[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
JULY 6, 2026

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 6, 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 June 15, 2026, City Council Meeting Minutes
   b. Claims List
   c. Applications for Council Approval
   d. Receive & File - BES May Monthly Report
   e. O-260601-211 - (Third Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
   f. O-260601-212 - (Third Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
   g. O-260601-213 - (Third Reading) Ordinance establishing a zoning district designation of Medium Industrial (M-2) on land comprised of the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE
   h. - Resolution affixing a date for a public hearing for August 3, 2026 to consider the McCleary Annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona
   i. - Resolution approving deeding documents associated with the 2023-recorded Civic Campus right-of-way acquisition plats
   j. - Resolution approving a Reimbursement Agreement with Bondurant Partners LLC for reimbursement of $12,105 to the City for a water main change order associated with the City's 2nd Street, NE Street Project
   k. - Resolution approving Pay Request No. 2 for the Shallow Wells 5, 6 & 7

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.

Project to Cahoy Pump Service Inc. in the amount of $106,883.33

l. - Resolution declaring certain audio/visual equipment as surplus property and authorizing its disposition

m. - Resolution approving the Prairie Meadows Legacy Grant Agreement in the amount of $100,000 to assist with implementation of the Chichaqua Valley Trail East Project

n. - Resolution reapproving Pay Application No. 2 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of $286,150.00

o. - Resolution reapproving Pay application No. 3 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of $51,798.00

p. - Resolution approving change order no. 1 for adjustment of unused contract quantities for the 108 Main Street Parking Lot Project in the amount of ($-9,572.23)

q. - Resolution approving pay request no. 4 to Graphite Construction Group Inc. for 108 Main Street Parking Lot Project in the amount of $162,664.77

r. - Resolution approving Pay Application No. 9 to Core Construction for The Station Project in the amount of $312,559.66

s. - Resolution approving the contract for construction testing and special inspection services for the City of Bondurant Water Treatment Facility by Team Services in the amount of $61,279.00

t. - Resolution approving pay request no. 4 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of $485.00

u. - Resolution approving pay request no. 1 to Terry's Quality Concrete for the Grant Street, North Sidewalk Project in the amount of $26,342.00

v. - Resolution approving Pay Application No. 7 to Sternquist Construction for the BFSD Truman Drive Project in the amount of $226,306.47

w. - Resolution approving Change Order No. 3 for the BFSD Public Infrastructure-Truman Drive Project in the amount of $385.00

x. - Resolution approving Change Order No. 1 for the BFSD Public Infrastructure-2nd Street, NE Project in the amount of $65,781.60

y. - Resolution approving pay request no. 2 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of $150,198.53

z. - Resolution approving Janitorial RFQ for post-event cleaning at The Station

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aa. - Resolution approving Pay Application No. 9 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of $148,268.59

bb. - Resolution approving Pay Application No. 1 to JAS Construction LLC. for the Filmore Avenue Public Improvements Project in the amount of $189,043.20

cc. - Resolution fixing values of lots for the construction of Truman Drive NE - Phase 2

dd. - Resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of Truman Drive NE - Phase 2

ee. - Resolution setting a public hearing date for August 3, 2026 to consider the Resolution of Necessity (Proposed)

ff. - Resolution approving a Consulting Services Agreement with Greenwood Consulting Services LLC in the amount of not to exceed $2,000 for services to establish the Truman Drive, NE Stormwater Connection Fee District

6. Guests requesting to address the City Council
   a. Polk County Sheriff's Report
7. **Public Hearing**
   a. Public hearing on the SE Industrial Public Improvements – Phase 2 Project
8. Action Items
   a. - Resolution awarding the contract for the SE Industrial Public Improvements Phase 2 Project to Alliance Paving LLC. in the amount of $9,681,664.64
9. Discussion Items -
   a. - Discussion & Possible Action on Resolution Authorizing Staff to Facilitate Repairs to 78th Street Sanitary Sewer Lift Station
   b. Silo Commons Operations
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.

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[AGENDA_POSTING_DATE]

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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.

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
June 15, 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, 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, Parks & Recreation Director Katie Klus, Finance Director Craig Marshman, Assistant City Administrator Jene Jess, Library Director Michell Klinker-Feld, Assistant Fire Chief Anthony Rauterberg, Parks & Recreation Board Member Marian Collison, Parks & Recreation Board Member Emily Karowski, Parks & Recreation Board Member Nic Robinson, Parks & Recreation Board Member Mike Mackin

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

   None.

4. Perfecting and Approval of the Agenda

   Motion by Cox, seconded by Lyman, to approve the agenda. Vote on Motion 3-0. Motion carried.

5. Consent Agenda:

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

   a. Approval of June 1, 2026, City Council Meeting Minutes

   b. Claims List

   c. Applications for Council Approval

A virtual meeting was offered.

d. O-260601-211 - (Second Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43

e. O-260601-212 - (Second Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44

f. O-260601-213 - (Second Reading) Ordinance establishing a zoning district designation of Medium Industrial (M-2) on land comprised of the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE

g. R-260615-189- Resolution approving pay request no. 1 to Story Construction for the Water Treatment Facility Project in the amount of $75,000.00

h. R-260615-190- Resolution approving the Termination of the Right of First Refusal and Release of Lien Related to the Agreement with Newby Farms, Inc. dated September 4, 2007

i. R-260615-191- Resolution approving Change Order No. 6 for balancing all contract quantities for work that was performed on the 2nd Street Widening Project in the amount of $30,067.59

j. R-260615-192- Resolution approving Pay Request No. 9 (Final) to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of $107,578.11

k. R-260615-193- Resolution considering Plat of Survey for 1400 Courtyard Drive, SE

l. R-260615-194- Resolution considering fireworks permit for Iowa Fireworks

m. R-260615-195- Resolution approving Pay Application No. 7 to Core Construction for The Station Project in the amount of $480,650.71 for The Station Project

n. R-260615-196- Resolution approving Pay Request No. 8 to Core Construction for The Station Project in the amount of $442,444.22

o. R-260615-197- Resolution to approve Change Order No. 4 to Core Construction for the Bondurant Parks and Recreation Facility Project (The Station) in the amount of $5,508.96

p. R-260615-198- Resolution approving the purchase of Stream Mitigation Credits from Naturion West, LLC for the SE Industrial Public Improvements Project in the amount of $17,850.00

q. R-260615-199- Resolution approving Change Order No. 1 to Veit for the BFSD Public Infrastructure-Stormwater Project in the amount of $16,246.06

r. R-260615-200- Resolution approving pay request no. 2 to Home Boy Construction Inc. for the Boardwalk at Lake Petocka Project in the amount of $38,715.80

s. R-260615-201- Resolution Approving Purchase of Self-Propelled Fertilizer and Chemical Applicator Equipment from Waukee Power Equipment in the amount of $21,077.00

t. R-260615-202- Resolution approving an Agreement with the Iowa Department of Transportation for a Revitalize Iowa's Sound Economy (RISE) Grant in the amount of $4,823,205

u. R-260615-203- Resolution approving wage range for Public Works Administrative Specialist

Council Member Driscoll arrived at 06:02 PM.

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

6. Guests requesting to address the City Council

a. FY25 City Audit Presentation

Ryan Roof of Roof, Gerdes, Erlbacher, PLC (RGE & Associates) presented the Fiscal Year 2025 Annual Financial Audit to the Council and the public.

7. **Public Hearing**

a. Public hearing for the NE Hubbell Ave Water and Force Main Project

Mayor Elrod opens the public hearing at 06:11 PM.

Public Works Director Horton presented the NE Hubbell Avenue Water and Force Main Project, noting it is the final project associated with the new Water Treatment Facility and is being bid separately due to its focused scope. He explained that the project includes the installation of a sanitary sewer force main and water main infrastructure, along with a bid alternate for trenchless construction under Highway 65 to support a future extension to NE 88th Street and a connection to the water tower.

Mayor Elrod closed the public hearing at 06:20 PM.

8. Action Items

a. R-260420-133- Resolution Approving and Adopting The Station Rental Rules and Regulations & Sponsorship and Partnership Policy (Previously Tabled)
Motion by Cox, seconded by Driscoll, to remove Resolution No. R-260420-133 from the table for consideration. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

Motion by Cox, seconded by Driscoll, to approve R-260420-133. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

b. R-260615-204- Resolution approving the purchase of a new Rescue Engine from Heiman Fire not to exceed $1,200,000.00
Motion by Cox, seconded by Lyman, to Approve R-260615-204. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

c. R-260615-205- Resolution considering Site Plan for 1400 Courtyard Drive, SE
Motion by Driscoll, seconded by Lyman, to Approve R-260615-205 . Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

d. R-260615-206- Resolution Approving Agreement with Engineering Technical Services of Iowa, LLC for Construction Observation and General Engineering Technical Services in a not to exceed amount of $223,200
Council Member Sillanpaa arrived at 06:43 PM.

Motion by Cox, seconded by Lyman, to Approve R-260615-206. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

Staff informed the Council that Shive-Hattery requested revisions to the bid letting and public hearing dates previously approved for the SE Industrial Public Improvements Phase 2 Project due to the RISE/IDOT review timeline. Staff explained that the bid letting date was revised from June 25, 2026, to July 1, 2026, and the public hearing date was revised from June 29, 2026, to July 6, 2026. Staff noted the change was administrative in nature and did not affect the scope, budget, or intent of the project.

Motion by Cox, seconded by Driscoll, to approve the revised bid letting and public hearing dates for the SE Industrial Public Improvements Phase 2 Project, changing the bid letting date to July 1, 2026, at 2:00 p.m. and the public hearing date to July 6, 2026, at 6:00 p.m. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

a. R-260615-207- Discussion and possible consideration of resolution selecting a preferred Grain Silo Mural Concept Sketch for refinement by selected artist group, Yanoe x Zoueh

Mayor Elrod facilitated a discussion regarding the revised Grain Silo Mural concept options with input from City Council members and members of the Parks & Recreation Board. While Option 1 emerged as the preferred direction, extensive feedback and suggested modifications were provided to the artist team regarding design elements, community representation, color palette, and overall composition. No formal action was taken on the final mural concept. The artist team will incorporate the feedback received and return with a revised concept for future Council consideration and formal selection.

10. Reports / Comments and appropriate action thereon:

a. Mayor

DC Trip comments, congratulated Finance Director Marshman and Parks & Recreation Director Klus.

b. Council Members

Cox - DC Trip, MWA and Chamber update, and upcoming meetings.
Lyman - DC Trip, and Summerfest comments.
Driscoll - DC Trip, Summerfest comments, BRAVO update, and upcoming meetings.
McKenzie - Upcoming meetings.
Sillanpaa - Summerfest comments, upcoming Hillbilly bike ride, and Battle of the Bands this Saturday.

c. Administrator

**A virtual meeting was offered.*

Summerfest comments, The Station Ribbon Cutting, upcoming Strategic Meeting, Petocka project, and comments regarding the incident at City Park.

d. Directors

Hagan - None.
Horton - Department update.
Murray - Department update.
Kreuder - Department update.
Klinker-Feld - Department update.
Marshman - Department update.
Jess - None.
Klus - Department update.

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

None.

12. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 08:23 PM. Vote on Motion 5-0. 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 June 15, 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 7/6/2026
Motion

TITLE: Claims List

CONTACT PERSON:
Craig Marshman, Administrative Specialist

BRIEF HISTORY & ANALYSIS:

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

FUNDING SOURCE:

N/A

STAFF RECOMMENDATION:

Approve on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. Claims List

Check Register

Packet: APPKT04211 - 6/16/26 MANUAL CHECKS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
3048	CORE CONSTRUCTION SERVICES, LLC	06/17/2026	Regular	0.00	923,094.93	65367

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	1	0.00	923,094.93
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
	2	**1**	**0.00**	**923,094.93**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	923,094.93
			923,094.93

Check Register

Packet: APPKT04209 - 6/12/2026 AP AUTOMATION

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1715	A KINGS THRONE LLC	06/12/2026	AP Automation	0.00	1,218.00	APA002507
2600	AIRGAS USA, LLC	06/12/2026	AP Automation	0.00	65.10	APA002508
0020	ALTOONA ACE HARDWARE	06/12/2026	AP Automation	0.00	25.99	APA002509
2705	AMAZON CAPITAL SERVICES	06/12/2026	AP Automation	0.00	7,912.44	APA002510
2687	AT&T MOBILITY	06/12/2026	AP Automation	0.00	638.98	APA002511
2638	BOLTON & MENK, INC	06/12/2026	AP Automation	0.00	9,180.00	APA002512
1537	BOUND TREE MEDICAL LLC	06/12/2026	AP Automation	0.00	1,798.24	APA002513
0073	BRICK GENTRY P.C.	06/12/2026	AP Automation	0.00	28,344.00	APA002514
1454	CENTER POINT LARGE PRINT	06/12/2026	AP Automation	0.00	80.32	APA002515
2510	CENTRAL IOWA MECHANICAL	06/12/2026	AP Automation	0.00	1,140.00	APA002516
1228	CINTAS CORPORATION #762	06/12/2026	AP Automation	0.00	79.86	APA002517
1321	CONSTRUCTION & AGGREGATE PRO	06/12/2026	AP Automation	0.00	410.40	APA002518
1994	CONVERGINT TECHNOLOGIES LLC	06/12/2026	AP Automation	0.00	1,575.06	APA002519
2075	CORE & MAIN LP	06/12/2026	AP Automation	0.00	6,210.00	APA002520
0134	DEMCO	06/12/2026	AP Automation	0.00	188.50	APA002521
2828	ELECTRIC PUMP INC.	06/12/2026	AP Automation	0.00	446.49	APA002522
2193	FRIENDS OF GRIMES PUBLIC LIBRA	06/12/2026	AP Automation	0.00	250.00	APA002523
3095	GL ANKENY, LLC	06/12/2026	AP Automation	0.00	1,443.85	APA002524
0180	GRIMES ASPHALT & PAVING	06/12/2026	AP Automation	0.00	244.90	APA002525
1927	HARTER CONCRETE LLC	06/12/2026	AP Automation	0.00	2,350.00	APA002526
2984	HAWKINS INC	06/12/2026	AP Automation	0.00	213.50	APA002527
2754	HR GREEN, INC.	06/12/2026	AP Automation	0.00	36,900.38	APA002528
2125	IMS ALLIANCE	06/12/2026	AP Automation	0.00	130.60	APA002529
2937	INGRAM LIBRARY SERVICES	06/12/2026	AP Automation	0.00	1,610.71	APA002530
0904	INTERSTATE BATTERY	06/12/2026	AP Automation	0.00	65.95	APA002531
2642	KONICA MINOLTA BUSINESS SOLUTI	06/12/2026	AP Automation	0.00	286.13	APA002532
2619	KONICA MINOLTA PREMIER FINANCI	06/12/2026	AP Automation	0.00	251.40	APA002533
2957	LANDSCAPE TECHNOLOGIES LLC	06/12/2026	AP Automation	0.00	302.00	APA002534
1659	LIBRARY IDEAS	06/12/2026	AP Automation	0.00	159.75	APA002535
2676	TIFFANY LUING	06/12/2026	AP Automation	0.00	42.25	APA002536
0842	MENARDS - ALTOONA	06/12/2026	AP Automation	0.00	758.20	APA002537
2409	MERCY NORTH PHARMACY	06/12/2026	AP Automation	0.00	1,200.58	APA002538
0251	MICROBAC LABORATORIES, INC	06/12/2026	AP Automation	0.00	97.50	APA002539
0599	MICROMARKETING LLC	06/12/2026	AP Automation	0.00	13.59	APA002540
2100	MIDWEST TAPE, LLC	06/12/2026	AP Automation	0.00	670.02	APA002541
3022	MODLODE INC	06/12/2026	AP Automation	0.00	134.50	APA002542
1457	OREILLY AUTO PARTS	06/12/2026	AP Automation	0.00	78.20	APA002543
1858	OVERDRIVE INC	06/12/2026	AP Automation	0.00	643.14	APA002544
0325	P & P SMALL ENGINES	06/12/2026	AP Automation	0.00	215.59	APA002545
1628	QUICK SUPPLY CO.	06/12/2026	AP Automation	0.00	321.00	APA002546
1301	STOREY-KENWORTHY COMPANY	06/12/2026	AP Automation	0.00	131.14	APA002547
1534	STRATUS BUILDNG SOLUTIONS IOW/	06/12/2026	AP Automation	0.00	851.56	APA002548
1751	SWANK MOTION PICTURES INC	06/12/2026	AP Automation	0.00	536.00	APA002549
0930	TOMPKINS INDUSTRIES, INC.	06/12/2026	AP Automation	0.00	19.75	APA002550
3093	TONIES US, INC	06/12/2026	AP Automation	0.00	228.00	APA002551
2406	UNIQUE	06/12/2026	AP Automation	0.00	116.50	APA002552
1161	VEENSTRA & KIMM, INC.	06/12/2026	AP Automation	0.00	736.26	APA002553
2231	VERIZON WIRELESS	06/12/2026	AP Automation	0.00	1,703.61	APA002554

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2563	WALSH DOOR & SECURITY	06/12/2026	AP Automation	0.00	2,341.04	APA002555

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	72	49	0.00	114,360.98
	72	**49**	**0.00**	**114,360.98**

	AP Automation	72	49	0.00	114,360.98

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	114,360.98
			114,360.98

Check Register

Packet: APPKT04180 - 6/12/2026 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						
2889	CHAD DRISCOLL	06/12/2026	Regular	0.00	240.22	65362
2184	TARA COX	06/12/2026	Regular	0.00	268.93	65363
2462	FOR SURE ROOFING, LLC	06/12/2026	Regular	0.00	210.00	65364
2619	KONICA MINOLTA PREMIER FINANCI	06/12/2026	Regular	0.00	229.30	65365
2814	CARLENE SUHR	06/12/2026	Regular	0.00	42.06	65366
2538	IOWA LAND RECORDS	06/05/2026	Bank Draft	0.00	25.00	DFT0004839
2757	GOOGLE LLC	06/05/2026	Bank Draft	0.00	26.71	DFT0004840
2462	FOR SURE ROOFING, LLC	06/09/2026	Bank Draft	0.00	-210.00	DFT0004841
0387	TREASURER - STATE OF IOWA	06/09/2026	Bank Draft	0.00	11,390.91	DFT0004842
0387	TREASURER - STATE OF IOWA	06/09/2026	Bank Draft	0.00	2,201.66	DFT0004843
3009	STERNQUIST CONSTRUCTION, INC.	06/11/2026	Bank Draft	0.00	423,586.10	DFT0004844
2336	RYAN COMPANIES US INC.	06/11/2026	Bank Draft	0.00	349,764.91	DFT0004845
1747	ABSOLUTE CONCRETE CONSTRUCTIC	06/11/2026	Bank Draft	0.00	152,429.68	DFT0004846
2412	ALLIANCE CONSTRUCTION GROUP	06/12/2026	Bank Draft	0.00	105,967.56	DFT0004847
0965	MANATT'S INC.	06/12/2026	Bank Draft	0.00	236,844.53	DFT0004848

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	990.51
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	10	10	0.00	1,282,027.06
EFT's	0	0	0.00	0.00
	15	**15**	**0.00**	**1,283,017.57**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	1,283,437.57
			1,283,437.57

Check Register

Packet: APPKT04316 - 6/24/2026 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						
1588	SHELBY HAGAN	06/25/2026	Regular	0.00	268.00	65369
3111	JASON BROWN	06/25/2026	Regular	0.00	140.00	65370
3086	JOHN KERR	06/25/2026	Regular	0.00	135.63	65371
	Void	06/25/2026	Regular	0.00	0.00	65372
	Void	06/25/2026	Regular	0.00	0.00	65373
	Void	06/25/2026	Regular	0.00	0.00	65374
3113	KAYLA STALZER	06/25/2026	Regular	0.00	140.00	65375
3112	MARGERY PIERCE	06/25/2026	Regular	0.00	140.00	65376
3114	MARISSA PINKOWSKI	06/25/2026	Regular	0.00	155.00	65377
3115	MARTIN WATTERS	06/25/2026	Regular	0.00	15.00	65378
2276	MURRAY, MAGGIE	06/25/2026	Regular	0.00	967.29	65379
3117	PEGGY OLSON	06/25/2026	Regular	0.00	607.33	65380
2774	ISAAC PEZLEY	06/25/2026	Regular	0.00	656.96	65381
3104	TEKNEPHOS LLC	06/25/2026	Regular	0.00	3,520.00	65382
0854	VARIED CONSTRUCTION SERVICES	06/25/2026	Regular	0.00	4,075.00	65383
1069	FIRST NATIONAL BANK OMAHA	06/15/2026	Bank Draft	0.00	2,220.76	DFT0004882
0416	POSTMASTER	06/17/2026	Bank Draft	0.00	172.02	DFT0004883
2538	IOWA LAND RECORDS	06/23/2026	Bank Draft	0.00	65.00	DFT0004884
0050	UMB BANK	06/25/2026	Bank Draft	0.00	250.00	DFT0004886
0050	UMB BANK	06/25/2026	Bank Draft	0.00	250.00	DFT0004887
0050	UMB BANK	06/25/2026	Bank Draft	0.00	250.00	DFT0004888
2404	STORY CONSTRUCTION	06/23/2026	Bank Draft	0.00	75,000.00	DFT0004889
0965	MANATT'S INC.	06/23/2026	Bank Draft	0.00	107,578.11	DFT0004890
2433	WEX BANK	06/16/2026	Bank Draft	0.00	6,551.47	DFT0004891
0291	MIDAMERICAN ENERGY	07/08/2026	Bank Draft	0.00	11,722.71	DFT0004892
2254	TCM BANK NA	06/15/2026	Bank Draft	0.00	94.23	DFT0004893
2254	TCM BANK NA	06/15/2026	Bank Draft	0.00	1,710.84	DFT0004894
0291	MIDAMERICAN ENERGY	06/24/2026	Bank Draft	0.00	129.48	DFT0004895
1512	IRS USATAXPYMT	06/23/2026	Bank Draft	0.00	111.04	DFT0004896
3075	U.S. BANK NATIONAL ASSOCIATION	06/15/2026	Bank Draft	0.00	640.00	DFT0004897
1069	FIRST NATIONAL BANK OMAHA	06/15/2026	Bank Draft	0.00	1,988.78	DFT0004898
0050	UMB BANK	06/25/2026	Bank Draft	0.00	300.00	DFT0004899

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	12	0.00	10,820.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	17	17	0.00	209,034.44
EFT's	0	0	0.00	0.00
	30	**32**	**0.00**	**219,854.65**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	208,131.94
999	POOLED CASH	7/2026	11,722.71
			219,854.65

Check Register

Packet: APPKT04329 - 6/24/26 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						
2513	ADAM JENSEN	06/25/2026	AP Automation	0.00	400.00	APA002684
2764	ADOBE INC.	06/25/2026	AP Automation	0.00	36.66	APA002685
0020	ALTOONA ACE HARDWARE	06/25/2026	AP Automation	0.00	16.99	APA002686
2705	AMAZON CAPITAL SERVICES	06/25/2026	AP Automation	0.00	82.31	APA002687
2988	ANDREW DONALD GOLIGHTLY	06/25/2026	AP Automation	0.00	650.00	APA002688
0035	ANKENY SANITATION	06/25/2026	AP Automation	0.00	279.87	APA002689
3106	ASL EDUCATION	06/25/2026	AP Automation	0.00	850.00	APA002690
2687	AT&T MOBILITY	06/25/2026	AP Automation	0.00	525.20	APA002691
1085	BLANK PARK ZOO	06/25/2026	AP Automation	0.00	190.00	APA002692
3102	BLICK ART MATERIALS LLC	06/25/2026	AP Automation	0.00	892.75	APA002693
2638	BOLTON & MENK, INC	06/25/2026	AP Automation	0.00	1,151.00	APA002694
1715	BPT OPCO, LLC	06/25/2026	AP Automation	0.00	332.00	APA002695
0073	BRICK GENTRY P.C.	06/25/2026	AP Automation	0.00	2,380.00	APA002696
1454	CENTER POINT LARGE PRINT	06/25/2026	AP Automation	0.00	88.11	APA002697
1228	CINTAS CORPORATION #762	06/25/2026	AP Automation	0.00	78.62	APA002698
3099	CLARENCE O RICHMOND	06/25/2026	AP Automation	0.00	500.00	APA002699
0103	CLARKE MOSQUITO CONTROL PROD	06/25/2026	AP Automation	0.00	5,879.50	APA002700
1217	CONSTRUCTION MATERIALS TESTIN(	06/25/2026	AP Automation	0.00	930.00	APA002701
1994	CONVERGINT TECHNOLOGIES LLC	06/25/2026	AP Automation	0.00	7,233.62	APA002702
2075	CORE & MAIN LP	06/25/2026	AP Automation	0.00	6,912.00	APA002703
2737	DES MOINES AIRPORT AUTHORITY	06/25/2026	AP Automation	0.00	17,395.00	APA002704
0145	DIAM PEST CONTROL	06/25/2026	AP Automation	0.00	250.00	APA002705
2525	DINGES FIRE COMPANY	06/25/2026	AP Automation	0.00	2,620.89	APA002706
3004	EIDE BAILLY LLP	06/25/2026	AP Automation	0.00	3,701.25	APA002707
3100	ELI CLARK	06/25/2026	AP Automation	0.00	1,500.00	APA002708
2137	JESTER INSURANCE SERVICE	06/25/2026	AP Automation	0.00	196.00	APA002709
1525	GANNETT MEDIA CORP	06/25/2026	AP Automation	0.00	1,896.64	APA002710
2362	GOVERNMENT FINANCE OFFICERS A	06/25/2026	AP Automation	0.00	250.00	APA002711
2748	GOVERNMENTJOBS.COM, INC.	06/25/2026	AP Automation	0.00	29,133.30	APA002712
2951	GRIZZLY PRINT & MARKETING, INC.	06/25/2026	AP Automation	0.00	557.25	APA002713
2754	HR GREEN, INC.	06/25/2026	AP Automation	0.00	24,385.00	APA002714
2765	I & S GROUP, INC.	06/25/2026	AP Automation	0.00	138,826.25	APA002715
1062	IOWA PRISON INDUSTRIES	06/25/2026	AP Automation	0.00	2,743.00	APA002716
0932	IAMU	06/25/2026	AP Automation	0.00	1,454.26	APA002717
0224	IOWA DEPT OF TRANSPORTATION	06/25/2026	AP Automation	0.00	144.55	APA002718
2223	IMAGE 360	06/25/2026	AP Automation	0.00	113.00	APA002719
0210	IMWCA	06/25/2026	AP Automation	0.00	13,628.00	APA002720
2852	IOWA TITLE COMPANY	06/25/2026	AP Automation	0.00	750.00	APA002721
3056	JMH MARINE, LLC	06/25/2026	AP Automation	0.00	22,349.00	APA002722
3109	JORDAN & MAHONEY LAW FIRM, P.(	06/25/2026	AP Automation	0.00	2,010.00	APA002723
3098	KIELY FRAZIER MERRILL LLC	06/25/2026	AP Automation	0.00	650.00	APA002724
1340	KONICA MINOLTA	06/25/2026	AP Automation	0.00	425.55	APA002725
2619	KONICA MINOLTA PREMIER FINANCI	06/25/2026	AP Automation	0.00	231.15	APA002726
3054	LAMSON DUGAN & MURRAY LLP	06/25/2026	AP Automation	0.00	858.00	APA002727
0842	MENARDS - ALTOONA	06/25/2026	AP Automation	0.00	559.26	APA002728
2409	MERCY NORTH PHARMACY	06/25/2026	AP Automation	0.00	81.00	APA002729
0286	METRO WASTE AUTHORITY	06/25/2026	AP Automation	0.00	50,408.24	APA002730
0288	MID-IOWA ASSOC OF LOCAL GOVTS	06/25/2026	AP Automation	0.00	1,145.91	APA002731
0251	MICROBAC LABORATORIES, INC	06/25/2026	AP Automation	0.00	238.25	APA002732
2192	OMNI EMS	06/25/2026	AP Automation	0.00	470.85	APA002733
0325	P & P SMALL ENGINES	06/25/2026	AP Automation	0.00	143.81	APA002734
0900	POLK COUNTY AUDITOR	06/25/2026	AP Automation	0.00	73,616.25	APA002735
2205	TIM READ	06/25/2026	AP Automation	0.00	400.00	APA002736
3101	REXCO EQUIPMENT, INC.	06/25/2026	AP Automation	0.00	2,473.00	APA002737

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2832	SECURITY EQUIPMENT, INC.	06/25/2026	AP Automation	0.00	34.00	APA002738
2832	SECURITY EQUIPMENT, INC.	06/25/2026	AP Automation	0.00	90.00	APA002739
1504	SHIVE-HATTERY INC	06/25/2026	AP Automation	0.00	182,302.66	APA002740
3077	SPENCER MUNICIPAL HOSPITAL	06/25/2026	AP Automation	0.00	9.00	APA002741
2661	THE REINALT - THOMAS CORPORATI	06/25/2026	AP Automation	0.00	252.20	APA002742
2666	THE UNIVERSITY OF IOWA	06/25/2026	AP Automation	0.00	8,000.00	APA002743
2498	TIM VORLAND PHOTOGRAPHY	06/25/2026	AP Automation	0.00	300.00	APA002744
2227	TYLER TECHNOLOGIES INC	06/25/2026	AP Automation	0.00	870.00	APA002745
2706	VALEO NETWORKS	06/25/2026	AP Automation	0.00	10,455.56	APA002746
3110	VERIFIED FIRST LLC	06/25/2026	AP Automation	0.00	505.20	APA002747

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	107	64	0.00	627,831.91
	107	**64**	**0.00**	**627,831.91**

	AP Automation	107	64	0.00	627,831.91

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	627,831.91
			627,831.91

Check Register

Packet: APPKT04211 - 6/16/26 MANUAL CHECKS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
3048	CORE CONSTRUCTION SERVICES, LLC	06/17/2026	Regular	0.00	923,094.93	65367

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	1	0.00	923,094.93
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
	2	**1**	**0.00**	**923,094.93**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	923,094.93
			923,094.93

Check Register

Packet: APPKT04209 - 6/12/2026 AP AUTOMATION

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1715	A KINGS THRONE LLC	06/12/2026	AP Automation	0.00	1,218.00	APA002507
2600	AIRGAS USA, LLC	06/12/2026	AP Automation	0.00	65.10	APA002508
0020	ALTOONA ACE HARDWARE	06/12/2026	AP Automation	0.00	25.99	APA002509
2705	AMAZON CAPITAL SERVICES	06/12/2026	AP Automation	0.00	7,912.44	APA002510
2687	AT&T MOBILITY	06/12/2026	AP Automation	0.00	638.98	APA002511
2638	BOLTON & MENK, INC	06/12/2026	AP Automation	0.00	9,180.00	APA002512
1537	BOUND TREE MEDICAL LLC	06/12/2026	AP Automation	0.00	1,798.24	APA002513
0073	BRICK GENTRY P.C.	06/12/2026	AP Automation	0.00	28,344.00	APA002514
1454	CENTER POINT LARGE PRINT	06/12/2026	AP Automation	0.00	80.32	APA002515
2510	CENTRAL IOWA MECHANICAL	06/12/2026	AP Automation	0.00	1,140.00	APA002516
1228	CINTAS CORPORATION #762	06/12/2026	AP Automation	0.00	79.86	APA002517
1321	CONSTRUCTION & AGGREGATE PRO	06/12/2026	AP Automation	0.00	410.40	APA002518
1994	CONVERGINT TECHNOLOGIES LLC	06/12/2026	AP Automation	0.00	1,575.06	APA002519
2075	CORE & MAIN LP	06/12/2026	AP Automation	0.00	6,210.00	APA002520
0134	DEMCO	06/12/2026	AP Automation	0.00	188.50	APA002521
2828	ELECTRIC PUMP INC.	06/12/2026	AP Automation	0.00	446.49	APA002522
2193	FRIENDS OF GRIMES PUBLIC LIBRA	06/12/2026	AP Automation	0.00	250.00	APA002523
3095	GL ANKENY, LLC	06/12/2026	AP Automation	0.00	1,443.85	APA002524
0180	GRIMES ASPHALT & PAVING	06/12/2026	AP Automation	0.00	244.90	APA002525
1927	HARTER CONCRETE LLC	06/12/2026	AP Automation	0.00	2,350.00	APA002526
2984	HAWKINS INC	06/12/2026	AP Automation	0.00	213.50	APA002527
2754	HR GREEN, INC.	06/12/2026	AP Automation	0.00	36,900.38	APA002528
2125	IMS ALLIANCE	06/12/2026	AP Automation	0.00	130.60	APA002529
2937	INGRAM LIBRARY SERVICES	06/12/2026	AP Automation	0.00	1,610.71	APA002530
0904	INTERSTATE BATTERY	06/12/2026	AP Automation	0.00	65.95	APA002531
2642	KONICA MINOLTA BUSINESS SOLUTI	06/12/2026	AP Automation	0.00	286.13	APA002532
2619	KONICA MINOLTA PREMIER FINANCI	06/12/2026	AP Automation	0.00	251.40	APA002533
2957	LANDSCAPE TECHNOLOGIES LLC	06/12/2026	AP Automation	0.00	302.00	APA002534
1659	LIBRARY IDEAS	06/12/2026	AP Automation	0.00	159.75	APA002535
2676	TIFFANY LUING	06/12/2026	AP Automation	0.00	42.25	APA002536
0842	MENARDS - ALTOONA	06/12/2026	AP Automation	0.00	758.20	APA002537
2409	MERCY NORTH PHARMACY	06/12/2026	AP Automation	0.00	1,200.58	APA002538
0251	MICROBAC LABORATORIES, INC	06/12/2026	AP Automation	0.00	97.50	APA002539
0599	MICROMARKETING LLC	06/12/2026	AP Automation	0.00	13.59	APA002540
2100	MIDWEST TAPE, LLC	06/12/2026	AP Automation	0.00	670.02	APA002541
3022	MODLODE INC	06/12/2026	AP Automation	0.00	134.50	APA002542
1457	OREILLY AUTO PARTS	06/12/2026	AP Automation	0.00	78.20	APA002543
1858	OVERDRIVE INC	06/12/2026	AP Automation	0.00	643.14	APA002544
0325	P & P SMALL ENGINES	06/12/2026	AP Automation	0.00	215.59	APA002545
1628	QUICK SUPPLY CO.	06/12/2026	AP Automation	0.00	321.00	APA002546
1301	STOREY-KENWORTHY COMPANY	06/12/2026	AP Automation	0.00	131.14	APA002547
1534	STRATUS BUILDNG SOLUTIONS IOW/	06/12/2026	AP Automation	0.00	851.56	APA002548
1751	SWANK MOTION PICTURES INC	06/12/2026	AP Automation	0.00	536.00	APA002549
0930	TOMPKINS INDUSTRIES, INC.	06/12/2026	AP Automation	0.00	19.75	APA002550
3093	TONIES US, INC	06/12/2026	AP Automation	0.00	228.00	APA002551
2406	UNIQUE	06/12/2026	AP Automation	0.00	116.50	APA002552
1161	VEENSTRA & KIMM, INC.	06/12/2026	AP Automation	0.00	736.26	APA002553
2231	VERIZON WIRELESS	06/12/2026	AP Automation	0.00	1,703.61	APA002554

