLID.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT, ...




DETECTABLE WARNING ALIGNMENT




DOME PROFILE

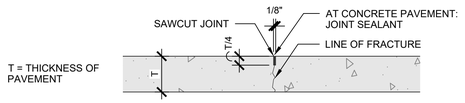
DETECTABLE WARNING PLATES - MANUFACTURER NOTES:

1. DETECTABLE WARNING PLATES SHALL BE CAST IRON, NATURAL FINISH
2. APPROVED MANUFACTURERS ARE:
   - NEENAH FOUNDRY
   - EJ GROUP (FORMERLY KNOWN AS EAST JORDAN IRON WORKS)

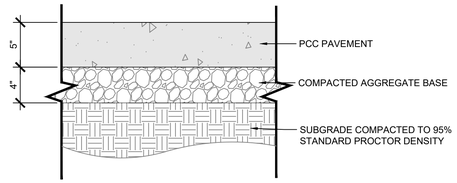
09 L500 **DETECTABLE WARNING PANELS** N.T.S

CURB RAMP GENERAL NOTES

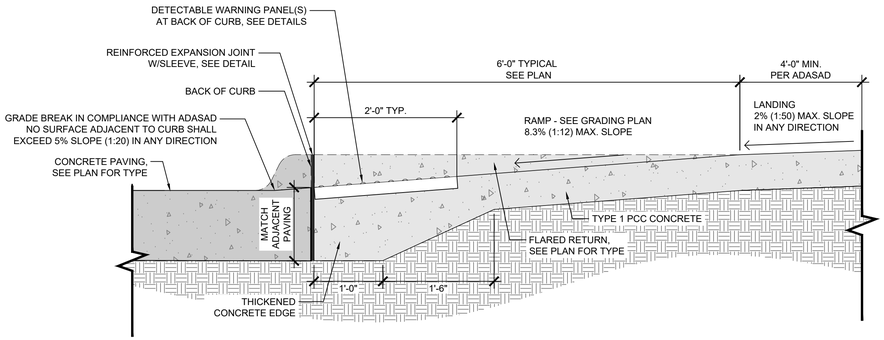
1. PERPENDICULAR AND PARALLEL CURB RAMPS ILLUSTRATED ON THIS SHEET REPRESENT THE DESIGN PARAMETERS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADASAD). PLANS SHALL BE REFERENCED FOR LAYOUT AND GRADING DESIGN SPECIFIC TO THIS PROJECT SITE.
2. TAKE CARE DURING CONSTRUCTION TO ASSURE UNIFORM RAMP GRADES, FREE OF SAGS OR EXCESSIVE GRADE CHANGES
3. DESIGN ALL RAMPS, APPROACHES, AND LANDINGS SO THAT WATER DOES NOT ACCUMULATE ON SURFACES
4. PROVIDE SMOOTH TRANSITIONS FROM CURB RAMPS TO ADJACENT WALKS, CURB & GUTTERS, AND EXISTING ROADWAYS.




05 L500 **CONTROL JOINT** N.T.S

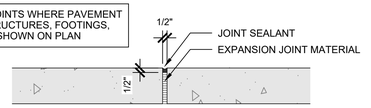



01 L500 **TYPE 1 PCC PAVEMENT: PEDESTRIAN** SCALE: 1 1/2" = 1'-0"

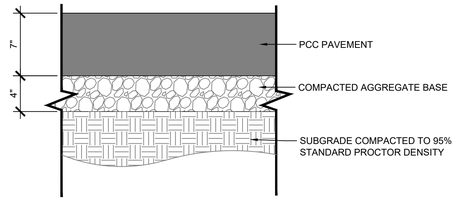



10 L500 **STANDARD CURB RAMP: SECTION** SCALE: 1" = 1'-0"

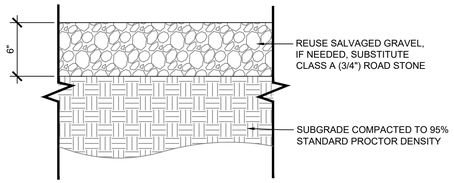
INSTALL EXPANSION JOINTS WHERE PAVEMENT ABUTS BUILDINGS, STRUCTURES, FOOTINGS, STOOPS, AND WHERE SHOWN ON PLAN



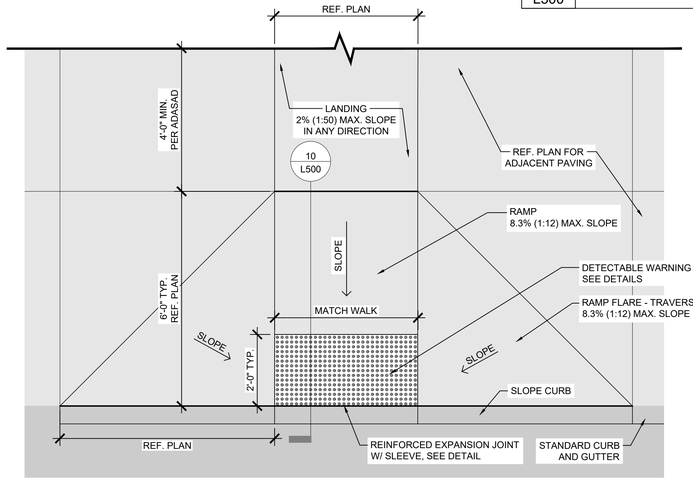

06 L500 **EXPANSION JOINT** N.T.S




02 L500 **TYPE 2 PCC PAVEMENT: VEHICULAR** SCALE: 1 1/2" = 1'-0"

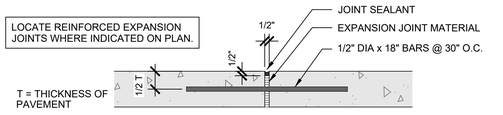



11 L500 **VEHICULAR GRAVEL** SCALE: 1 1/2" = 1'-0"

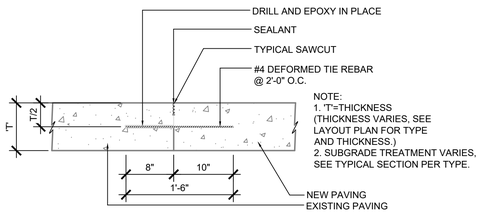



12 L500 **PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES** SCALE: 1/2" = 1'-0"

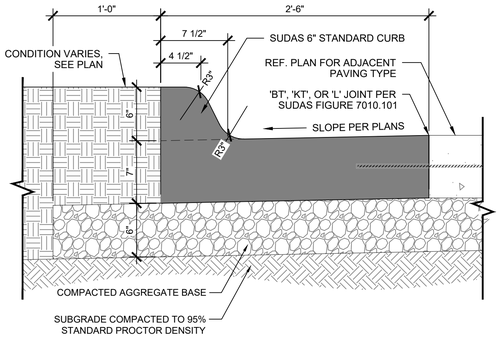
LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



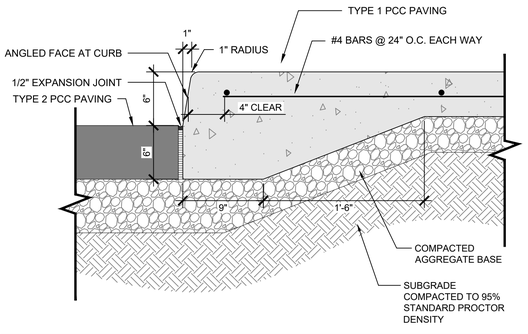

07 L500 **REINFORCED JOINT** N.T.S




08 L500 **TYPE 2 PCC PAVING @ EX. PAVING** SCALE: 1" = 1'-0"




03 L500 **STANDARD CURB & GUTTER** SCALE: 1 1/2" = 1'-0"




04 L500 **INTEGRAL CURB AT WALK** SCALE: 1 1/2" = 1'-0"

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**Revision Schedule**

| No. | Date | Description |
|---|---|---|
| | | |

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY
SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

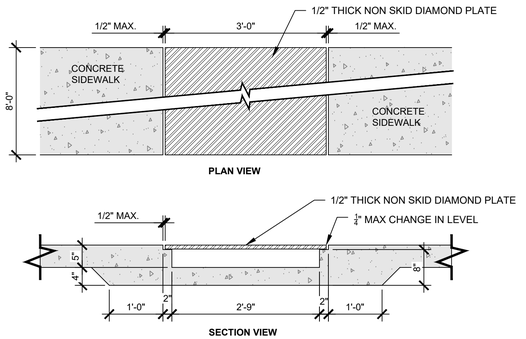
SITE DETAILS

**L500**

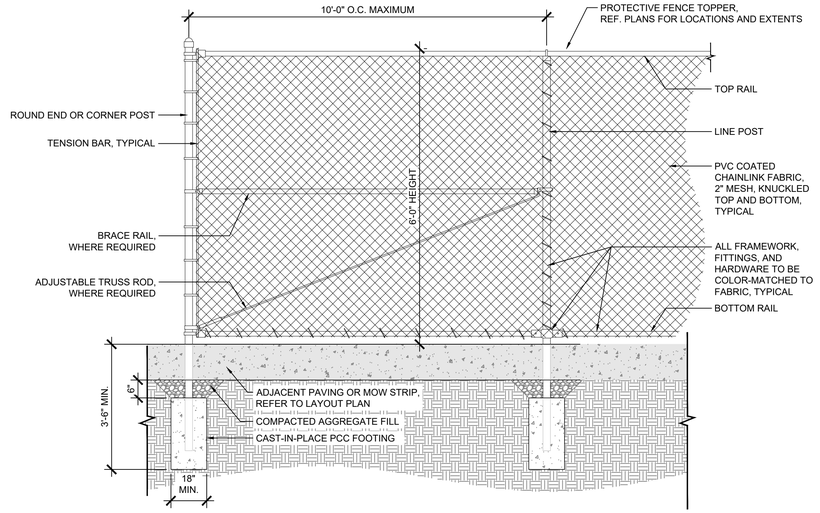
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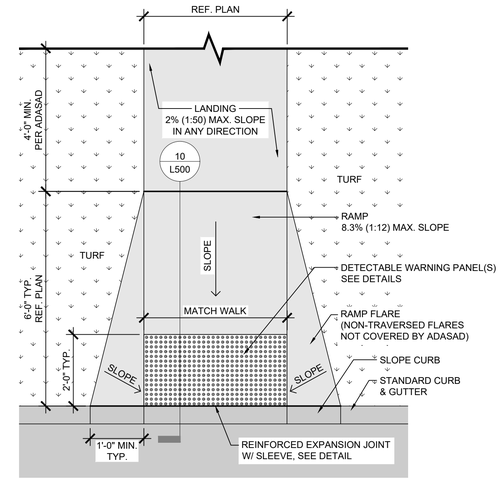
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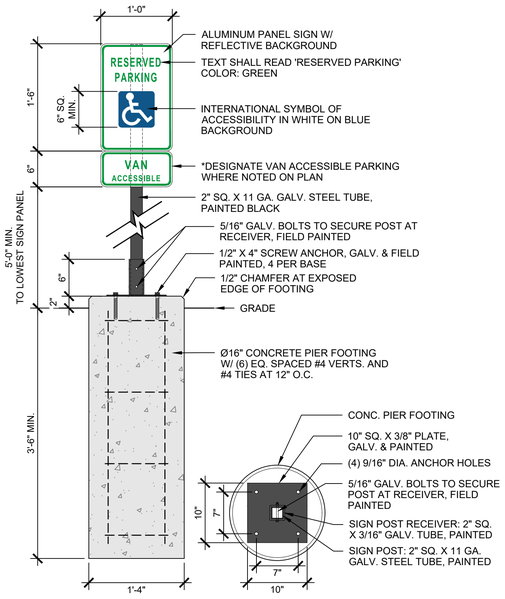

07 L501 METAL PLATE OVER CONC. FLUME SCALE: 3/4" = 1'-0"



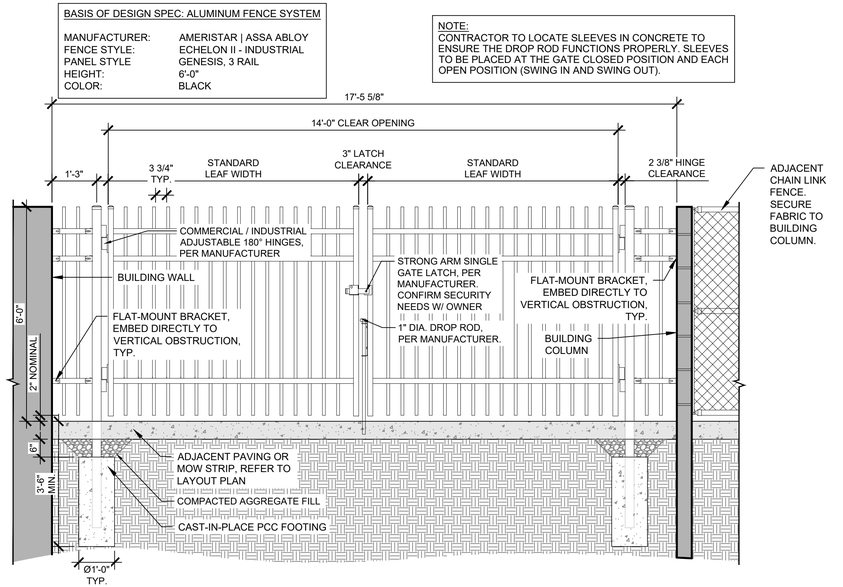

04 L501 TYPICAL CHAINLINK FENCE ELEVATION SCALE: 1/2" = 1'-0"



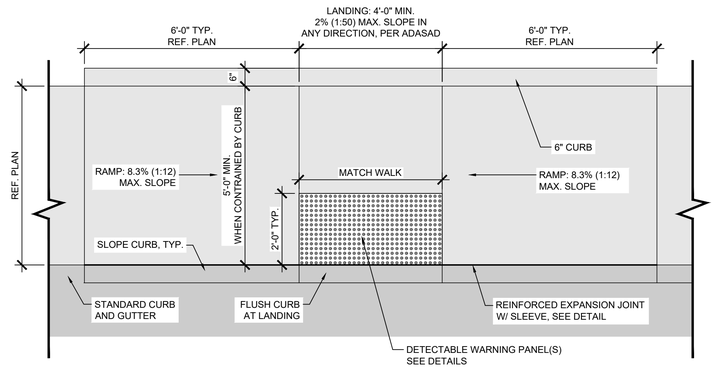

01 L501 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES SCALE: 1/2" = 1'-0"




08 L501 ADA PARKING SIGNAGE SCALE: 1" = 1'-0"

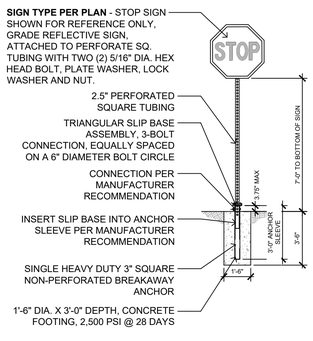



05 L501 ALUMINUM FENCE ENTRANCE - ALT. #01 SCALE: 1/2" = 1'-0"

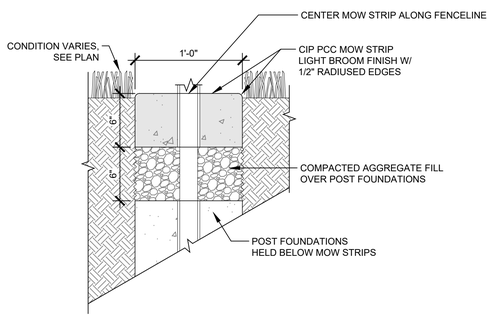



02 L501 PARALLEL CURB RAMP SCALE: 1/2" = 1'-0"

NOTES:
1. SHIM AS REQUIRED PER MANUFACTURER RECOMMENDATION TO TAKE UP TOLERANCE BETWEEN SLIP BASE STUB AND ANCHOR SLEEVE.
2. GALVANIZE PIPE AASHTO M111
3. PAINT PIPE WITH ONE SHOP COAT AND ONE FIELD COAT OF ZINC RICH BASED PAINT AND ONE FIELD COAT OF ALUMINUM PAINT.
4. CONFORM STEEL PIPE TO THE REQUIREMENTS OF ASTM A 53 TYPE E OR S, GRADE B.
5. SUBMIT SHOT DRAWINGS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO FABRICATION.

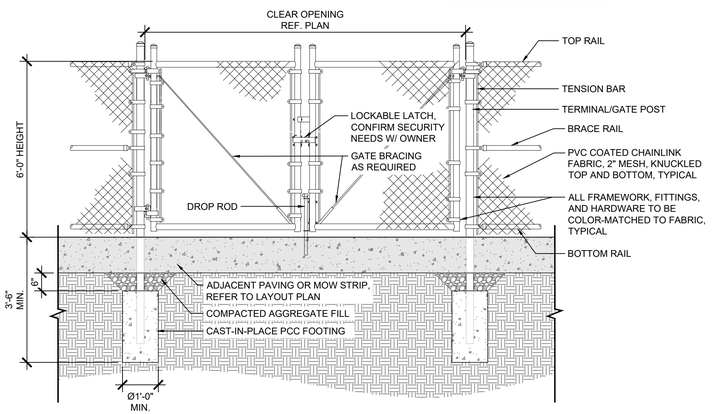



09 L501 SIGNAGE, TYP. SCALE: 1/4" = 1'-0"




06 L501 STANDARD PCC MOW STRIP SCALE: 1 1/2" = 1'-0"

NOTE:
ALL GATES SHALL INCLUDE 180° HINGES AND FENCE CATCHERS OR DROP RODS TO BE APPROVED BY OWNER.




03 L501 TYPICAL CHAINLINK DOUBLE SWING GATE SCALE: 1/2" = 1'-0"


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**Revision Schedule**

| No. | Date | Description |
|---|---|---|
| | | |

# BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE DETAILS

**L501**

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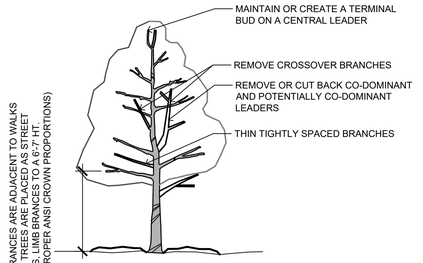
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS RESOLUTION IT SHOULD APPEAR SOLID.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, PRINTED CORRECTLY.
File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L500 DETAILS / SAVE DATE: 3/9/2026 2:51 PM BY: jdobesh / PLOT DATE: 3/9/2026 3:02 PM BY: Jared Dobesh

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS ASSET'S ORIGINAL PAPER SIZE

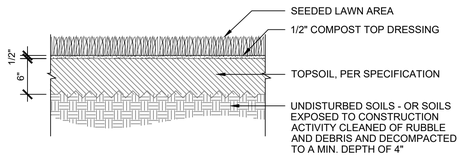
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, PRINTED CORRECTLY.

C M Y K

File Location: N:\2025\25333_Bondurant HS Parking\03 WORKING\10 AUTOCAD\200 SHEET SET MANAGER\L500 DETAILS / SAVE DATE: 3/9/2026 2:51 PM BY: jbobesh / PLOT DATE: 3/9/2026 3:01 PM BY: Jared Dobesh



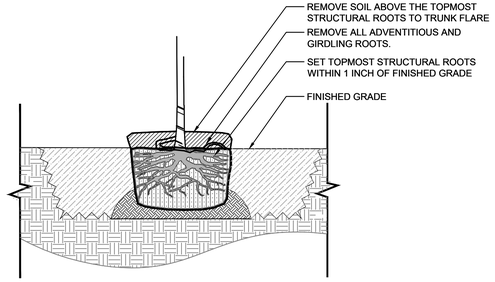

04 L502 TREE PRUNING SCALE: 3/4" = 1'-0"



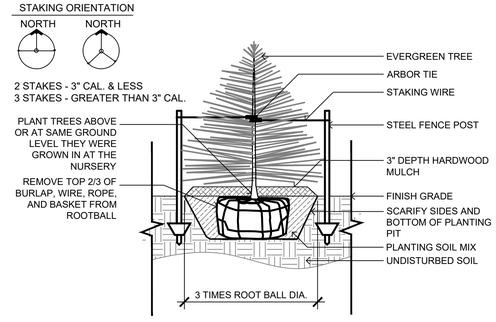

LAWN AREA PREPARATION:

1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. SCARIFY SUBSOILS TO A MINIMUM DEPTH OF 4"
3. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT BEFORE TOPSOIL AND COMPOST ARE SPREAD.
4. PLACE TOPSOIL.
5. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
6. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4".
7. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
8. LIGHTLY ROLL SOIL.
9. SPREAD STARTER FERTILIZER.
10. SPREAD SEED PER SPECIFIED RATE
11. LIGHTLY RAKE LAWN SEED INTO SOIL.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

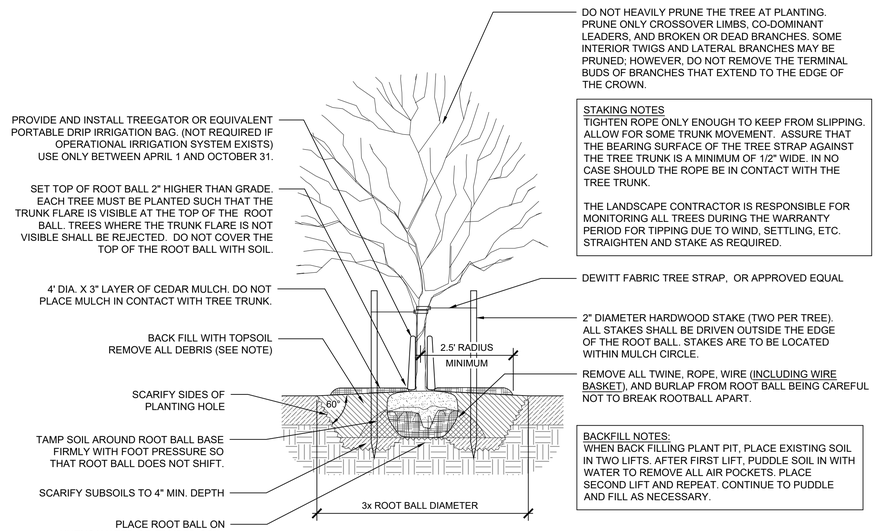
01 L502 SEEDED LAWN AREA N.T.S




05 L502 ROOT BALL TREATMENT SCALE: 3/4" = 1'-0"




02 L502 EVERGREEN TREE PLANTING SCALE: 1/2" = 1'-0"




03 L502 DECIDUOUS TREE PLANTING AND STAKING N.T.S

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**Revision Schedule**

| No. | Date | Description |
|---|---|---|

# BFCSD: PARKING & BUS ROUTE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

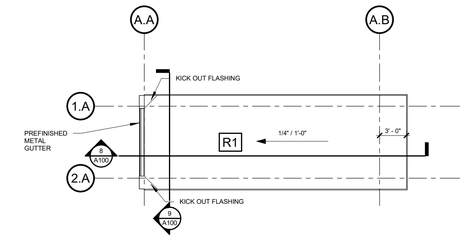
LANDSCAPE DETAILS

**L502**

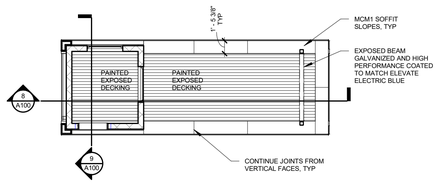
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT A 24x36 PLOT, ADJUST SCALE ACCORDINGLY.

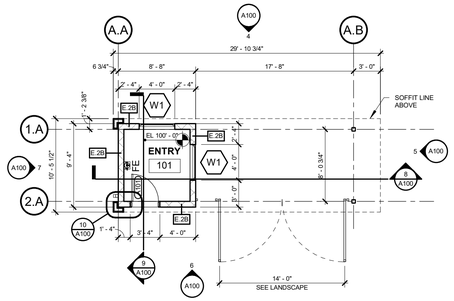
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IN CASE OF A MONOCHROME PLOT.