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2563	WALSH DOOR & SECURITY	06/12/2026	AP Automation	0.00	2,341.04	APA002555

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	72	49	0.00	114,360.98
	72	**49**	**0.00**	**114,360.98**

	AP Automation	72	49	0.00	114,360.98

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	114,360.98
			114,360.98

Check Register

Packet: APPKT04180 - 6/12/2026 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						
2889	CHAD DRISCOLL	06/12/2026	Regular	0.00	240.22	65362
2184	TARA COX	06/12/2026	Regular	0.00	268.93	65363
2462	FOR SURE ROOFING, LLC	06/12/2026	Regular	0.00	210.00	65364
2619	KONICA MINOLTA PREMIER FINANCI	06/12/2026	Regular	0.00	229.30	65365
2814	CARLENE SUHR	06/12/2026	Regular	0.00	42.06	65366
2538	IOWA LAND RECORDS	06/05/2026	Bank Draft	0.00	25.00	DFT0004839
2757	GOOGLE LLC	06/05/2026	Bank Draft	0.00	26.71	DFT0004840
2462	FOR SURE ROOFING, LLC	06/09/2026	Bank Draft	0.00	-210.00	DFT0004841
0387	TREASURER - STATE OF IOWA	06/09/2026	Bank Draft	0.00	11,390.91	DFT0004842
0387	TREASURER - STATE OF IOWA	06/09/2026	Bank Draft	0.00	2,201.66	DFT0004843
3009	STERNQUIST CONSTRUCTION, INC.	06/11/2026	Bank Draft	0.00	423,586.10	DFT0004844
2336	RYAN COMPANIES US INC.	06/11/2026	Bank Draft	0.00	349,764.91	DFT0004845
1747	ABSOLUTE CONCRETE CONSTRUCTIC	06/11/2026	Bank Draft	0.00	152,429.68	DFT0004846
2412	ALLIANCE CONSTRUCTION GROUP	06/12/2026	Bank Draft	0.00	105,967.56	DFT0004847
0965	MANATT'S INC.	06/12/2026	Bank Draft	0.00	236,844.53	DFT0004848

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	990.51
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	10	10	0.00	1,282,027.06
EFT's	0	0	0.00	0.00
	15	**15**	**0.00**	**1,283,017.57**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	1,283,437.57
			1,283,437.57

Check Register

Packet: APPKT04316 - 6/24/2026 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						
1588	SHELBY HAGAN	06/25/2026	Regular	0.00	268.00	65369
3111	JASON BROWN	06/25/2026	Regular	0.00	140.00	65370
3086	JOHN KERR	06/25/2026	Regular	0.00	135.63	65371
	Void	06/25/2026	Regular	0.00	0.00	65372
	Void	06/25/2026	Regular	0.00	0.00	65373
	Void	06/25/2026	Regular	0.00	0.00	65374
3113	KAYLA STALZER	06/25/2026	Regular	0.00	140.00	65375
3112	MARGERY PIERCE	06/25/2026	Regular	0.00	140.00	65376
3114	MARISSA PINKOWSKI	06/25/2026	Regular	0.00	155.00	65377
3115	MARTIN WATTERS	06/25/2026	Regular	0.00	15.00	65378
2276	MURRAY, MAGGIE	06/25/2026	Regular	0.00	967.29	65379
3117	PEGGY OLSON	06/25/2026	Regular	0.00	607.33	65380
2774	ISAAC PEZLEY	06/25/2026	Regular	0.00	656.96	65381
3104	TEKNEPHOS LLC	06/25/2026	Regular	0.00	3,520.00	65382
0854	VARIED CONSTRUCTION SERVICES	06/25/2026	Regular	0.00	4,075.00	65383
1069	FIRST NATIONAL BANK OMAHA	06/15/2026	Bank Draft	0.00	2,220.76	DFT0004882
0416	POSTMASTER	06/17/2026	Bank Draft	0.00	172.02	DFT0004883
2538	IOWA LAND RECORDS	06/23/2026	Bank Draft	0.00	65.00	DFT0004884
0050	UMB BANK	06/25/2026	Bank Draft	0.00	250.00	DFT0004886
0050	UMB BANK	06/25/2026	Bank Draft	0.00	250.00	DFT0004887
0050	UMB BANK	06/25/2026	Bank Draft	0.00	250.00	DFT0004888
2404	STORY CONSTRUCTION	06/23/2026	Bank Draft	0.00	75,000.00	DFT0004889
0965	MANATT'S INC.	06/23/2026	Bank Draft	0.00	107,578.11	DFT0004890
2433	WEX BANK	06/16/2026	Bank Draft	0.00	6,551.47	DFT0004891
0291	MIDAMERICAN ENERGY	07/08/2026	Bank Draft	0.00	11,722.71	DFT0004892
2254	TCM BANK NA	06/15/2026	Bank Draft	0.00	94.23	DFT0004893
2254	TCM BANK NA	06/15/2026	Bank Draft	0.00	1,710.84	DFT0004894
0291	MIDAMERICAN ENERGY	06/24/2026	Bank Draft	0.00	129.48	DFT0004895
1512	IRS USATAXPYMT	06/23/2026	Bank Draft	0.00	111.04	DFT0004896
3075	U.S. BANK NATIONAL ASSOCIATION	06/15/2026	Bank Draft	0.00	640.00	DFT0004897
1069	FIRST NATIONAL BANK OMAHA	06/15/2026	Bank Draft	0.00	1,988.78	DFT0004898
0050	UMB BANK	06/25/2026	Bank Draft	0.00	300.00	DFT0004899

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	12	0.00	10,820.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	17	17	0.00	209,034.44
EFT's	0	0	0.00	0.00
	30	**32**	**0.00**	**219,854.65**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	208,131.94
999	POOLED CASH	7/2026	11,722.71
			219,854.65

Check Register

Packet: APPKT04329 - 6/24/26 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						
2513	ADAM JENSEN	06/25/2026	AP Automation	0.00	400.00	APA002684
2764	ADOBE INC.	06/25/2026	AP Automation	0.00	36.66	APA002685
0020	ALTOONA ACE HARDWARE	06/25/2026	AP Automation	0.00	16.99	APA002686
2705	AMAZON CAPITAL SERVICES	06/25/2026	AP Automation	0.00	82.31	APA002687
2988	ANDREW DONALD GOLIGHTLY	06/25/2026	AP Automation	0.00	650.00	APA002688
0035	ANKENY SANITATION	06/25/2026	AP Automation	0.00	279.87	APA002689
3106	ASL EDUCATION	06/25/2026	AP Automation	0.00	850.00	APA002690
2687	AT&T MOBILITY	06/25/2026	AP Automation	0.00	525.20	APA002691
1085	BLANK PARK ZOO	06/25/2026	AP Automation	0.00	190.00	APA002692
3102	BLICK ART MATERIALS LLC	06/25/2026	AP Automation	0.00	892.75	APA002693
2638	BOLTON & MENK, INC	06/25/2026	AP Automation	0.00	1,151.00	APA002694
1715	BPT OPCO, LLC	06/25/2026	AP Automation	0.00	332.00	APA002695
0073	BRICK GENTRY P.C.	06/25/2026	AP Automation	0.00	2,380.00	APA002696
1454	CENTER POINT LARGE PRINT	06/25/2026	AP Automation	0.00	88.11	APA002697
1228	CINTAS CORPORATION #762	06/25/2026	AP Automation	0.00	78.62	APA002698
3099	CLARENCE O RICHMOND	06/25/2026	AP Automation	0.00	500.00	APA002699
0103	CLARKE MOSQUITO CONTROL PROD	06/25/2026	AP Automation	0.00	5,879.50	APA002700
1217	CONSTRUCTION MATERIALS TESTIN(	06/25/2026	AP Automation	0.00	930.00	APA002701
1994	CONVERGINT TECHNOLOGIES LLC	06/25/2026	AP Automation	0.00	7,233.62	APA002702
2075	CORE & MAIN LP	06/25/2026	AP Automation	0.00	6,912.00	APA002703
2737	DES MOINES AIRPORT AUTHORITY	06/25/2026	AP Automation	0.00	17,395.00	APA002704
0145	DIAM PEST CONTROL	06/25/2026	AP Automation	0.00	250.00	APA002705
2525	DINGES FIRE COMPANY	06/25/2026	AP Automation	0.00	2,620.89	APA002706
3004	EIDE BAILLY LLP	06/25/2026	AP Automation	0.00	3,701.25	APA002707
3100	ELI CLARK	06/25/2026	AP Automation	0.00	1,500.00	APA002708
2137	JESTER INSURANCE SERVICE	06/25/2026	AP Automation	0.00	196.00	APA002709
1525	GANNETT MEDIA CORP	06/25/2026	AP Automation	0.00	1,896.64	APA002710
2362	GOVERNMENT FINANCE OFFICERS A	06/25/2026	AP Automation	0.00	250.00	APA002711
2748	GOVERNMENTJOBS.COM, INC.	06/25/2026	AP Automation	0.00	29,133.30	APA002712
2951	GRIZZLY PRINT & MARKETING, INC.	06/25/2026	AP Automation	0.00	557.25	APA002713
2754	HR GREEN, INC.	06/25/2026	AP Automation	0.00	24,385.00	APA002714
2765	I & S GROUP, INC.	06/25/2026	AP Automation	0.00	138,826.25	APA002715
1062	IOWA PRISON INDUSTRIES	06/25/2026	AP Automation	0.00	2,743.00	APA002716
0932	IAMU	06/25/2026	AP Automation	0.00	1,454.26	APA002717
0224	IOWA DEPT OF TRANSPORTATION	06/25/2026	AP Automation	0.00	144.55	APA002718
2223	IMAGE 360	06/25/2026	AP Automation	0.00	113.00	APA002719
0210	IMWCA	06/25/2026	AP Automation	0.00	13,628.00	APA002720
2852	IOWA TITLE COMPANY	06/25/2026	AP Automation	0.00	750.00	APA002721
3056	JMH MARINE, LLC	06/25/2026	AP Automation	0.00	22,349.00	APA002722
3109	JORDAN & MAHONEY LAW FIRM, P.(	06/25/2026	AP Automation	0.00	2,010.00	APA002723
3098	KIELY FRAZIER MERRILL LLC	06/25/2026	AP Automation	0.00	650.00	APA002724
1340	KONICA MINOLTA	06/25/2026	AP Automation	0.00	425.55	APA002725
2619	KONICA MINOLTA PREMIER FINANCI	06/25/2026	AP Automation	0.00	231.15	APA002726
3054	LAMSON DUGAN & MURRAY LLP	06/25/2026	AP Automation	0.00	858.00	APA002727
0842	MENARDS - ALTOONA	06/25/2026	AP Automation	0.00	559.26	APA002728
2409	MERCY NORTH PHARMACY	06/25/2026	AP Automation	0.00	81.00	APA002729
0286	METRO WASTE AUTHORITY	06/25/2026	AP Automation	0.00	50,408.24	APA002730
0288	MID-IOWA ASSOC OF LOCAL GOVTS	06/25/2026	AP Automation	0.00	1,145.91	APA002731
0251	MICROBAC LABORATORIES, INC	06/25/2026	AP Automation	0.00	238.25	APA002732
2192	OMNI EMS	06/25/2026	AP Automation	0.00	470.85	APA002733
0325	P & P SMALL ENGINES	06/25/2026	AP Automation	0.00	143.81	APA002734
0900	POLK COUNTY AUDITOR	06/25/2026	AP Automation	0.00	73,616.25	APA002735
2205	TIM READ	06/25/2026	AP Automation	0.00	400.00	APA002736
3101	REXCO EQUIPMENT, INC.	06/25/2026	AP Automation	0.00	2,473.00	APA002737

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2832	SECURITY EQUIPMENT, INC.	06/25/2026	AP Automation	0.00	34.00	APA002738
2832	SECURITY EQUIPMENT, INC.	06/25/2026	AP Automation	0.00	90.00	APA002739
1504	SHIVE-HATTERY INC	06/25/2026	AP Automation	0.00	182,302.66	APA002740
3077	SPENCER MUNICIPAL HOSPITAL	06/25/2026	AP Automation	0.00	9.00	APA002741
2661	THE REINALT - THOMAS CORPORATI	06/25/2026	AP Automation	0.00	252.20	APA002742
2666	THE UNIVERSITY OF IOWA	06/25/2026	AP Automation	0.00	8,000.00	APA002743
2498	TIM VORLAND PHOTOGRAPHY	06/25/2026	AP Automation	0.00	300.00	APA002744
2227	TYLER TECHNOLOGIES INC	06/25/2026	AP Automation	0.00	870.00	APA002745
2706	VALEO NETWORKS	06/25/2026	AP Automation	0.00	10,455.56	APA002746
3110	VERIFIED FIRST LLC	06/25/2026	AP Automation	0.00	505.20	APA002747

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	107	64	0.00	627,831.91
	107	**64**	**0.00**	**627,831.91**

	AP Automation	107	64	0.00	627,831.91

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	627,831.91
			627,831.91

Payroll Check Register
Checks

Pay Period: 6/1/2026-6/14/2026

Packet: PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
BAAS, JAMIE	4147	Regular	06/19/2026	0.00	1099

Payroll Check Register
Direct Deposits
Pay Period: 6/1/2026-6/14/2026

Packet: PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	06/19/2026	313.49	108056
ADAMS, CASSANDRA	3148	06/19/2026	313.50	108056
ADKISSON, JENNIFER	3145	06/19/2026	1,168.94	108057
AGANS, PAYTON	1602	06/19/2026	2,456.73	108058
BAILEY, BOYCE E	7104	06/19/2026	1,232.29	108059
BERGESON, JOHN W	7121	06/19/2026	2,111.07	108060
BRAUN, ALEXA	1612	06/19/2026	2,059.23	108061
BRIGGS, ASHTON S	1511	06/19/2026	930.77	108062
BRODSACK, MITCHELL JOHN	1615	06/19/2026	1,681.82	108063
BRODSACK, MITCHELL JOHN	1615	06/19/2026	420.46	108063
CARPENTER, JOHN C	5129	06/19/2026	1,725.02	108064
COLLISON, PATRICK F	5103	06/19/2026	2,542.67	108065
CORY, JOHN P	7120	06/19/2026	1,670.81	108066
CRITTENDEN, MATTHEW	1567	06/19/2026	1,469.91	108067
DE LOS SANTOS, JUAN DAVID	7128	06/19/2026	1,574.30	108068
DENHAM, DARIN	7129	06/19/2026	1,803.11	108069
DENNY, KOLE	1585	06/19/2026	466.36	108070
ELLIOTT, KYLE	1568	06/19/2026	250.53	108071
GILSON, DUSTY ALAN	7124	06/19/2026	2,030.82	108072
HAGAN, SHELBY L	5118	06/19/2026	2,878.93	108073
HIGGINS, DAVID P.	7105	06/19/2026	1,548.90	108074
HORTON, JOHN C	7112	06/19/2026	100.00	108075
HORTON, JOHN C	7112	06/19/2026	3,892.90	108075
HUFF, TIMOTHY J	1559	06/19/2026	330.00	108076
HUFF, TIMOTHY J	1559	06/19/2026	1,892.69	108076
ISKE, BLAKE	1600	06/19/2026	542.74	108077
JENNINGS, CHRISTOPHER	1614	06/19/2026	3,004.53	108078
JESS, JENE' N	5123	06/19/2026	3,773.55	108079
KENT, RONALD D	7115	06/19/2026	1,103.96	108080
KERR, JOHN	1611	06/19/2026	3,208.53	108081
KING, CHRISTINA M	3143	06/19/2026	637.38	108082
KLINKER-FELD, MICHELL M	3135	06/19/2026	2,771.80	108083
KLUS, KATIE	5134	06/19/2026	2,099.48	108084
KOBER, ANDREW M	1557	06/19/2026	502.65	108085
KREUDER, AARON M	1441	06/19/2026	4,035.06	108086
KRUSE, OSCAR	1586	06/19/2026	947.58	108087
LEINEN, DAVID	1608	06/19/2026	919.05	108088
LUING, TIFFANY A	5133	06/19/2026	2,268.01	108089
LUNDQUIST, BRADLEY D	1555	06/19/2026	1,096.17	108090
MARSHMAN, CRAIG A	5125	06/19/2026	1,964.35	108091
MASON, KYLE	1598	06/19/2026	1,164.47	108092
MATTSON, ELAINE	5135	06/19/2026	1,508.45	108093
MEYERES, KYLEIGH	1601	06/19/2026	794.01	108094
MILLER, BRODY E	1582	06/19/2026	1,823.50	108095
MONLEY, CHRISTOPHER P	1616	06/19/2026	973.03	108096
MURRAY, MARGARET	5126	06/19/2026	3,493.68	108097
OLIVER, MARKETA S	8403	06/19/2026	300.00	108098
OLIVER, MARKETA S	8403	06/19/2026	4,205.63	108098
PEZLEY, ISAAC J	5132	06/19/2026	2,433.56	108099
PFALTZGRAFF, REED	7117	06/19/2026	1,017.14	108100
RAUTERBERG, ANTHONY	1599	06/19/2026	2,961.22	108101

Packet: PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
REYNOLDS, RAY A	1537	06/19/2026	832.65	108102
RICCIO, ANTHONY F	1583	06/19/2026	914.66	108103
SCHINCKE, MEGAN	3137	06/19/2026	1,724.70	108104
SEXTON, WILLIAM M	7125	06/19/2026	250.00	108105
SEXTON, WILLIAM M	7125	06/19/2026	1,172.01	108105
SIEVE, BENJAMIN JOSHUA	1606	06/19/2026	2,419.65	108106
SIMONI, ANDREW	1604	06/19/2026	300.00	108107
SIMONI, ANDREW	1604	06/19/2026	2,227.86	108107
SOCKNESS TEEPLE, MEGAN E	3147	06/19/2026	250.00	108108
SOCKNESS TEEPLE, MEGAN E	3147	06/19/2026	2,136.38	108108
SPOERRY, DANIELLE M	1527	06/19/2026	1,451.68	108109
SUHR, CARLENE E.F.	3144	06/19/2026	1,427.57	108110
SUMMERS, AANNA N	1575	06/19/2026	2,238.44	108111
SUMMERS, ALAN C	1534	06/19/2026	1,259.83	108112
WELTHA, CLAYTON	1566	06/19/2026	1,299.22	108113

Payroll Check Register
Report Summary
Pay Period: 6/1/2026-6/14/2026

Packet: PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	1	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	66	106,319.43
Total	**67**	**106,319.43**

Refund Check Register

Refund Check Detail

UBPKT08524 - 6/29/26 - UB HYDRANT METER DEPOSIT REFUND 16-02

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
16-02262-00	CO, STORY CONSTRUCTION	6/29/2026	65384	1,500.00	100	R00149236	1500.00	Deposit
Total Refunds: 1			**Total Refunded Amount:**	1,500.00				

Revenue Code Summary

Revenue Code	Amount
100-DEP - WATER DEPOSIT	1500.00
Revenue Total:	1500.00

General Ledger Distribution

Posting Date: 06/29/2026

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-1,500.00	Yes
	600-050-2141	APPLIED CREDITS	0.00	
	600-810-1-4730	METER DEPOSITS	1,500.00	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-1,500.00	
	999-050-2300	DUE TO OTHER FUNDS	1,500.00	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Refund Check Register

Refund Check Detail

UBPKT08508 - 6/22/26 - REFUND CHECK 02-01600-03

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
02-01600-03	BALL, JOSHUA D	6/22/2026	65368	102.68			102.68	Deposit
Total Refunds: 1			**Total Refunded Amount:**	102.68				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	102.68
Revenue Total:	102.68

General Ledger Distribution

Posting Date: 06/22/2026

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-102.68	Yes
	600-050-2141	APPLIED CREDITS	102.68	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-102.68	
	999-050-2300	DUE TO OTHER FUNDS	102.68	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Payable Register

Payable Detail by Vendor Name

Packet: APPKT04215 - PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 0106 - COLLECTION SERVICES CENTER									**Vendor Total:**	**216.92**
INV0005893	Invoice	6/22/2026	6/22/2026	6/22/2026	6/22/2026	216.92	0.00	0.00	0.00	216.92
CHILD SUPPORT CASE 990391	AP Bank Code - AP Bank				No	**Payment Date:** 6/22/2026			**Bank Draft:**	DFT0004878

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CHILD SUPPORT CASE 990391	NA	0.00	0.00	216.92	0.00	0.00	0.00	216.92

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2127	CHILD SUPPORT WITHHOLDING		216.92	100.00%

Vendor: 2304 - EBS									**Vendor Total:**	**35,332.24**
INV0005882	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	2,209.03	0.00	0.00	0.00	2,209.03
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004867

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DELTA DENTAL PAYMENT	Service	0.00	0.00	2,209.03	0.00	0.00	0.00	2,209.03

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2125	DENTAL INSURANCE		2,209.03	100.00%

INV0005886	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	25,688.72	0.00	0.00	0.00	25,688.72
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004871

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
HEALTH INSURANCE WELLMARK	Service	0.00	0.00	25,688.72	0.00	0.00	0.00	25,688.72

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		25,688.72	100.00%

INV0005887	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	1,302.02	0.00	0.00	0.00	1,302.02
EBS ADMIN COST	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004872

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EBS ADMIN COST	Service	0.00	0.00	1,302.02	0.00	0.00	0.00	1,302.02

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		1,302.02	100.00%

INV0005889	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	1,827.98	0.00	0.00	0.00	1,827.98
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004874

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LIFE & DIS PRINCIPAL	Service	0.00	0.00	1,827.98	0.00	0.00	0.00	1,827.98

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		1,827.98	100.00%

INV0005890	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	4,061.00	0.00	0.00	0.00	4,061.00
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004875

***AE* - Accrual Entry**

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
SELF FUNDED DEDUCTABLE INSURANCE	Service	0.00	0.00	4,061.00	0.00	0.00	0.00	4,061.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		4,061.00	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005891	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	243.49	0.00	0.00	0.00	243.49
VISION AVISES	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026		**Bank Draft:**		DFT0004876

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
VISION AVISES	Service	0.00	0.00	243.49	0.00	0.00	0.00	243.49

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2132	VISION WITHHOLDING		243.49	100.00%

Vendor: 2956 - IDEAL CARE, LLC **Vendor Total:** **2,137.50**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005883	Invoice	6/12/2026	6/12/2026	6/12/2026	6/12/2026	2,137.50	0.00	0.00	0.00	2,137.50
EXEMPLAR CARE MEMBERSHIP	AP Bank Code - AP Bank				No	**Payment Date:** 6/12/2026		**Bank Draft:**		DFT0004868

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EXEMPLAR CARE MEMBERSHIP	Service	0.00	0.00	2,137.50	0.00	0.00	0.00	2,137.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		2,137.50	100.00%

Vendor: 0238 - IOWA WORKFORCE DEVELOPMENT **Vendor Total:** **79.42**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
CM0000061	Credit Memo	6/19/2026	6/19/2026	6/19/2026	6/19/2026	-1.35	0.00	0.00	0.00	-1.35
Unemployement Insurance	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004863

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployement Insurance	NA	0.00	0.00	-1.35	0.00	0.00	0.00	-1.35

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2122	STATE WITHHOLDING		-1.35	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005896	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	80.77	0.00	0.00	0.00	80.77
Unemployement Insurance	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004881

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployement Insurance	NA	0.00	0.00	80.77	0.00	0.00	0.00	80.77

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2122	STATE WITHHOLDING		80.77	100.00%

Vendor: 0239 - IPERS **Vendor Total:** **23,270.61**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
CM0000058	Credit Memo	6/19/2026	6/19/2026	6/19/2026	6/19/2026	-69.71	0.00	0.00	0.00	-69.71
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004859

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	-69.71	0.00	0.00	0.00	-69.71

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		-69.71	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005888	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	626.77	0.00	0.00	0.00	626.77
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004873

***AE* - Accrual Entry**

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
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%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005892	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	22,713.55	0.00	0.00	0.00	22,713.55
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004877

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	9,544.41	0.00	0.00	0.00	9,544.41

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		9,544.41	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	13,169.14	0.00	0.00	0.00	13,169.14

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		13,169.14	100.00%

Vendor: 1512 - IRS USATAXPYMT **Vendor Total:** **34,599.22**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
CM0000060	Credit Memo	6/19/2026	6/19/2026	6/19/2026	6/19/2026	-119.23	0.00	0.00	0.00	-119.23
Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004862

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	-55.70	0.00	0.00	0.00	-55.70

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		-55.70	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	-13.04	0.00	0.00	0.00	-13.04

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		-13.04	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	-50.49	0.00	0.00	0.00	-50.49

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2120	FEDERAL WITHHOLDING		-50.49	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005895	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	34,718.45	0.00	0.00	0.00	34,718.45
Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004880

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	18,381.46	0.00	0.00	0.00	18,381.46

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		18,381.46	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	4,298.86	0.00	0.00	0.00	4,298.86

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		4,298.86	100.00%

***AE* - Accrual Entry**

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	12,038.13	0.00	0.00	0.00	12,038.13

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
670-050-2120	FEDERAL WITHHOLDING		34.62	0.29%
110-050-2120	FEDERAL WITHHOLDING		833.52	6.92%
600-050-2120	FEDERAL WITHHOLDING		984.40	8.18%
741-050-2120	FEDERAL WITHHOLDING		321.90	2.67%
610-050-2120	FEDERAL WITHHOLDING		922.91	7.67%
001-050-2120	FEDERAL WITHHOLDING		8,940.78	74.27%

Vendor: 2249 - ISOLVED BENEFIT SERVICES **Vendor Total: 2,802.31**

INV0005884	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	2,744.66	0.00	0.00	0.00	2,744.66
Payroll Deduction	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004869

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	2,744.66	0.00	0.00	0.00	2,744.66

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
820-050-2131	SELF-FUNDED WITHHOLDING		2,744.66	0%

INV0005885	Invoice	7/6/2026	7/6/2026	7/6/2026	7/6/2026	57.65	0.00	0.00	0.00	57.65
FSA ADMIN FEE	AP Bank Code - AP Bank				No	**Payment Date:** 7/6/2026			**Bank Draft:**	DFT0004870

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE	Service	0.00	0.00	57.65	0.00	0.00	0.00	57.65

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
820-050-2131	SELF-FUNDED WITHHOLDING		57.65	100.00%

Vendor: 1274 - MISSION SQUARE **Vendor Total: 3,647.72**

INV0005879	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	2,550.00	0.00	0.00	0.00	2,550.00
Payroll Deduction	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004864

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	2,550.00	0.00	0.00	0.00	2,550.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2130	ICMA-RC		2,550.00	100.00%

INV0005880	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	435.22	0.00	0.00	0.00	435.22
DEFFERED COMPENSATION	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004865

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%

INV0005881	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	662.50	0.00	0.00	0.00	662.50
ICMA-ROTH	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004866

***AE* - Accrual Entry**

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	662.50	0.00	0.00	0.00	662.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2130	ICMA-RC		4.99	0.75%
670-050-2130	ICMA-RC		2.50	0.38%
741-050-2130	ICMA-RC		2.50	0.38%
600-050-2130	ICMA-RC		81.25	12.26%
610-050-2130	ICMA-RC		83.75	12.64%
001-050-2130	ICMA-RC		487.51	73.59%

Vendor: 1832 - TREASURER - STATE OF IOWA **Vendor Total:** **4,243.25**

CM0000059	Credit Memo	6/19/2026	6/19/2026	6/19/2026	6/19/2026	-15.99	0.00	0.00	0.00	-15.99
State Tax Withholding	AP Bank Code - AP Bank			No	**Payment Date:** 6/19/2026			**Bank Draft:**		DFT0004861

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	-15.99	0.00	0.00	0.00	-15.99

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2122	STATE WITHHOLDING		-15.99	100.00%

INV0005894	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	4,259.24	0.00	0.00	0.00	4,259.24
State Tax Withholding	AP Bank Code - AP Bank			No	**Payment Date:** 6/19/2026			**Bank Draft:**		DFT0004879

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	4,259.24	0.00	0.00	0.00	4,259.24

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
670-050-2122	STATE WITHHOLDING		12.17	0%
741-050-2122	STATE WITHHOLDING		135.97	0%
600-050-2122	STATE WITHHOLDING		328.51	0%
110-050-2122	STATE WITHHOLDING		305.14	0%
610-050-2122	STATE WITHHOLDING		302.28	0%
001-050-2122	STATE WITHHOLDING		3,175.17	0%

***AE* - Accrual Entry**

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Credit Memo	4	-206.28	0.00	0.00	0.00	-206.28	-206.28	0.00
Invoice	18	106,535.47	0.00	0.00	0.00	106,535.47	106,535.47	0.00
	Grand Total:	**106,329.19**	**0.00**	**0.00**	**0.00**	**106,329.19**	**106,329.19**	**0.00**

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	8,890.29
001-050-2122	STATE WITHHOLDING	3,159.18
001-050-2127	CHILD SUPPORT WITHHOLDING	216.92
001-050-2130	ICMA-RC	3,472.73
	Total:	**15,739.12**

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	833.52
110-050-2122	STATE WITHHOLDING	305.14
110-050-2130	ICMA-RC	4.99
	Total:	**1,143.65**

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	22,611.58
112-050-2122	STATE WITHHOLDING	79.42
112-050-2123	IPERS WITHHOLDING	23,270.61
112-050-2124	HEALTH INSURANCE WITHHOLDING	35,017.22
112-050-2125	DENTAL INSURANCE	2,209.03
112-050-2132	VISION WITHHOLDING	243.49
	Total:	**83,431.35**

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	984.40
600-050-2122	STATE WITHHOLDING	328.51
600-050-2130	ICMA-RC	81.25
	Total:	**1,394.16**

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	922.91
610-050-2122	STATE WITHHOLDING	302.28
610-050-2130	ICMA-RC	83.75
	Total:	**1,308.94**

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	34.62
670-050-2122	STATE WITHHOLDING	12.17
670-050-2130	ICMA-RC	2.50
	Total:	**49.29**

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	321.90
741-050-2122	STATE WITHHOLDING	135.97
741-050-2130	ICMA-RC	2.50
	Total:	**460.37**

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,802.31
	Total:	**2,802.31**

Payable Register

Payable Detail by Vendor Name

Packet: APPKT04126 - PYPKT00827 - 05/18-05/31/26 PAID ON 06/05/2026

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 0106 - COLLECTION SERVICES CENTER									**Vendor Total:**	**216.92**
INV0005849	Invoice	6/5/2026	6/5/2026	6/5/2026	6/5/2026	216.92	0.00	0.00	0.00	216.92
CHILD SUPPORT CASE 990391	AP Bank Code - AP Bank				No	**Payment Date:** 6/5/2026			**Bank Draft:**	DFT0004826