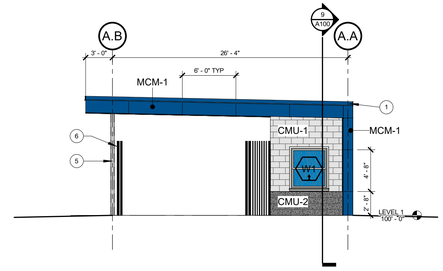

## 1 ENTRY ROOF PLAN
SCALE: 1/8" = 1'-0"



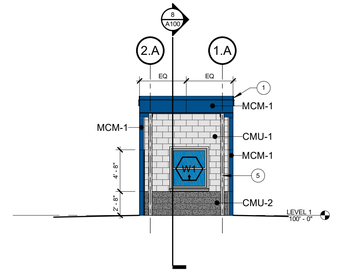

## 2 ENTRY RCP
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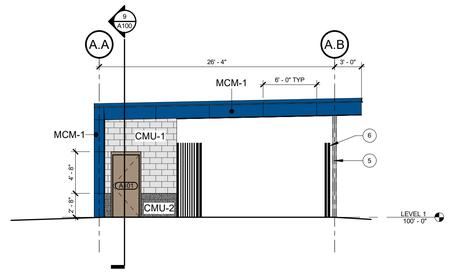

## 3 LEVEL 1
SCALE: 1/8" = 1'-0"



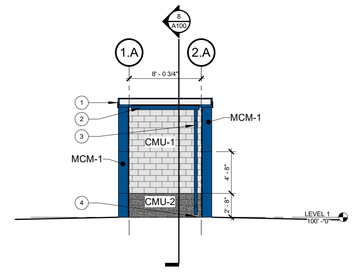

## 4 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



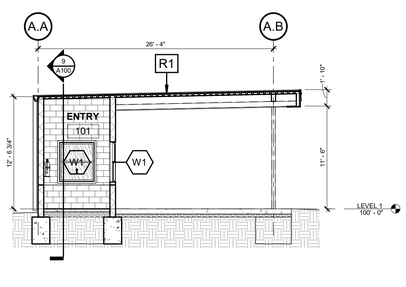

## 5 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



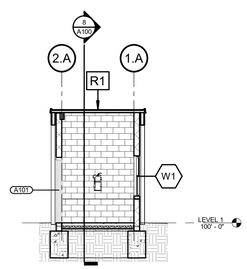

## 6 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



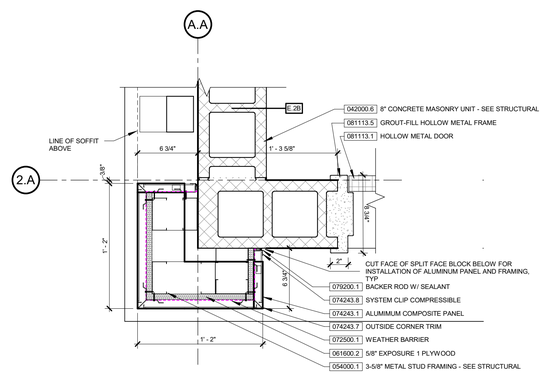

## 7 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"




## 8 BUILDING SECTION
SCALE: 1/8" = 1'-0"




## 9 BUILDING SECTION
SCALE: 1/8" = 1'-0"




## 10 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

## GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
3. ELEVATION 100'-0" = **973.88'** GRADE SHOWN ON CIVIL DRAWINGS.
4. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS, UNLESS NOTED OTHERWISE.
5. ALL WOOD SHEATHING EXCEPT WHEN USED FOR BLOCKING AT WINDOWS, DOORS AND PARAPETS MUST BE FIRE RETARDANT TREATED SHEATHING.
6. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR POTENTIAL VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSION LOADS TO WALL. VERIFY USE OF DEFLECTION TRACK CONNECTIONS AT TOP OF WALL WITH STRUCTURAL.
7. PROVIDE BRACING AT TOP OF NON LOAD BEARING WALLS AS REQUIRED. VERIFY PROPOSED BRACING OF NON LOAD BEARING MASONRY WALLS WITH STRUCTURAL ENGINEER.
8. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURE'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
9. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING IN METAL STUD PARTITIONS FOR PROPER ANCHORAGE OF ALL WALL ATTACHED ITEMS (IE: TOILET ACCESSORIES, CASEWORK, MILLWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, TACK BOARDS, ETC.).
10. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
11. PROVIDE BULL-NOSED CORNERS ON CONCRETE BLOCK WALLS. AT JAMBS AND SILLS OF DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
13. CONTRACTOR SHALL PROVIDE A CONCRETE STOOP WITH POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTED ON FROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL DETAIL. THRESHOLDS TO INCLUDE 2" RIGID INSULATION AND FIBERGLASS REINFORCED POLYMER (FRP) ANGLE FOR ANCHORING THE THRESHOLD. SEE DRAWINGS FOR FURTHER DETAILS.
14. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW TOP OF SLAB TO BE GROUTED SOLID.
15. PAINT ALL EXTERIOR STEEL LINTELS w/ HIGH PERFORMANCE COATINGS.
16. ROOF TRIM, GUTTERS, DOWNSPOUTS, AND MCM-1 TO COLOR MATCH ELEVATE ELECTRIC BLUE.

## MATERIAL LEGEND

| | |
|---|---|
| CMU-1 | CONCRETE MASONRY UNIT 1 |
| CMU-2 | CONCRETE MASONRY UNIT 2 |
| MCM-1 | METAL COMPOSITE MATERIAL 1 |

| EXTERIOR ELEVATION NOTES | |
|---|---|
| 1 | ROOF EDGE FASCIA |
| 2 | GUTTER |
| 3 | DOWNSPOUT |
| 4 | SPLASH BLOCK |
| 5 | COLUMNS GALVANIZED AND HIGH PERFORMANCE COATED, RAL 1019, TYP, SEE STRUCTURAL |
| 6 | DECORATIVE FENCING, SEE LANDSCAPE |

LANDSCAPE ARCHITECT
**CONFLUENCE**
525 17th Street
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*www.thinkconfluence.com*

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**PRELIMINARY**
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**Revision Schedule**

| No. | Date | Description |
|---|---|---|
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# BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | BID SET |
| Date | 2026-03-09 |

ENTRY BUILDING PLANS, ELEVATIONS, BUILDING SECTIONS

A100

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3/9/2026 11:32:37
Autodesk Docs://26010_BFCSD HS Parking Expansion/26010_BFCSD HS Parking Expansion_ARCH_Entry Building.rvt
File Location: S:\24045 Confluence - City of Grimes Lions Park\INBOX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36 / SAVE DATE: 3/11/2025 8:54 AM BY: o-lauda / PLOT DATE: 1/29/2023 2:45 PM BY: Orion Lauda

THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL DRAWING. IF THIS LINE IS NOT 1" LONG, THIS SHEET IS NOT ORIGINAL SCALE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES. PRINTED CORRECTLY.




## GENERAL NOTES

1. UNDERGROUND FACILITIES HAVE BEEN SHOWN BASED UPON INFORMATION OBTAINED FROM FIELD LOCATIONS BY UTILITY COMPANIES, AVAILABLE SURVEYS, AND RECORDS. LOCATIONS ARE APPROXIMATE ONLY. OTHER UNDERGROUND FACILITIES THAT ARE NOT SHOWN MAY EXIST. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND TYPE OF UNDERGROUND FACILITIES ON THE SITE. CONTACT IOWA ONE CALL A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION TO LOCATE UNDERGROUND UTILITIES. IF A PROBLEM OR INTERFERENCE EXISTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR IT'S ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.

## REFERENCE NOTES

(1) ...

**LIGHTING STATISTICS**

| DESCRIPTION | AVERAGE | MAXIMUM | MINIMUM | MAX/MIN | AVG/MIN |
|---|---|---|---|---|---|
| PARTIAL SITE LIGHTING | 1.32 FC | 5.4 FC | 0.0 FC | N.A. | N.A. |

**LIGHT FIXTURE PHOTOMETRIC SCHEDULE - PHOTOMETRICS**

| TYPE DESIGNATION | MANUFACTURER | MODEL NUMBER | MOUNTING TYPE | NOMINAL DIMENSIONS | LAMP TYPE | NUMBER OF LAMPS | FIXTURE LOAD (WATTS) | INITIAL LUMEN OUTPUT | LIGHT LOSS FACTOR |
|---|---|---|---|---|---|---|---|---|---|
| E-HID | EXISTING | EXISTING LIGHT FIXTURE WITH 30' POLE | POLE | EXISTING | HID | 1 | EXISTING | 30,000 ESTIMATED | 0.6 |
| E-LED | EXISTING | EXISTING LIGHT FIXTURE WITH 30' POLE | POLE | EXISTING | LED | 1 | EXISTING | 22,000 ESTIMATED | 0.9 |
| ER-LED | EXISTING | EXISTING RELOCATED LIGHT FIXTURE WITH 30' POLE | POLE | EXISTING RELOCATED | LED | 1 | EXISTING | 22,000 ESTIMATED | 0.9 |
| LP1 | LITHONIA | (TWO) RSX1 LED P3 40K 70CRI R4 MVOLT - RPA DBLBXD, 30' ROUND TAPERED STEEL POLE | POLE | (TWO) 21.8"Lx13.3"Wx7.2"H | LED | 1 | 218 (109 EA) | 28,412 (14,206 EA) | 0.9 |

NORTH

(1) SITE PLAN - LIGHTING PHOTOMETRICS
1" = 20'-0"

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**Revision Schedule**

| No. | Date | Description |
|---|---|---|
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# BFCSD: PARKING & BUS ROUTE
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
1000 GRANT STREET N
BONDURANT, IA 50035

| | |
|---|---|
| Project Number | 25333 |
| Issue | SITE PLAN REVIEW |
| Date | 2026-03-09 |

SITE PLAN - LIGHTING PHOTOMETRICS

E101

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File Location: S:\24045 Confluence - City of Grimes Lions Park\NEBOX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36) / SAVE DATE: 3/11/2026 8:54 AM BY: o-lauda / PLOT DATE: 1/20/2023 2:45 PM BY: Chion Lauda



# RSX1 LED
## Area Luminaire

Catalog Number

Notes

Type LP1 FIXTURE

Hit the Tab key or mouse over the page to see all interactive elements.

## Specifications

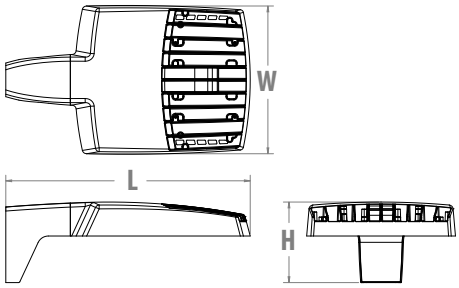
**EPA (ft²@0°):** 0.57 ft² (0.05 m²)

**Length:** 21.8" (55.4 cm) (SPA mount)

**Width:** 13.3" (33.8 cm)

**Height:** 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

**Weight (SPA mount):** 22.0 lbs (10.0 kg)




## Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

## Ordering Information

**EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

**RSX1 LED**

| Series | Performance Package | Color Temperature | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| RSX1 LED | P1 | 30K 3000K | R2 Type 2 Wide | MVOLT (120V-277V) [2] | SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) |
| | P2 | 40K 4000K | R3 Type 3 Wide | HVOLT (347V-480V) [3] | RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) |
| | P3 | 50K 5000K | R3S Type 3 Short | XVOLT (277V-480V) [4] | MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) |
| | P4 | | R4 Type 4 Wide | (use specific voltage for options as noted) | IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6] |
| | | | R4S Type 4 Short | 120 [5] 277 [5] | WBA Wall bracket [1] |
| | | | R5 Type 5 Wide [1] | 208 [5] 347 [5] | WBASC Wall bracket with surface conduit box |
| | | | R5S Type 5 Short [1] | 240 [5] 480 [5] | AASP Adjustable tilt arm square pole mounting [6] |
| | | | AFR Automotive Front Row | | AARP Adjustable tilt arm round pole mounting [6] |
| | | | AFRR90 Automotive Front Row Right Rotated | | AAWB Adjustable tilt arm with wall bracket [6] |
| | | | AFRL90 Automotive Front Row Left Rotated | | AAWSC Adjustable tilt arm wall bracket and surface conduit box [6] |

### Options

**Shipped Installed**

| | |
|---|---|
| HS | House-side shield [7] |
| PE | Photocontrol, button style [8,9] |
| PER7 | Seven-wire twist-lock receptacle only (no controls) [9,10,11] |
| SF | Single fuse (120, 277, 347) [5] |
| DF | Double fuse (208, 240, 480) [5] |
| SPD20KV | 20KV Surge pack (10KV standard) |
| FAO | Field adjustable output [9] |
| DMG | 0-10V dimming extend out back of housing for external control (control ordered separate) [9] |

**Shipped Installed**

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

| | |
|---|---|
| NLTAIR2 PIRHN | nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9, 12, 13, 14] |
| BAA | Buy America(n) Act and/or Build America Buy America Qualified |
| CCE | Coastal Construction [15] |

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

**Shipped Separately (requires some field assembly)**

| | |
|---|---|
| EGS | External glare shield [7] |
| EGFV | External glare full visor (360° around light aperture) [7] |
| BS | Bird spikes [16] |

### Finish

| | |
|---|---|
| DDBXD | Dark Bronze |
| DBLXD | Black |
| DNAXD | Natural Aluminum |
| DWHXD | White |
| DDBTXD | Textured Dark Bronze |
| DBLBXD | Textured Black |
| DNATXD | Textured Natural Aluminum |
| DWHGXD | Textured White |



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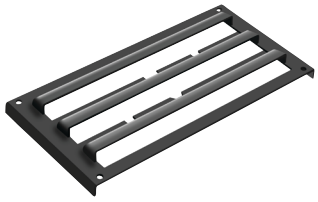
## Ordering Information

### Accessories
*Ordered and shipped separately.*

| | |
|---|---|
| RSX1HS | RSX1 House side shield (includes 1 shield) |
| RSX1HSAFRR U | RSX1 House side shield for AFR rotated optics (includes 1 shield) |
| RSX1EGS (FINISH) U | External glares hield (specify finish) |
| RSX1EGFV (FINISH) U | External glare full visor (specify finish) |
| RSXRPA (FINISH) U | RSX Universal round pole adaptor plate (specify finish) |
| RSXWBA (FINISH) U | RSX WBA wall bracket (specify finish) [1] |
| RSXSCB (FINISH) U | RSX Surface conduit box (specify finish, for use with WBA, WBA not included) |
| DLL127F 1.5 JU | Photocell -SSL twist-lock (120-277V) [17] |
| DLL347F 1.5 CUL JU | Photocell -SSL twist-lock (347V) [17] |
| DLL480F 1.5 CUL JU | Photocell -SSL twist-lock (480V) [17] |
| DSHORT SBK U | Shorting cap [17] |

NOTES
1. Type 5 distribution is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

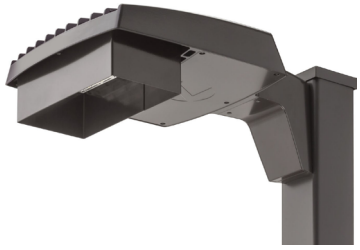
## External Shields



**House Side Shield**



**External Glare Shield**

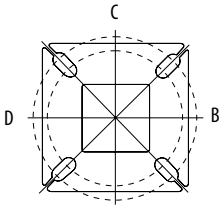


**External 360 Full Visor**

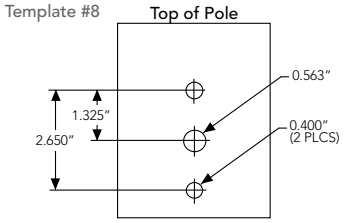
## Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

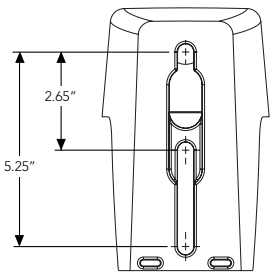
### HANDHOLE ORIENTATION




### RSX POLE DRILLING




### RSX STANDARD ARM & ADJUSTABLE ARM




### Round Tenon Mount - Pole Top Slipfitters

| Tenon O.D. | RSX Mounting | Single | 2 at 180° | 2 at 90° | 3 at 120° | 3 at 90° | 4 at 90° |
|---|---|---|---|---|---|---|---|
| 2 - 3/8" | RPA, AARP | AS3-5 190 | AS3-5 280 | AS3-5 290 | AS3-5 320 | AS3-5 390 | AS3-5 490 |
| 2 - 7/8" | RPA, AARP | AST25-190 | AST25-280 | AST25-290 | AST25-320 | AST25-390 | AST25-490 |
| 4" | RPA, AARP | AST35-190 | AST35-280 | AST35-290 | AST35-320 | AST35-390 | AST35-490 |

### Drill/Side Location by Configuration Type

| Drilling Template | Mounting Option | Single | 2 @ 180 | 2 @ 90 | 3 @ 120 | 3 @ 90 | 4 @ 90 |
|---|---|---|---|---|---|---|---|
| | **Head Location** | Side B | Side B & D | Side B & C | Round Pole Only | Side B, C & D | Side A, B, C & D |
| **#8** | **Drill Nomenclature** | DM19AS | DM28AS | DM29AS | DM32AS | DM39AS | DM49AS |

### RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

| Fixture Quantity & Mounting Configuration | | Single | 2 @ 90 | 2 @ 180 | 3 @ 90 | 3 @ 120 | 4 @ 90 | 2 Side by Side | 3 Side by Side | 4 Side by Side |
|---|---|---|---|---|---|---|---|---|---|---|
| **Mounting Type** | **Tilt** | | | | | | | | | |
| **SPA - Square Pole Adaptor** | 0° | 0.57 | 1.03 | 1.05 | 1.52 | 1.36 | 2.03 | 1.31 | 1.7 | 2.26 |
| **RPA - Round Pole Adaptor** | | 0.62 | 1.08 | 1.15 | 1.62 | 1.46 | 2.13 | 1.36 | 1.8 | 2.36 |
| **MA - Mast Arm Adaptor** | | 0.49 | 0.95 | 0.89 | 1.36 | 1.2 | 1.87 | 1.23 | 1.54 | 2.1 |
| | | | | | | | | | | |
| **IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole** | 0° | 0.57 | 1.03 | 1.05 | 1.52 | 1.36 | 2.03 | 1.31 | 1.7 | 2.26 |
| | 10° | 0.68 | 1.34 | 1.33 | 2 | 1.74 | 2.64 | 1.35 | 2.03 | 2.71 |
| | 20° | 0.87 | 1.71 | 1.73 | 2.56 | 2.26 | 3.42 | 1.75 | 2.62 | 3.49 |
| | 30° | 1.24 | 2.19 | 2.3 | 3.21 | 2.87 | 4.36 | 2.49 | 3.73 | 4.97 |
| | 40° | 1.81 | 2.68 | 2.98 | 3.85 | 3.68 | 5.30 | 3.62 | 5.43 | 7.24 |
| | 45° | 2.11 | 2.92 | 3.44 | 4.2 | 4.08 | 5.77 | 4.22 | 6.33 | 8.44 |
| | 50° | 2.31 | 3.17 | 3.72 | 4.52 | 4.44 | 6.26 | 4.62 | 6.94 | 9.25 |
| | 60° | 2.71 | 3.66 | 4.38 | 5.21 | 5.15 | 7.24 | 5.43 | 8.14 | 10.86 |
| | 70° | 2.78 | 3.98 | 4.54 | 5.67 | 5.47 | 7.91 | 5.52 | 8.27 | 11.03 |
| | 80° | 2.76 | 4.18 | 4.62 | 5.97 | 5.76 | 8.31 | 5.51 | 8.27 | 11.03 |
| | 90° | 2.73 | 4.25 | 4.64 | 6.11 | 5.91 | 8.47 | 5.45 | 8.18 | 10.97 |

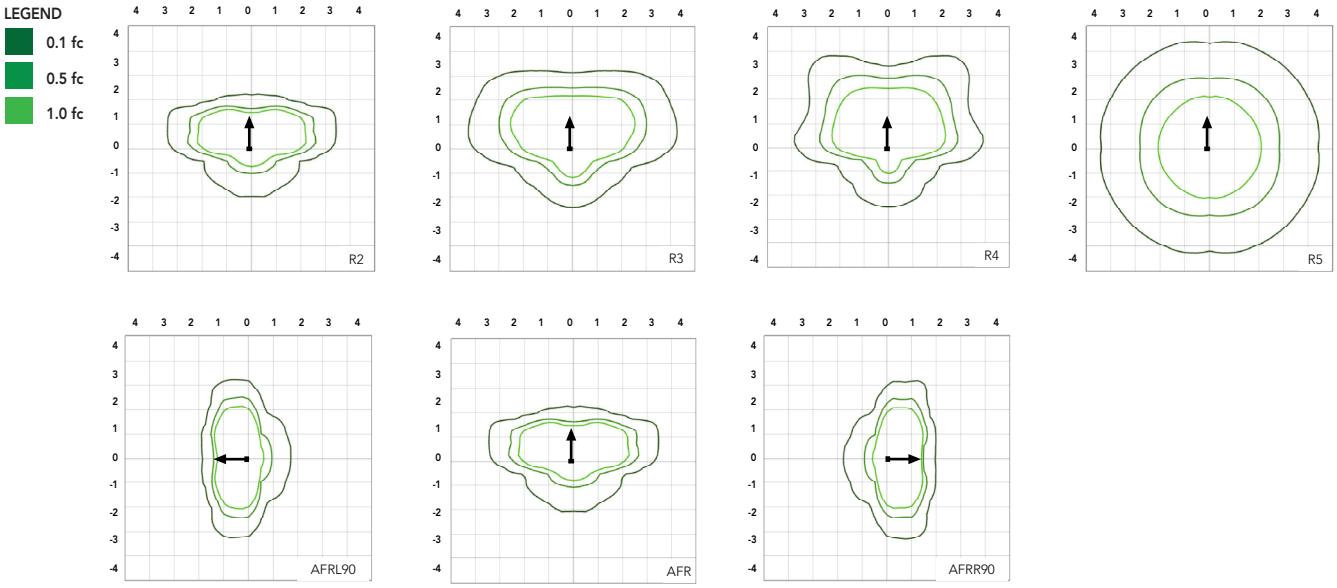


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## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').




## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

| Ambient | Ambient | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.05 |
| 5°C | 41°F | 1.04 |
| 10°C | 50°F | 1.03 |
| 15°C | 59°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 35°C | 95°F | 0.98 |
| 40°C | 104°F | 0.97 |
| 45°C | 113°F | 0.96 |
| 50°C | 122°F | 0.95 |

### Electrical Load

| | | Current (A) | | | | | |
|---|---|---|---|---|---|---|---|
| Performance Package | System Watts (W) | 120V | 208V | 240V | 277V | 347V | 480V |
| P1 | 51W | 0.42 | 0.25 | 0.21 | 0.19 | 0.14 | 0.11 |
| P2 | 72W | 0.60 | 0.35 | 0.30 | 0.26 | 0.21 | 0.15 |
| P3 | 109W | 0.91 | 0.52 | 0.45 | 0.39 | 0.31 | 0.23 |
| P4 | 133W | 1.11 | 0.64 | 0.55 | 0.48 | 0.38 | 0.27 |

### Projected LED Lumen Maintenance

| Operating Hours | 50,000 | 75,000 | 100,000 |
|---|---|---|---|
| Lumen Maintenance Factor | >0.97 | >0.95 | >0.92 |

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.


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## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

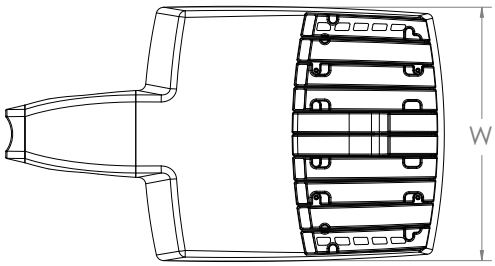
| Performance Package | System Watts | Distribution. Type | 30K (3000K, 70 CRI) | | | | | 40K (4000K, 70 CRI) | | | | | 50K (5000K, 70 CRI) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW |
| P1 | 51W | R2 | 6,482 | 1 | 0 | 1 | 126 | 7,121 | 1 | 0 | 1 | 139 | 7,121 | 1 | 0 | 1 | 139 |
| | | R3 | 6,459 | 1 | 0 | 2 | 127 | 7,096 | 1 | 0 | 2 | 139 | 7,096 | 1 | 0 | 2 | 139 |
| | | R3S | 6,631 | 1 | 0 | 1 | 129 | 7,286 | 1 | 0 | 2 | 142 | 7,286 | 1 | 0 | 2 | 142 |
| | | R4 | 6,543 | 1 | 0 | 2 | 128 | 7,189 | 1 | 0 | 2 | 141 | 7,189 | 1 | 0 | 2 | 141 |
| | | R4S | 6,313 | 1 | 0 | 1 | 124 | 6,936 | 1 | 0 | 1 | 136 | 6,936 | 1 | 0 | 1 | 136 |
| | | R5 | 6,631 | 3 | 0 | 2 | 130 | 7,286 | 3 | 0 | 2 | 143 | 7,286 | 3 | 0 | 2 | 143 |
| | | R5S | 6,807 | 3 | 0 | 1 | 133 | 7,479 | 3 | 0 | 1 | 147 | 7,479 | 3 | 0 | 1 | 147 |
| | | AFR | 6,473 | 1 | 0 | 1 | 127 | 7,112 | 1 | 0 | 1 | 139 | 7,112 | 1 | 0 | 1 | 139 |
| | | AFRR90 | 6,535 | 2 | 0 | 2 | 127 | 7,179 | 2 | 0 | 2 | 140 | 7,179 | 2 | 0 | 2 | 140 |
| | | AFRL90 | 6,562 | 2 | 0 | 1 | 128 | 7,210 | 2 | 0 | 2 | 140 | 7,210 | 2 | 0 | 2 | 140 |
| P2 | 72W | R2 | 8,991 | 2 | 0 | 1 | 123 | 9,878 | 2 | 0 | 1 | 135 | 9,878 | 2 | 0 | 1 | 135 |
| | | R3 | 8,959 | 2 | 0 | 2 | 124 | 9,843 | 2 | 0 | 2 | 137 | 9,843 | 2 | 0 | 2 | 137 |
| | | R3S | 9,198 | 2 | 0 | 2 | 126 | 10,106 | 2 | 0 | 2 | 139 | 10,106 | 2 | 0 | 2 | 139 |
| | | R4 | 9,077 | 2 | 0 | 2 | 126 | 9,972 | 2 | 0 | 2 | 139 | 9,972 | 2 | 0 | 2 | 139 |
| | | R4S | 8,757 | 1 | 0 | 2 | 122 | 9,622 | 2 | 0 | 2 | 134 | 9,622 | 2 | 0 | 2 | 134 |
| | | R5 | 9,198 | 4 | 0 | 2 | 128 | 10,106 | 4 | 0 | 2 | 140 | 10,106 | 4 | 0 | 2 | 140 |
| | | R5S | 9,443 | 3 | 0 | 1 | 131 | 10,374 | 3 | 0 | 1 | 144 | 10,374 | 3 | 0 | 1 | 144 |
| | | AFR | 8,979 | 2 | 0 | 1 | 125 | 9,865 | 2 | 0 | 1 | 137 | 9,865 | 2 | 0 | 1 | 137 |
| | | AFRR90 | 9,064 | 3 | 0 | 2 | 124 | 9,959 | 3 | 0 | 2 | 137 | 9,959 | 3 | 0 | 2 | 137 |
| | | AFRL90 | 9,102 | 3 | 0 | 2 | 125 | 10,001 | 3 | 0 | 2 | 137 | 10,001 | 3 | 0 | 2 | 137 |
| P3 | 109W | R2 | 12,808 | 2 | 0 | 1 | 117 | 14,072 | 2 | 0 | 2 | 129 | 14,072 | 2 | 0 | 2 | 129 |
| | | R3 | 12,763 | 2 | 0 | 2 | 117 | 14,023 | 2 | 0 | 2 | 129 | 14,023 | 2 | 0 | 2 | 129 |
| | | R3S | 13,104 | 2 | 0 | 2 | 120 | 14,397 | 2 | 0 | 2 | 132 | 14,397 | 2 | 0 | 2 | 132 |
| | | R4 | 12,930 | 2 | 0 | 2 | 119 | 14,206 | 2 | 0 | 2 | 130 | 14,206 | 2 | 0 | 2 | 130 |
| | | R4S | 12,475 | 2 | 0 | 2 | 114 | 13,707 | 2 | 0 | 2 | 126 | 13,707 | 2 | 0 | 2 | 126 |
| | | R5 | 13,104 | 4 | 0 | 2 | 120 | 14,397 | 4 | 0 | 2 | 132 | 14,397 | 4 | 0 | 2 | 132 |
| | | R5S | 13,452 | 3 | 0 | 2 | 123 | 14,779 | 3 | 0 | 2 | 136 | 14,779 | 3 | 0 | 2 | 136 |
| | | AFR | 12,791 | 2 | 0 | 1 | 117 | 14,053 | 2 | 0 | 2 | 129 | 14,053 | 2 | 0 | 2 | 129 |
| | | AFRR90 | 12,913 | 3 | 0 | 3 | 118 | 14,187 | 3 | 0 | 3 | 130 | 14,187 | 3 | 0 | 3 | 130 |
| | | AFRL90 | 12,967 | 3 | 0 | 2 | 118 | 14,247 | 3 | 0 | 3 | 130 | 14,247 | 3 | 0 | 3 | 130 |
| P4 | 133W | R2 | 14,943 | 2 | 0 | 2 | 112 | 16,417 | 2 | 0 | 2 | 123 | 16,417 | 2 | 0 | 2 | 123 |
| | | R3 | 14,890 | 2 | 0 | 3 | 112 | 16,360 | 2 | 0 | 3 | 123 | 16,360 | 2 | 0 | 3 | 123 |
| | | R3S | 15,287 | 2 | 0 | 2 | 115 | 16,796 | 2 | 0 | 2 | 126 | 16,796 | 2 | 0 | 2 | 126 |
| | | R4 | 15,085 | 2 | 0 | 3 | 113 | 16,574 | 2 | 0 | 3 | 125 | 16,574 | 2 | 0 | 3 | 125 |
| | | R4S | 14,554 | 2 | 0 | 2 | 109 | 15,991 | 2 | 0 | 2 | 120 | 15,991 | 2 | 0 | 2 | 120 |
| | | R5 | 15,287 | 4 | 0 | 2 | 115 | 16,796 | 4 | 0 | 2 | 126 | 16,796 | 4 | 0 | 2 | 126 |
| | | R5S | 15,693 | 4 | 0 | 2 | 118 | 17,242 | 4 | 0 | 2 | 130 | 17,242 | 4 | 0 | 2 | 130 |
| | | AFR | 14,923 | 2 | 0 | 2 | 112 | 16,395 | 2 | 0 | 2 | 123 | 16,395 | 2 | 0 | 2 | 123 |
| | | AFRR90 | 15,065 | 3 | 0 | 3 | 113 | 16,551 | 3 | 0 | 3 | 124 | 16,551 | 3 | 0 | 3 | 124 |
| | | AFRL90 | 15,128 | 3 | 0 | 3 | 114 | 16,621 | 3 | 0 | 3 | 125 | 16,621 | 3 | 0 | 3 | 125 |