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CHILD SUPPORT CASE 990391	NA	0.00	0.00	216.92	0.00	0.00	0.00	216.92

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2127	CHILD SUPPORT WITHHOLDING		216.92	0%

Vendor: 2304 - EBS									**Vendor Total:**	**33,903.42**
INV0005838	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	2,013.85	0.00	0.00	0.00	2,013.85
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004815

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DELTA DENTAL PAYMENT	Service	0.00	0.00	2,013.85	0.00	0.00	0.00	2,013.85

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2125	DENTAL INSURANCE		2,013.85	100.00%

INV0005842	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	24,539.03	0.00	0.00	0.00	24,539.03
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004819

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
HEALTH INSURANCE WELLMARK	Service	0.00	0.00	24,539.03	0.00	0.00	0.00	24,539.03

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		24,539.03	100.00%

INV0005843	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	1,332.84	0.00	0.00	0.00	1,332.84
EBS ADMIN COST	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004820

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EBS ADMIN COST	Service	0.00	0.00	1,332.84	0.00	0.00	0.00	1,332.84

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		1,332.84	100.00%

INV0005845	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	1,664.52	0.00	0.00	0.00	1,664.52
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004822

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LIFE & DIS PRINCIPAL	Service	0.00	0.00	1,664.52	0.00	0.00	0.00	1,664.52

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		1,664.52	100.00%

INV0005846	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	4,113.50	0.00	0.00	0.00	4,113.50
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004823

***AE* - Accrual Entry**

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
SELF FUNDED DEDUCTABLE INSURANCE	Service	0.00	0.00	4,113.50	0.00	0.00	0.00	4,113.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		4,113.50	100.00%

INV0005847	Invoice	7/1/2026	7/1/2026	7/1/2026	7/1/2026	239.68	0.00	0.00	0.00	239.68
VISION AVISES	AP Bank Code - AP Bank				No	**Payment Date:** 7/1/2026			**Bank Draft:**	DFT0004824

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
VISION AVISES	Service	0.00	0.00	239.68	0.00	0.00	0.00	239.68

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2132	VISION WITHHOLDING		239.68	100.00%

Vendor: 2956 - IDEAL CARE, LLC **Vendor Total:** **2,212.50**

INV0005839	Invoice	6/12/2026	6/12/2026	6/12/2026	6/12/2026	2,212.50	0.00	0.00	0.00	2,212.50
EXEMPLAR CARE MEMBERSHIP	AP Bank Code - AP Bank				No	**Payment Date:** 6/12/2026			**Bank Draft:**	DFT0004816

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EXEMPLAR CARE MEMBERSHIP	Service	0.00	0.00	2,212.50	0.00	0.00	0.00	2,212.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-150-6150	GROUP INSURANCE		519.00	23.46%
112-160-6150	GROUP INSURANCE		519.00	23.46%
112-170-6150	GROUP INSURANCE		43.50	1.97%
112-210-6150	GROUP INSURANCE		130.50	5.90%
112-410-6150	GROUP INSURANCE		326.25	14.75%
112-430-6150	GROUP INSURANCE		43.50	1.97%
112-440-6150	GROUP INSURANCE		43.50	1.97%
112-450-6150	GROUP INSURANCE		21.75	0.98%
112-520-6150	GROUP INSURANCE		65.25	2.95%
112-540-6150	GROUP INSURANCE		65.25	2.95%
112-620-6150	GROUP INSURANCE		43.50	1.97%
112-621-6150	GROUP INSURANCE		87.00	3.93%
112-840-6150	GROUP INSURANCE		21.75	0.98%
600-811-6150	GROUP INSURANCE		65.25	2.95%
600-812-6150	GROUP INSURANCE		43.50	1.97%
610-816-6150	GROUP INSURANCE		87.00	3.93%
610-817-6150	GROUP INSURANCE		21.75	0.98%
741-865-6150	GROUP INSURANCE		65.25	2.95%

Vendor: 0238 - IOWA WORKFORCE DEVELOPMENT **Vendor Total:** **92.27**

INV0005852	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	92.27	0.00	0.00	0.00	92.27
Unemployement Insurance	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004829

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployement Insurance	NA	0.00	0.00	92.27	0.00	0.00	0.00	92.27

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2122	STATE WITHHOLDING		92.27	100.00%

Vendor: 0239 - IPERS **Vendor Total:** **26,201.39**

INV0005844	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	626.77	0.00	0.00	0.00	626.77
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004821

***AE* - Accrual Entry**

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
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%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005848	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	22,953.04	0.00	0.00	0.00	22,953.04
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004825

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	9,745.88	0.00	0.00	0.00	9,745.88

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		9,745.88	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	13,207.16	0.00	0.00	0.00	13,207.16

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		13,207.16	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005855	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	2,621.58	0.00	0.00	0.00	2,621.58
PPC Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004833

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PPC Payroll Contribution	NA	0.00	0.00	2,621.58	0.00	0.00	0.00	2,621.58

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2123	IPERS WITHHOLDING		2,621.58	100.00%

Vendor: 1512 - IRS USATAXPYMT **Vendor Total:** **36,532.65**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005851	Invoice	6/5/2026	6/5/2026	6/5/2026	6/5/2026	35,135.31	0.00	0.00	0.00	35,135.31
Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 6/5/2026		**Bank Draft:**		DFT0004828

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	18,515.32	0.00	0.00	0.00	18,515.32

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		18,515.32	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	4,330.18	0.00	0.00	0.00	4,330.18

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		4,330.18	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	12,289.81	0.00	0.00	0.00	12,289.81

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
670-050-2120	FEDERAL WITHHOLDING		34.65	0.28%
110-050-2120	FEDERAL WITHHOLDING		841.48	6.85%
741-050-2120	FEDERAL WITHHOLDING		324.64	2.64%
610-050-2120	FEDERAL WITHHOLDING		928.89	7.56%
600-050-2120	FEDERAL WITHHOLDING		990.58	8.06%
001-050-2120	FEDERAL WITHHOLDING		9,169.57	74.61%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005854	Invoice	6/5/2026	6/5/2026	6/5/2026	6/5/2026	168.00	0.00	0.00	0.00	168.00
JS VAC PAYOUT Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 6/5/2026		**Bank Draft:**		DFT0004831

***AE* - Accrual Entry**

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
JS VAC PAYOUT Social Security Withhold...	NA	0.00	0.00	112.68	0.00	0.00	0.00	112.68

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		112.68	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
JS VAC PAYOUT Medicare Withholding	NA	0.00	0.00	26.36	0.00	0.00	0.00	26.36

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		26.36	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
JS VAC PAYOUT Federal Tax Withheld	NA	0.00	0.00	28.96	0.00	0.00	0.00	28.96

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
741-050-2120	FEDERAL WITHHOLDING		2.90	10.01%
610-050-2120	FEDERAL WITHHOLDING		5.79	19.99%
600-050-2120	FEDERAL WITHHOLDING		5.79	19.99%
110-050-2120	FEDERAL WITHHOLDING		13.03	44.99%
001-050-2120	FEDERAL WITHHOLDING		1.45	5.01%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005857	Invoice	6/5/2026	6/5/2026	6/5/2026	6/5/2026	715.24	0.00	0.00	0.00	715.24
PPC Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 6/5/2026		**Bank Draft:**		DFT0004835

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PPC Social Security Withholding	NA	0.00	0.00	37.20	0.00	0.00	0.00	37.20

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		37.20	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PPC Medicare Withholding	NA	0.00	0.00	492.02	0.00	0.00	0.00	492.02

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		492.02	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PPC Federal Tax Withheld	NA	0.00	0.00	186.02	0.00	0.00	0.00	186.02

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2120	FEDERAL WITHHOLDING		186.02	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0005859	Invoice	6/5/2026	6/5/2026	6/5/2026	6/5/2026	514.10	0.00	0.00	0.00	514.10
DJ IPERS REFUND Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 6/5/2026		**Bank Draft:**		DFT0004837

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DJ IPERS REFUND Social Security Withho...	NA	0.00	0.00	309.68	0.00	0.00	0.00	309.68

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		309.68	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DJ IPERS REFUND Medicare Withholding	NA	0.00	0.00	72.42	0.00	0.00	0.00	72.42

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		72.42	100.00%

***AE* - Accrual Entry**

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
DJ IPERS REFUND Federal Tax Withheld	NA	0.00	0.00	132.00	0.00	0.00	0.00	132.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2120	FEDERAL WITHHOLDING		132.00	100.00%

Vendor: 2249 - ISOLVED BENEFIT SERVICES **Vendor Total: 2,797.26**

INV0005840	Invoice	6/5/2026	6/5/2026	6/5/2026	6/5/2026	2,744.66	0.00	0.00	0.00	2,744.66
Payroll Deduction	AP Bank Code - AP Bank				No	**Payment Date:** 6/5/2026			**Bank Draft:**	DFT0004817

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	2,744.66	0.00	0.00	0.00	2,744.66

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
820-050-2131	SELF-FUNDED WITHHOLDING		2,744.66	0%

INV0005841	Invoice	7/6/2026	7/6/2026	7/6/2026	7/6/2026	52.60	0.00	0.00	0.00	52.60
FSA ADMIN FEE	AP Bank Code - AP Bank				No	**Payment Date:** 7/6/2026			**Bank Draft:**	DFT0004818

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE	Service	0.00	0.00	52.60	0.00	0.00	0.00	52.60

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
820-050-2131	SELF-FUNDED WITHHOLDING		52.60	100.00%

Vendor: 1274 - MISSION SQUARE **Vendor Total: 3,697.72**

INV0005835	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	2,600.00	0.00	0.00	0.00	2,600.00
Payroll Deduction	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004812

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	2,600.00	0.00	0.00	0.00	2,600.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2130	ICMA-RC		2,600.00	100.00%

INV0005836	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	435.22	0.00	0.00	0.00	435.22
DEFFERED COMPENSATION	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004813

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%

INV0005837	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	662.50	0.00	0.00	0.00	662.50
ICMA-ROTH	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004814

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ICMA-ROTH	NA	0.00	0.00	662.50	0.00	0.00	0.00	662.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2130	ICMA-RC		4.97	0.75%
670-050-2130	ICMA-RC		2.50	0.38%
741-050-2130	ICMA-RC		2.48	0.37%
600-050-2130	ICMA-RC		81.26	12.27%
610-050-2130	ICMA-RC		83.74	12.64%
001-050-2130	ICMA-RC		487.55	73.59%

***AE* - Accrual Entry**

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

Vendor: 1832 - TREASURER - STATE OF IOWA **Vendor Total: 4,398.89**

INV0005850	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	4,253.84	0.00	0.00	0.00	4,253.84
State Tax Withholding	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004827

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	4,253.84	0.00	0.00	0.00	4,253.84

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
610-050-2122	STATE WITHHOLDING		305.43	7.18%
110-050-2122	STATE WITHHOLDING		311.12	7.31%
741-050-2122	STATE WITHHOLDING		137.53	3.23%
670-050-2122	STATE WITHHOLDING		12.14	0.29%
600-050-2122	STATE WITHHOLDING		331.73	7.80%
001-050-2122	STATE WITHHOLDING		3,155.89	74.19%

INV0005853	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	15.53	0.00	0.00	0.00	15.53
JS VAC PAYOUT State Tax Withholding	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004830

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
JS VAC PAYOUT State Tax Withholding	NA	0.00	0.00	15.53	0.00	0.00	0.00	15.53

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
610-050-2122	STATE WITHHOLDING		3.11	20.03%
741-050-2122	STATE WITHHOLDING		1.54	9.92%
600-050-2122	STATE WITHHOLDING		3.11	20.03%
001-050-2122	STATE WITHHOLDING		0.78	5.02%
110-050-2122	STATE WITHHOLDING		6.99	45.01%

INV0005856	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	72.62	0.00	0.00	0.00	72.62
PPC State Tax Withholding	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004834

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PPC State Tax Withholding	NA	0.00	0.00	72.62	0.00	0.00	0.00	72.62

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2122	STATE WITHHOLDING		72.62	100.00%

INV0005858	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	56.90	0.00	0.00	0.00	56.90
DJ IPERS REFUND State Tax Withholding	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026		**Bank Draft:**		DFT0004836

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DJ IPERS REFUND State Tax Withholding	NA	0.00	0.00	56.90	0.00	0.00	0.00	56.90

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2122	STATE WITHHOLDING		56.90	100.00%

***AE* - Accrual Entry**

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	25	110,053.02	0.00	0.00	0.00	110,053.02	110,053.02	0.00
	Grand Total:	**110,053.02**	**0.00**	**0.00**	**0.00**	**110,053.02**	**110,053.02**	**0.00**

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	9,489.04
001-050-2122	STATE WITHHOLDING	3,286.19
001-050-2127	CHILD SUPPORT WITHHOLDING	216.92
001-050-2130	ICMA-RC	3,522.77
	Total:	**16,514.92**

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	854.51
110-050-2122	STATE WITHHOLDING	318.11
110-050-2123	IPERS WITHHOLDING	2,621.58
110-050-2130	ICMA-RC	4.97
	Total:	**3,799.17**

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	23,895.86
112-050-2122	STATE WITHHOLDING	92.27
112-050-2123	IPERS WITHHOLDING	23,579.81
112-050-2124	HEALTH INSURANCE WITHHOLDING	31,649.89
112-050-2125	DENTAL INSURANCE	2,013.85
112-050-2132	VISION WITHHOLDING	239.68
112-150-6150	GROUP INSURANCE	519.00
112-160-6150	GROUP INSURANCE	519.00
112-170-6150	GROUP INSURANCE	43.50
112-210-6150	GROUP INSURANCE	130.50
112-410-6150	GROUP INSURANCE	326.25
112-430-6150	GROUP INSURANCE	43.50
112-440-6150	GROUP INSURANCE	43.50
112-450-6150	GROUP INSURANCE	21.75
112-520-6150	GROUP INSURANCE	65.25
112-540-6150	GROUP INSURANCE	65.25
112-620-6150	GROUP INSURANCE	43.50
112-621-6150	GROUP INSURANCE	87.00
112-840-6150	GROUP INSURANCE	21.75
	Total:	**83,401.11**

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	996.37
600-050-2122	STATE WITHHOLDING	334.84
600-050-2130	ICMA-RC	81.26
600-811-6150	GROUP INSURANCE	65.25
600-812-6150	GROUP INSURANCE	43.50
	Total:	**1,521.22**

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	934.68
610-050-2122	STATE WITHHOLDING	308.54
610-050-2130	ICMA-RC	83.74
610-816-6150	GROUP INSURANCE	87.00
610-817-6150	GROUP INSURANCE	21.75
	Total:	**1,435.71**

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	34.65
670-050-2122	STATE WITHHOLDING	12.14

Account Summary

Account	Name		Amount
670-050-2130	ICMA-RC		2.50
		Total:	**49.29**

Account	Name		Amount
741-050-2120	FEDERAL WITHHOLDING		327.54
741-050-2122	STATE WITHHOLDING		139.07
741-050-2130	ICMA-RC		2.48
741-865-6150	GROUP INSURANCE		65.25
		Total:	**534.34**

Account	Name		Amount
820-050-2131	SELF-FUNDED WITHHOLDING		2,797.26
		Total:	**2,797.26**

Payroll Check Register
Checks

Pay Period: 6/1/2026-6/14/2026

Packet: PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
BAAS, JAMIE	4147	Regular	06/19/2026	0.00	1099

Payroll Check Register
Direct Deposits
Pay Period: 6/1/2026-6/14/2026

Packet: PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	06/19/2026	313.49	108056
ADAMS, CASSANDRA	3148	06/19/2026	313.50	108056
ADKISSON, JENNIFER	3145	06/19/2026	1,168.94	108057
AGANS, PAYTON	1602	06/19/2026	2,456.73	108058
BAILEY, BOYCE E	7104	06/19/2026	1,232.29	108059
BERGESON, JOHN W	7121	06/19/2026	2,111.07	108060
BRAUN, ALEXA	1612	06/19/2026	2,059.23	108061
BRIGGS, ASHTON S	1511	06/19/2026	930.77	108062
BRODSACK, MITCHELL JOHN	1615	06/19/2026	1,681.82	108063
BRODSACK, MITCHELL JOHN	1615	06/19/2026	420.46	108063
CARPENTER, JOHN C	5129	06/19/2026	1,725.02	108064
COLLISON, PATRICK F	5103	06/19/2026	2,542.67	108065
CORY, JOHN P	7120	06/19/2026	1,670.81	108066
CRITTENDEN, MATTHEW	1567	06/19/2026	1,469.91	108067
DE LOS SANTOS, JUAN DAVID	7128	06/19/2026	1,574.30	108068
DENHAM, DARIN	7129	06/19/2026	1,803.11	108069
DENNY, KOLE	1585	06/19/2026	466.36	108070
ELLIOTT, KYLE	1568	06/19/2026	250.53	108071
GILSON, DUSTY ALAN	7124	06/19/2026	2,030.82	108072
HAGAN, SHELBY L	5118	06/19/2026	2,878.93	108073
HIGGINS, DAVID P.	7105	06/19/2026	1,548.90	108074
HORTON, JOHN C	7112	06/19/2026	100.00	108075
HORTON, JOHN C	7112	06/19/2026	3,892.90	108075
HUFF, TIMOTHY J	1559	06/19/2026	330.00	108076
HUFF, TIMOTHY J	1559	06/19/2026	1,892.69	108076
ISKE, BLAKE	1600	06/19/2026	542.74	108077
JENNINGS, CHRISTOPHER	1614	06/19/2026	3,004.53	108078
JESS, JENE' N	5123	06/19/2026	3,773.55	108079
KENT, RONALD D	7115	06/19/2026	1,103.96	108080
KERR, JOHN	1611	06/19/2026	3,208.53	108081
KING, CHRISTINA M	3143	06/19/2026	637.38	108082
KLINKER-FELD, MICHELL M	3135	06/19/2026	2,771.80	108083
KLUS, KATIE	5134	06/19/2026	2,099.48	108084
KOBER, ANDREW M	1557	06/19/2026	502.65	108085
KREUDER, AARON M	1441	06/19/2026	4,035.06	108086
KRUSE, OSCAR	1586	06/19/2026	947.58	108087
LEINEN, DAVID	1608	06/19/2026	919.05	108088
LUING, TIFFANY A	5133	06/19/2026	2,268.01	108089
LUNDQUIST, BRADLEY D	1555	06/19/2026	1,096.17	108090
MARSHMAN, CRAIG A	5125	06/19/2026	1,964.35	108091
MASON, KYLE	1598	06/19/2026	1,164.47	108092
MATTSON, ELAINE	5135	06/19/2026	1,508.45	108093
MEYERES, KYLEIGH	1601	06/19/2026	794.01	108094
MILLER, BRODY E	1582	06/19/2026	1,823.50	108095
MONLEY, CHRISTOPHER P	1616	06/19/2026	973.03	108096
MURRAY, MARGARET	5126	06/19/2026	3,493.68	108097
OLIVER, MARKETA S	8403	06/19/2026	300.00	108098
OLIVER, MARKETA S	8403	06/19/2026	4,205.63	108098
PEZLEY, ISAAC J	5132	06/19/2026	2,433.56	108099
PFALTZGRAFF, REED	7117	06/19/2026	1,017.14	108100
RAUTERBERG, ANTHONY	1599	06/19/2026	2,961.22	108101

Packet: PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
REYNOLDS, RAY A	1537	06/19/2026	832.65	108102
RICCIO, ANTHONY F	1583	06/19/2026	914.66	108103
SCHINCKE, MEGAN	3137	06/19/2026	1,724.70	108104
SEXTON, WILLIAM M	7125	06/19/2026	250.00	108105
SEXTON, WILLIAM M	7125	06/19/2026	1,172.01	108105
SIEVE, BENJAMIN JOSHUA	1606	06/19/2026	2,419.65	108106
SIMONI, ANDREW	1604	06/19/2026	300.00	108107
SIMONI, ANDREW	1604	06/19/2026	2,227.86	108107
SOCKNESS TEEPLE, MEGAN E	3147	06/19/2026	250.00	108108
SOCKNESS TEEPLE, MEGAN E	3147	06/19/2026	2,136.38	108108
SPOERRY, DANIELLE M	1527	06/19/2026	1,451.68	108109
SUHR, CARLENE E.F.	3144	06/19/2026	1,427.57	108110
SUMMERS, AANNA N	1575	06/19/2026	2,238.44	108111
SUMMERS, ALAN C	1534	06/19/2026	1,259.83	108112
WELTHA, CLAYTON	1566	06/19/2026	1,299.22	108113

Payroll Check Register
Report Summary
Pay Period: 6/1/2026-6/14/2026

Packet: PYPKT00835 - 06/01-06/14/26 PAID ON 06/19/26
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	1	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	66	106,319.43
Total	**67**	**106,319.43**

Payroll Check Register
Checks

Pay Period: 6/15/2026-6/28/2026

Packet: PYPKT00854 - 06/15-06/28/26 PAID ON 07/03/26
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: 6/15/2026-6/28/2026

Packet: PYPKT00854 - 06/15-06/28/26 PAID ON 07/03/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	07/03/2026	160.68	108114
ADAMS, CASSANDRA	3148	07/03/2026	160.67	108114
ADKISSON, JENNIFER	3145	07/03/2026	1,750.15	108115
AGANS, PAYTON	1602	07/03/2026	1,929.47	108116
BAILEY, BOYCE E	7104	07/03/2026	1,352.03	108117
BERGESON, JOHN W	7121	07/03/2026	2,188.99	108118
BRAUN, ALEXA	1612	07/03/2026	2,028.30	108119
BRIGGS, ASHTON S	1511	07/03/2026	900.11	108120
BRODSACK, MITCHELL JOHN	1615	07/03/2026	475.46	108121
BRODSACK, MITCHELL JOHN	1615	07/03/2026	1,901.86	108121
CARPENTER, JOHN C	5129	07/03/2026	1,776.20	108122
COLLISON, PATRICK F	5103	07/03/2026	2,633.15	108123
CORY, JOHN P	7120	07/03/2026	1,943.16	108124
CRITTENDEN, MATTHEW	1567	07/03/2026	1,261.50	108125
DE LOS SANTOS, JUAN DAVID	7128	07/03/2026	1,667.67	108126
DENHAM, DARIN	7129	07/03/2026	1,974.22	108127
DENNY, KOLE	1585	07/03/2026	822.62	108128
ECKARD, MELISSA	5137	07/03/2026	1,396.00	108129
ELLIOTT, KYLE	1568	07/03/2026	744.65	108130
FULTON, ALEX	1617	07/03/2026	2,246.93	108131
GILSON, DUSTY ALAN	7124	07/03/2026	2,078.12	108132
HAGAN, SHELBY L	5118	07/03/2026	3,030.21	108133
HIGGINS, DAVID P.	7105	07/03/2026	1,691.94	108134
HORTON, JAMIE	5136	07/03/2026	1,937.55	108135
HORTON, JOHN C	7112	07/03/2026	100.00	108136
HORTON, JOHN C	7112	07/03/2026	4,072.13	108136
HUFF, TIMOTHY J	1559	07/03/2026	330.00	108137
HUFF, TIMOTHY J	1559	07/03/2026	2,027.45	108137
ISKE, BLAKE	1600	07/03/2026	624.33	108138
JENNINGS, CHRISTOPHER	1614	07/03/2026	2,951.55	108139
JESS, JENE' N	5123	07/03/2026	3,979.27	108140
KASS, LANEY	1618	07/03/2026	2,406.68	108141
KENT, RONALD D	7115	07/03/2026	1,117.77	108142
KERR, JOHN	1611	07/03/2026	3,171.31	108143
KING, CHRISTINA M	3143	07/03/2026	690.12	108144
KLINKER-FELD, MICHELL M	3135	07/03/2026	2,915.37	108145
KLUS, KATIE	5134	07/03/2026	2,492.82	108146
KOBER, ANDREW M	1557	07/03/2026	565.17	108147
KREUDER, AARON M	1441	07/03/2026	4,077.09	108148
KRUSE, OSCAR	1586	07/03/2026	1,008.02	108149
LEINEN, DAVID	1608	07/03/2026	750.40	108150
LUING, TIFFANY A	5133	07/03/2026	2,393.09	108151
LUNDQUIST, BRADLEY D	1555	07/03/2026	577.41	108152
MARSHMAN, CRAIG A	5125	07/03/2026	3,036.95	108153
MASON, KYLE	1598	07/03/2026	721.31	108154
MATTSON, ELAINE	5135	07/03/2026	1,897.80	108155
MEYERES, KYLEIGH	1601	07/03/2026	1,038.91	108156
MILLER, BRODY E	1582	07/03/2026	1,757.09	108157
MONLEY, CHRISTOPHER P	1616	07/03/2026	660.00	108158
MURRAY, MARGARET	5126	07/03/2026	3,701.24	108159
NEMITZ, JENNA	7132	07/03/2026	1,591.61	108160

Packet: PYPKT00854 - 06/15-06/28/26 PAID ON 07/03/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
OLIVER, MARKETA S	8403	07/03/2026	4,208.99	108161
OLIVER, MARKETA S	8403	07/03/2026	300.00	108161
PEZLEY, ISAAC J	5132	07/03/2026	2,515.08	108162
PFALTZGRAFF, REED	7117	07/03/2026	980.30	108163
RAUTERBERG, ANTHONY	1599	07/03/2026	5,779.86	108164
REYNOLDS, RAY A	1537	07/03/2026	499.18	108165
RICCIO, ANTHONY F	1583	07/03/2026	892.70	108166
SCHINCKE, MEGAN	3137	07/03/2026	1,813.40	108167
SEXTON, WILLIAM M	7125	07/03/2026	250.00	108168
SEXTON, WILLIAM M	7125	07/03/2026	1,242.13	108168
SIEVE, BENJAMIN JOSHUA	1606	07/03/2026	2,374.72	108169
SIMONI, ANDREW	1604	07/03/2026	300.00	108170
SIMONI, ANDREW	1604	07/03/2026	2,247.65	108170
SOCKNESS TEEPLE, MEGAN E	3147	07/03/2026	250.00	108171
SOCKNESS TEEPLE, MEGAN E	3147	07/03/2026	2,242.03	108171
SOMMERS, BENJAMIN	1619	07/03/2026	2,596.64	108172
SPOERRY, DANIELLE M	1527	07/03/2026	1,448.95	108173
SUHR, CARLENE E.F.	3144	07/03/2026	1,671.85	108174
SUMMERS, AANNA N	1575	07/03/2026	2,221.84	108175
SUMMERS, ALAN C	1534	07/03/2026	1,311.59	108176
WELTHA, CLAYTON	1566	07/03/2026	1,015.05	108177

Payroll Check Register
Report Summary
Pay Period: 6/15/2026-6/28/2026

Packet: PYPKT00854 - 06/15-06/28/26 PAID ON 07/03/26
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	72	124,868.49
Total	**72**	**124,868.49**

Refund Check Register

Refund Check Detail

UBPKT08524 - 6/29/26 - UB HYDRANT METER DEPOSIT REFUND 16-02

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
16-02262-00	CO, STORY CONSTRUCTION	6/29/2026	65384	1,500.00	100	R00149236	1500.00	Deposit
Total Refunds: 1			**Total Refunded Amount:**	1,500.00				

Revenue Code Summary

Revenue Code	Amount
100-DEP - WATER DEPOSIT	1500.00
Revenue Total:	1500.00

General Ledger Distribution

Posting Date: 06/29/2026

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-1,500.00	Yes
	600-050-2141	APPLIED CREDITS	0.00	
	600-810-1-4730	METER DEPOSITS	1,500.00	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-1,500.00	
	999-050-2300	DUE TO OTHER FUNDS	1,500.00	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Refund Check Register

Refund Check Detail

UBPKT08508 - 6/22/26 - REFUND CHECK 02-01600-03

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
02-01600-03	BALL, JOSHUA D	6/22/2026	65368	102.68			102.68	Deposit
Total Refunds: 1			**Total Refunded Amount:**	102.68				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	102.68
Revenue Total:	102.68

General Ledger Distribution

Posting Date: 06/22/2026

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-102.68	Yes
	600-050-2141	APPLIED CREDITS	102.68	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-102.68	
	999-050-2300	DUE TO OTHER FUNDS	102.68	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Attention: Municipal Websites Open will reach end of life June 30, 2027. Please **contact us** at your earliest convenience to discuss next steps as this site will no longer be available after **6/30/2027**

Submission #36

Submission information

Form: Special Event Application
Submitted by Anonymous (not verified)
June 25, 2026 - 11:47am
173.17.254.203

Name
Reclaimed rails brewery

Address
101 main st

Phone Number
4692610412

Email Address
Sarahwheeler221@gmail.com

Event Name
Ovarian Cancer Bags tournament

Event Address
101 main st

Day-of Event Phone Number
4692610412

Event Date
July 18, 2026

How many people will be in attendance?
45

What is the start and end times of your event?
11-5

Will alcohol be present at your event? *If so, you must receive permission from City Council prior to your event. All other state regulations apply.
Yes

What time will setup begin? *If you are closing down a street, this would be the time you need the street to close.
10:30

Will your event cause interference or disruption to vehicle or trail traffic (compared to normal usage)?
Yes

Will your event require barricades provided by the City of Bondurant?
Yes

Will your event include an inflatable(s)? *If yes, the location of the inflatable must be indicated on the provided event map.
No

What is your plan to address sanitation/garbage collection?
We have our own

Will you be posting temporary signage during your event? *Signage is only allowed on a temporary basis and must only be displayed during the day of your event.
Yes

Will you be shooting off fireworks at your event? *If so, a fireworks permit is required. Please email shagan@cityofbondurant.com
No

Please check the option below to indicate what size of tent you will be using? If the tent(s) is smaller than 200 sq ft., please choose not applicable.
Not applicable

Will you be using amplified sound? *If yes, a permit is required and a $20 fee applies.
No

Would you like to use the Rec n' Roll Trailer for your event? The Rec-N-Roll Trailer is a free, city-supported mobile unit available to Bondurant residents and Chamber Members for weekend block parties and community events, fully equipped to help neighbors easily host gatherings. It includes all the essentials for a successful event and is delivered and picked up by the City, promoting stronger, more connected neighborhoods.
Yes

I understand that I am required to submit a map showing where special event equipment will be located at your event. This includes items such as stages, speakers, trash bins, inflatables, Rec n' Roll trailer, tents, etc. This map is required for event approval. The map can be submitted to kklus@cityofbondurant.com.
Yes

I hereby certify the included statements are true and correct, to the best of my knowledge, and that false statement(s) may be grounds for denial of this application. It is understood that activities at all times during the event shall comply with all applica-ble City ordinances. It is further understood the individual and the organization or association will be responsible for any and all damages arising as a result of this event, and, if this application is approved by the City, the applicant shall be required to execute a Special Event Permit—Hold Harmless Agreement waiving any and all claims which the applicant may have as a result of this event against the City of Bondurant, Iowa, its officials, agents, employees, or board members. It is further understood a certificate of public liability insurance will be required before conducting the proposed event. An event for which a Permit has either not been obtained or which is in violation occurs will be subject to a municipal infraction up to $750. I have read the Special Event Application guidelines and requirement for issuance of the permit. I understand the conditions under which it is issued and agree to comply with these conditions for this event. I, or the organization I represent, have met or will meet all requirements established by the City. Further, I understand that if all requirements are not met, the Special Event Permit can be canceled by the City at any time including at the state of or during the event. If this event is sponsored by an organization, I hereby certify I have the legal authority to represent the applicant and/or the participants. It is further understood the City of Bondurant has the authority to grant or deny permission for this event.
Yes

THE UNDERSIGNED, ON HIS OR HER BEHALF AND ON BEHALF OF ANY PARTICIPATING CHILDREN, HEREBY RELEASES, WAIVES, DISCHARGES AND COVENANTS NOT TO SUE the CITY, its elected officials,

officers, employees, volunteers and agents from all liability to the undersigned or such participating children and all personal representatives, assigns, heirs, and next of kin of the undersigned or such participating children for any loss or damage, and any claim or demands on account of any property damage or any injury to, or an illness including COVID-19, or the death of, the undersigned or such participating children (or any person who may contract COVID-19, directly or indirectly, from the undersigned or such participating children) whether caused by the negligence, active or passive, of the CITY or otherwise while the undersigned or such participating children are in, upon, or about the premises or any facilities or using equipment therein or participating in any program affiliated with the CITY. I HAVE CAREFULLY READ AND VOLUNTARILY SIGN THIS AGREEMENT AND I AM AWARE THAT BY AGREEING TO THIS AGREEMENT I AM GIVING UP VALUABLE LEGAL RIGHTS.
Yes

Previous submission Next submission

Special Events Application Approval

Event Name: Ovarian Cancer Bags Tournament

Event Date: 7/18/26

Approvals

Name	Position	Date
John Horton	Public Works Director	30/06/2026
Trevor Barber	Polk County Sheriff Dept.	26/06/2026
Aaron Kreuder	Emergency Services Director	25/06/2026
Shelby Hagan	City Clerk	25/06/2026
Marketa Oliver	City Administrator	26/06/2026