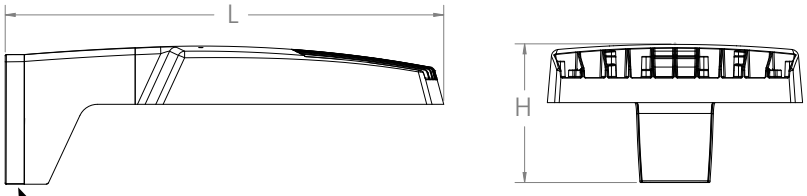

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## Luminaire Weight by Mounting Type

| Mounting Configuration | Total Luminaire Weight |
|---|---|
| SPA | 22 lbs |
| RPA | 24 lbs |
| MA | 22 lbs |
| WBA | 25 lbs |
| WBASC | 28 lbs |
| IS | 25 lbs |
| AASP | 25 lbs |
| AARP | 27 lbs |
| AAWB | 28 lbs |
| AAWSC | 31 lbs |

### RSX1 with Round Pole Adapter (RPA)



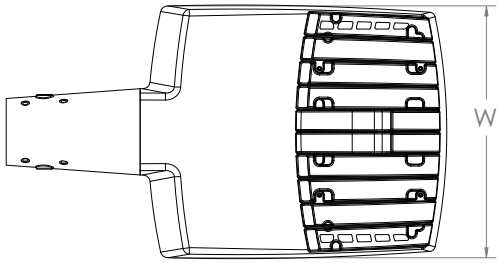



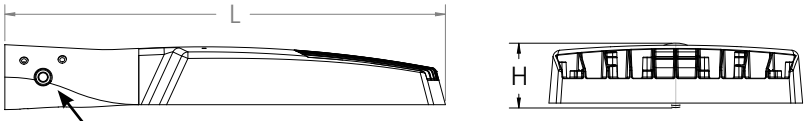

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

### RSX1 with Mast Arm Adapter (MA)

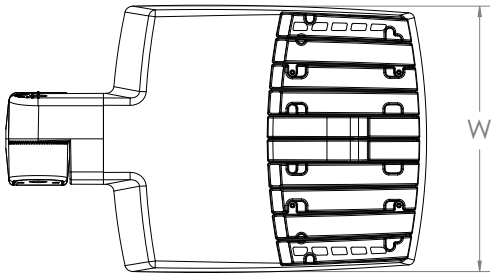


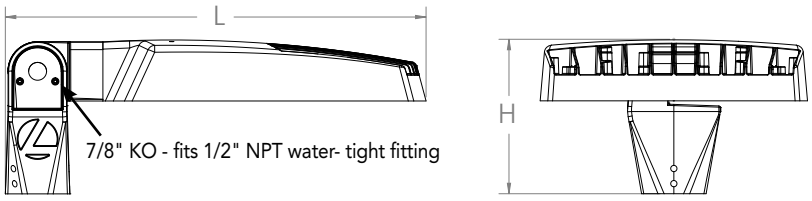




7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

### RSX1 with Adjustable Slipfitter (IS)



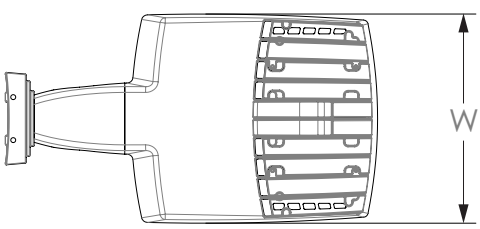

7/8" KO - fits 1/2" NPT water- tight fitting

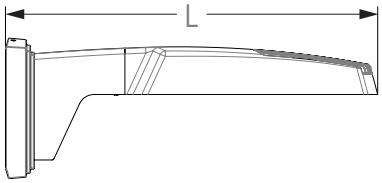
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

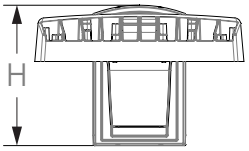

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## Dimensions

### RSX1 with Wall Bracket (WBA)

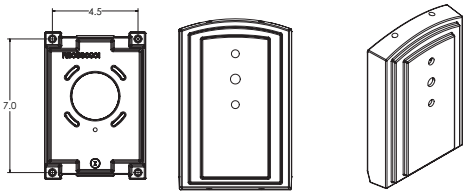


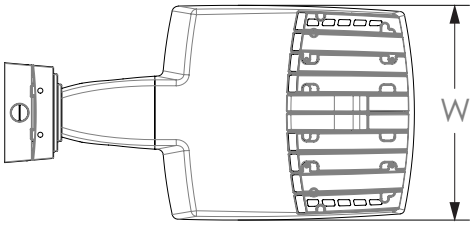



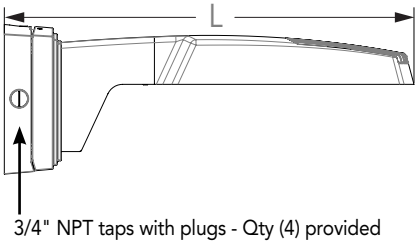

Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

**Wall Bracket (WBA) Mounting Detail**

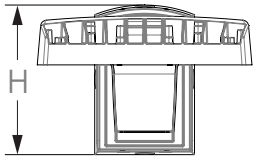



### RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



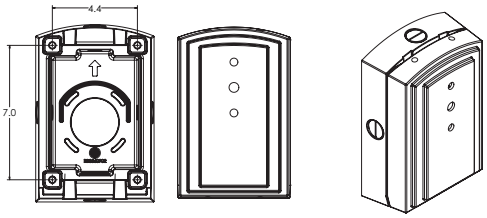




3/4" NPT taps with plugs - Qty (4) provided




Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

**Surface Conduit Box (SCB) Mounting Detail**

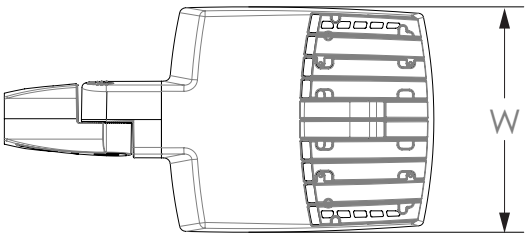


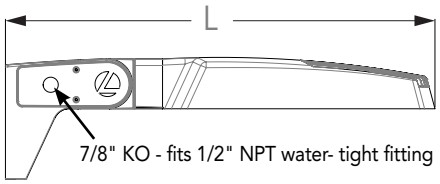


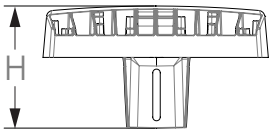
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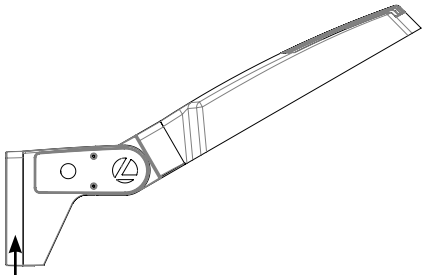
## Dimensions

### RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

**NOTE:**
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

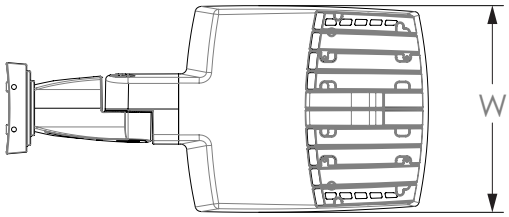


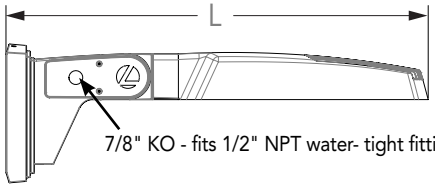
**Notes**

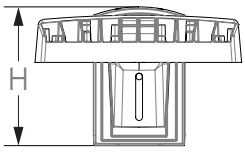
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

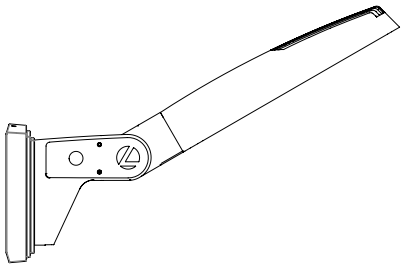
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

### RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



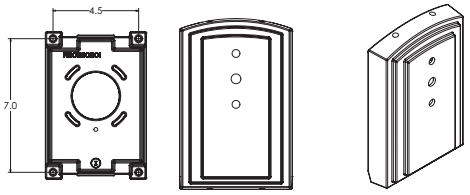



Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

**Wall Bracket (WBA) Mounting Detail**

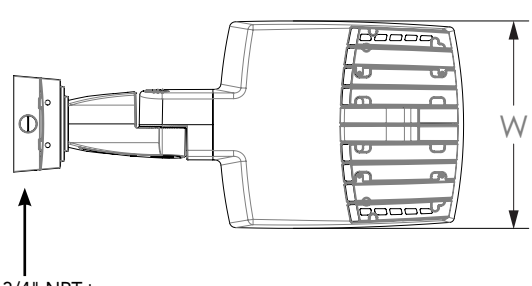




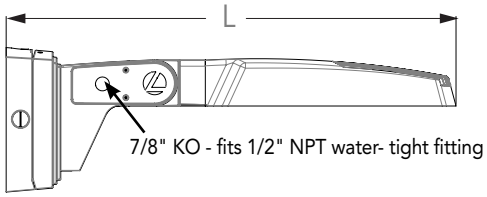
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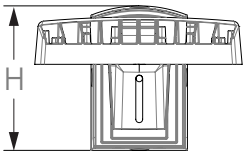
## Dimensions

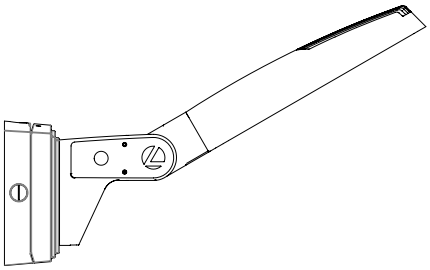
### RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)




3/4" NPT taps
with plugs - Qty (4)
provided

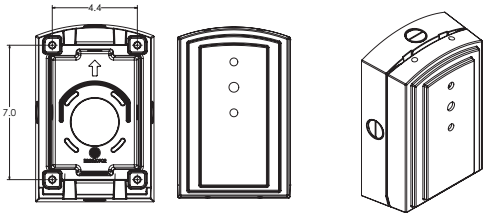


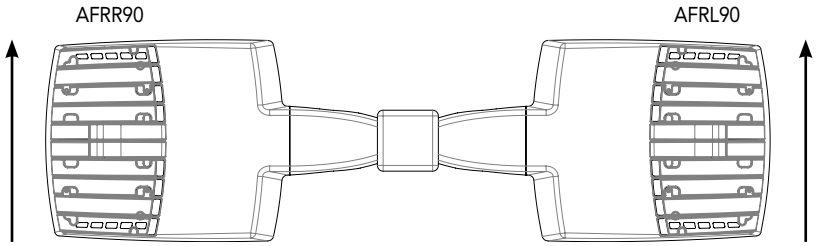



Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

### Surface Conduit Box (SCB) Mounting Detail




### Automotive Front Row - Rotated Optics (AFRL90/R90)



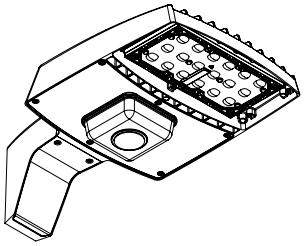

(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

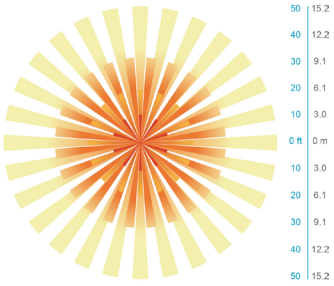

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## nLight Control - Sensor Coverage and Settings

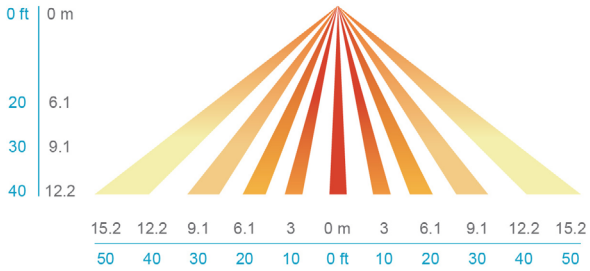
### nLight Sensor Coverage Pattern

NLTAIR2 PIRHN






Top




Side

| Motion Sensor Default Settings - Option PIRHN | | | | | | |
|---|---|---|---|---|---|---|
| Option | Dimmed State (unoccupied) | High Level (when occupied) | Photocell Operation | Dwell Time (occupancy time delay) | Ramp-up Time (from unoccupied to occupied) | Ramp-down Time (from occupied to unoccupied) |
| NLTAIR2 PIRHN | Approx. 30% Output | 100% Output | Enabled @ 1.5FC | 7.5 minutes | 3 seconds | 5 minutes |

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

## FEATURES & SPECIFICATIONS

**INTENDED USE**
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

**CONSTRUCTION**
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

**FINISH**
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

**COASTAL CONSTRUCTION (CCE)**
Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

**OPTICS**
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

**ELECTRICAL**
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

**STANDARD CONTROLS**
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

**nLIGHT AIR CONTROLS**
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

**INSTALLATION**
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

**LISTINGS**
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

**GOVERNMENT PROCUREMENT**
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

**WARRANTY**
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.


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| | |
|---|---|
| Catalog Number | |
| Notes | |
| Type | LP1 - 30' RTS POLE |



**Anchor Base Poles**

# RTS

**ROUND TAPERED STEEL**

BAA BABA

## FEATURES & SPECIFICATIONS

**INTENDED USE** — **These specifications are for USA standards only.** RTS poles are not to be utilized for Sportslighting applications requiring use of crossarms to mount luminaires. SPRTS series poles are the correct pole type for Sportslighting projects and are designed to be configured as a complete assembly with the desired crossarm(s) incorporated within the pole nomenclature description.

**CONSTRUCTION** —

**Pole Shaft:** The pole shaft is of 11-gauge (0.120"), 7-gauge (0.179") or, 3-gauge (0.239") with a uniform wall thickness and is made of a weldable-grade (ASTM A-595 Grade A or A572 Grade 55), hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi. Shaft is one-piece construction with a full-length longitudinal high-frequency electric resistance weld and round in cross-section having a uniform linear taper of 0.14" per foot.

**Pole Top:** Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable steel top cap with set screws.

**Handhole:** A reinforced handhole with grounding provision is provided at 18" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 3" x 5" rectangular handhole is provided on pole with 5.9" diameter. Pole shaft with diameters greater than 5.9" are provided with a 4" x 6.5" oval shaped handhole.

**Base Cover:** A two-piece ABS plastic full base cover is provided with each pole assembly on pole shaft diameters of 9" or less. Shaft sized greater than 9" have a sheet steel two-piece base cover. Additional base cover options are available upon factory request. Bolt cover caps can be substituted on most pole shaft sizes. Options include heavy duty two-piece cast aluminum full base cover and bolt cover caps. All base covers and bolt cover caps are finished to match pole.

**Anchor Base/Bolts:** Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend on bottom end and are galvanized a minimum of 12" on the threaded end. Each hot-dipped galvanized anchor bolt is furnished with two hex nuts and two flat washers.

**HARDWARE** — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel, or stainless steel.

**FINISH** — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

**GOVERNEMENT PROCUREMENT** —
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

**INSTALLATION** — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

**WARRANTY** — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

**NOTE**: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

# **RTS** Round Tapered Steel Poles

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** RTS 30 6-6B DM32AS DDBXD

| RTS | | | | | |
|---|---|---|---|---|---|
| **Series** | **Nominal fixture mounting height** | **Nominal shaft base size/ wall thickness[1]** | **Mounting[2]** | **Options** | **Finish** |
| RTS | 20'-50' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.)<br><br>(See technical information table for complete ordering information.)<br><br>30' | 5-9B 5.9" 11g (.120")<br>6-5B 6.5" 11g (.120")<br>6-6B 6.6" 11g (.120")<br>7-0B 7.0" 11g (.120")<br>7-0F 7.0" 7g (.179")<br>7-3B 7.3" 11g (.120")<br>7-8B 7.8" 11g (.120")<br>8-0B 8.0" 11g (.120")<br>8-0F 8.0" 7g (.179")<br>8-5B 8.5" 11g (.120")<br>9-0B 9.0" 11g (.120")<br>9-0F 9.0" 7g (.179")<br>9-5B 9.5" 11g (.120")<br>10-0B 10.0" 11g (.120")<br>10-0F 10.0" 7g (.179")<br>11-0F 11.0" 7g (.179")<br>13-0F 13.0" 7g (.179")<br>13-0M 13.0" 3g (.239")<br><br>(See technical information table for complete ordering information.) | Tenon mounting<br>PT Open top<br>T20 2-3/8" O.D. (2" NPS)<br>T25 2-7/8" O.D. (2-1/2" NPS)<br>T30 3-1/2" O.D. (3" NPS)<br>T35 4" O.D. (3-1/2" NPS)<br>DSX/RSX/EAX OMERO™ Drill mounting[3]<br>DM19AS 1 at 90°<br>DM28AS 2 at 180°<br>DM28AS PL 2 at 180° with one side plugged<br>DM29AS 2 at 90°<br>DM32AS 3 at 120°<br>DM39AS 3 at 90°<br>DM49AS 4 at 90°<br>RAD drill mounting[3,4]<br>DM19RAD 1 at 90°<br>DM28RAD 2 at 180°<br>DM29RAD 2 at 90°<br>DM32RAD 3 at 120°<br>DM39RAD 3 at 90°<br>DM49RAD 4 at 90°<br>Cross arm mounting[5]<br>CRx Tubular cross arm Welded mount plate for tubular crossarm (specify x for 2-8 fixtures)<br>ACRx Angle iron cross arm Welded mount plate for angle iron crossarm (specify x for 2-6 fixtures)<br>Arm drill mounting[6]<br>To be added as series + drill orientations<br>**EX:** SMAC19 for SMAC arm drilling 1 at 90° | Shipped installed<br>VD Vibration damper<br>JHxy J-Hook for cable strain relief[7]<br>HAxy Horizontal arm bracket (1 fixture)[7,8]<br>FDLxy Festoon outlet less electrical[7,9]<br>FDLGFCIxy Festoon with GFCI outlet and in-use cover[7,10]<br>CPL12/xy 1/2" coupling[7]<br>CPL34/xy 3/4" coupling[7]<br>CPL1/xy 1" coupling[7]<br>NPL12/xy 1/2" threaded nipple[7]<br>NPL34/xy 3/4" threaded nipple[7]<br>NPL1/xy 1" threaded nipple[7]<br>EHHxy Extra handhole[7,11]<br>FBCSTL2PC 2 Piece steel base cover (standard is plastic)[12]<br>IC Interior coating[13]<br>L/AB Less anchor bolts (Include when anchor bolts are not needed)<br>TP Tamper resistant handhole cover fasteners<br>NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)<br>UL UL listed with label (Includes NEC compliant cover)<br>BAA Buy America(n) Act Compliant[14]<br>VM/original order# Match pole to prior order or project[15] | Super durable paint colors<br>DDBXD Dark bronze<br>DBLXD Black<br>DNAXD Natural aluminum<br>DWHXD White<br>DSSXD Sandstone<br>DGCXD Charcoal gray<br>DTGXD Tennis green<br>DBRXD Bright red<br>DSBXD Steel blue<br>DDBTXD Textured dark bronze<br>DBLBXD Textured black<br>DNATXD Textured natural aluminum<br>DWHGXD Textured white<br>Other finishes<br>GALV Galvanized finish<br>Architectural colors and special finishes[16]<br>[PAINT] GALV Paint over galvanizing<br>VP30 3 year warranty extension<br>VP53 5 year warranty extension<br>RAL#### Use designated Lithonia Lighting nomenclature in brochure<br>Custom color Nomenclature assigned through Customer Care "Custom Color Process" |

| **Accessories:** *Order as separate catalog number.* | |
|---|---|
| PL DT20 | Plugs for ESX drillings |
| PL DT8 | Plugs for DMxxAS drillings |

**NOTES:**

1. Wall thickness will be signified with a "B" (11 Gauge) or a "F" (7-gauge) in nomenclature. "B" - 0.1196" | "F" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   *Example: DM28/T20.*
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. DM19RAD, DM28RAD and DM32RAD require a minimum top O.D. of 4".
   DM29RAD, DM39RAD and DM49RAD require a minimum top O.D of 4.25".
5. Arms will ship with pole when option is ordered. Standard placement is 1' from top, Side C.
6. Review arm spec sheet for minimum outer diameter required for mounting.
7. Specify location and orientation when ordering option.
   **For "x":** Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   *Example: 5ft = 5 and 20ft 3in = 20-3*
   **For "y":** Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   *Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C*
8. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy.
   *Example: HA20BD.*
9. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
10. Festoon option that comes with GFCI and in-use cover. GFCI and in-use cover ship separately from pole.
11. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
12. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
13. N/A with GALV.
14. Use when mill certifications are required.
15. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    *Example: VM/010-36784*
16. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.



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# **RTS** Round Tapered Steel Poles

| TECHNICAL INFORMATION — EPA ($ft^2$) with 1.3 gust | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Catalog number** | **Nominal shaft length (ft.)*** | **Pole shaft size (base in. x top in. x ft.)** | **Wall thickness (in.)** | **Gauge** | **80 MPH** | **Max. weight** | **90 MPH** | **Max. weight** | **100 MPH** | **Max. weight** | **Approx. ship weight (lbs.)** |
| **RTS 20 5-9B** | 20 | 5.9 x 3.1 x 20 | 0.120 | 11 | 19.3 | 482 | 15.1 | 377 | 12.2 | 305 | 140 |
| **RTS 20 6-5B** | 20 | 6.5 x 3.7 x 20 | 0.120 | 11 | 24.2 | 605 | 19.3 | 482 | 15.6 | 390 | 160 |
| **RTS 25 5-9B** | 25 | 5.9 x 2.4 x 25 | 0.120 | 11 | 12.5 | 312 | 9.9 | 247 | 8 | 200 | 155 |
| **RTS 25 7-0B** | 25 | 7.0 x 3.5 x 25 | 0.120 | 11 | 20.3 | 507 | 16.2 | 405 | 13.1 | 327 | 200 |
| **RTS 25 7-0F** | 25 | 7.0 x 3.5 x 25 | 0.179 | 7 | 30.5 | 760 | 24 | 625 | 19.8 | 495 | 280 |
| **RTS 30 6-6B** | 30 | 6.6 x 2.4 x 30 | 0.120 | 11 | 11.7 | 292 | 9.3 | 232 | 7.5 | 187 | 200 |
| **RTS 30 8-0B** | 30 | 8.0 x 3.8 x 30 | 0.120 | 11 | 18.9 | 473 | 14.9 | 373 | 12 | 300 | 265 |
| **RTS 30 8-0F** | 30 | 8.0 x 3.8 x 30 | 0.179 | 7 | 33.5 | 838 | 27 | 675 | 22 | 550 | 380 |
| **RTS 35 7-3B** | 35 | 7.3 x 2.4 x 35 | 0.120 | 11 | 11.2 | 280 | 8.9 | 222 | 7.1 | 177 | 250 |
| **RTS 35 8-5B** | 35 | 8.5 x 3.6 x 35 | 0.120 | 11 | 18.9 | 472 | 15.1 | 377 | 12.2 | 305 | 315 |
| **RTS 35 9-5B** | 35 | 9.5 x 4.6 x 35 | 0.120 | 11 | 23.2 | 580 | 18.2 | 455 | 14.5 | 363 | 370 |
| **RTS 39 7-8B** | 39 | 7.8 x 2.4 x 39 | 0.120 | 11 | 10.7 | 267 | 8.5 | 212 | 6.6 | 165 | 285 |
| **RTS 39 9-0B** | 39 | 9.0 x 3.6 x 39 | 0.120 | 11 | 17.2 | 430 | 13.5 | 338 | 10.8 | 270 | 355 |
| **RTS 39 9-0F** | 39 | 9.0 x 3.6 x 39 | 0.179 | 7 | 28.5 | 715 | 23 | 575 | 19 | 475 | 515 |
| **RTS 45 10-0B** | 45 | 10.0 x 3.7 x 45 | 0.120 | 11 | 17.4 | 435 | 13.5 | 338 | 10.6 | 265 | 450 |
| **RTS 45 10-0F** | 45 | 10.0 x 3.7 x 45 | 0.179 | 7 | 28.5 | 715 | 23 | 575 | 19 | 475 | 650 |
| **RTS 50 10-0B** | 50 | 10.0 x 3.0 x 50 | 0.120 | 11 | 13.2 | 330 | 10.6 | 265 | 8.3 | 208 | 475 |
| **RTS 50 10-0F** | 50 | 10.0 x 3.0 x 50 | 0.179 | 7 | 20.5 | 512 | 16.5 | 412 | 13.6 | 340 | 680 |
| **RTS 50 11-0F** | 50 | 11.0 x 3.0 x 50 | 0.179 | 7 | 29.9 | 748 | 23.5 | 588 | 18.6 | 465 | 812 |
| **RTS 50 13-0F** | 50 | 13.0 x 6.0 x 50 | 0.179 | 7 | 50.4 | 1260 | 39.7 | 992 | 31.4 | 785 | 1150 |
| **RTS 50 13-0M** | 50 | 13.0 x 6.0 x 50 | 0.239 | 3 | 69.2 | 1730 | 55 | 1375 | 44.2 | 1105 | 1569 |