John Horton

Trevor Barber

Marketa Oliver

Aaron Kreuder

Shelby Hagan

Signature: John Horton
John Horton (Jun 30, 2026 22:21:54 CDT)

Email: jhorton@cityofbondurant.com

Signature: Capt. Trevor Barber
Capt. Trevor Barber (Jun 26, 2026 08:39:03 CDT)

Email: trevor.barber@polkcountyiowa.gov

Signature: Aaron Kreuder

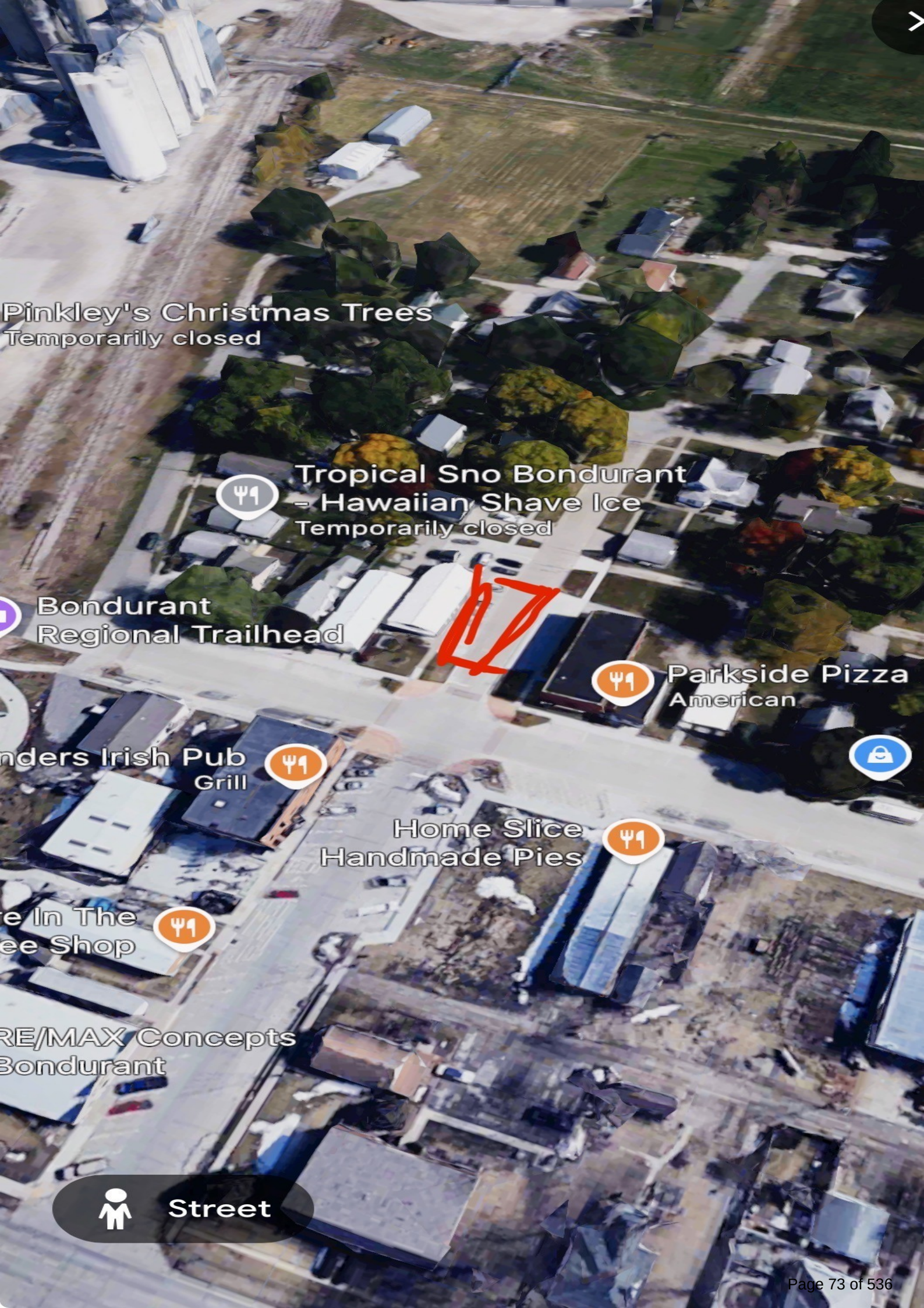
Email: akreuder@cityofbondurant.com

Signature:

Email: shagan@cityofbondurant.com

Signature:

Email: moliver@cityofbondurant.com


Pinkley's Christmas Trees
Temporarily closed
Tropical Sno Bondurant
- Hawaiian Shave Ice
Temporarily closed
Bondurant
Regional Trailhead
Parkside Pizza
American
nders Irish Pub
Grill
Home Slice
Handmade Pies
e In The
ee Shop
RE/MAX Concepts
Bondurant
Street

Bondurant Emergency Services

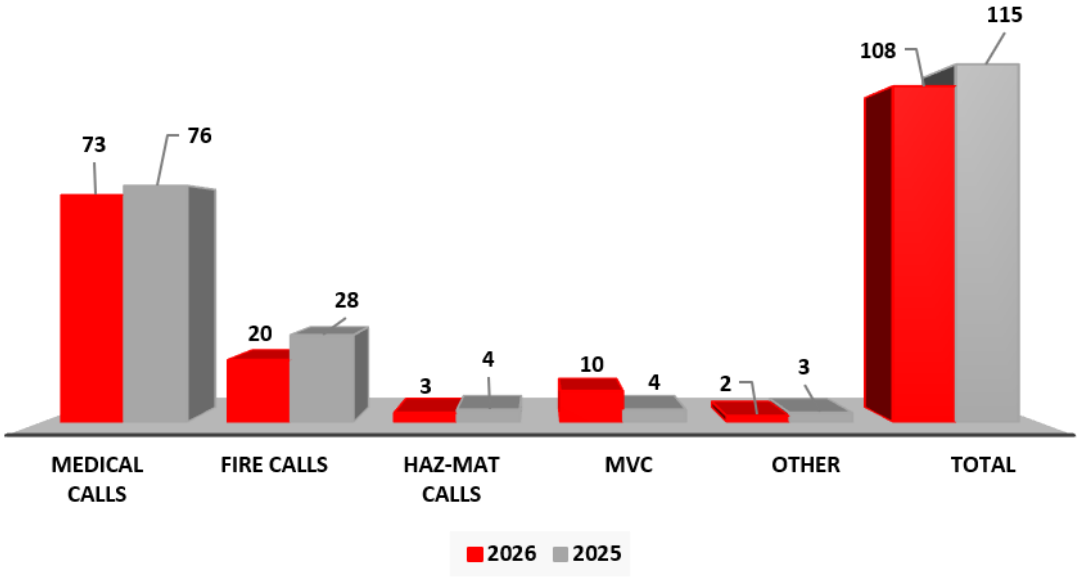
May 2026

Monthly Report

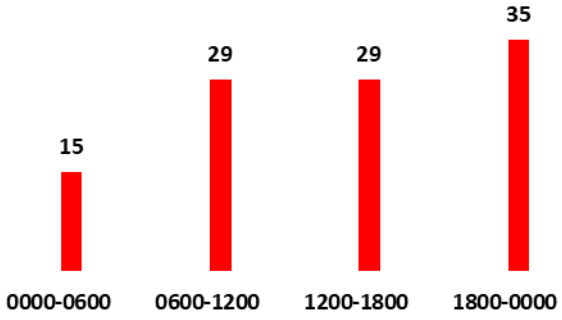


Operational Statistics

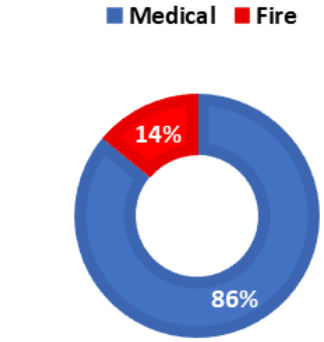
2 year May Comparison



Number of Calls in 6 Hour Blocks



SIMULTANEOUS CALL BREAKDOWN



19%

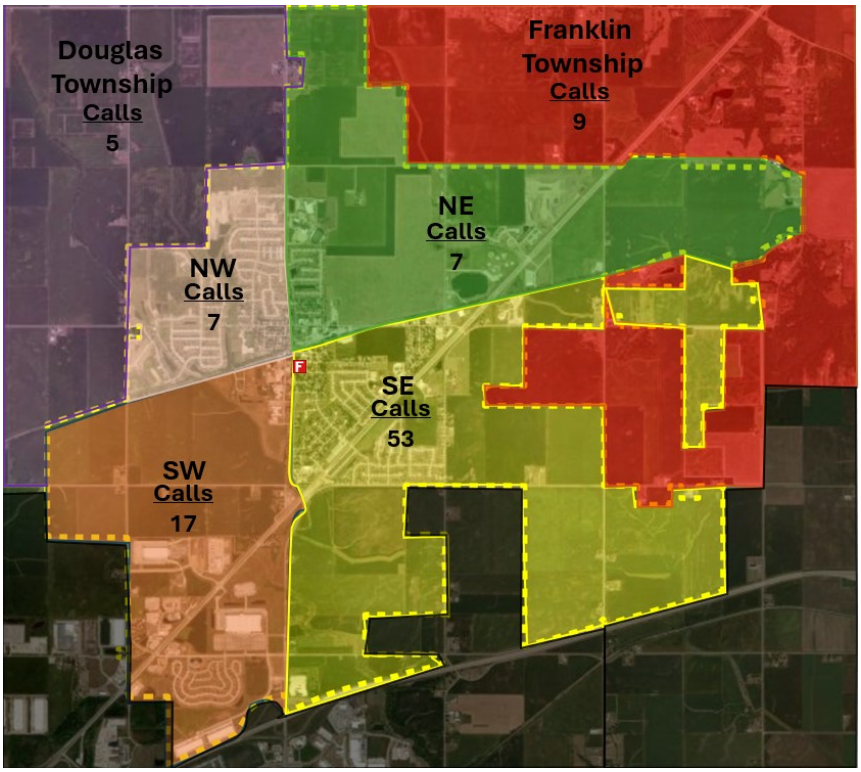
Simultaneous Calls

Simultaneous Calls			
2025		**2026**	
2nd out calls	14	2nd out calls	19
3rd out calls	1	3rd out calls	2
4th+ out calls	0	4th+ out calls	0
TOTAL	**15**	**TOTAL**	**21**
13% Multiple Calls		19% Multiple Calls	

Bondurant
Life Connecting

Operational Statistics

Number of Calls Per District In May



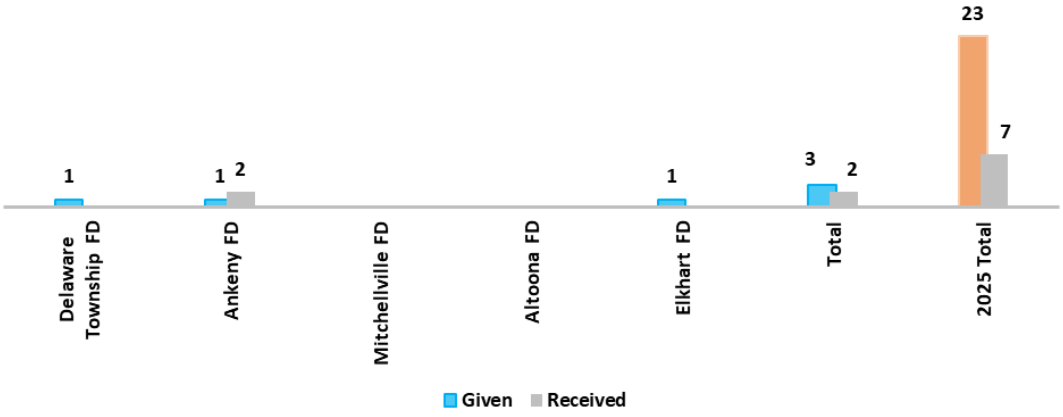
69% EMS

22% Fire

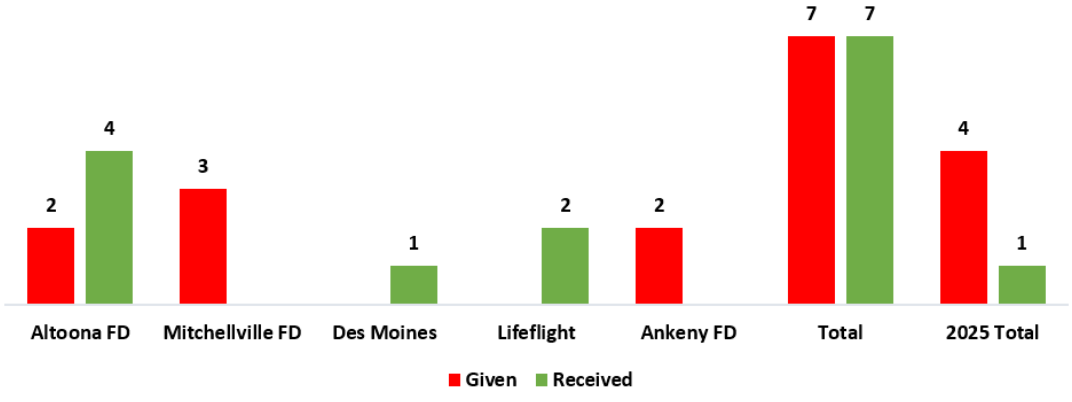
9% MVC

Top 4 Unit Response Data	
Unit	Response
E411	46
A413	64
C421	12
A414	12

May Automatic Aid Given vs Received



May Mutual Aid Given vs Received

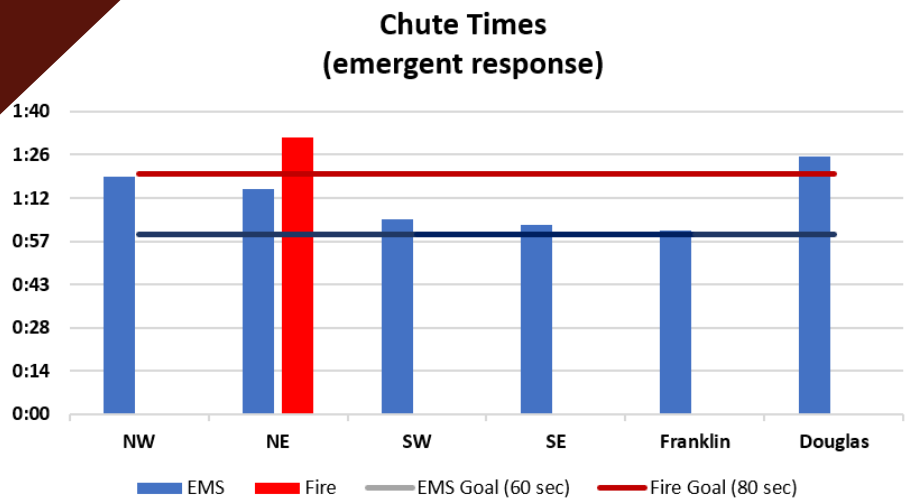


Bondurant
Life Connecting

Operational Statistics

Response Times

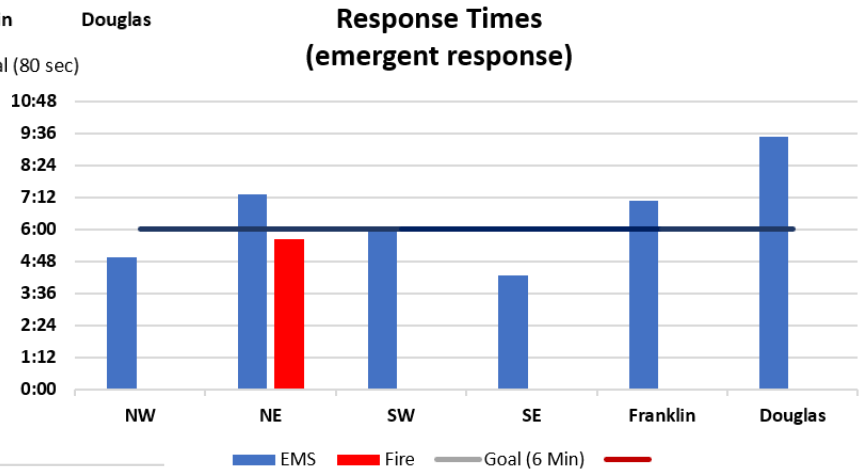
Emergent Response



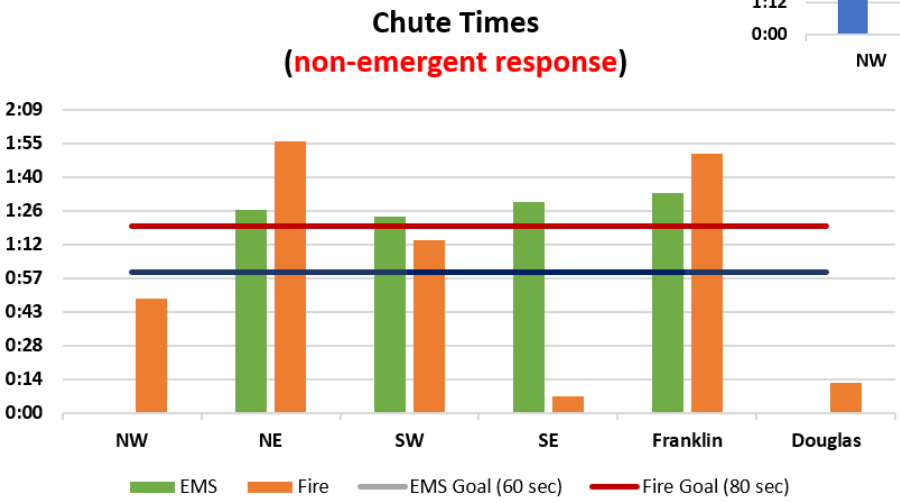
Delayed response due to multiple calls or staffing levels

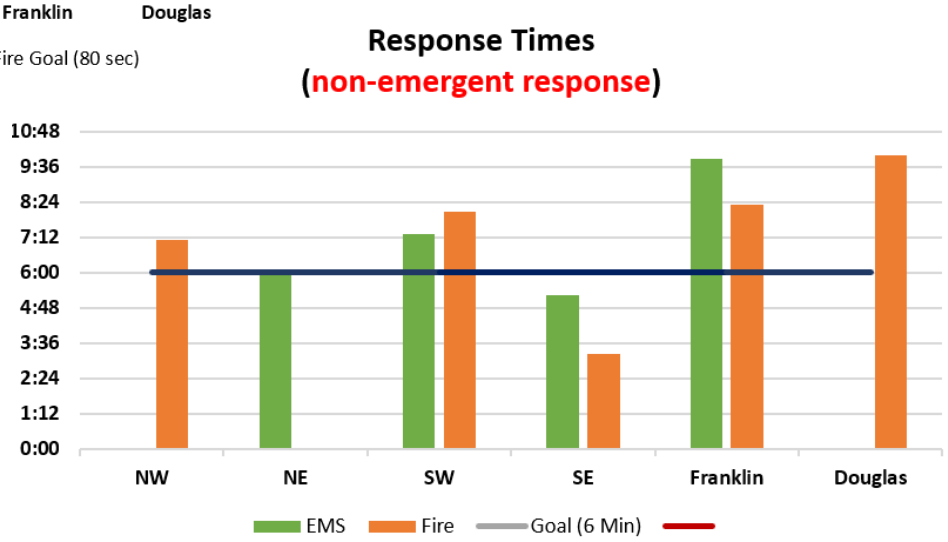
Chute– 4:25

Response– 8:44



Non-Emergent Response





Mutual aid response times to Bondurant

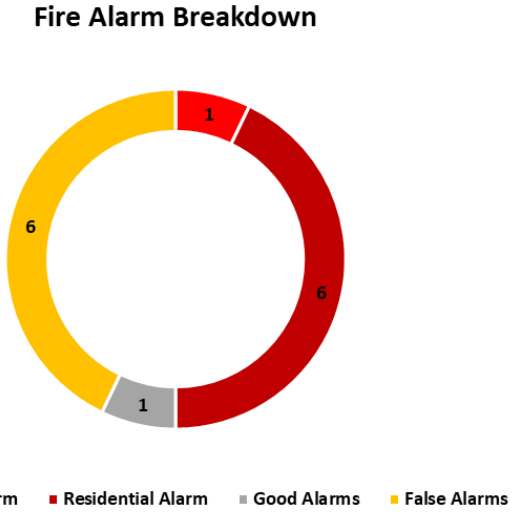
12:35

Bondurant
Life Connecting

Fire Operational Statistics

May Fire Saved vs. Loss					
2025			2026		
Saved	Loss	Total Value	Saved	Loss	Total Value
$2,000	$2,100	$4,100	$0	$0	$0

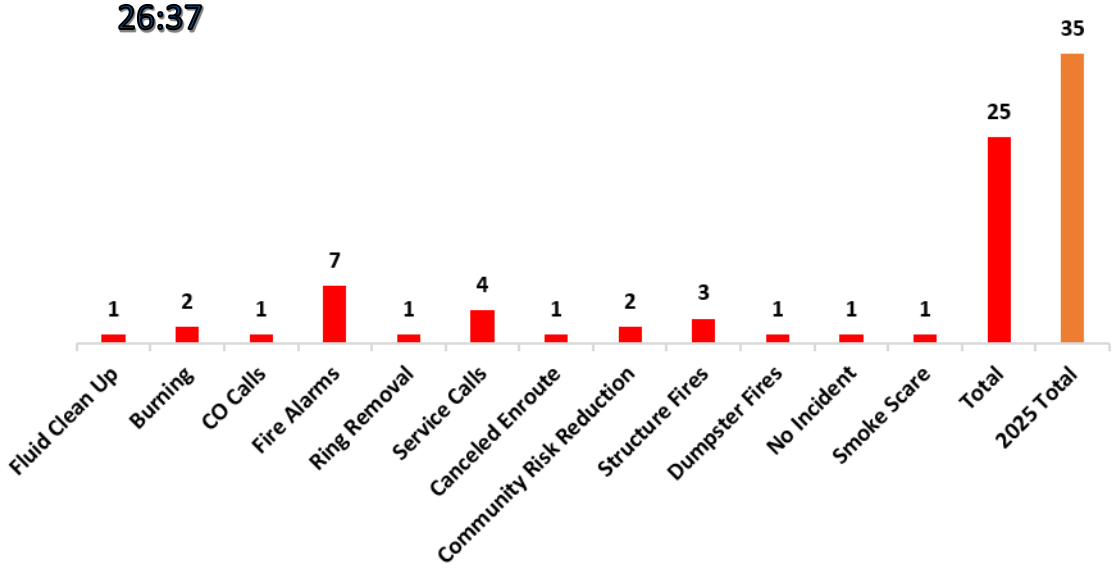






Average Fire Incident Time

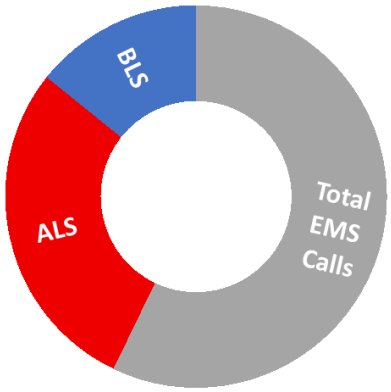
26:37



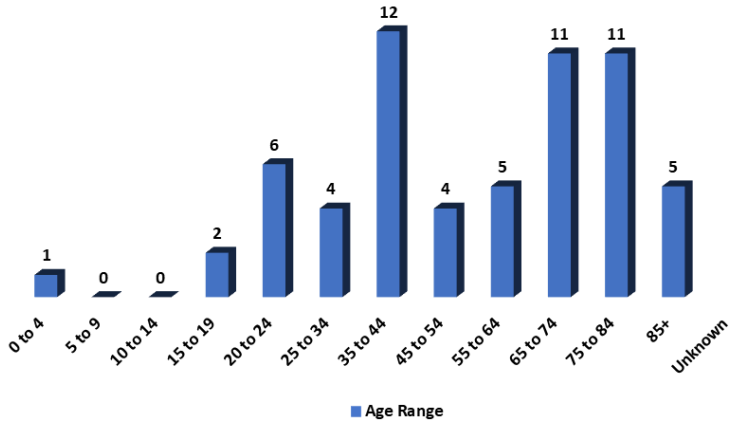
Bondurant
Life Connecting

EMS Operational Statistics

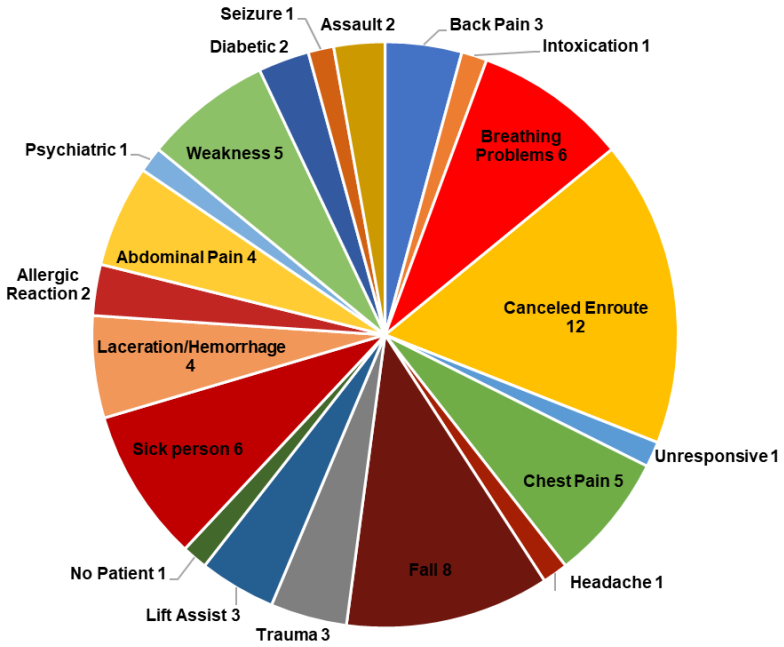
Advanced/Basic Life Support Calls



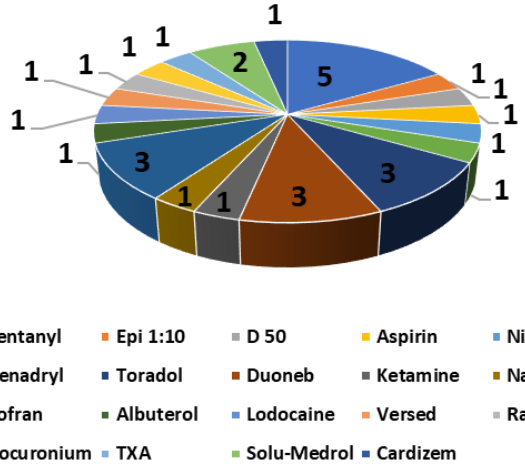
Patient Age Demographics



EMS Call Purpose by Provider Primary Impression



Medications Administered

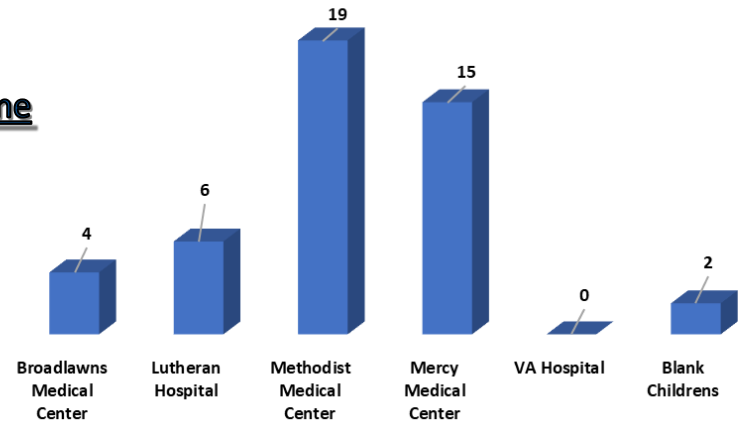




Average EMS Incident Time

52:25

Hospital Destination Transports

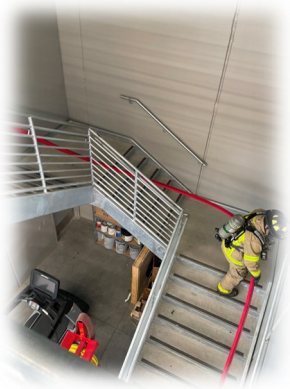


Bondurant
Life Connecting

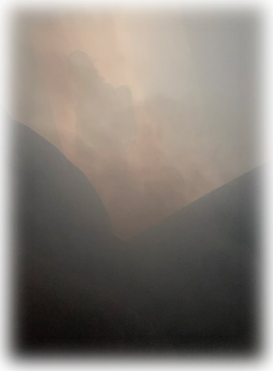
Training Division

For the month of May department members trained on the following:

Fire Training	EMS Training	Professional Development	SOG's/Protocol Review
Forcible Entry	Airway	Officer's Meeting	EMS Protocol Review
Search	ACLS		Vehicle Accidents
Fire Extinguishers	CPR		Video Laryngoscope
Hose Testing	Pediatric Trauma		
Roll Up Drills	Musculoskeletal Injuries		