**NOTE:** EPA values are based ASCE 7-93 wind map.
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

| TECHNICAL INFORMATION — EPA ($ft^2$) WITH 3-SECOND GUST PER AASHTO 2013 | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Series** | **Mounting height (ft.)*** | **Shaft base size** | **90 MPH** | **Max. weight** | **100 MPH** | **Max. weight** | **110 MPH** | **Max. weight** | **120 MPH** | **Max. weight** | **130 MPH** | **Max. weight** | **140 MPH** | **Max. weight** | **150 MPH** | **Max. weight** | **Approx. ship weight (lbs.)** |
| RTS | 20 | 5-9B | 18 | 400 | 14.5 | 363 | 12 | 300 | 10 | 250 | 8.5 | 213 | 7 | 175 | 6 | 150 | 140 |
| RTS | 20 | 6-5B | 22 | 550 | 18 | 450 | 15 | 375 | 13 | 325 | 11 | 275 | 9.5 | 238 | 8 | 200 | 160 |
| RTS | 25 | 5-9B | 13 | 200 | 10.5 | 200 | 8.5 | 200 | 7 | 175 | 5.5 | 138 | 4.5 | 113 | 4 | 100 | 155 |
| RTS | 25 | 7-0B | 19 | 475 | 16 | 400 | 13 | 325 | 11 | 275 | 9 | 225 | 8 | 200 | 7 | 175 | 200 |
| RTS | 25 | 7-0F | 21 | 525 | 17 | 425 | 14 | 350 | 11.5 | 288 | 9.5 | 238 | 8.5 | 213 | 7 | 175 | 280 |
| RTS | 30 | 6-6B | 12.5 | 200 | 10 | 200 | 7.5 | 188 | 6.5 | 163 | 5.5 | 138 | 4.5 | 113 | 3.5 | 88 | 200 |
| RTS | 30 | 8-0B | 17.5 | 438 | 14 | 350 | 11.5 | 288 | 9.5 | 238 | 8 | 200 | 6.5 | 163 | 5.5 | 138 | 265 |
| RTS | 30 | 8-0F | 30 | 750 | 24.5 | 613 | 20.5 | 513 | 17.5 | 438 | 15 | 375 | 12.5 | 313 | 11 | 275 | 380 |
| RTS | 35 | 7-3B | 12 | 188 | 9.5 | 188 | 7.5 | 188 | 6 | 150 | 5 | 125 | 4 | 100 | 3.5 | 88 | 250 |
| RTS | 35 | 8-5B | 14 | 350 | 11 | 275 | 9 | 225 | 7 | 175 | 6 | 150 | 5 | 125 | 4 | 100 | 315 |
| RTS | 35 | 9-5B | 16.5 | 413 | 13.5 | 338 | 11 | 275 | 9 | 225 | 7.5 | 188 | 6 | 150 | 5 | 125 | 370 |
| RTS | 39 | 7-8B | 11.5 | 188 | 9 | 188 | 6.5 | 163 | 5 | 125 | 4 | 100 | 3 | 75 | 2.5 | 63 | 285 |
| RTS | 39 | 9-0B | 13 | 325 | 10 | 250 | 8 | 200 | 6.5 | 163 | 5 | 125 | 4 | 100 | 3.5 | 88 | 355 |
| RTS | 39 | 9-0F | 24 | 600 | 19.5 | 488 | 16 | 400 | 13 | 325 | 11 | 275 | 9.5 | 238 | 8 | 200 | 515 |
| RTS | 45 | 10-0B | 10 | 250 | 7.5 | 188 | 6 | 150 | 4.5 | 113 | 3.5 | 88 | 2.5 | 63 | 2 | 50 | 450 |
| RTS | 45 | 10-0F | 20.5 | 513 | 16 | 400 | 13 | 325 | 10.5 | 263 | 9 | 225 | 7.5 | 188 | 6 | 150 | 650 |
| RTS | 50 | 10-0B | 7.5 | 188 | 5.5 | 138 | 4 | 100 | 2.5 | 63 | 1.5 | 38 | 1 | 25 | 0.5 | 13 | 475 |
| RTS | 50 | 10-0F | 17.5 | 413 | 13 | 325 | 10.5 | 263 | 8 | 200 | 6.5 | 163 | 5 | 125 | 4 | 100 | 680 |
| RTS | 50 | 11-0F | 19 | 475 | 15 | 375 | 12 | 300 | 10 | 250 | 8 | 200 | 6.5 | 163 | 5 | 125 | 812 |
| RTS | 50 | 13-0F | 37.6 | 940 | 30.4 | 760 | 25 | 625 | 20.6 | 515 | 17 | 425 | 14 | 350 | 11.4 | 285 | 1010 |
| RTS | 50 | 13-0M | 55 | 1375 | 45 | 1125 | 37 | 925 | 31 | 775 | 26 | 650 | 22 | 550 | 18.4 | 460 | 1320 |

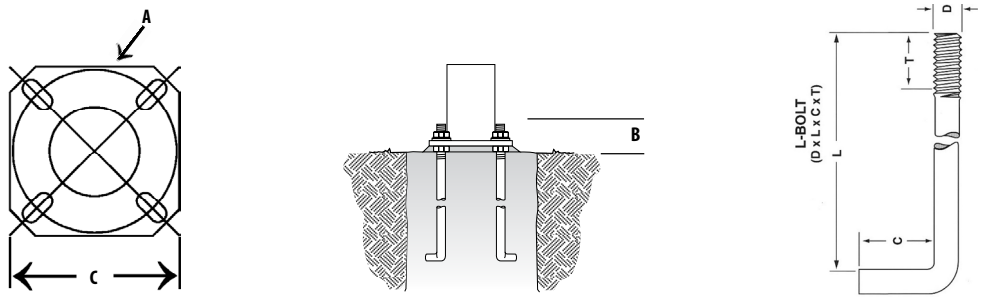
**NOTE:** AASHTO 2013 design criteria is the most common EPA and uses wind map ASCE7-05. Please review the project Spec document to determine the correct design criteria for the poles on your jobsite.
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.


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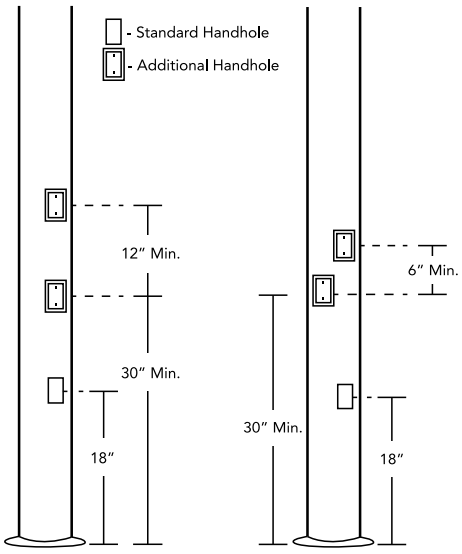
## ANCHORAGE AND TEMPLATE INFORMATION

| Shaft base size | Bolt circle A | Bolt projection B | Base square C | Template description | Anchor bolt description | Bolt size (in.) D x L x C |
|---|---|---|---|---|---|---|
| 5.9" | 9" | 4.13" | 10" | ABTEMPLATE PJ50075 | AB36-0 | 1 x 36 x 4 |
| 6.5" | 9.5" | 4.13" | 10.5" | ABTEMPLATE PJ50074 | AB36-0 | 1 x 36 x 4 |
| 6.6" | 9.5" | 4.13" | 10.5" | ABTEMPLATE PJ50078 | AB36-0 | 1 x 36 x 4 |
| 7" B | 10" | 4.13" | 10.88" | ABTEMPLATE PJ50077 | AB36-0 | 1 x 36 x 4 |
| 7" F | 10" | 4.25" | 10.88" | ABTEMPLATE PJ50076 | AB36-0 | 1 x 36 x 4 |
| 7.3" | 10.5" | 4.13" | 11.25" | ABTEMPLATE PJ50081 | AB36-0 | 1 x 36 x 4 |
| 7.8" | 11" | 4.13" | 11.5" | ABTEMPLATE PJ50084 | AB36-0 | 1 x 36 x 4 |
| 8" B | 11" | 4.13" | 11.5" | ABTEMPLATE PJ50079 | AB36-0 | 1 x 36 x 4 |
| 8" F | 11" | 4.25" | 11.5" | ABTEMPLATE PJ50080 | AB42-0 | 1-1/4 x 42 x 6 |
| 8.5" | 11.5" | 4.25" | 12" | ABTEMPLATE PJ50082 | AB36-0 | 1 x 36 x 4 |
| 9" B | 12.5" | 4.25" | 12.38" | ABTEMPLATE PJ50085 | AB36-0 | 1 x 36 x 4 |
| 9" F | 12.5" | 5" | 12.38" | ABTEMPLATE PJ50086 | AB42-0 | 1-1/4 x 42 x 6 |
| 9.5" | 13" | 4.25" | 13" | ABTEMPLATE PJ50083 | AB36-0 | 1 x 36 x 4 |
| 10" B | 13.5" | 4.25" | 14" | ABTEMPLATE PJ50087 | AB36-0 | 1 x 36 x 4 |
| 10" F | 13.5" | 5" | 14" | ABTEMPLATE PJ50088 | AB42-0 | 1-1/4 x 42 x 6 |
| 11" | 15" | 5.25" | 16.5" | ABTEMPLATE PJ50089 | AB42-0 | 1-1/4 x 42 x 6 |
| 13" F | 17" | 5.75" | 18" | ABTEMPLATE MANUFACTURER SUPPLIED | AB54-0 | 1-1/4 x 54 x 6 |
| 13" M | 17.5" | 6.5" | 18.5" | ABTEMPLATE MANUFACTURER SUPPLIED | AB84-0 | 1-3/4 x 84 x 6 |

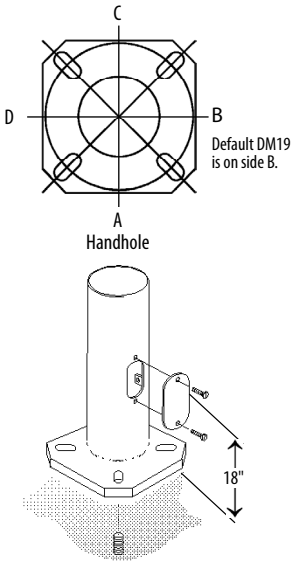
### BASE & BOLT DETAIL




### ROUND STEEL HANDHOLE AND FESTOON - PLACEMENT RULES




### HANDHOLE DETAIL




**IMPORTANT INSTALLATION NOTES:**

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Bolt circles have +/- 1/2" tolerance.
- For poles larger than 10" consult factory.
- Lithonia Lighting is not responsible for the foundation design.

**CAUTION:** These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



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

Item No. 8.d.
For Meeting of 3/16/2026
**Resolution**

**TITLE:** - Presentation of FY26/27 Budget Proposal and Consideration of Resolution affixing date of public hearing for FY26/27 City of Bondurant Budget for April 6, 2026, at 6:00 p.m.

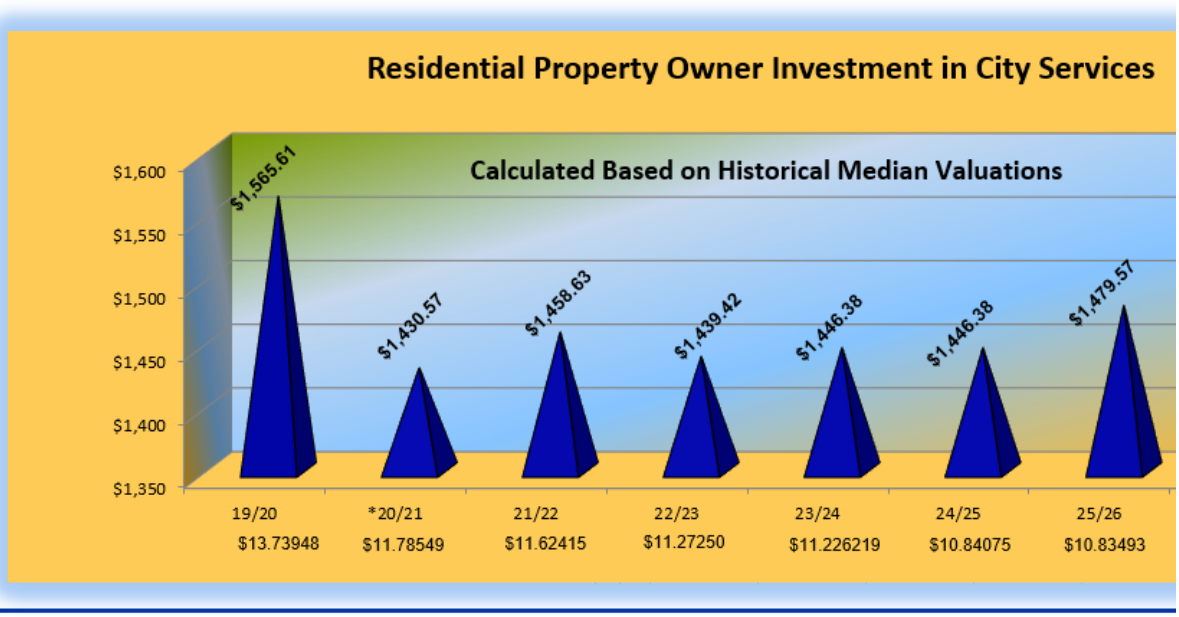
**CONTACT PERSON:**
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Jene Jess, Assistant City Administrator

**BRIEF HISTORY & ANALYSIS:** The Council is required to set a time and place for a public hearing on the budget before the final certification date and shall publish notice of the hearing not less than ten nor more than twenty days before the hearing in a newspaper published at least once weekly and having general circulation in the city. The attached resolution sets the hearing date for April 6, 2026, at 6:00 p.m. and indicates that the proposed levy rate is $10.82493 one cent less than last year's rate of $10.83493. The reduction is possible through continued collection of the voter-approved Local Option Sales and Services Tax and valuation growth throughout the community. The rollback rate established by the State of Iowa decreased this year. Combining the rate reduction with the increased portion of a residential property that is taxable, this means that a property owner with a home assessed at the median valuation, which increased by 9.785, will make an additional investment in city services of approximately $3.67 per month (or $44.05 annually) this year rather than last year.

Below is a chart and graph showing the investment a residential property owner with a median valued property makes in city services, both historically and prospectively with the proposed levy rate. Between FY20 and FY27, the Consumer Price Index (CPI) for the Midwest region increased by approximately 27.90%. At the same time, the calculated investment in city services has declined by 2.68%, due to Bondurant's elected leadership's actions to pursue economic development and organizational efficiencies.

## Multi-Year Overview
## Calculated City Services Investment Based on Annual Median Residentia

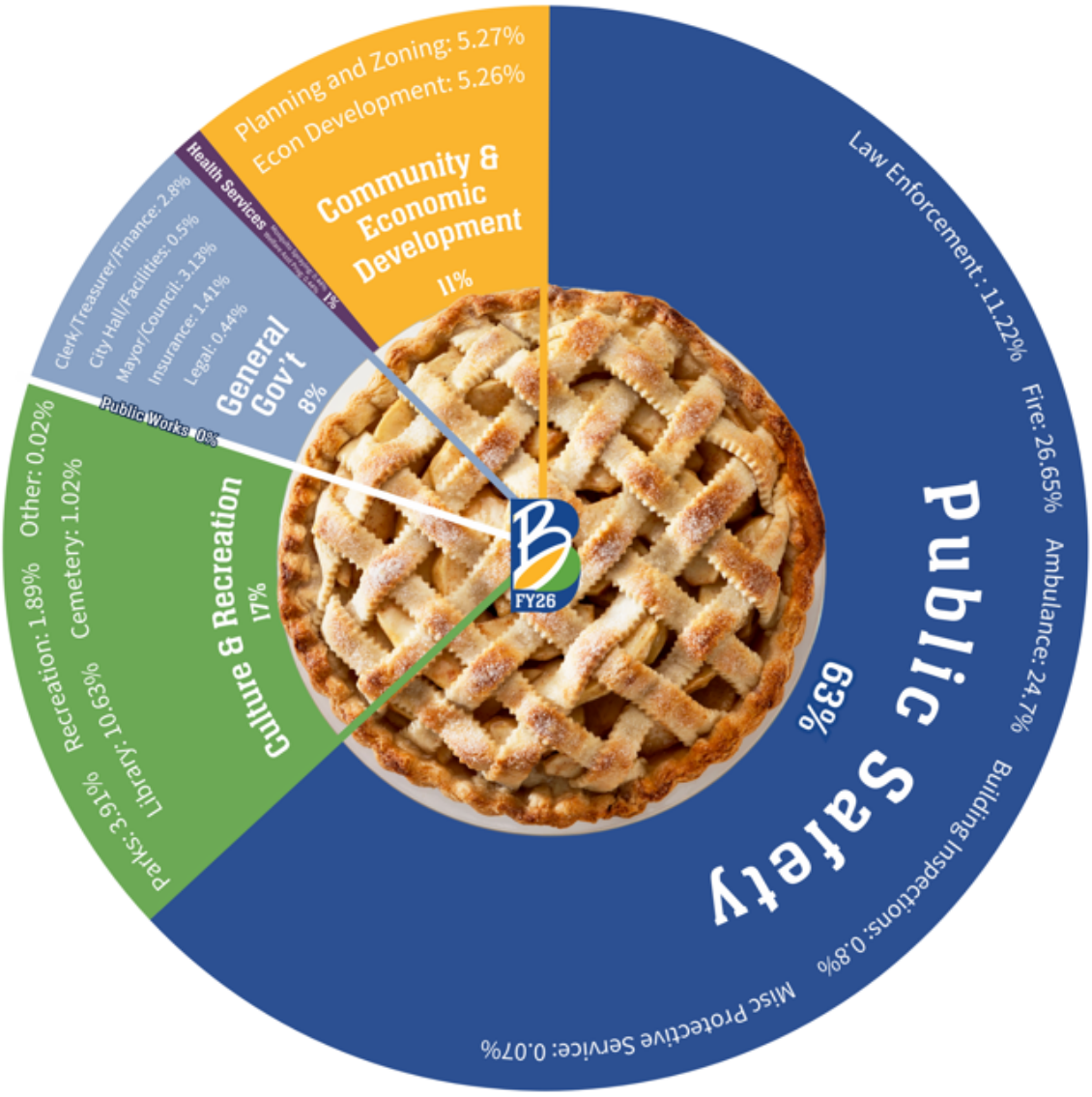
| Year | 19/20 | *20/21 | 21/22 | 22/23 | 23/24 |
|---|---|---|---|---|---|
| Median Assessed Value (as of January 1 year prior prior to start of the FY) | $200,200 | $220,400 | $222,450 | $235,900 | $235,000 |
| Rollback Percentage | 56.918 | 55.0743 | 56.4094 | 54.1302 | 54.65010 |
| Taxable Value | $113,950 | $121,384 | $125,483 | $127,693 | $128,428 |
| Tax Rate per $1000 | $13.73948 | $11.78549 | $11.62415 | $11.27250 | $11.26219 |
| Calculated City Service Investment | $1,565.61 | $1,430.57 | $1,458.63 | $1,439.42 | $1,446.38 |



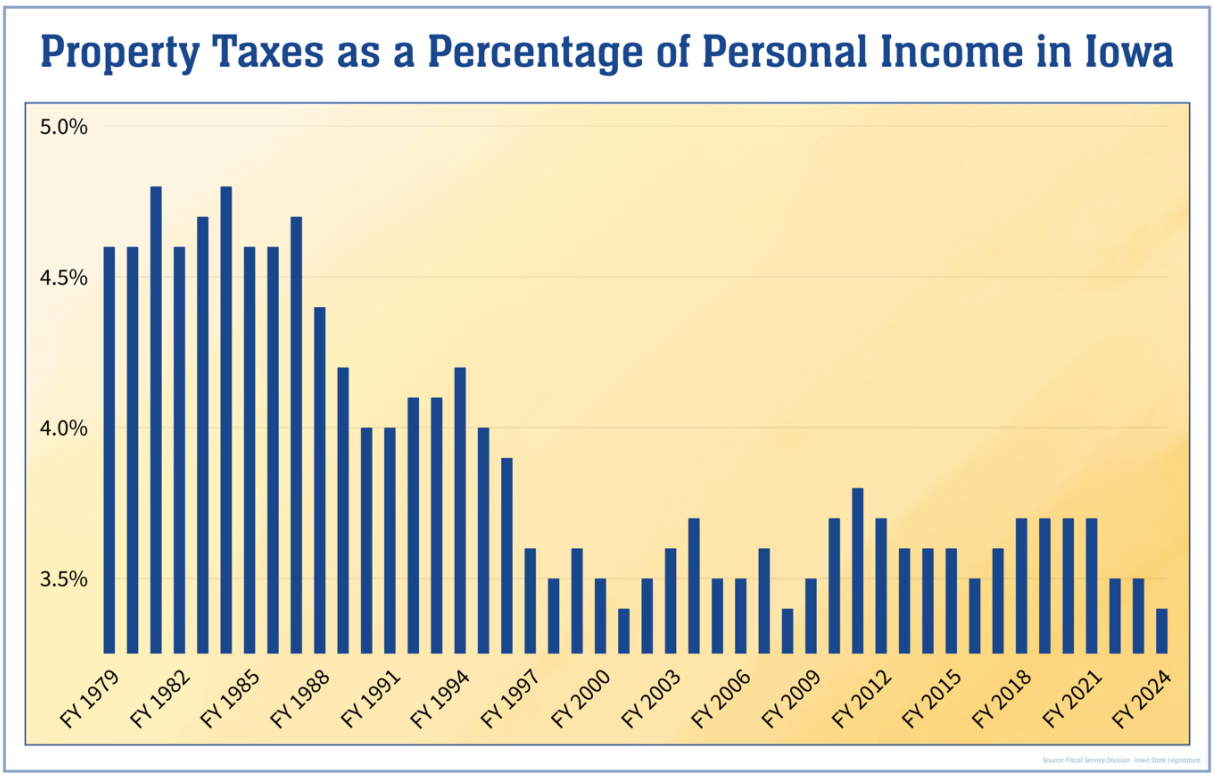

The City's budget includes funding for multiple capital initiatives, as well as the daily operations of a full-service, local government. As mentioned in the public hearing on the proposed levy, State legislative action has significantly damaged city resources in recent years. Staff do not recommend lowering the levy any further because of future uncertainty and because a piece of the levy is automatically lowered by State code each year when certain growth triggers are exceeded.

The average levy rate for the metropolitan area is anticipated to be $12.20048, or $1.45048 more than the $10.82493 proposed rate for Bondurant. The goal is to continue rate reduction; however, the passage of recent state legislation (SF181) combined with the need to staff up emergency services makes that more challenging.

Below is a pie chart showing the net general fund investment (the fund that relies most heavily on property taxes) in each of the investment categories.




Below is a chart with information from the Iowa State Legislature's Fiscal Services Bureau showing property taxes as a percentage of personal income. They are at an all-time low.




**FUNDING SOURCE:** All

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**
1. RESOLUTION NO. 260316-97

CITY OF BONDURANT
RESOLUTION NO. 260316-97

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING FOR FY27 CITY OF BONDURANT BUDGET

WHEREAS, the City has completed the City of Bondurant Budget Estimate for Fiscal Year beginning July 1, 2026, ending June 30, 2027; AND

WHEREAS the Budget Estimate Summary of proposed receipts and expenditures is attached, and copies of the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk and at the Library; AND

WHEREAS the proposed levy rate is $10.82493, one cent less than last year's rate of $10. 83493; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, as follows:

Section 1: The City Council shall meet April 6, 2026, at the City Center, Bondurant, Iowa, 200 Second Street, NE, at 6 o'clock p.m. or virtually at https://us02web.zoom.us/j/86114945190 at which time and place to receive public comment on the proposed City of Bondurant Municipal Budget.

Section 2: The City Clerk is hereby directed to give notice of the proposed action on the Public Hearing setting forth the time when and place where said meeting will be held by publication at least once and not less than 4 nor more than 20 days before the date selected for the meeting, in a legal newspaper which has a general circulation in the City.

Passed this 16th day of March 2026,

By: _____
Chad Driscoll, Mayor Pro Tem

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 | | | | |
| Lyman | | | | |
| McKenzie | | | | |
| Sillanpaa | | | | |

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

Item No. 9.a.
For Meeting of 3/16/2026
**Discussion Item**

**TITLE:** Storm Sewer Extension (32nd Street)

**CONTACT PERSON:**
Marketa Oliver, ICMA-CM, SPHR, City Administrator
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** The purpose of this item is to discuss the urbanization of 32nd Street SE and the possible addition of a storm sewer along 32nd Street that would further urbanize the street and reduce the impact on adjacent property. That said the additional storm sewer pipe and work would be an additional budget investment of approximately $500,000. Staff is recommending making the additional investment at this time in order to prevent future need to redo storm water in that area and to minimize Impact on the adjacent property. This is part of the overall SE Industrial Infrastructure Project that is underway.

**FUNDING SOURCE:** Capital fund supported by TIF bonds, grants, and utility funds.

**STAFF RECOMMENDATION:** This is a discussion item.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:** None