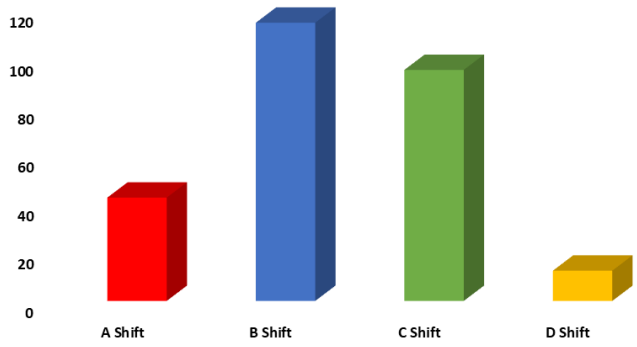








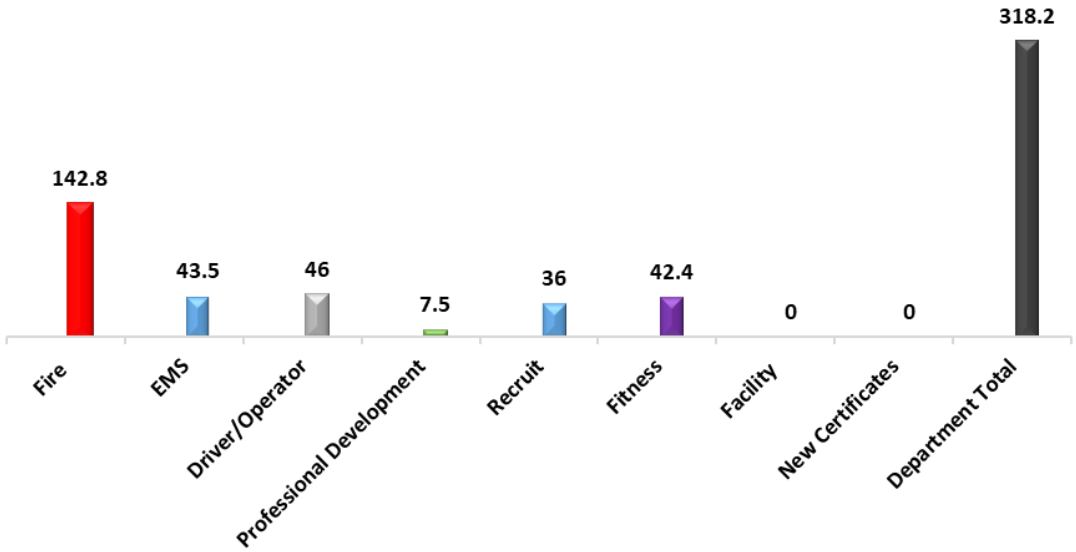
Total Training Hours Per Shift



New Clearance

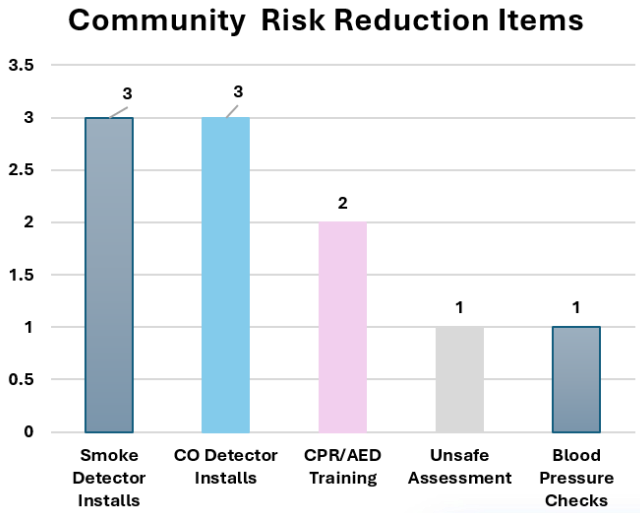
New Certifications

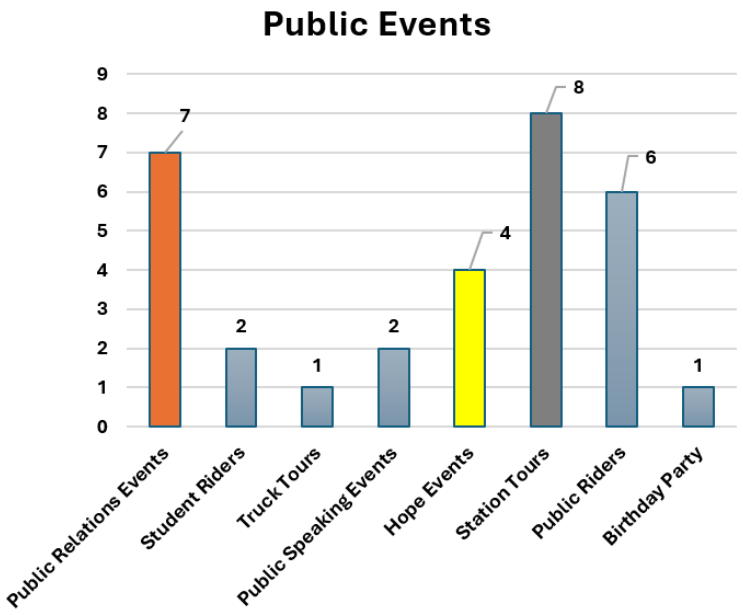
Training Hours By Type



Bondurant
Life Connecting

Community Risk Reduction/ Public Education

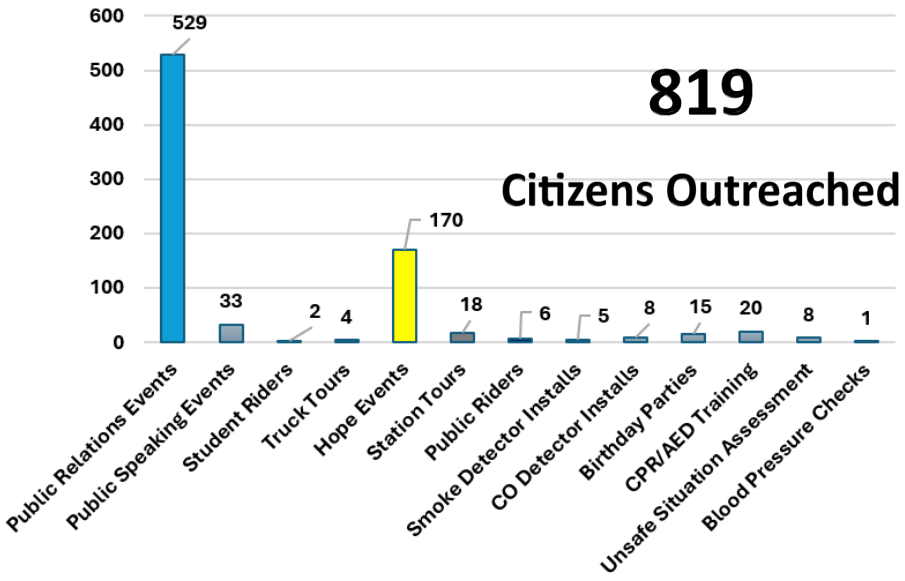






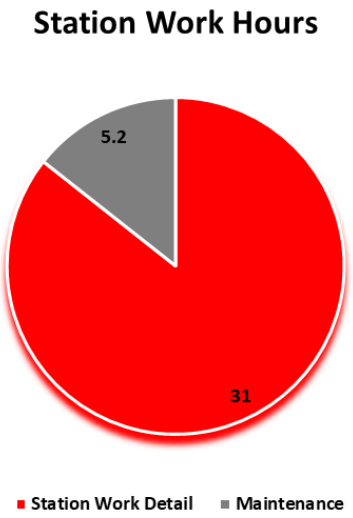
45.5 Total

Hours Dedicated



Bondurant
Life Connecting

Code Enforcement & Maintenance





0

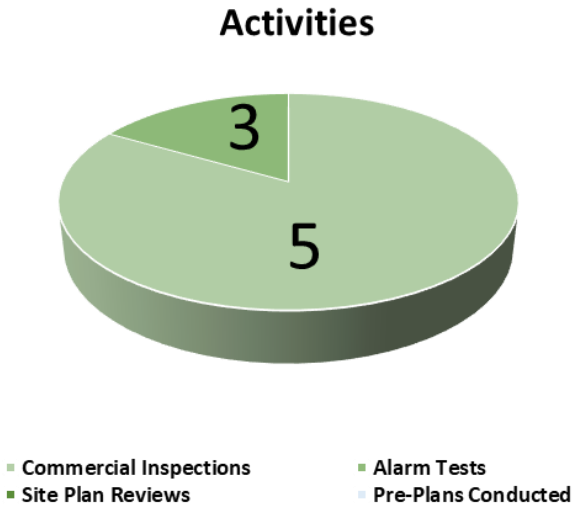
Total days an ambulance has been out due to maintenance

0

Total days a suppression unit has been out due to maintenance





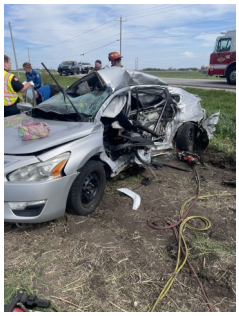


Bondurant
Life Connecting

Incidents & Happenings

May 3rd– Motor Vehicle Collision
Hubbell Ave & Hawthrone Crossing Dr. SE— Bondurant

A413 & E411 were requested for a motorcycle vs car. Upon arrival, crews found there were 3 patients with one having life threating injuries. Crews provided life saving care and requested additional ambulances to the scene. Altoona FD provided two ambulances. 3 patients were transported to local hospitals.



May 3rd– Motor Vehicle Collision
5600 Blk. NE 94th Ave— Bondurant

C421 was requested for a 2 car MVC. Ankney FD was automatically assigned to the incident due to no units available from Bondurant. Upon arrival, there was a two car T-bone style crash with heavy damage. 2 patients were on scene and additional units were requested from Ankeny FD. One patient was extricated from a vehicle and flown to a local hospital. Another patient was transported by ground to a local hospital.

May 4th– Dispatch In-Service Training
3400 Blk. NE 14th St.— Polk County Dispatch

C421 provided training for Polk County Dispatch about Incident Command structure, different units and capabilities, and Mayday operations.

May– Hose Testing
500 Campus Dr. SE, Fire Station— Bondurant

Yearly hose testing was continued. All hose the department has gets tested by the firefighters each year.

May 15th– Motor Vehicle Collision
800 Blk. Commerce Pkwy. SW— Bondurant

C421, A413, & E411 were requested for a car vs motorcycle accident. Units arrived to find an accident with one patient. One patient was transported to a local hospital.



May 18th– New Employee
500 Campus Dr. SE— Bondurant

Chris Monley started as a part-time Firefighter/Paramedic. Chris comes with a few years of experience from multiple departments in the area. Welcome Chris, we are happy to have you.



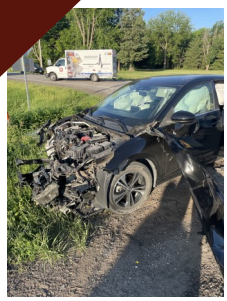
May 18th– Dumpster Fire
100 Blk. Grant St. N.— Bondurant

E411 was requested for a dumpster fire. Upon arrival, crew found a large dumpster that was on fire. Crew extinguished the fire and checked for hot spots. Crew was on scene for over an hour. No injuries were reported.

May 19th–20th– Interviews
500 Campus Dr. SE— Bondurant

Interviews were held for 4 new full-time positions within the department. Thank you City Council for this opportunity to hire and help with staffing.

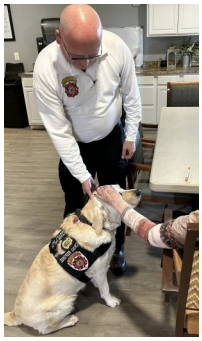
Incidents & Happenings



May 26th– Motor Vehicle Collision
4600 Blk. NE 78th Ave— Bondurant

C421, A413, & E411 were requested for a 2 car MVC. Units arrived to find a T-bone style accident. One patient was checked for injuries and fluid was cleaned up.

Public Relations



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

Hope made her weekly visit to Courtyard Estates.



May 1st– May Baskets
500 Campus Dr. SE— Bondurant

May baskets were brought to the station. Thank you Bondurant Auto Body for the treats.

May 5th– Treat Donation
500 Campus Dr. SE– Bondurant

Courtyard Estates dropped off tacos and Mexican soda for the crews that were on duty. Thank you for thinking of us.

May 8th– Fire Safety Talk
601 Hawthorne Crossing Dr. SE— Bondurant

C421 provided a safety talk series with Courtyard Estates. The first talk was about the department, call volume, and what we do.

May 11th– Donation
500 Campus Dr. SE— Bondurant

Vermeer donated $3,000 towards the purchase of a ground monitor for the engine. Thank you Vermeer for the generosity.



May 21st– Ribbon Cutting
3200 Blk. Wolf Creek Dr. SW— Bondurant

Members attended a ribbon cutting for the new basketball and pickleball courts in the Wolf Creek neighborhood.



Wednesdays in May– Farmers Market
100 Blk. Main St. SE— Bondurant

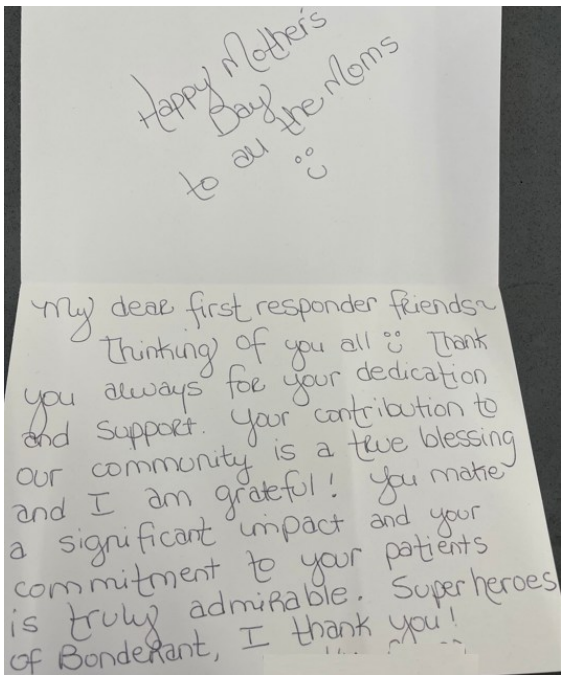
Members attended the farmers market throughout the month of May. Truck tours and CPR lessons were given.

You've Been Caught Doing an Amazing Job!



May 4th– Community Service Award
200 2nd St. NE, City Hall— Bondurant

Three members (Kyleigh Meyers, Ashton Briggs, and Dani Spoerry) received Community Service Awards for the outstanding job they did with delivering letters to kids with Santa. Thank you for taking your own time and putting the community first. Well done!



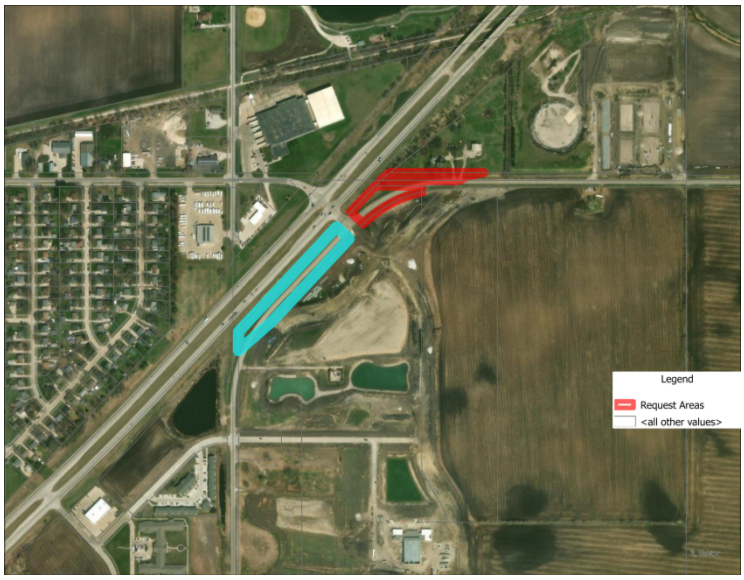
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.e.
For Meeting of 7/6/2026
Ordinance

TITLE: - (Third Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43

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

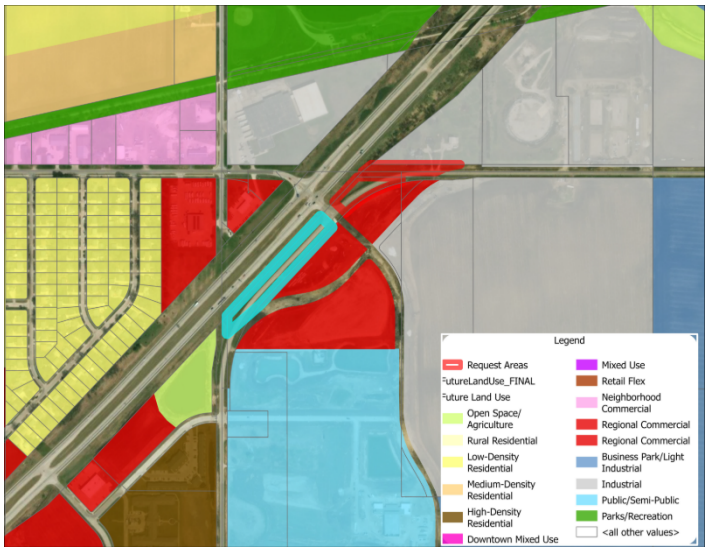
BRIEF HISTORY & ANALYSIS: A public hearing was held June 1, 2026 for the rezoning request for Parcel 2026-43, located in the Civic Campus North area and to the southeast of the intersection of Hubbell Avenue and Campus Drive SE. The rezoning request proposes to designate the zoning of previous road right-of-way to the C-2 General Commercial District. The request area is highlighted below.



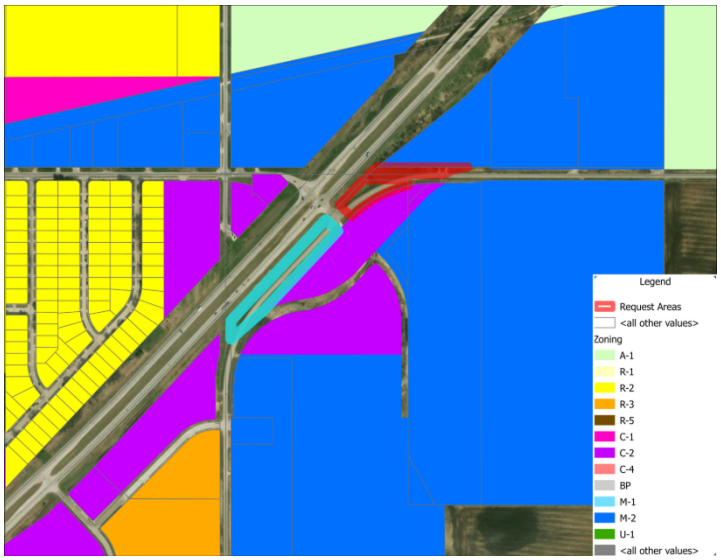
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – The City of Bondurant has requested an amendment to the 2022 Future Land Use Map. The amendment would designate the previous road right-of-way area to Regional Commercial. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – Parcel 2026-43 currently does not have a zoning designation as it was previously road right-of-way. The City of Bondurant is requesting to rezone the property to C-2 General Commercial. There is C-2 General Commercial District located on the southern portion of the subject property.



Parkland Dedication – Parkland dedication is required for residential developments and will be addressed when a preliminary plat is submitted for review.

Streets – The property will be accessible from Truman Drive NE and Pleasant Street SE. Any proposed internal streets will be reviewed when a site plan is submitted for review.
Pedestrian Connections – A trail is being constructed through the Civic Campus development area and along the eastern property line of 1920 2nd Street NE that connects to the Chichaqua Valley Trail. Any pedestrian connections will be reviewed at the site plan level.
Utilities – All utilities will be addressed during the platting process.
FEMA Floodplain – this development is not located in the FEMA Floodplain area.
Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their May 14, 2026, meeting.

FUNDING SOURCE: Funding for notice publication is from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve third and final reading of ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260601-211

CITY OF BONDURANT
ORDINANCE NO. 260601-211

ORDINANCE REGARDING APPROVAL OF THE REQUEST TO REZONE PARCEL 2026-43 TO THE (C-2) GENERAL COMMERCIAL DISTRICT

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

Section 1. **PURPOSE.** The purpose of this ordinance is to rezone Parcel 2026-43 to the General Commercial (C-2) District, on property further described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 867.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, AS EASEMETN FOR PUBLIC HIGHWAY FILED ON AUGUST 29,1977 AND RECORDED IN BOOK 4725 PAGE 395-402 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°25'07" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 377.93 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE WESTER RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 46°41'31" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 97.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE SOUTH 42°19'34" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 237.37 FEET; THENCE SOUTH 44°02'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 368.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FO PLEASANT STREET SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY 380.45 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 44°19'48" WEST, 372.91 FEET ALONG THE WESTERL RIGHT-OF-WAY LINE OF PLEASANT STREET SE TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00°06'23" WEST ALONG SAID WEST LINE, 134.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE NORTH 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 881.00 FEET TO THE POINT OF BEGINNING, CONTAINING 83,543 SQUARE FEET (1.92 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

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

1. That the Planning & Zoning Commission held a public hearing on May 14, 2026, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY AMENDED**. The properties, above described, is hereby rezoned.

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

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ___ day of _____, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

_____
DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: June 1, 2026
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK’S CERTIFICATE

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

_____

Shelby Hagan
City Clerk

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.f.
For Meeting of 7/6/2026
Ordinance

TITLE: - (Third Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44

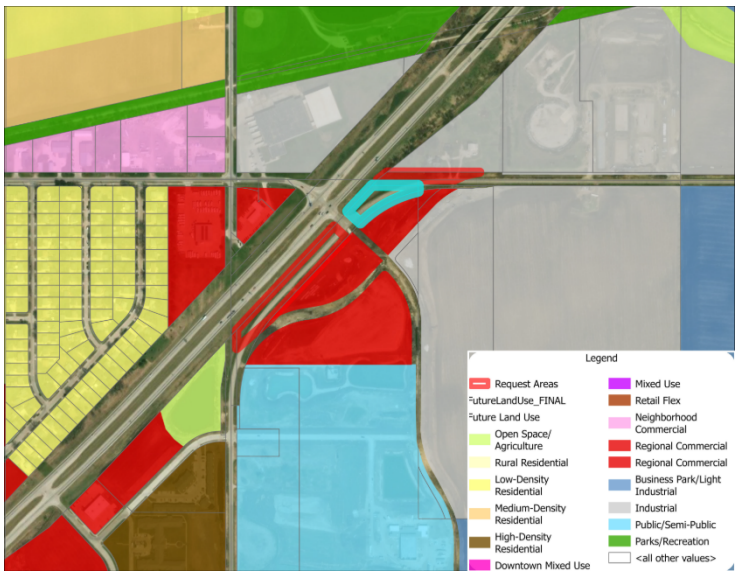
CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: A public hearing was held on June 1, 2026 for the rezoning request for Parcel 2026-44, located in the Civic Campus North area and to the southwest of the intersection of Hubbell Avenue and Campus Drive SE. The rezoning request proposes to designate the zoning of previous road right-of-way to the C-2 General Commercial District. The request area is highlighted below.



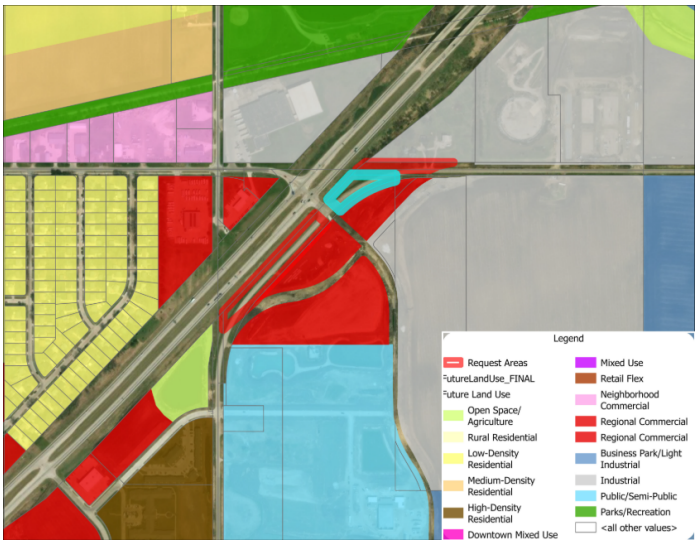
The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, previously guided this area as General Commercial; however that was amended on June 1, 2026, to guide for Regional Commercial. The Future Land Use Map with the proposed amendment area

outlined can be seen below.

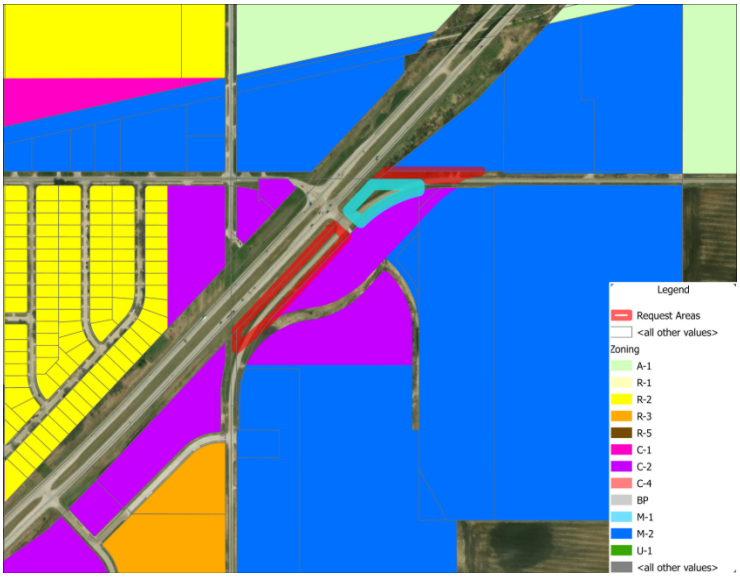


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and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

Comprehensive Plan/Future Land Use Map – The City of Bondurant executed an amendment to the 2022 Future Land Use Map designating the previous road right-of-way area to Regional Commercial. The area is outlined below on the 2022 Future Land Use Map.



Zoning – Parcel 2026-44 currently does not have a zoning designation as it was previously road right-of-way. The City of Bondurant is requesting to rezone the property to C-2 General Commercial. There is C-2 General Commercial District located on the southern portion of the subject property.



Parkland Dedication – Parkland dedication is required for residential developments and will be addressed when a preliminary plat is submitted for review.

Streets – The property will be accessible from Truman Drive NE and 2nd Street NE. Any proposed internal streets will be reviewed when a site plan is submitted for review.
Pedestrian Connections – An trail is being constructed through the Civic Campus development area and along the eastern property line of 1920 2nd Street NE that connects into the Chichaqua Valley Trail. Any pedestrian connections will be reviewed at the site plan level.
Utilities – All utilities will be addressed during the platting process.
FEMA Floodplain – this development is not located in the FEMA Floodplain area.
Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their May 14, 2026, meeting.

FUNDING SOURCE: Publication notices for this are funded from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve third and final reading of ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 260601-212

CITY OF BONDURANT
ORDINANCE NO. 260601-212

ORDINANCE REGARDING APPROVAL OF THE REQUEST TO REZONE PARCEL 2026-44 TO THE (C-2) GENERAL COMMERCIAL DISTRICT

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

Section 1. **PURPOSE.** The purpose of this ordinance is to rezone Parcel 2026-44 to the General Commercial (C-2) District, on property further described as follows:

A PART OF PARCEL '2023-44', AS FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 833 OF THE POLK COUNTY RECORDER'S OFFICE, AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 32 TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 867.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, AS EASEMENT FOR PUBLIC HIGHWAY FILED ON AUGUST 29, 1977 AND RECORDED IN BOOK 4725 PAGE 395-402 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE CONTINUING SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 455.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '2023-44'; THENCE SOUTHWESTERLY 103.66 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 60°11'14" WEST, 103.51 FEET ALONG THE EASTERLY LINE OF SAID PARCEL '2023-44' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE SOUTHWESTERLY 522.47 FEET ALONG A 768.51 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 66°49'29" WEST, 512.47 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTH 46°41'31" WEST ALONG EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 98.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 257.93 FEET TO THE POINT OF BEGINNING, CONTAINING 58,540 SQUARE FEET (1.34 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

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

1. That the Planning & Zoning Commission held a public hearing on May 14, 2026, and voted on recommended approval.

2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY AMENDED**. The properties, above described, is hereby rezoned.

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

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ___ day of _____, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

_____
DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: June 1, 2026
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK’S CERTIFICATE

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

_____

Shelby Hagan
City Clerk

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.g.
For Meeting of 7/6/2026
Ordinance

TITLE: - (Third Reading) Ordinance establishing a zoning district designation of Medium Industrial (M-2) on land comprised of the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE

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

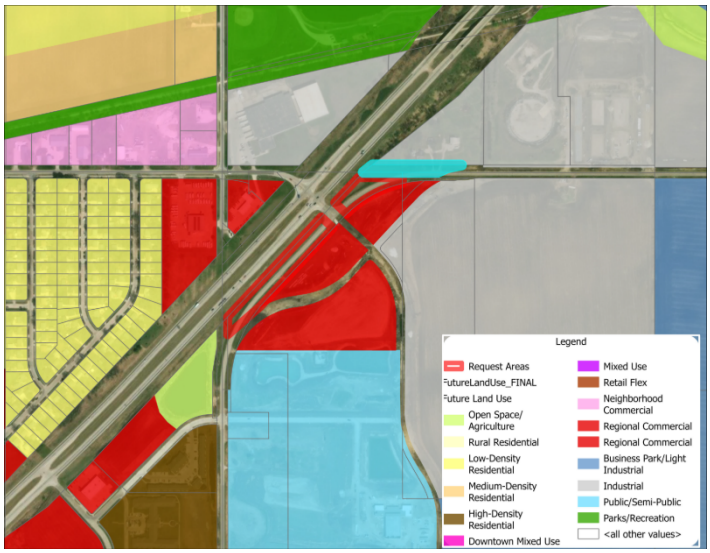
BRIEF HISTORY & ANALYSIS: A public hearing was held June 1, 2026 for the rezoning request for vacated roadway easement area, located in the Civic Campus North area and to the south of 1920 2nd Street NE. The rezoning designates the zoning of the vacated roadway easement area to the M-2 Medium Industrial District. The area is highlighted below.



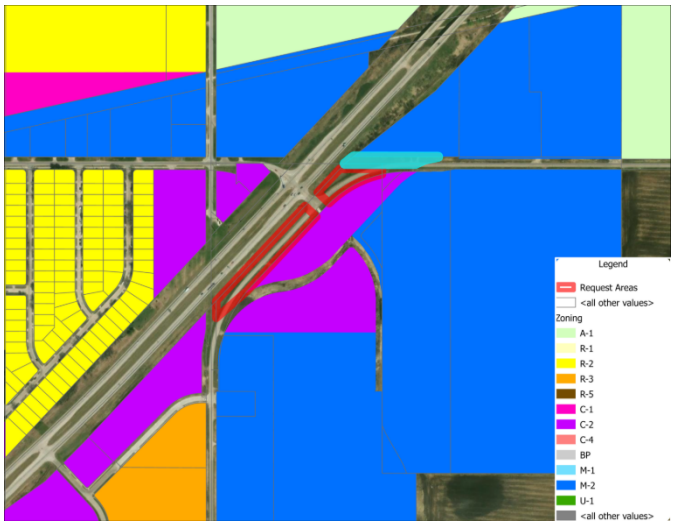
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – The City of Bondurant has requested an amendment to the 2022 Future Land Use Map. The amendment would designate the vacated roadway easement area to Industrial. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The vacated roadway easement area currently does not have a zoning designation as it was previously road right-of-way. The City of Bondurant is requesting to rezone the property to M-2 Medium Industrial. There is C-2 General Commercial District located to the south of the subject property. There is M-2 Medium Industrial District located to the north of the subject property.



Parkland Dedication – Parkland dedication is required for residential developments and will be addressed when a preliminary plat is submitted for review.

Streets – The property will be accessible from 2nd Street NE. Any proposed internal streets will be reviewed when a site plan is submitted for review.
Pedestrian Connections – An trail is being constructed through the Civic Campus development area and along the eastern property line of 1920 2nd Street NE that connects into the Chichaqua Valley Trail. Any pedestrian connections will be reviewed at the site plan level.
Utilities – All utilities will be addressed during the platting process.
FEMA Floodplain – this development is not located in the FEMA Floodplain area.
Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their May 14, 2026, meeting.

FUNDING SOURCE: Publication notices for this hearing are funding from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve third and final ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260601-213

CITY OF BONDURANT
ORDINANCE NO. 260601-213

ORDINANCE REGARDING APPROVAL OF THE REQUEST TO REZONE VACATED ROADWAY EASEMENT AREA ALONG 2ND STREET NE, AT 1920 2ND STREET NE TO (M-2) MEDIUM INDUSTRIAL

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

Section 1. **PURPOSE.** The purpose of this ordinance is to rezone vacated roadway easement area along 2nd Street NE at 1920 2nd Street NE to the Medium Industrial (M-2) District, on property further described as follows:

A PART OF PARCEL "2025-2", AS FILED ON AUGUST 29, 2025 AND RECORDED IN BOOK 20252 PAGE 654 OF THE OFFICE OF THE POLK COUNTY RECORDER, OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "2025-2"; THENCE NORTH 50°56'50" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "2025-2", A DISTANCE OF 71.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE; THENCE SOUTH 89°47'36" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE; THENCE SOUTHWESTERLY 162.74 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 74°03'48" WEST, 162.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°47'36" WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING, CONTAINING 22,140 SQUARE FEET (0.51 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

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

1. That the Planning & Zoning Commission held a public hearing on May 14, 2026, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY AMENDED**. The properties, above described, is hereby rezoned.

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

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ___ day of _____, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

_____
DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: June 1, 2026
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK’S CERTIFICATE

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

_____

Shelby Hagan
City Clerk

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.h.
For Meeting of 7/6/2026
Resolution

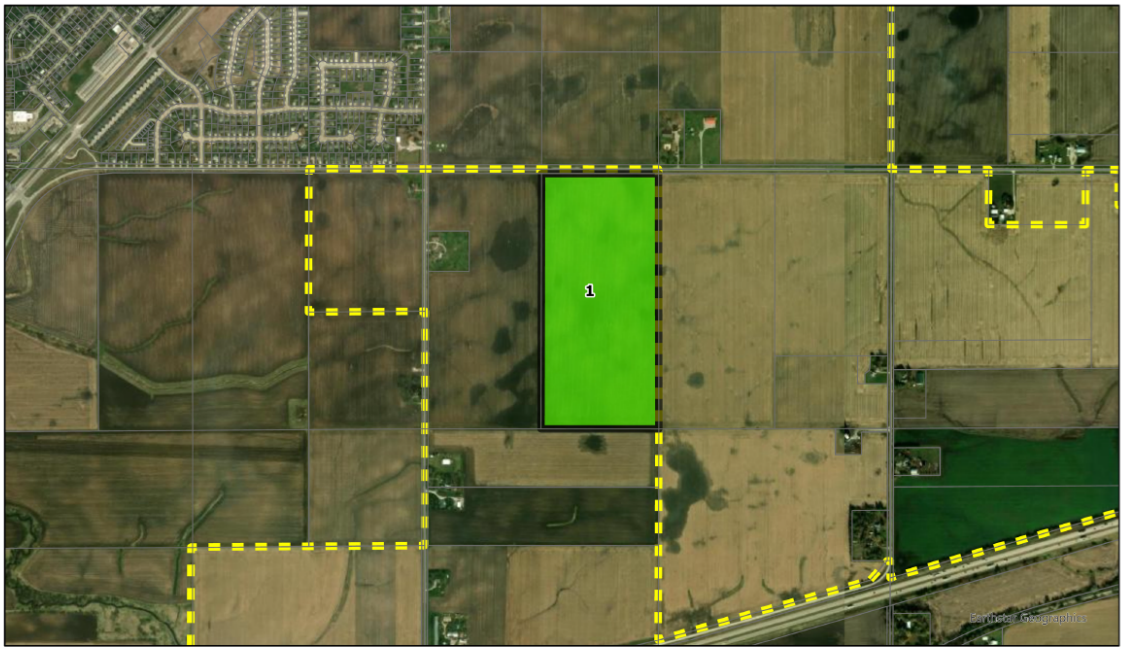
TITLE: - Resolution affixing a date for a public hearing for August 3, 2026 to consider the McCleary Annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached 100% voluntary annexation request for a parcel of land located at Parcel 7922-05-100-003.

This annexation area is comprised of 87.94 acres and is located along 15th Street SE/NE 70th Avenue between Pleasant Street SE/NE 80th Street and Eisenhower Drive SE in the area shown in green below. This annexation falls within two miles of the cities of Altoona and Mitchellville. The annexation includes the south 1/2 of 15th Street SE/NE 70th Avenue adjacent to Parcel 7922-05-100-003. Bondurant's existing city limits are located north and east of the parcel proposed for annexation.

CITY OF BONDURANT, IOWA
ANNEXATION MAP



* Note:
The annexation also includes any and all County road right-of-way to the centerlines of the adjacent roads.

Consenting Annexation
1 McCleary

0 1,000 2,000 4,000 Feet

N

After this annexation has been considered by the Bondurant City Council, it must also be considered by the State's City Development Board before it becomes official, as it falls within two miles of two other communities (Altoona & Mitchellville).

The attached annexation petition includes the following language relative to future land use and zoning:

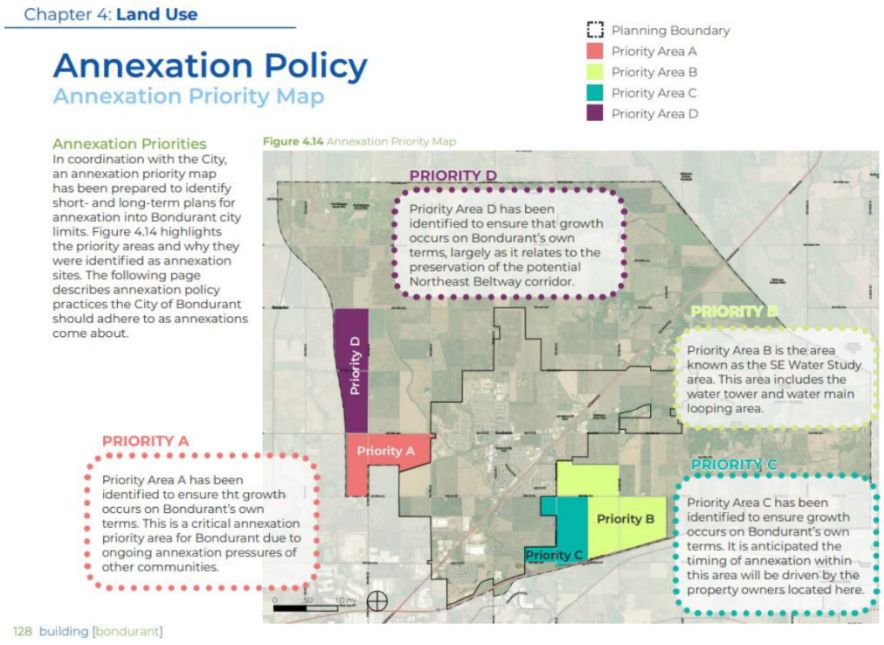
- The City agrees to initiate a Future Land Use Map amendment from the High-Density Residential and Medium Density Residential use designations to a Business Park/Light Industrial designation; and
- The City agrees to initiate a rezoning on this property from the Agricultural (A-1) District to the Limited Industrial (M-1) District.

The above future land use and zoning topics are being considered by the Planning & Zoning Commission during their meeting on July 9, 2026 and will be considered by the City Council following the Commission's review.

When the Planning & Zoning Commission and City Council review annexation requests, they review the following topics: Consistency with the Annexation Policy, Consistency with the Comprehensive Plan, Streets & Utility Connectivity, & Outreach.

Consistency with the Annexation Policy
The 2023-adopted Annexation Policy notes that the City should first strive that each annexation considered by reviewed under the 100% voluntary category. This current annexation is a 100% voluntary annexation.

This current annexation area is located in Area C of the Annexation Priority Map included in the Annexation Policy. Area C is described as being identified to ensure growth occurs on Bondurant's terms, and that it is anticipated the timing of annexation within this area will be driven by the property owners within Area C.



Consistency with the Comprehensive Plan
This annexation area falls within the City's planning boundary established as part of the 2022-adopted Building Bondurant Comprehensive Plan. Similar to the City's Annexation Policy, this current annexation is also identified as a priority annexation area in the comprehensive plan.

The Building Bondurant Comprehensive Plan currently designates this property as High Density Residential and Medium Density Residential. As part of the voluntary annexation petition, the property owner has requested a Future Land Use Map amendment to Business Park/Light Industrial and a rezoning to the Limited Industrial (M-1) District. These amendments have been initiated by the City and are being reviewed concurrently with the annexation. If approved, the annexation would be consistent with the Comprehensive Plan as amended.

Streets & Utility Connectivity
No development is currently proposed on this annexation ground. Street and utility connectivity will be reviewed in further detail if a preliminary plat and/or site plan is received in the future for this annexation area. The annexation area has existing street

frontage along 15th Street SE/NE 70th Avenue, where a new water main has also been installed. Design is underway for a new north/south street corridor to be called Vermeer Drive SE at the western portion of this annexation area to provide new connectivity in this area consistent with the Major Streets Master Plan.

Outreach
The City has notified the Polk County Auditor's Office for their ownership and legal description review of the proposed annexation area. The Polk County Auditor's Office noted that the ownership and legal descriptions noted in the petition are accurate.

On or before July 8, 2026, the City will mail notices of the annexation public hearing to the following entities: Altoona City Council, Mitchellville City Council, Polk County Board of Supervisors, each affected public utility, and the Des Moines Area MPO.

On or before July 8, 2026, the City will mail the annexation public hearing to the Polk County Attorney's Office notifying them of the County roadway included as part of the annexation area.

On July 15, 2026 the annexation public hearing will be printed in the Altoona Herald.

On August 3, 2026 the Bondurant City Council will hold the annexation public hearing.

If approved by the Bondurant City Council, the annexation request will be sent to the City Development Board for their review in August/September 2026.

FUNDING SOURCE: Notices are paid from from the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-208
2. Annexation Petition McCleary
3. Aerial Neighbor
4. City Boundaries Aerial

CITY OF BONDURANT
RESOLUTION NO. 260706-208

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING FOR AUGUST 3, 2026, TO CONSIDER THE MCCLEARY ANNEXATION, A 100% VOLUNTARY ANNEXATION LOCATED WITHIN TWO MILES OF THE CITY LIMITS OF BOTH MITCHELLVILLE AND ALTOONA

WHEREAS the City of Bondurant has received a voluntary annexation petition from the property owners of Parcel 7922-05-100-003 requesting annexation of property described as follows into Bondurant's city limits:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY; AND

WHEREAS this annexation also includes any and all County road right-of-way to the centerlines of the adjacent roads; AND

WHEREAS this annexation area falls within two miles of the City of Mitchellville's city limits; AND

WHEREAS this annexation area falls within two miles of the City of Altoona's city limits.

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

A public hearing will be held on the 3rd day of August 2026, at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa, at which time the Council will hear public comments on the proposed annexation of said property.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City of Bondurant has received voluntary annexation petition from the property owners of Parcel 7922-05-100-003 requesting annexation of the following property described as follows into Bondurant's city limits:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY; AND

THIS ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINES OF THE ADJACENT ROADS.

This annexation area falls within two miles of the city limits of both Mitchellville and Altoona.

City Council will hold a public hearing on the 3rd day of August, 2026 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa, at which time the Council will hear public comments on the proposed annexation of said property.

SHELBY HAGAN, CITY CLERK

ANNEXATION PETITION
TO THE CITY COUNCIL
BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

I, the undersigned, hereby make application to the City of Bondurant, Iowa, pursuant to Iowa Code Section 368.7 for annexation by voluntary petition the following described real estate to-wit:

SEE EXHIBIT A

I hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

1. The City agrees to rebate any water, sewer, connection fees (both individual and connection fee district fees) so long as the property maintains its current use and ownership; and
2. The City agrees to waive any street assessments so long as the property maintains its current ownership; and
3. The property owner may continue to open burn in accordance with Iowa Administrative Code Section 567-23.2 (455B) so long as the property maintains its current use and ownership and until the point at which any non-ag related certificate of occupancy is issued on an adjacent parcel; and
4. The City agrees to initiate a Future Land Use Map amendment from the High-Density Residential and Medium-Density Residential use designations to a Business Park/Light Industrial designation; and
5. The City agrees to initiate a rezoning of this property from the Agricultural (A-1) District to the Limited Industrial (M-1) District; and
6. If the property owner determines to target economic development, the City agrees to take such measures as necessary to facilitate site development readiness, such as criteria established through the State of Iowa Economic Development Authority Program or the Greater Des Moines Partnership DSM RFI Ready Program or equivalent, including conducting and funding all planning work and studies associated with the site certification process, so long as the property is annexed into the City and the property agrees to agree to abide by the criteria for site readiness.

The undersigned further acknowledges that the right exists to withdraw this voluntary annexation application at any time within three (3) days after the Bondurant City Council holds a public hearing on said annexation application and chooses to waive said rights. Further, the undersigned voluntarily and of his own free will, and on behalf of his/her/its heirs, devisees, successors in interest and assigns, and for other good and valuable consideration, the receipt of which is hereby acknowledged, waives the right to withdraw

said voluntary annexation application thus rendering this voluntary annexation application irrevocable and binding upon this applicant and his/her/its heirs, devisees, successors in interest and assigns.

Respectfully submitted,

Melvin McCleary

Melvin McCleary
Abel Thomas & Lucille Irene McCleary Revocable Trust

6-17-2026
Date Signed

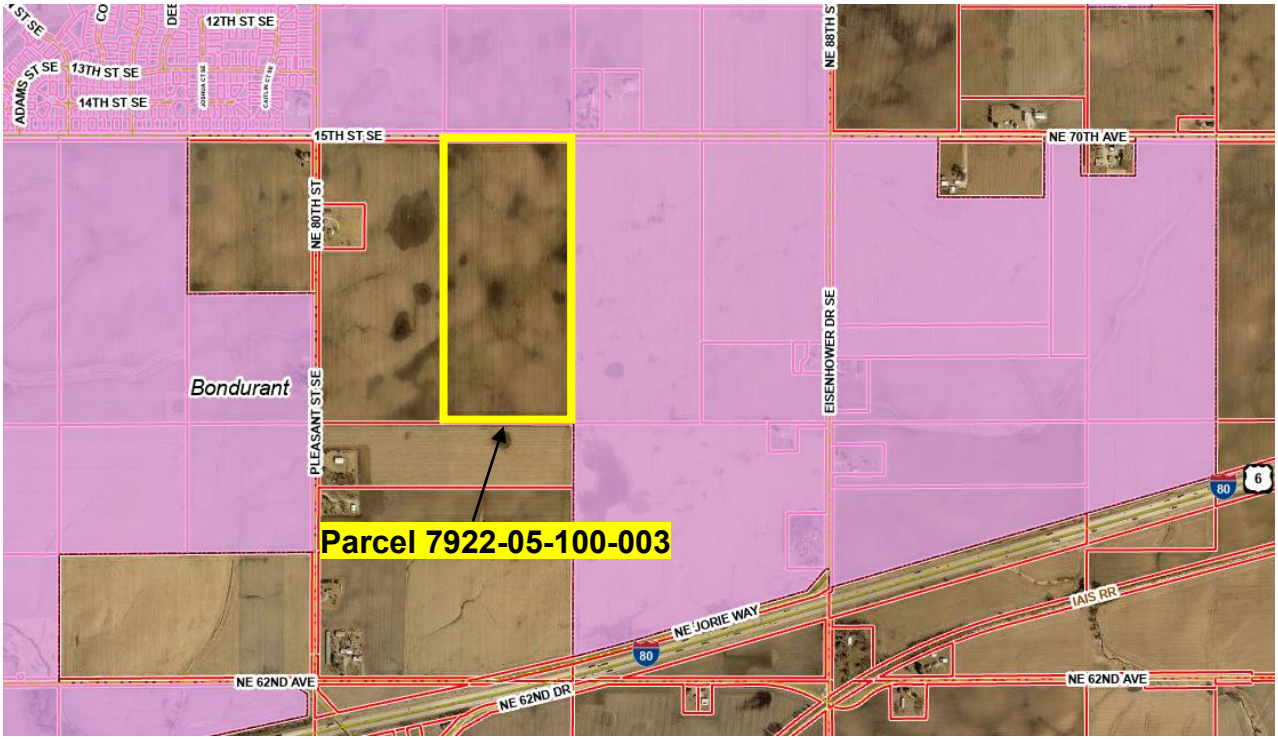
Norman L McCleary 6-17-2026

Doreen F. Gillespie 6/17/2026

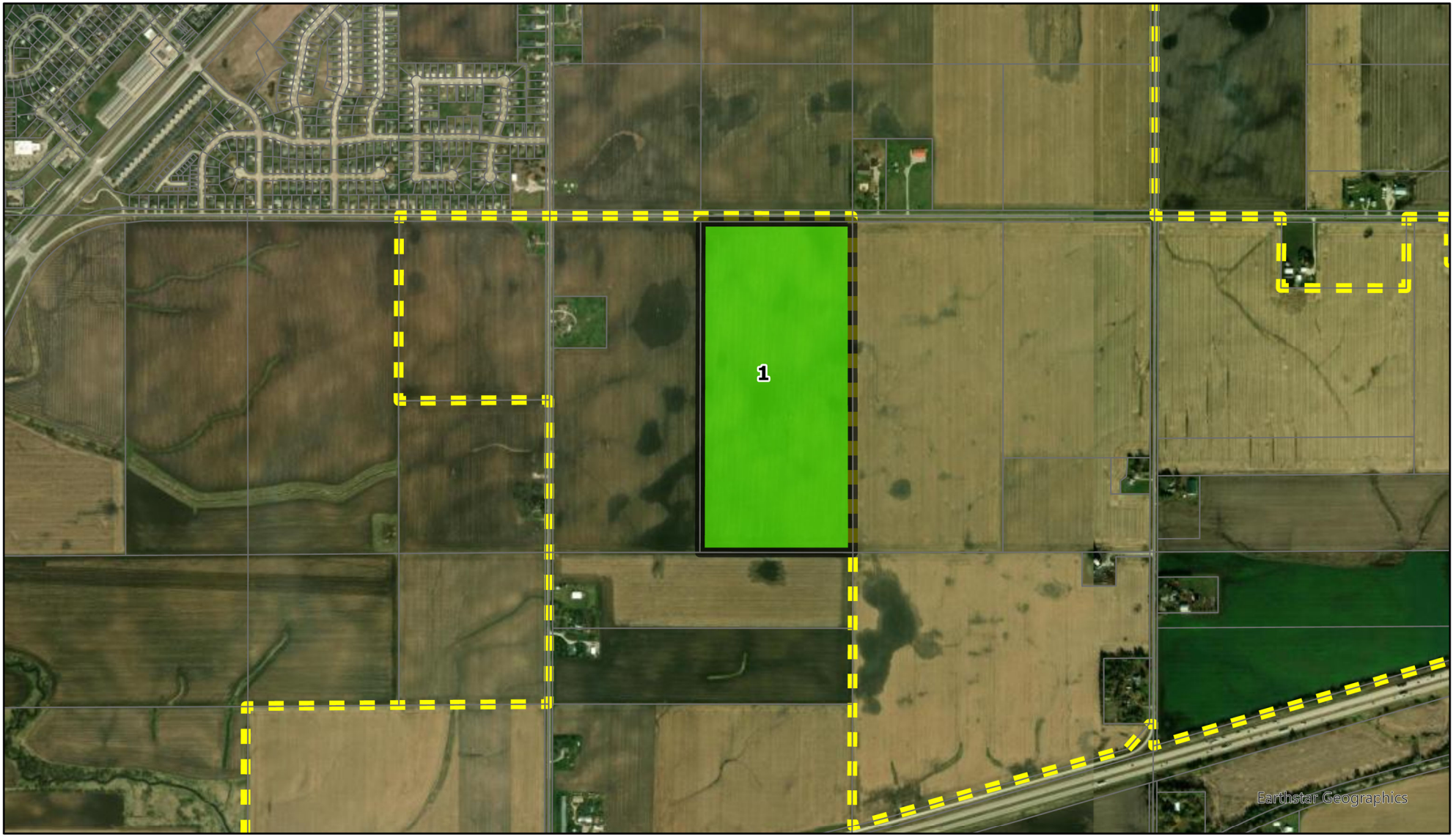
Exhibit A – Legal Description

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

Exhibit B – Map



CITY OF BONDURANT, IOWA
ANNEXATION MAP



*** Note:**
The annexation also includes any and all County road right-of-way to the centerlines of the adjacent roads.

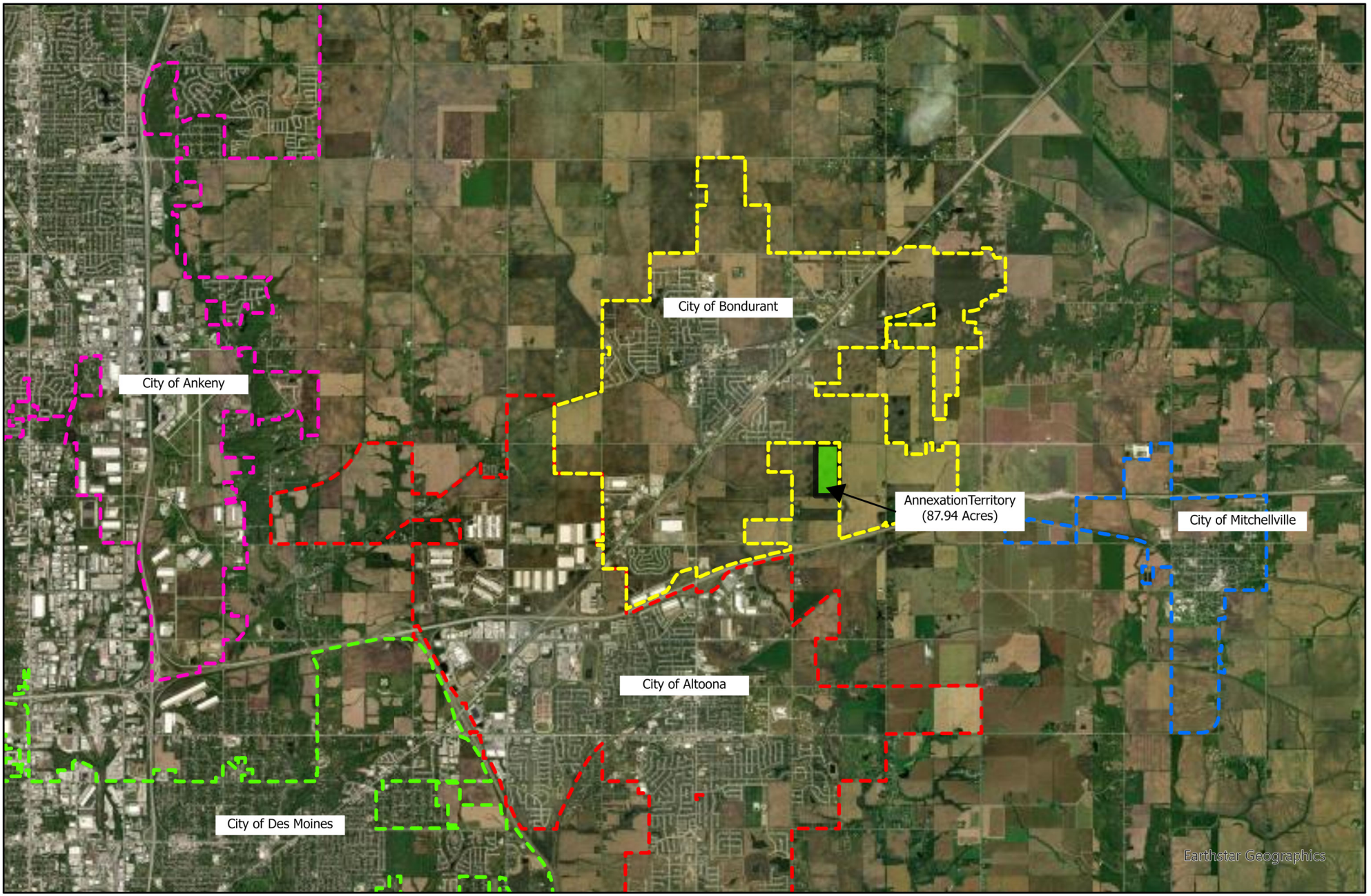
Consenting Annexation

1 McCleary

0 1,000 2,000 4,000 Feet

N

CITY OF BONDURANT, IOWA
ANNEXATION MAP



Miles
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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.i.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving deeding documents associated with the 2023-recorded Civic Campus right-of-way acquisition plats

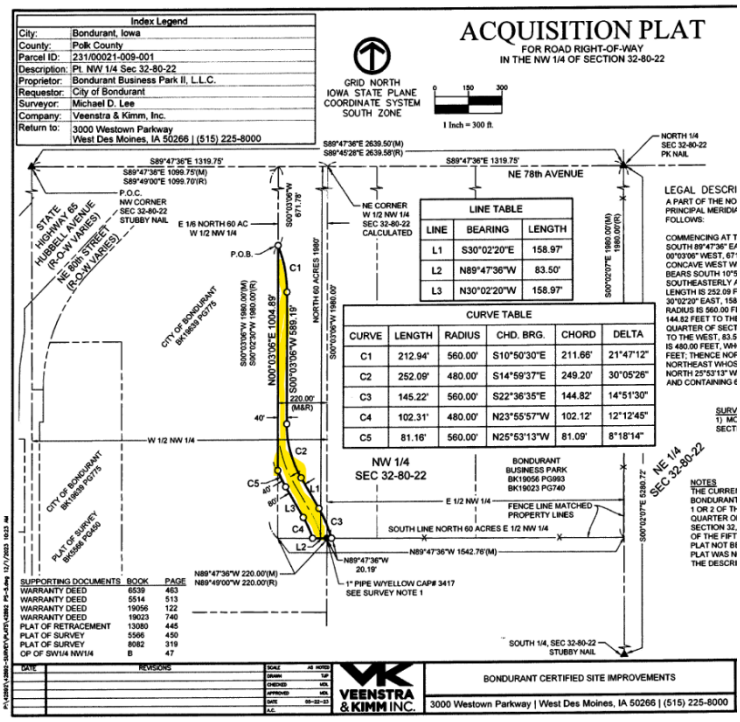
CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In 2023, the City of Bondurant coordinated with Bondurant Business Park II, LLC to acquire the necessary right-of-way for the new Campus Drive SE corridor and improvements along 2nd Street NE, consistent with the 2022-adopted Civic Campus Master Plan. The associated acquisition plats for the two right-of-way areas were approved and recorded with Polk County in December 2023.

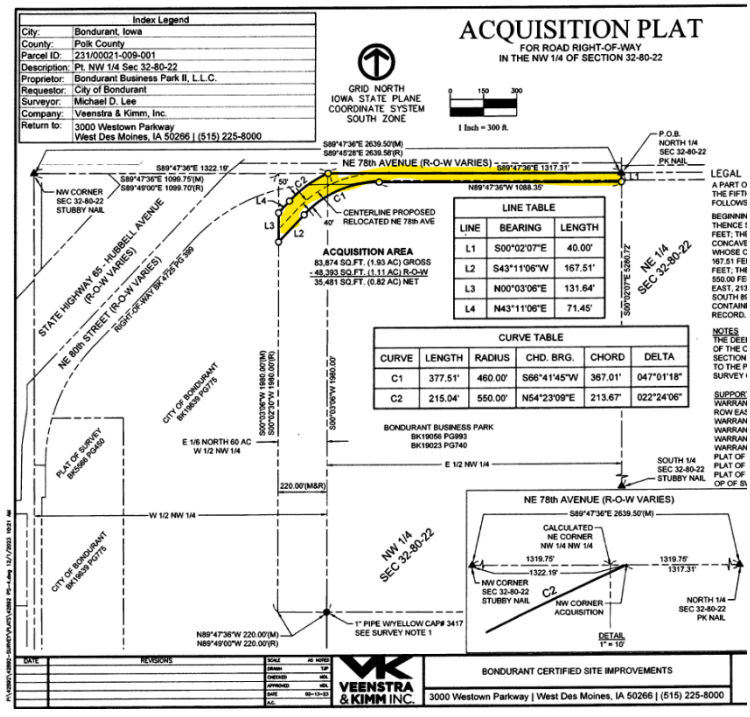
It was recently discovered that while the acquisition plats were properly recorded, the corresponding warranty deeds transferring ownership of the right-of-way to the City were not executed and recorded at that time. The attached resolution approves the two warranty deeds, allowing ownership of the previously platted right-of-way to officially transfer to the City of Bondurant.

The attached warranty deeds are for the right-of-way areas highlighted in yellow below:

Campus Drive SE:



2nd Street NE:



FUNDING SOURCE: Recording fees are paid for from the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260706-209
2. 26.06 Warranty Deed-1
3. 2023 Recorded Right-of-Way Acquisition Plat 1
4. 26.06 Warranty Deed-2
5. 2023 Recorded Right-of-Way Acquisition Plat 2

CITY OF BONDURANT
RESOLUTION NO. 260706-209

A RESOLUTION APPROVING DEEDING DOCUMENTS ASSOCIATED WITH THE 2023-RECORDED CIVIC CAMPUS RIGHT-OF-WAY ACQUISITION PLATS

WHEREAS the City Council adopted the Civic Campus Master Plan in 2022, which identified a framework for future public improvements within the Civic Campus area, including roadway and infrastructure improvements; AND

WHEREAS consistent with the Civic Campus Master Plan, in 2023, the City of Bondurant coordinated with Bondurant Business Park II, L.L.C. to acquire the necessary public right-of-way for these roadway improvements; AND

WHEREAS acquisition plats establishing the necessary right-of-way were approved and recorded with the Polk County Recorder on December 11, 2023, as Book 19672, Pages 826 and 827; AND

WHEREAS the corresponding Warranty Deeds conveying the right-of-way from Bondurant Business Park II, L.L.C. to the City of Bondurant were inadvertently not executed and recorded with the acquisition plats; AND

WHEREAS the attached Warranty Deeds convey the following described real property to the City of Bondurant, consistent with the previously recorded acquisition plats

Warranty Deed 1
A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE COUTH 89°47’36” EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03’06” WEST, 671.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE WEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 212.94 FEET AND WHOSE CHORD BEARS SOUTH 10°50’30” EAST, 211.66 FEET; THENCE SOUTH 00°03’06” WEST, 589.19 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 252.09 FEET AND WHOSE CHORD BEARS SOUTH 14°59’37” EAST, 249.20 FEET; THENCE SOUTH 30°02’20” EAST, 158.97 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 145.22 FEET AND WHOSE CHORD BEARS SOUTH 22°36’35” EAST, 144.82 FEET TO THE SOUTH LINE OF THE NORTH THE 60 ACRES OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 89°47’36” WEST ALONG SAID SOUTH LINE AND TO THE EXTENSION TO THE WEST, 83.50 FEET; THENCE

NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 102.31 FEET AND WHOSE CHORD BEARS NORTH 23°55’57” WEST, 102.12 FEET; THENCE NORTH 30°02’20” WEST, 158.97 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 81.16 FEET AND WHOSE CHORD BEARS NORTH 25°53’13” WEST, 81.09 FEET; THENCE NORTH 00°03’06” EAST, 1004.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 68,037 FEET (1.56 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

AS SHOWN ON THE ACQUISITION PLAT RECORDED DECEMBER 11, 2023 IN BOOK 19672, PAGE 827 OF THE POLK COUNTY RECORDS.

Warranty Deed 2
A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 00°02’07” EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 40.00 FEET; THENCE NORTH 89°47’36” WEST, 1088.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 377.51 FEET AND WHOSE CHORD BEARS SOUTH 66°41’45” WEST, 367.01 FEET; THENCE SOUTH 43°11’06” WEST, 167.51 FEET; THENCE NORTH 00°03’06” EAST, 131.64 FEET; THENCE NORTH 43°11’06” EAST, 71.45 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 215.04 FEET AND WHOSE CHORD BEARS NORTH 54°23’09” EAST, 213.67 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89°47’36” EAST ALONG SAID NORTH LINE, 1317.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 83,874 SQUARE FEET (1.93 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

AS SHOWN ON THE ACQUISITION PLAT RECORDED DECEMBER 11, 2023 IN BOOK 19672, PAGE 826 OF THE POLK COUNTY RECORDS; AND

WHEREAS, the roadway improvements have since been completed, and recording the Warranty Deeds will formally transfer ownership of the right-of-way to the City of Bondurant, consistent with the previously approved acquisition plats.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the attached Warranty Deeds conveying the right-of-way described therein from Bondurant Business Park II, L.L.C. to the City of Bondurant are hereby approved and accepted, and the Mayor, City Clerk, and City staff are authorized and directed to execute, accept, and record the Warranty Deeds with the Polk County Recorder, together with any other documents necessary to complete the transfer of ownership to the City.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

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

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bondurant Business Park II, L.L.C., an Iowa limited liability company (the "Grantor"), does hereby Convey to the City of Bondurant, Iowa, a municipal corporation (the "Grantee"), the following described real estate in Polk County, Iowa:

A part of the Northwest Quarter Section 32, Township 80 North, Range 22 West of the Fifth Principal Meridian, City of Bondurant, Polk County, Iowa and more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter of the Section 32; thence Couth 89°47'36" East along the North line of said Northwest Quarter, 1099.75 feet; thence South 00°03'06" West, 671.78 feet to the point of beginning; thence Southeasterly along a curve concave West whose radius is 560.00 feet, whose arc length is 212.94 feet and whose chord bears South 10°50'30" East, 211.66 feet; thence South 00°03'06" West, 589.19 feet; thence Southeasterly along a curve concave Northeast whose radius is 480.00 feet, whose arc length is 252.09 feet and whose chord bears South 14°59'37" East, 249.20 feet; thence South 30°02'20" East, 158.97 feet; thence Southeasterly along a curve concave Southwest whose radius is 560.00 feet, whose arc length is 145.22 feet and whose chord bears South 22°36'35" East, 144.82 feet to the South line of the North the 60 acres of the East half of said Northwest Quarter of Section 32; thence North 89°47'36" West along said South line and to the extension to the West, 83.50 feet; thence Northwesterly along a curve concave Southwest whose radius is 480.00 feet, whose arc length is 102.31 feet and whose chord bears North 23°55'57" West, 102.12 feet; thence North 30°02'20" West, 158.97 feet; thence Northwesterly along a curve concave Northeast whose radius is 560.00 feet, whose arc length is 81.16 feet and whose chord bears North 25°53'13" West, 81.09 feet; thence North 00°03'06" East, 1004.89 feet to the point of beginning and containing 68,037 feet (1.56 acres), subject to any and all easements of record

As shown on the Acquisition Plat recorded December 11, 2023 in Book 19672, Page 827 of the Polk County records.

The Grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

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

This deed is exempt according to Iowa Code 428A.2(6).

Dated: _____, 2026.

Bondurant Business Park II, L.L.C.

_____
By:_____
Its:_____

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this _____ day of _____, 2026, before me, a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly (sworn or affirmed) did say that they are the _____ of Bondurant Business Park II, L.L.C., that said instrument was signed on behalf of the said entity by authority of its officers; and, that said _____, acknowledged the execution of said instrument to be the voluntary act and deed of said entity, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Shelby Hagan, City Clerk of the City of Bondurant, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2026, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2026.

_____
City Clerk of the City of Bondurant, Iowa

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00021-009-001
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	Bondurant Business Park II, L.L.C.
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 | (515) 225-8000

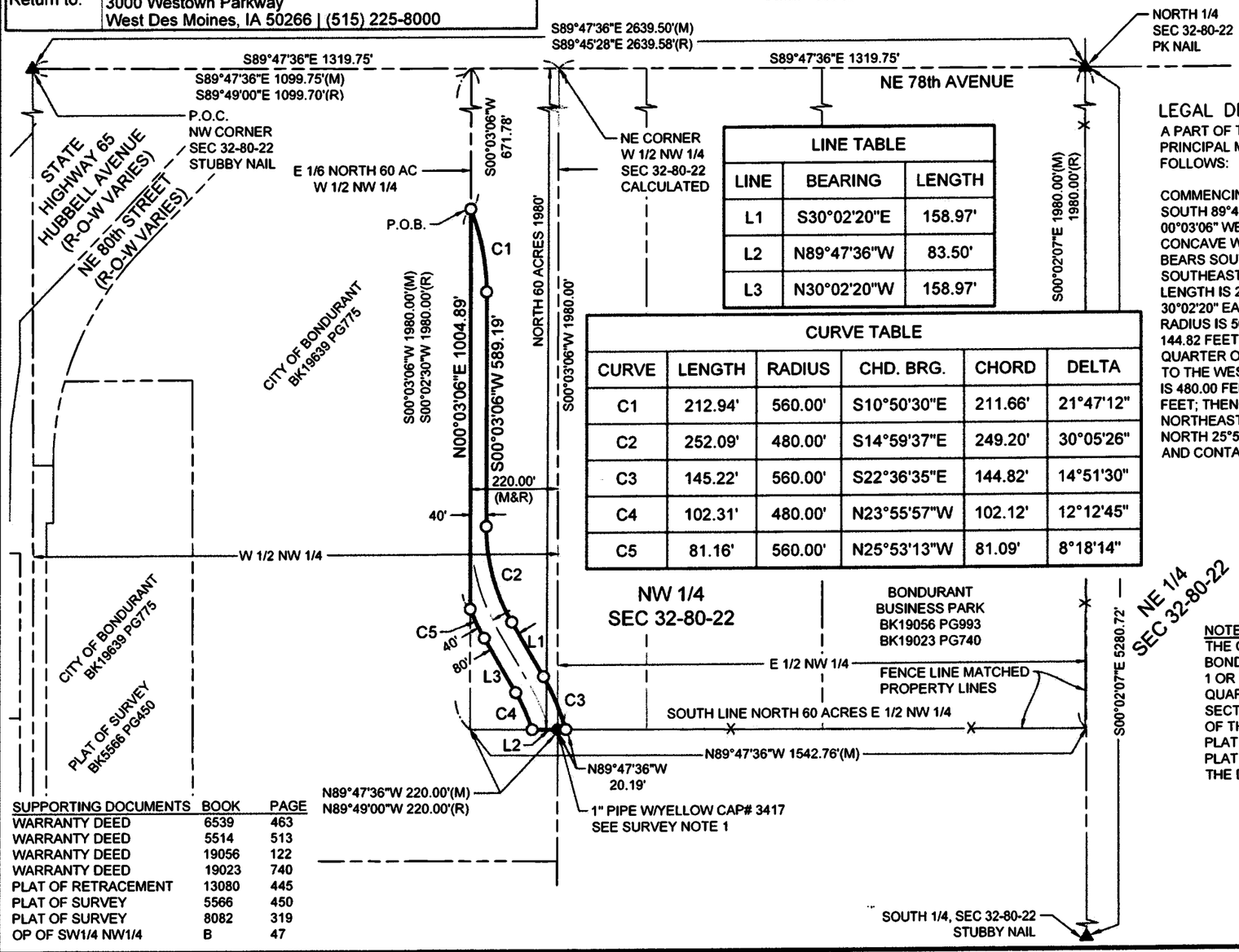
ACQUISITION PLAT

FOR ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

Recorded: 12/11/2023 at 8:42:43.0 AM
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax:
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202300065127
BK: 19672 PG: 827

GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

0 150 300
1 Inch = 300 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°02'20"E	158.97'
L2	N89°47'36"W	83.50'
L3	N30°02'20"W	158.97'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	212.94'	560.00'	S10°50'30"E	211.66'	21°47'12"
C2	252.09'	480.00'	S14°59'37"E	249.20'	30°05'26"
C3	145.22'	560.00'	S22°36'35"E	144.82'	14°51'30"
C4	102.31'	480.00'	N23°55'57"W	102.12'	12°12'45"
C5	81.16'	560.00'	N25°53'13"W	81.09'	8°18'14"

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03'06" WEST, 671.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE WEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 212.94 FEET AND WHOSE CHORD BEARS SOUTH 10°50'30" EAST, 211.66 FEET; THENCE SOUTH 00°03'06" WEST, 589.19 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 252.09 FEET AND WHOSE CHORD BEARS SOUTH 14°59'37" EAST, 249.20 FEET; THENCE SOUTH 30°02'20" EAST, 158.97 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 145.22 FEET AND WHOSE CHORD BEARS SOUTH 22°36'35" EAST, 144.82 FEET TO THE SOUTH LINE OF THE NORTH THE 60 ACRES OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 89°47'36" WEST ALONG SAID SOUTH LINE AND TO THE EXTENSION TO THE WEST, 83.50 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 102.31 FEET AND WHOSE CHORD BEARS NORTH 23°55'57" WEST, 102.12 FEET; THENCE NORTH 30°02'20" WEST, 158.97 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 81.16 FEET AND WHOSE CHORD BEARS NORTH 25°53'13" WEST, 81.09 FEET; THENCE NORTH 00°03'06" EAST, 1004.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 68,037 SQUARE FEET (1.56 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SURVEY NOTES
1) MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

NOTES
THE CURRENT DEED OF THE KNUTH AND BONDURANT BUSINESS PARK DO NOT INCLUDE LOTS 1 OR 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN. DUE TO THE PLAT NOT BEING REFERENCED IN THE DEED THE PLAT WAS NOT SHOWN ON THE SURVEY OR USED IN THE DESCRIPTION OF THE SURVEY.

LEGEND
- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND PROPERTY MONUMENT (AS NOTED)
- ○ SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- EXISTING FENCE
- ACQUISITION AREA = 68,037 SQ.FT. (1.56 ACRES)

FIELD SURVEY COMPLETED: JANUARY 2023

SUPPORTING DOCUMENTS	BOOK	PAGE
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319
OP OF SW1/4 NW1/4	B	47

PROFESSIONAL LAND SURVEYOR
Michael D. Lee
No. 16747
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.

Michael Lee 12-1-2023
MICHAEL D. LEE, P.L.S. DATE
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal: SHEET 1

DATE	REVISIONS		
		SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	05-22-23
		A.C.	

VEENSTRA & KIMM INC.

BONDURANT CERTIFIED SITE IMPROVEMENTS

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

ACQUISITION PLAT
FOR ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

DWG. NO. ACQ-5
SHEET 1 OF 1
PROJECT 42892

P:\42892\42892-SURVEY PLATS\42892 PS-S.dwg 12/1/2023 10:23 AM

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

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bondurant Business Park II, L.L.C., an Iowa limited liability company (the "Grantor"), does hereby Convey to the City of Bondurant, Iowa, a municipal corporation (the "Grantee"), the following described real estate in Polk County, Iowa:

A part of the Northwest Quarter Section 32, Township 80 North, Range 22 West of the Fifth Principal Meridian, City of Bondurant, Polk County, Iowa and more particularly described as follows:

Beginning at the Northeast corner of said Northwest Quarter of Section 32; thence South 00°02'07" East along the East line of said Northwest Quarter, 40.00 feet; thence North 89°47'36" West, 1088.35 feet; thence Southwesterly along a curve concave Southwest whose radius is 460.00 feet, whose arc length is 377.51 feet and whose chord bears South 66°41'45" West, 367.01 feet; thence South 43°11'06" West, 167.51 feet; thence North 00°03'06" East, 131.64 feet; thence North 43°11'06" East, 71.45 feet; thence Northeasterly along a curve concave Southeast whose radius is 550.00 feet, whose arc length is 215.04 feet and whose chord bears North 54°23'09" East, 213.67 feet to the North line of said Northwest Quarter of Section 32; thence South 89°47'36" East along said North line, 1317.31 feet to the point of beginning and containing 83,874 square feet (1.93 acres), subject to any and all easements of record

As shown on the Acquisition Plat recorded December 11, 2023 in Book 19672, Page 826 of the Polk County records.

The Grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

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

This deed is exempt according to Iowa Code 428A.2(6).

Dated: _____, 2026.

Bondurant Business Park II, L.L.C.

_____
By:_____
Its:_____

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this _____ day of _____, 2026, before me, a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly (sworn or affirmed) did say that they are the _____ of Bondurant Business Park II, L.L.C., that said instrument was signed on behalf of the said entity by authority of its officers; and, that said _____, acknowledged the execution of said instrument to be the voluntary act and deed of said entity, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Shelby Hagan, City Clerk of the City of Bondurant, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2026, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2026.

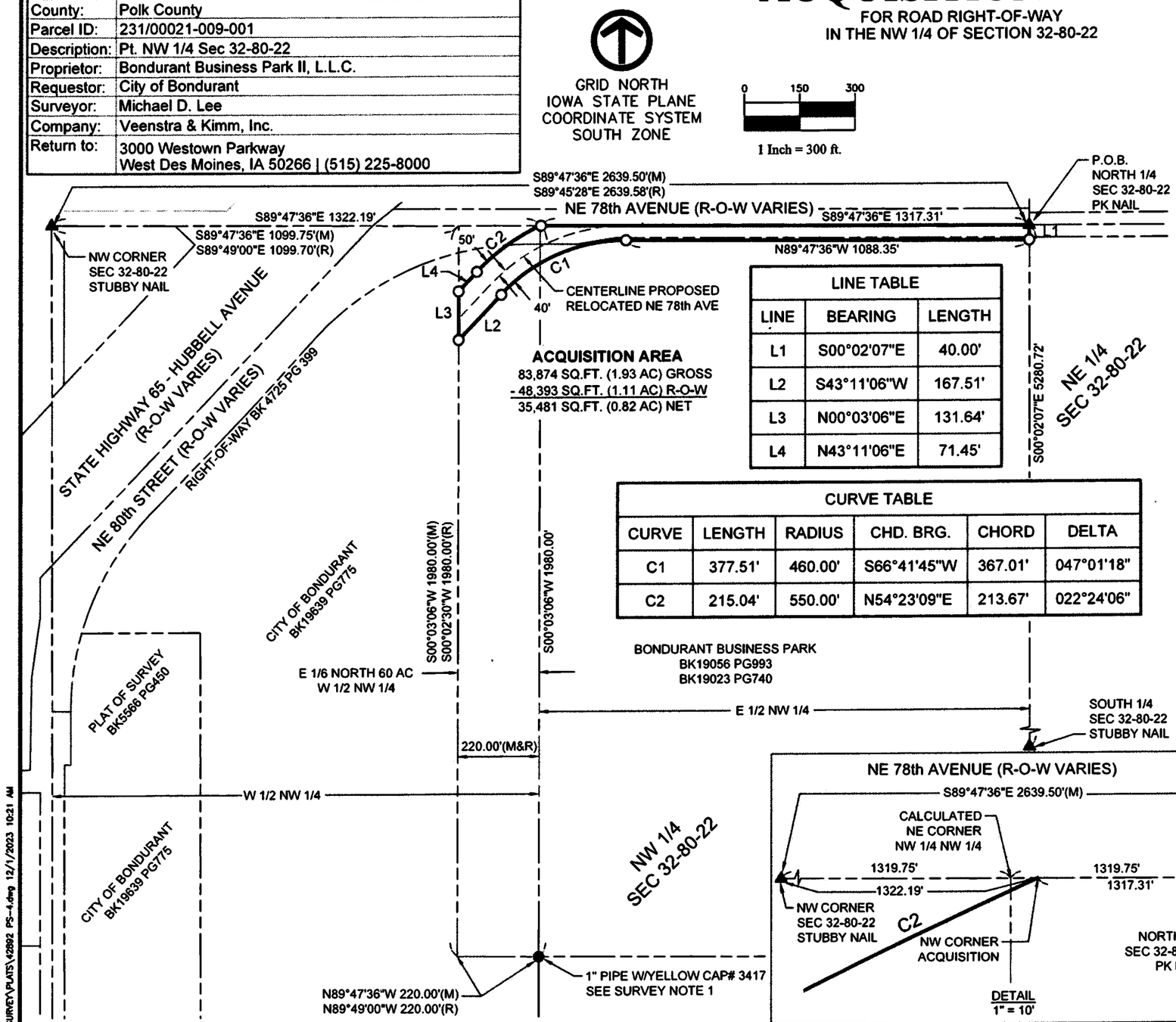
_____
City Clerk of the City of Bondurant, Iowa

ACQUISITION PLAT

FOR ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00021-009-001
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	Bondurant Business Park II, L.L.C.
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 | (515) 225-8000

Recorded: 12/11/2023 at 8:42:43.0 AM
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax:
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202300065126
BK: 19672 PG: 826



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°02'07"E	40.00'
L2	S43°11'06"W	167.51'
L3	N00°03'06"E	131.64'
L4	N43°11'06"E	71.45'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	377.51'	460.00'	S66°41'45"W	367.01'	047°01'18"
C2	215.04'	550.00'	N54°23'09"E	213.67'	022°24'06"

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 00°02'07" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 40.00 FEET; THENCE NORTH 89°47'36" WEST, 1088.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 377.51 FEET AND WHOSE CHORD BEARS SOUTH 66°41'45" WEST, 367.01 FEET; THENCE SOUTH 43°11'06" WEST, 167.51 FEET; THENCE NORTH 00°03'06" EAST, 131.64 FEET; THENCE NORTH 43°11'06" EAST, 71.45 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 215.04 FEET AND WHOSE CHORD BEARS NORTH 54°23'09" EAST, 213.67 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 1317.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 83,874 SQUARE FEET (1.93 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

THE DEED OF THE KNUTH AND BONDURANT BUSINESS PARK DO NOT INCLUDE LOTS 1 OR 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN. DUE TO THE PLAT NOT BEING REFERENCED IN THE DEED THE PLAT WAS NOT SHOWN ON THE SURVEY OR USED IN THE DESCRIPTION OF THE SURVEY.

SUPPORTING DOCUMENTS	BOOK	PAGE
WARRANTY DEED	4725	395
ROW EASEMENT	4725	399
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319
OP OF SW1/4 NW1/4	B	47

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND PROPERTY MONUMENT (AS NOTED)
- ○ SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- ACQUISITION AREA = 83,874 SQ.FT. (1.93 ACRES

SURVEY NOTES

1) MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

FIELD SURVEY COMPLETED: JANUARY 2023

PROFESSIONAL LAND SURVEYOR
Michael D. Lee
No. 16747
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.

MICHAEL D. LEE, P.L.S. — DATE 12-1-2023

License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal: SHEET 1

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	TJP
CHECKED	MDL
APPROVED	MDL
DATE	02-13-23
A.C.	

VEENSTRA & KIMM INC.

BONDURANT CERTIFIED SITE IMPROVEMENTS

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

ACQUISITION PLAT
FOR ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

DWG. NO. ACQ-4
SHEET 1 OF 1
PROJECT 42892

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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.j.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving a Reimbursement Agreement with Bondurant Partners LLC for reimbursement of $12,105 to the City for a water main change order associated with the City's 2nd Street, NE Street Project

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves a reimbursement agreement resolution with Bondurant Partners LLC for water main improvements installed as part of the City's 2nd Street NE Street Project to serve the developer's future Bondurant Mixed Use Development. The developer's preliminary plat was approved by the City Council in March 2026 and includes approximately 18.7 acres of commercial and residential development adjacent to the 2nd Street NE corridor.

During construction of the City's 2nd Street NE Street Project, the developer coordinated with the City's Public Works Department to incorporate installation of a future water main connection into the City's project rather than requiring the newly reconstructed roadway to be disturbed at a later date. The change order included installation of an 8-inch water main tee ($1,675), approximately 80 linear feet of 8-inch water main ($7,680), and an 8-inch gate valve ($2,750), for a total cost of $12,105. The improvements also include a capped water main stub and 2-inch blow-off located on the north side of 2nd Street NE to facilitate the developer's future extension of the water main.

The attached resolution establishes Bondurant Partners LLC's obligation to reimburse the City $12,105 for these improvements. Following City Council approval, City staff will issue an invoice to Bondurant Partners LLC for the reimbursement amount in accordance with the terms of the resolution.

FUNDING SOURCE: This will be a revenue source.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260706-210
2. Reimbursement Agreement

CITY OF BONDURANT
RESOLUTION NO. 260706-210

A RESOLUTION APPROVING A REIMBURSEMENT AGREEMENT WITH BONDURANT PARTNERS LLC FOR WATER MAIN IMPROVEMENTS ASSOCIATED WITH THE CITY'S 2ND STREET, NE STREET PROJECT

WHEREAS Bondurant Partners LLC is the owner and developer of the future Bondurant Mixed Use Development located adjacent to the City's 2nd Street, NE Street Project at Parcel 8022-30-376-004; AND

WHEREAS the City Council approved the Bondurant Mixed Use Development Preliminary Plat in March 2026; AND

WHEREAS during construction of the City's 2nd Street, NE Street Project, Bondurant Partners LLC coordinated with the City's Public Works Department to incorporate installation of a future water main connection into the City's project in order to avoid disturbing the newly reconstructed roadway at a later date to serve the Bondurant Mixed Use Development Preliminary Plat area; AND

WHEREAS the additional work included installation of an 8-inch water main tee, approximately 80 linear feet of 8-inch water main, an 8-inch gate valve, and related appurtenances, at a total cost of Twelve Thousand One Hundred Five Dollars ($12,105.00); AND

WHEREAS the City and Bondurant Partners LLC desire to enter into a Reimbursement Agreement under which Bondurant Partners LLC will reimburse the City $12,105.00 for these improvements

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

1. The Reimbursement Agreement attached hereto is hereby approved.
2. The Mayor and City Clerk are authorized and directed to execute the Reimbursement Agreement on behalf of the City.
3. Following execution of the Reimbursement Agreement, City staff are authorized to issue an invoice to Bondurant Partners LLC in the amount of $12,105.00, with payment due in accordance with the terms of the Agreement.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

2nd STREET NE WATER MAIN IMPROVEMENTS
REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("Agreement") is entered into this ___ day of July, 2026, by and between the City of Bondurant, Iowa ("City") and Bondurant Partners LLC ("Developer").

1. Purpose
The Developer requested that the City incorporate installation of certain water main improvements into the City's adjacent public 2nd Street NE Street Project in order to provide a future water service connection for the private Bondurant Mixed Use Development and to avoid disturbing the newly reconstructed roadway after completion of the project.

2. Improvements
The water main improvements include:

- One (1) 8-inch water main tee;
- Approximately 80 linear feet of 8-inch water main;
- One (1) 8-inch gate valve; and
- A capped water main stub and 2-inch blow-off to facilitate the Developer's future water main extension.

3. Reimbursement
The Developer agrees to reimburse the City Twelve Thousand One Hundred Five Dollars ($12,105.00), representing the City's actual change order cost associated with the improvements described above.

4. Payment
Following execution of this Agreement, the City shall issue an invoice to the Developer in the amount of $12,105.00.

Payment shall be due within thirty (30) days of the invoice date.

5. Binding Effect
This Agreement shall be binding upon and inure to the benefit of the City and the Developer and their respective successors and assigns.

6. Governing Law
This Agreement shall be governed by the laws of the State of Iowa.

DRAFT

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF BONDURANT
By: _____
Doug Elrod, Mayor
Date: _____

BONDURANT PARTNERS LLC
By: _____
Name: _____
Title: _____
Date: _____

DRAFT

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.k.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving Pay Request No. 2 for the Shallow Wells 5, 6 & 7 Project to Cahoy Pump Service Inc. in the amount of $106,883.33

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend approval of Pay App #2 for the Shallow Wells 5,6, & 7 Project that is a part of the new water treatment facility. Wells 5, 6, & 7 will be drilled into the Skunk River Alluvial sand formation and will be the primary water source for the new 3MGD water treatment facility project that will begin construction later this year. The project scope is below.

This is for work that was performed through June 19th, 2026, for this project.

FUNDING SOURCE: SRF Funds/Utility funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-211
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 260706-211

RESOLUTION APPROVING PAY REQUEST NO. 2 FOR THE SHALLOW WELLS 5,6, &7 PROJECT TO CAHOY PUMP SERVICE INC. IN THE AMOUNT OF $106,883.33

WHEREAS, on March 2nd, 2026, the City of Bondurant awarded the contract for construction for the Shallow Wells 5, 6, &7 Project; AND

WHEREAS, on June 24th, 2026, the City of Bondurant received pay request no. 2 for the Project; AND

WHEREAS, pay request no. 2 is for work completed though June 19th, 2026; AND

WHEREAS, The City Council approves pay request no. 2 for the Shallow Wells 5, 6, &7 Project; AND

WHEREAS, payments are to be made to Cahoy Pump Service Inc. in accordance with and subject to the provisions embodied in the documents made as part of the contract,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Shallow Wells 5, 6, &7 Project pay request no.2 to Cahoy Pump Service Inc. are hereby approved.

Passed this 6th day of July 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

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
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

June 24, 2026

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

CITY OF BONDURANT
SHALLOW WELLS 5, 6, AND 7
PARTIAL PAYMENT ESTIMATE NO. 2

Enclosed is Partial Payment Estimate No. 2 for the work on the Shallow Wells 5, 6, and 7 project under the contract between the City and Cahoy Pump Service, Inc. Partial Payment Estimate No. 2 is for the period from April 17, 2026 to June 19, 2026.

Patial Payment Estimate No. 2 is for partial payment for mobilization, construction and testing of Well No. 7.

We have reviewed Partial Payment Estimate No. 2 and would recommend payment of Partial Payment Estimate No. 2 to Cahoy Pump Service, Inc.

If you have any questions or comments, please call us at 515-225-8000.

VEENSTRA & KIMM, INC.



Michael Shoup

MJS:mmc
428128
Enclosure

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 2

	Application Period: 4/17/26-6/19/26	Application Date: 6/19/2026
To (Owner): City of Bondurant	From (Contractor): Cahoy Pump Service	Via (Engineer): Veenstra & Kimm Ir
Project: Shallow Wells 5,6, & 7	Contract:	
General Contractor: **Cahoy Pump Service**	Contractor's Project No.: 26065	Engineer's Project No.:

Application For Payment

Change Order Summary

Approved Change Orders

Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. **ORIGINAL CONTRACT PRICE**	$	**$586,495.00**
2. **Net change by Change Orders**	$	
3. **Current Contract Price (Line 1 ± 2)**	$	**$586,495.00**
4. **TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)**	$	**$141,357.50**
5. **RETAINAGE:**		
a. 3% X $141,357.50 **Work Completed**	$	**$4,240.73**
b. 3% X _____ **Stored Material**	$	
c. **Total Retainage (Line 5.a + Line 5.b)**	$	**$4,240.73**
6. **AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	$	**$137,116.78**
7. **LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	$	**$30,233.45**
8. **AMOUNT DUE THIS APPLICATION**	$	**$106,883.33**
9. **BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)**	$	**$449,378.23**

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Anthony Sherman Date: 6/19/2026

Payment of: $ **$106,883.33**
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 6/24/2026
(Engineer) (Date)

Payment of: $ **$106,883.33**
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____
(Owner) (Date)

Approved by: _____ _____
Funding or Financing Entity (if applicable) (Date)

EJCDC® C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	Construct Shallow Wells 5,6 & 7							Application Number:	2		
Application Perio	4/17/26-6/19/26							Application Date:	6/19/2026		
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)						
1.1.1	Mobilization	1	LS	$ 94,450.00	$ 94,450.00	0.75	$70,837.50		$70,837.50	75.0%	$23,612.50
1.1.2	Drill Hole-36" Dia	200	LF	$ 315.00	$ 63,000.00	70	$22,050.00		$22,050.00	35.0%	$40,950.00
1.1.3	Steel Well Casing Pipe- 16" Dia.	150	LF	$ 95.00	$ 14,250.00	50	$4,750.00		$4,750.00	33.3%	$9,500.00
1.1.4	Well Screen- 16" Dia	60	LF	$ 445.00	$ 26,700.00	20	$8,900.00		$8,900.00	33.3%	$17,800.00
1.1.5	Gravel Pack	60	LF	$ 160.00	$ 9,600.00	25	$4,000.00		$4,000.00	41.7%	$5,600.00
1.1.6	Bentonite Seal	15	LF	$ 215.00	$ 3,225.00	5	$1,075.00		$1,075.00	33.3%	$2,150.00
1.1.7	Cement Grout	500	SKS	$ 35.00	$ 17,500.00	167	$5,845.00		$5,845.00	33.4%	$11,655.00
1.1.8	Steel Surface Casing Pipe	80	LF	$ 10.00	$ 800.00	30	$300.00		$300.00	37.5%	$500.00
1.2	6" Discharge Column Pipe	120	LF	$ 88.00	$ 10,560.00						$10,560.00
1.3	Pump Test Set Up	3	EA	$ 11,900.00	$ 35,700.00	1	$11,900.00		$11,900.00	33.3%	$23,800.00
1.4	Well Development	3	EA	$ 6,900.00	$ 20,700.00	1	$6,900.00		$6,900.00	33.3%	$13,800.00
1.5	Test Pumping	72	HR	$ 200.00	$ 14,400.00	24	$4,800.00		$4,800.00	33.3%	$9,600.00
1.6	Well Pump	3	EA	$ 48,310.00	$ 144,930.00						$144,930.00
1.7	Pitless Assembly	3	EA	$ 43,560.00	$ 130,680.00						$130,680.00
	Totals				**$586,495.00**		**$141,357.50**		**$141,357.50**	24.1%	**$445,137.50**

6/19/26
Anthony Sherman

EJCDC® C-620 Contractor's Application for Payment
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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.l.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution declaring certain audio/visual equipment as surplus property and authorizing its disposition

CONTACT PERSON:
Shelby Hagan, City Clerk

BRIEF HISTORY & ANALYSIS: As part of the City's ongoing technology improvements, the audio/visual systems within City facilities have been upgraded to include new wireless presentation technology. These upgrades have replaced several existing components that are no longer needed for municipal operations.

Iowa Code § 364.7 authorizes cities to dispose of personal property that is no longer required for public use. This resolution formally declares the obsolete audio/visual equipment as surplus property and authorizes the City Administrator, City Clerk, or their designee to dispose of the equipment in a manner that is in the best interest of the City, including transfer, trade-in, sale, recycling, donation, or disposal. Any proceeds received from the disposition will be deposited into the appropriate City fund. The equipment includes miscellaneous Kramer audio/visual equipment and controllers, a VIA Connect wireless presentation device, a Denon recorder, a QSC amplifier, and miscellaneous audio/visual cables and accessories.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-212

CITY OF BONDURANT
RESOLUTION NO. 260706-212

A RESOLUTION DECLARING CERTAIN AUDIO/VISUAL EQUIPMENT AS SURPLUS PROPERTY AND AUTHORIZING ITS DISPOSITION

WHEREAS, the City of Bondurant has recently completed upgrades to the audio/visual systems within City facilities, including the installation of new wireless presentation technology; and

WHEREAS, as a result of these upgrades, certain existing audio/visual equipment is no longer needed for municipal purposes and has been determined to be obsolete, replaced, or surplus to the City's operational needs; and

WHEREAS, Iowa Code Section 364.7 authorizes a city to dispose of personal property that is no longer required for public use in a manner determined to be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the following equipment is hereby declared surplus property:

- Kramer miscellaneous audio/visual equipment, including controller(s)
- VIA Connect wireless presentation device
- Denon recorder
- QSC amplifier
- Miscellaneous audio/visual cables and related accessories

BE IT FURTHER RESOLVED that the City Administrator, City Clerk, or their designee is authorized to dispose of the above-listed equipment in a manner deemed to be in the best interest of the City, including transfer, trade-in, sale, recycling, donation, or disposal, with any proceeds deposited into the appropriate City fund.

Passed this 6th day of July 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				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.m.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving the Prairie Meadows Legacy Grant Agreement in the amount of $100,000 to assist with implementation of the Chichaqua Valley Trail East Project

CONTACT PERSON:
Tiffany Luing, Economic Development Coordinator
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution approves a Prairie Meadows Legacy Grant Agreement with Prairie Meadows for a $100,000 Legacy Grant to assist with implementation of the Chichaqua Valley Trail East Project. The grant will help fund construction of a new Santiago Creek bridge and the rerouting of the Chichaqua Valley Trail away from the busy Highway 65 corridor to improve safety, connectivity, and long-term usability of the regional trail system.

Construction of the project is currently underway, with substantial completion anticipated in November 2026 and final completion scheduled for May 31, 2027. Approval of the agreement authorizes the City to accept the grant funding and comply with the grant conditions, including use of the funds for the approved project, submission of a final project report, financial recordkeeping, and recognition of Prairie Meadows' contribution through project communications and donor acknowledgment.

This grant represents an important local funding partnership that supports implementation of one of the City's priority trail improvement projects and complements other secured grant funding and local matching funds for the project.

FUNDING SOURCE: This is a reveue source for a capital project.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-213
2. City of Bondurant - Legacy Grant Agreement

CITY OF BONDURANT
RESOLUTION NO. 260706-213

A RESOLUTION APPROVING THE PRAIRIE MEADOWS LEGACY GRANT AGREEMENT IN THE AMOUNT OF $100,000 TO ASSIST WITH IMPLEMENTATION OF THE CHICHAQUA VALLEY TRAIL EAST PROJECT

WHEREAS the City of Bondurant is implementing the Chichaqua Valley Trail East Project, which includes construction of a new Santiago Creek bridge and rerouting of a segment of the Chichaqua Valley Trail to improve public safety, connectivity, and the long-term functionality of the regional trail system; AND

WHEREAS Prairie Meadows has awarded the City of Bondurant a Legacy Grant in the amount of One Hundred Thousand Dollars ($100,000) to assist with implementation of the Chichaqua Valley Trail East Project; AND

WHEREAS Prairie Meadows has submitted the attached Legacy Grant Agreement establishing the terms and conditions associated with acceptance and use of the grant funds; AND

WHEREAS the City Council finds it to be in the best interests of the City to approve the Prairie Meadows Legacy Grant Agreement and authorize acceptance of the grant funds).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the Prairie Meadows Legacy Grant Agreement in the amount of $100,000 to assist with implementation of the Chichaqua Valley Trail East Project is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute the agreement and any documents necessary to carry out the intent of this Resolution

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

Prairie Meadows Legacy Grant Agreement

City of Bondurant

As a condition of the $100,000 Prairie Meadows Legacy Grant to the City of Bondurant, for the Chichaqua Valley Trail East – Safety Reroute & Santiago Creek Bridge Replacement, the undersigned agrees:

1) To use the Legacy Grant only for the above-stated project. Any modification of the project, as presented in the Legacy Grant application, must be submitted in writing to Prairie Meadows for approval.

2) That not a single portion of the Legacy Grant be used for personnel compensation or bonuses to any employee of the recipient organization or the governing organization. Funds also may not be used to pay for campaign consultants, grant writers or other expenses outside of the actual project.

3) To submit a final report on the accomplishments of the above-stated project. Prairie Meadows will provide the report and indicate the date on which it is to be completed. The report must include a detailed project status, complete statement of how the Legacy Grant was utilized, listing of funds secured, and project budget to date, as well as other information about the project.

4) An applicant may not request a Legacy Grant if it has received a Legacy Grant for the same project within four years of the date of application. However, the recipient of a Legacy Grant for one project shall not preclude an Applicant from receiving another Legacy Grant for a separate and distinct project, as determined by the Board of Directors of Prairie Meadows, in its sole discretion.

5) To provide and protrude a mutually beneficial and respectable relationship with Prairie Meadows. This includes communications with the recipient's board of directors, staff and volunteers, project partners, the media and general public.

6) Not to amend its Articles of Incorporation or do anything that is inconsistent with the charitable purposes contained in the Articles of Incorporation.

7) To give Prairie Meadows written notice if there is a change in the organization's status as a tax-exempt entity as recognized by the determination letter from the Internal Revenue Service.

8) To permit Prairie Meadows, at its request, to have complete access to the grantee's files and records for the purpose of making such financial audits, verifications and investigations it deems necessary concerning the grant.

9) That Prairie Meadows will receive recognition for the Legacy Grant at a minimum as follows:

- Listing in Annual Report
- Campaign Documentation
- Donor Listing for above-stated project
- Press Release issued by recipient organization announcing the donation
- **Naming** (*please fill-in naming rights*):_____

_____

_____

10) That the Prairie Meadows Community Relations Department and the recipient organization both agree upon the naming opportunity as listed above. The naming will remain intact for the duration of the facility and no other financial donation is needed to keep the above naming in place outside of the Legacy Grant.

11) That the Prairie Meadows Community Relations Department and the recipient organization both agree to the above-listed items and will work together to carry out all details of the above through a working relationship.

City of Bondurant	***Prairie Meadows***
_____	_____
(Signature)	(Signature)
_____	_____
(Print Name)	(Print Name)
_____	_____
(Date)	(Date)

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.n.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution reapproving Pay Application No. 2 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of $286,150.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On the June 1st, council agenda, council approved pay application #2 for the Garden Project. After approval, staff noticed an error in the pay application. This resolution is to correct pay application #2 to the correct amount owed on the project to date. Staff would recommend to Council the approval of the attached resolution to approve pay app #2 in the amount of $286,150.00 related to the Boardwalk at Lake Petocka Art Trail Project.

This pay application has been reviewed by City Staff and Engineers from Shive-Hattery and is for work completed from February 26th through May 25th, 2026, for the project. The contractor has placed the concrete abutments and sidewalks where the boardwalk meets the shoreline. All the pilings have been placed. The boardwalk framing is being constructed and should be installed in the next few weeks. The Kayak Launch has also been installed.

FUNDING SOURCE: Grant Funds/Budgeted CIP Park Improvements

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-214
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 260706-214

RESOLUTION APPROVING PAY REQUEST NO. 2 TO HOME BOY CONSTRUCTION INC. FOR THE BOARDWALK AT LAKE PETOCKA PROJECT IN THE AMOUNT OF $286,150.00

WHEREAS, the Boardwalk at Lake Petocka Project Pay Request No. 2 was submitted on June 5th, 2026; AND

WHEREAS, the pay request no. 2 is for work completed February 26th though May 25th, 2026, on the Boardwalk at Lake Petocka Project; AND

WHERAS, City Staff and engineers from Shive-Hattery 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 Home Boy Construction Inc. in the amount of $286,150.00 is hereby approved.

Passed this 6th day of July 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				
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: 2
Distribution to:
[ ] OWNER
[ ] ARCHITECT
[x] CONTRACTOR
[ ]
[ ]

CONTRACTOR:

PERIOD TO: 5/25/26

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)			$ 327,000.00
5. RETAINAGE:			
a. 3 % of Completed Work (Column D + E on G703)	$	9,810.00	
b. 0 % of Stored Material (Column F on G703)	$	0	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 9810
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 317,190.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 31,040.00
8. CURRENT PAYMENT DUE			$ 286,150.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			$ 375,591.42

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: 5-25 2026

State of: Iowa County of: Polk
Subscribed and sworn to before me this 28 day of May, 26
Notary Public: Lesa M. Lewis
My Commission expires: 6-5-28

LESA M. LEWIS
Commission Number 196529
My Commission Expires
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 . . . . . $ 286,150.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: David J. Hattery Date: 06/29/2026

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.

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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: 2
APPLICATION DATE: 5-21-26
PERIOD TO: 5-25-26
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	$266,500.00	$0.00	$266,500.00	100%	$0.00	$7,995.00
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	$12,000.00	$12,000.00	$0.00	$24,000.00	83%	$4,860.00	$720.00
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	$3,000.00	$0.00	$3,000.00	50%	$3,000.00	$90.00
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	$3,500.00	$0.00	$3,500.00	54%	$3,000.00	$105.00
16	Mobilization	$70,000.00	$20,000.00	$10,000.00	$0.00	$30,000.00	43%	$40,000.00	$900.00
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	$32,000.00	$295,000.00	$0.00	$327,000.00	47%	$365,781.42	$9,810.00

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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.o.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution reapproving Pay application No. 3 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of $51,798.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #3 in the amount of $51,798.00 related to the Boardwalk at Lake Petocka Art Trail Project.

This pay application has been reviewed by City Staff and Engineers from Shive-Hattery and is for work completed from May 26th through June 25th, 2026, for the project. The contractor is still working on boardwalk framing and also has a water craft onsite in preparation for them to place the boardwalk structure and secure the pilings. This work is anticipated to take a couple of weeks before the boardwalk will be ready to be used.

FUNDING SOURCE: Grant Funds/Budgeted CIP Park Improvements

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-215
2. Pay Request No. 3

CITY OF BONDURANT
RESOLUTION NO. 260706-215

RESOLUTION APPROVING PAY REQUEST NO. 3 TO HOME BOY CONSTRUCTION INC. FOR THE BOARDWALK AT LAKE PETOCKA PROJECT IN THE AMOUNT OF $51,798.00

WHEREAS, the Boardwalk at Lake Petocka Project Pay Request No. 3 was submitted on June 5th, 2026; AND

WHEREAS, the pay request no. 3 is for work completed May 26th though June 25th, 2026, on the Boardwalk at Lake Petocka Project; AND

WHERAS, City Staff and engineers from Shive-Hattery 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. 3 to Home Boy Construction Inc. in the amount of $51,798.00 is hereby approved.

Passed this 6th day of July 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				
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: 3

Distribution to:

[ ] OWNER
[ ] ARCHITECT
[x] CONTRACTOR
[ ]
[ ]

CONTRACTOR:

PERIOD TO: 6/25/26

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)			$ 380,400.00
5. RETAINAGE:			
a. 3 % of Completed Work (Column D + E on G703)	$	11,412.00	
b. 0 % of Stored Material (Column F on G703)	$	0	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 11412
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 368,988.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 317,190.00
8. CURRENT PAYMENT DUE			$ 51,798.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			$ 323,793.42

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: 6-23 2026

State of: Iowa County of: Polk
Subscribed and sworn to before me this 23rd day of June 2026
Notary Public: Lesa M. Lewis
My Commission expires: 6-5-28

LESA M. LEWIS
Commission Number 196828
My Commission Expires
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 ..... $ 51,798.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with theamount certified.)

ARCHITECT:

By: David Hattery Date: 06/29/2026

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.

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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: 3
APPLICATION DATE: 6-23-26
PERIOD TO: 6-25-26
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	$266,500.00	$0.00	$0.00	$266,500.00	100%	$0.00	$7,995.00
6	Boardwalk Substructure	$187,980.00	$0.00	$30,000.00	$0.00	$30,000.00	16%	$157,980.00	$900.00
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	$10,400.00	$0.00	$10,400.00	100%	$0.00	$312.00
9	Concrete Abutment Ramp	$28,860.00	$24,000.00	$0.00	$0.00	$24,000.00	83%	$4,860.00	$720.00
10	Erosion Control	$3,500.00	$0.00	$3,000.00	$0.00	$3,000.00	86%	$500.00	$90.00
11	Earthwork Shaping and Topsoil	$6,000.00	$3,000.00	$0.00	$0.00	$3,000.00	50%	$3,000.00	$90.00
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	$3,500.00	$0.00	$0.00	$3,500.00	54%	$3,000.00	$105.00
16	Mobilization	$70,000.00	$30,000.00	$10,000.00	$0.00	$40,000.00	57%	$30,000.00	$1,200.00
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	$327,000.00	$53,400.00	$0.00	$380,400.00	55%	$312,381.42	$11,412.00

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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.p.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving change order no. 1 for adjustment of unused contract quantities for the 108 Main Street Parking Lot Project in the amount of ($-9,572.23)

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #1 to the contract with Graphite Construction in the amount of $-9,572.33 related to an adjustment of unused contract quantities for this project. The original contract price was $266,000.00 and, with this adjustment, the change order, which brings the final contract price to $256,427.77. Staff and engineers from Bolton & Menk have made a final walk-through on the project and submitted to contractors the final punch list. This project is completed for other than a few minor things, and we will issue a certificate of completion and release retainage in 30 days.

FUNDING SOURCE: IDALS Grant/Development agreement

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-216
2. Change Order No. 1

CITY OF BONDURANT
RESOLUTION NO. 260706-216

RESOLUTION APROVING CHANGE ORDER NO. 1 FOR ADJUSTMENT OF CONTRACT QUANITIES FOR THE 108 MAIN ST. SE PARKING LOT PROJECT IN THE AMOUNT OF $-9,572.23

WHEREAS, on June 30, 2026, the City of Bondurant received change order no. 1 for the adjustment of contract quantities for the 108 Main St. Parking Lot Project; AND

WHEREAS, the City Council approves change order no. 1 for the adjustment of contract quantities for the 108 Main St. Parking Lot Project; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 1 for the 108 Main St. Parking Lot Project to Graphite Construction Group is hereby approved.

Passed this 6th day of July 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

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 01

Date of Issuance: June 30, 2026	Effective Date: June 30, 2026
Owner: City of Bondurant, Iowa	Owner's Contract No.:
Contractor: Graphite construction Group Inc.	Contractor's Project No.:
Engineer: Bolton & Menk, Inc.	Engineer's Project No.: 25X.139112.000
Project: 108 Main Street NE Parking Lot Expansion	Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Description:

Adjustment of final quantities.

Attachments:

Exhibit A – Changed Items

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 266,000.00	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Net Change from previously approved Change Orders No. 0 to No. 0: $ 0	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: $ 266,000.00	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Net Decrease of this Change Order: $ 9,572.23	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: $ 256,427.77	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized
Title: Municipal Project Manager	Title _____	Title _____
Date: 06/30/2026	Date _____	Date _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____

Title: _____

CHANGE ORDER NO. 01 & FINAL

Owner: City of Bondurant, Iowa
Engineer: Bolton & Menk, Inc.
Contractor: Graphite Construction Group Inc.
Project: 108 Main Street NE Parking Lot Expansion
Contract:

Owner's Project No.:
Engineer's Project No.: 25X.139112.000
Agency's Project No.:

Exhibit A - Changed Items

Bid Item No.	Description	Original Contract Information				Final Contract Information			Change Order Adjustment	
		Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Item Quantity	Unit Price ($)	Value of Work ($)	Item Quantity	Value of Change Order
7	STONE FILTER AGGREGATE BASE, 1-2" CRUSHED STONE,	27.00	TON	$ 72.00	$ 1,944.00	41.60	$ 72.00	$ 2,995.20	14.60	$ 1,051.20
11	PIPE APRON, RCP, 12 INCH	3.00	EA	$ 1,455.00	$ 4,365.00	2.00	$ 1,455.00	$ 2,910.00	-1.00	$ (1,455.00)
12	FOOTING FOR CONCRETE PIPE APRON, RCP, 12 INCH	3.00	EA	$ 767.00	$ 2,301.00	2.00	$ 767.00	$ 1,534.00	-1.00	$ (767.00)
13	PIPE APRON GUARD, 12 INCH	3.00	EA	$ 1,223.00	$ 3,669.00	2.00	$ 1,223.00	$ 2,446.00	-1.00	$ (1,223.00)
25	STORAGE AGGREGATE, NO. 2 STONE	370.00	TON	$ 49.75	$ 18,407.50	261.04	$ 49.75	$ 12,986.74	-108.96	$ (5,420.76)
26	FILTER AGGREGATE, NO. 57 STONE	160.00	TON	$ 63.00	$ 10,080.00	180.65	$ 63.00	$ 11,380.95	20.65	$ 1,300.95
38	WATTLE, STRAW, 9 INCH	1,200.00	LF	$ 2.20	$ 2,640.00	130.00	$ 2.20	$ 286.00	-1,070.00	$ (2,354.00)
39	RIP RAP, EROSION STONE	13.00	TON	$ 123.00	$ 1,599.00	8.26	$ 123.00	$ 1,015.98	-4.74	$ (583.02)
40	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	285.00	LF	$ 1.90	$ 541.50	221.00	$ 1.90	$ 419.90	-64.00	$ (121.60)
	Project Totals				**$ 266,000.00**			**$ 256,427.77**		**$ (9,572.23)**

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.q.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving pay request no. 4 to Graphite Construction Group Inc. for 108 Main Street Parking Lot Project in the amount of $162,664.77

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #4 in the amount of $162,664.77 related to the 108 Main Street Parking Lot Project.

Pay application #4 reflects work that has been completed from May 1st through June 30th, 2026.

This pay application has been reviewed by city staff and engineers from Bolton & Menk for accuracy.

FUNDING SOURCE: IDALS Grant/Bond Funds/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-217
2. Pay Request No. 4

CITY OF BONDURANT
RESOLUTION NO. 260706-217

RESOLUTION APPROVING PAY REQUEST NO. 4 TO GRAPHITE CONSTRUCTION GROUP INC. FOR THE 108 MAIN STREET PARKING LOT PROJECT IN THE AMOUNT OF $162,664.77

WHEREAS, the City of Bondurant entered into a contract with Graphite Construction Group Inc. for the *108 Main Street Parking Lot Project*; and

WHEREAS, the Contractor has submitted Pay Request No. 4, dated June 30th, 2026, for work completed from May 1st through June 30th; and

WHEREAS, the engineers from Bolton & Menk have reviewed the application and certified the amount of $162,664.77 is due and payable in accordance with the Contract Documents; and

WHEREAS, City staff recommends approval of Pay Request No. 4 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Pay Request No. 4 to Graphite Construction Group Inc., in the amount of One-Hundred Sixty-Two Thousand Six Hundred Sixty-Four Dollars and Seventy-seven Cents ($162,664.77) is hereby approved for payment.

Passed This 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

Contractor's Application for Payment

Owner:	City of Bondurant, Iowa	**Owner's Project No.:**	
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	25X.139112.000
Contractor:	Graphite Construction Group Inc.	**Agency's Project No.:**	
Project:	108 Main Street NE Parking Lot Expansion		
Contract:			
Application No.:	04	**Application Date:**	6/30/2026
Application Period:	**From** 5/1/2026	**to**	6/30/2026

1. Original Contract Price					$	266,000.00
2. Net change by Change Orders					$	(9,572.23)
3. Current Contract Price (Line 1 + Line 2)					$	256,427.77
4. Total Work completed and materials stored to date (Sum of Column H Unit Price Total and Column M Stored Materials)					$	256,427.77
5. Retainage						
a.	3%	X	$ 256,427.77	Work Completed	$	7,692.83
b.	3%	X	$ -	Stored Materials	$	-
c.		X	$ 500.00	Liquidated Damages (Lump Sum)	$	-
d. Total Retainage (Line 5.a + Line 5.b + Line 5.c)					$	7,692.83
6. Amount eligible to date (Line 4 - Line 5.d)					$	248,734.94
7. Less previous payments					$	86,070.17
8. **Amount due this application**					**$**	**162,664.77**
9. Balance to finish, including retainage (Line 3 - Line 4)					$	-

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: **Graphite Construction Group Inc.**
1955 NE 58th Avenue, Suite 100
Des Moines, Iowa 50313

Signature: _____ **Date:** _____

Name: _____ **Title:** _____

Recommended by Engineer: **Bolton & Menk, Inc.**
430. E. Grand Avenue Suite 101
Des Moines, Iowa 50309

Name: Forrest Martinson, P.E. **Title:** Municipal Project Manager

Signature: _____ **Date:** 6/30/2026

Approved for Payment: **City of Bondurant**
200 2nd St NE
Bondurant, Iowa 50035

Name: Doug Elrod **Title:** Mayor

Signature: _____ **Date:** _____

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Bondurant, Iowa
Owner's Project No.:
Engineer: Bolton & Menk, Inc.
Engineer's Project No.: 25X.139112.000
Contractor: Graphite Construction Group Inc.
Agency's Project No.:
Project: 108 Main Street NE Parking Lot Expansion
Contract:

Application No.: 04 **Application Period:** **From** 05/01/26 **to** 6/30/2026 **Application Date:** 6/30/2026

A	B	C	D	E	F	F1	F2	G1	G2	H1	H2	I	J
		Contract Information				Previous Estimate		Work Completed		This Estimate			
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Estimated Quantity of Work this Pay Estimate	Work complete during this Pay Estimate (H1 x E) $	% of Value of Item (G2 / F) (%)	Balance to Finish (F - H) ($)
Original Contract													
1	TOPSOIL, ON-SITE	689.00	CY	$ 2.85	$ 1,963.65	344.50	$ 981.83	689.00	$ 1,963.65	344.50	$ 981.83	100%	$ -
2	ENGINEERED SOIL	24.00	CY	$ 61.25	$ 1,470.00	-	$ -	24.00	$ 1,470.00	24.00	$ 1,470.00	100%	$ -
3	EXCAVATION, CLASS 10	672.00	CY	$ 11.25	$ 7,560.00	604.80	$ 6,804.00	672.00	$ 7,560.00	67.20	$ 756.00	100%	$ -
4	SUBBASE, MODIFIED, 6 INCHES	704.00	SY	$ 9.25	$ 6,512.00	563.20	$ 5,209.60	704.00	$ 6,512.00	140.80	$ 1,302.40	100%	$ -
5	SUBBASE, MODIFIED, 4 INCHES	124.00	SY	$ 14.50	$ 1,798.00	-	$ -	124.00	$ 1,798.00	124.00	$ 1,798.00	100%	$ -
6	STONE CHOKER LAYER, 3/8" WASHED CHIPS	5.00	TON	$ 112.50	$ 562.50	-	$ -	5.00	$ 562.50	5.00	$ 562.50	100%	$ -
7	STONE FILTER AGGREGATE BASE, 1-2" CRUSHED STONE,	41.60	TON	$ 72.00	$ 2,995.20	-	$ -	41.60	$ 2,995.20	41.60	$ 2,995.20	100%	$ -
8	STORM SEWER, TRENCHED, RCP, 12 INCH	40.00	LF	$ 59.00	$ 2,360.00	40.00	$ 2,360.00	40.00	$ 2,360.00	-	$ -	100%	$ -
9	STORM SEWER, TRENCHED, RCP, 15 INCH	164.00	LF	$ 65.00	$ 10,660.00	164.00	$ 10,660.00	164.00	$ 10,660.00	-	$ -	100%	$ -
10	REMOVAL OF STORM SEWER, ≤ 15 INCH	130.00	LF	$ 11.25	$ 1,462.50	130.00	$ 1,462.50	130.00	$ 1,462.50	-	$ -	100%	$ -
11	PIPE APRON, RCP, 12 INCH	2.00	EA	$ 1,455.00	$ 2,910.00	2.00	$ 2,910.00	2.00	$ 2,910.00	-	$ -	100%	$ -
12	FOOTING FOR CONCRETE PIPE APRON, RCP, 12 INCH	2.00	EA	$ 767.00	$ 1,534.00	2.00	$ 1,534.00	2.00	$ 1,534.00	-	$ -	100%	$ -
13	PIPE APRON GUARD, 12 INCH	2.00	EA	$ 1,223.00	$ 2,446.00	2.00	$ 2,446.00	2.00	$ 2,446.00	-	$ -	100%	$ -
14	SUBDRAIN OUTLETS AND CONNECTIONS, 6 INCH	4.00	EA	$ 393.50	$ 1,574.00	3.60	$ 1,416.60	4.00	$ 1,574.00	0.40	$ 157.40	100%	$ -
15	STORM MANHOLE, SW-401, 48 INCH	2.00	EA	$ 5,944.00	$ 11,888.00	2.00	$ 11,888.00	2.00	$ 11,888.00	-	$ -	100%	$ -
16	INTAKE, SW-512	1.00	EA	$ 3,637.00	$ 3,637.00	1.00	$ 3,637.00	1.00	$ 3,637.00	-	$ -	100%	$ -
17	REMOVE INTAKE	1.00	EA	$ 278.00	$ 278.00	1.00	$ 278.00	1.00	$ 278.00	-	$ -	100%	$ -
18	PAVEMENT, PCC, 7 INCH, C-MIX	670.00	SY	$ 78.50	$ 52,595.00	-	$ -	670.00	$ 52,595.00	670.00	$ 52,595.00	100%	$ -
19	SIDEWALK, CLASS 'A', PCC, 5 INCH	124.00	SY	$ 125.00	$ 15,500.00	-	$ -	124.00	$ 15,500.00	124.00	$ 15,500.00	100%	$ -
20	SIDEWALK, PCC, 6 INCH	25.00	SY	$ 100.50	$ 2,512.50	-	$ -	25.00	$ 2,512.50	25.00	$ 2,512.50	100%	$ -
21	DETECTABLE WARNING	24.00	SF	$ 41.00	$ 984.00	-	$ -	24.00	$ 984.00	24.00	$ 984.00	100%	$ -
22	PAVEMENT REMOVAL	17.00	SY	$ 79.50	$ 1,351.50	-	$ -	17.00	$ 1,351.50	17.00	$ 1,351.50	100%	$ -
23	ENGINEERING FABRIC	540.00	SY	$ 1.55	$ 837.00	-	$ -	540.00	$ 837.00	540.00	$ 837.00	100%	$ -
24	UNDERDRAIN, 6 INCH, PERFORATED PVC	366.00	LF	$ 24.75	$ 9,058.50	-	$ -	366.00	$ 9,058.50	366.00	$ 9,058.50	100%	$ -
25	STORAGE AGGREGATE, NO. 2 STONE	261.04	TON	$ 49.75	$ 12,986.74	333.00	$ 16,566.75	261.04	$ 12,986.74	(71.96)	$ (3,580.01)	100%	$ -
26	FILTER AGGREGATE, NO. 57 STONE	180.65	TON	$ 63.00	$ 11,380.95	144.00	$ 9,072.00	180.65	$ 11,380.95	36.65	$ 2,308.95	100%	$ -
27	PERMEABLE INTERLOCKING PAVERS, PARKING	490.00	SY	$ 88.00	$ 43,120.00	-	$ -	490.00	$ 43,120.00	490.00	$ 43,120.00	100%	$ -
28	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	4.50	STA	$ 195.00	$ 877.50	-	$ -	4.50	$ 877.50	4.50	$ 877.50	100%	$ -
29	TEMPORARY TRAFFIC CONTROL	1.00	LS	$ 436.00	$ 436.00	-	$ -	1.00	$ 436.00	1.00	$ 436.00	100%	$ -
30	TRAFFIC SIGNS	2.00	EA	$ 376.00	$ 752.00	-	$ -	2.00	$ 752.00	2.00	$ 752.00	100%	$ -
31	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING,	0.80	AC	$ 5,177.00	$ 4,141.60	-	$ -	0.80	$ 4,141.60	0.80	$ 4,141.60	100%	$ -
32	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING,	0.10	AC	$ 4,469.00	$ 446.90	-	$ -	0.10	$ 446.90	0.10	$ 446.90	100%	$ -
33	PLANTS WITH WARRANTY, PERENNIAL, #1 CONT.	19.00	EA	$ 20.25	$ 384.75	-	$ -	19.00	$ 384.75	19.00	$ 384.75	100%	$ -
34	PLANTS WITH WARRANTY, GRASSES, #1 CONT.	4.00	EA	$ 20.50	$ 82.00	-	$ -	4.00	$ 82.00	4.00	$ 82.00	100%	$ -
35	PLANTS WITH WARRANTY, GROUND COVER, #1 CONT.	206.00	EA	$ 29.75	$ 6,128.50	-	$ -	206.00	$ 6,128.50	206.00	$ 6,128.50	100%	$ -
36	PLANTS WITH WARRANTY, OVERSTORY TREE, 2.5 CAL, B&B	7.00	EA	$ 677.00	$ 4,739.00	-	$ -	7.0000	$ 4,739.00	7.00	$ 4,739.00	100%	$ -
37	PLANTS WITH WARRANTY, UNDERSTORY TREE	2.00	EA	$ 479.00	$ 958.00	-	$ -	2.00	$ 958.00	2.00	$ 958.00	100%	$ -
38	WATTLE, STRAW, 9 INCH	130.00	LF	$ 2.20	$ 286.00	97.50	$ 214.50	130.00	$ 286.00	32.50	$ 71.50	100%	$ -
39	RIP RAP, EROSION STONE	8.26	TON	$ 123.00	$ 1,015.98	-	$ -	8.26	$ 1,015.98	8.26	$ 1,015.98	100%	$ -

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Bondurant, Iowa
Engineer: Bolton & Menk, Inc.
Contractor: Graphite Construction Group Inc.
Project: 108 Main Street NE Parking Lot Expansion
Contract:

Owner's Project No.:
Engineer's Project No.: 25X.139112.000
Agency's Project No.:

Application No.: 04 **Application Period:** From 05/01/26 to 6/30/2026 **Application Date:** 6/30/2026

A	B	C	D	E	F	F1	F2	G1	G2	H1	H2	I	J
		Contract Information				Previous Estimate		Work Completed		This Estimate			
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Estimated Quantity of Work this Pay Estimate	Work complete during this Pay Estimate (H1 x E) $	% of Value of Item (G2 / F) (%)	Balance to Finish (F - H) ($)
40	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	221.00	LF	$ 1.90	$ 419.90	165.75	$ 314.93	221.00	$ 419.90	55.25	$ 104.98	100%	$ -
41	TURF REINFORCEMENT MATS, 5.F	10.00	SY	$ 16.50	$ 165.00	-	$ -	10.00	$ 165.00	10.00	$ 165.00	100%	$ -
42	INLET PROTECTION DEVICE, DROP-IN	5.00	EA	$ 233.00	$ 1,165.00	2.50	$ 582.50	5.00	$ 1,165.00	2.50	$ 582.50	100%	$ -
43	CONSTRUCTION SURVEY	1.00	LS	$ 5,014.00	$ 5,014.00	0.33	$ 1,654.62	1.00	$ 5,014.00	0.67	$ 3,359.38	100%	$ -
44	MOBILIZATION	1.00	LS	$ 17,478.60	$ 17,478.60	0.50	$ 8,739.30	1.00	$ 17,478.60	0.50	$ 8,739.30	100%	$ -
	Original Contract Totals				**$ 266,000.00**		**$ 88,732.13**		**$ 256,427.77**		**$ 167,695.66**		**$ -**
	Change Orders												
CO 01	FINAL QUANTITY RECONCILIATION				$ (9,572.23)								
	Change Order Totals				**$ (9,572.23)**								

Project Summary

Original Contract Totals	**$ 266,000.00**	**Change Order Totals**	**$ (9,572.23)**	**Final Contract Totals**	**$ 256,427.77**

EJCDC C-620 Contractor's Application for Payment
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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.r.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving Pay Application No. 9 to Core Construction for The Station Project in the amount of $312,559.66

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the approval of the attached resolution to approve pay app #9 in the amount of $312,559.66 related to the Station Project.

Work continues to progress on the renovation project. The contractor has been working on finishing up some of the last final touches for the Station Project as well as the punch list items that have been identified. There are a few items with the AV system that are back ordered and will take a few weeks to get installed. Most of the furniture has been delivered and installed, and Parks & Rec staff are working out of the building daily now.

FUNDING SOURCE: LWCF Grant/Bond Funds/LOSST

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-218
2. Pay Request No. 9

CITY OF BONDURANT
RESOLUTION NO. 260706-218

RESOLUTION APPROVING PAY REQUEST NO. 9 TO CORE CONSTRUCTION SERVICES LLC FOR THE BONDURANT PARKS & RECREATION EVENT CENTER FACILITY RENOVATION (THE STATION) PROJECT IN THE AMOUNT OF $312,559.66

WHEREAS, the City of Bondurant entered into a contract with Core Construction Services, LLC for *The Station – Parks & Recreation Event Center Facility Renovation Project*; and

WHEREAS, the Contractor has submitted Pay Request No. 9, dated June 25th, 2026, for work completed through June 30th, 2026; and

WHEREAS, the Architect has reviewed the application and certified the amount of $312,559.66 is due and payable in accordance with the Contract Documents; and

WHEREAS, City staff recommends re-approval of Pay Request No. 9 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Pay Request No. 9 to Core Construction Services, LLC, in the amount of Three-Hundred Twelve Thousand Five-Hundred Fifty-Nine Dollars and Sixty-Six Cents ($312,559.66) is hereby approved for payment.

Passed This 6th day of July,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				
Lyman				
McKenzie				
Sillanpaa				

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO:	City of Bondurant 200 2nd Street NE Bondurant, IA 50035 ATTN:	PROJECT:	Bondurant Parks & Recreation Event Center Facility Renovation 101 Grant Street North Bondurant , IA 50035 CM:	Application No:	09
				App. Date:	6/25/26
FROM:	Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313	VIA ARCHITECT:	Email	Period To:	6/30/26
				Project #:	
				Contract Date:	8/25/25

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [X] OTHER
- [ ]
- [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below in connection with the **Contract Continuation Sheet, Document G703**, is attached.

1.	**ORIGINAL CONTACT SUM**		$ 2,843,299.00
2.	**Net change by Change Orders**		$ 70,138.61
3.	**CONTRACT SUM TO DATE (Line 1 + 2)**		$ 2,913,437.61
4.	**TOTAL COMPLETED & STORED TO DATE** (Column G on G703)		$ 2,721,098.11
5.	**RETAINAGE:**		
a.	3% % of Completed Work (Column D + E on G703)	$ 81,632.94	
b.	3% % of Stored Material (Column F on G703)	$ -	
	Total Retainage (Line 5a + 5b or Total in Column I of G703)		$ 81,632.94
6.	**TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)		$ 2,639,465.17
7.	**LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)		$ 2,326,905.51
8.	**CURRENT PAYMENT DUE**		$ 312,559.66
9.	**BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)		$ 273,972.44

Change Order Summary			
		Additions	Deductions
Change Orders approved in previous months by Owner			
TOTAL		$ -	
Approved this Month			
Number	Date Approved		
01	3/3/26	$ 20,910.07	
02	3/31/26	$ 40,244.14	
03	5/7/26	$ 3,475.44	
04	5/26/26	$ 5,508.96	
TOTALS		$ 70,138.61	$ -
Net change by Change Orders		$ 70,138.61	$ -

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: Core Structural Services, LLC

By: _____ Date: 6/25/26

State of: Iowa County of: Polk

Subscribed and sworn to before me this 25 day of June, 20 26

Notary Public: _____

My Commission expires: 4/14/29

KATHERINE L. OGLE
Commission Number 767580
My Commission Expires
April 14, 2029

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $312,559.66

(Attach explanation if amount certified differs from the amount applied for.)

By: _____ Date: 06-30-2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET (G703)

G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest penny.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **09**
APPLICATION DATE: **6/25/26**
PERIOD TO: **6/30/26**
ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	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
1				-			-		-	-
2				-			-		-	-
3	10000			-			-		-	-
4		Bond	22,109	22,109.00			22,109.00	100.00%	-	1,105.45
5		General Conditions	258,336	215,392.00	25,000.00		240,392.00	93.05%	17,944.00	12,019.60
6	24100			-			-		-	-
7		Building Demo E	3,700	3,700.00			3,700.00	100.00%	-	185.00
8		Building Demo L	31,300	31,300.00			31,300.00	100.00%	-	1,565.00
9	33000			-			-		-	-
10		Bldg. Concrete GC's	22,370	22,370.00			22,370.00	100.00%	-	1,118.50
11		CIP Curb L	2,535	2,535.00			2,535.00	100.00%	-	126.75
12		CIP Curb M	1,229	1,229.00			1,229.00	100.00%	-	61.45
13		Drilled Piers L	2,431	2,431.00			2,431.00	100.00%	-	121.55
14		Drilled Piers M	1,815	1,815.00			1,815.00	100.00%	-	90.75
15		Formed Pier L	2,392	2,392.00			2,392.00	100.00%	-	119.60
16		Formed Pier M	1,297	1,297.00			1,297.00	100.00%	-	64.85
17		Iso. Ftg. L	2,531	2,531.00			2,531.00	100.00%	-	126.55
18		Iso. Ftg. M	2,776	2,776.00			2,776.00	100.00%	-	138.80
19		Paving L	24,034	24,034.00			24,034.00	100.00%	-	1,201.70
20		Paving M	19,168	19,168.00			19,168.00	100.00%	-	958.40
21		Rebar Labor	3,000	3,000.00			3,000.00	100.00%	-	150.00
22		Rebar Material	4,310	4,310.00			4,310.00	100.00%	-	215.50
23		Site Formed Curb L	6,039	6,039.00			6,039.00	100.00%	-	301.95
24		Site Formed Curb M	5,240	5,240.00			5,240.00	100.00%	-	262.00
25		Site Ftg. L	2,509	2,509.00			2,509.00	100.00%	-	125.45
26		Site Ftg. M	3,790	3,790.00			3,790.00	100.00%	-	189.50
27		Site Wall L	2,468	2,468.00			2,468.00	100.00%	-	123.40
28		Site Wall M	1,231	1,231.00			1,231.00	100.00%	-	61.55
29		SOG L	3,229	3,229.00			3,229.00	100.00%	-	161.45
30		SOG M	7,387	7,387.00			7,387.00	100.00%	-	369.35
31		Stoops L	2,498	2,498.00			2,498.00	100.00%	-	124.90
32		Stoops M	2,671	2,671.00			2,671.00	100.00%	-	133.55
33		Trench Ftg. L	5,566	5,566.00			5,566.00	100.00%	-	278.30
34		Trench Ftg. M	8,912	8,912.00			8,912.00	100.00%	-	445.60
35		Walks L	18,431	18,431.00			18,431.00	100.00%	-	921.55
36		Walks M	25,570	25,570.00			25,570.00	100.00%	-	1,278.50
37	42000			-			-		-	-
38		Masonry Labor	9,880	5,540.00	4,340.00		9,880.00	100.00%	-	494.00
39		Masonry Material	4,545	4,545.00			4,545.00	100.00%	-	227.25
40	51200			-			-		-	-
41		Misc Steel Labor	14,000	14,000.00			14,000.00	100.00%	-	700.00

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	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
42		Steel Labor	31,000	31,000.00			31,000.00	100.00%	-	1,550.00
43		Steel Material	95,000	95,000.00		-	95,000.00	100.00%	-	4,750.00
44	61000			-			-		-	-
45		Rough Carpentry L	9,826	9,826.00			9,826.00	100.00%	-	491.30
46		Rough Carpentry M	6,528	6,528.00			6,528.00	100.00%	-	326.40
47	64100			-			-		-	-
48		Milwork Labor	13,402	13,402.00			13,402.00	100.00%	-	670.10
49		Milwork Material	19,380	19,380.00			19,380.00	100.00%	-	969.00
50	72500			-			-		-	-
51		Weather Barriers L	1,770	1,770.00			1,770.00	100.00%	-	88.50
52		Weather Barriers M	675	675.00			675.00	100.00%	-	33.75
53	74213			-			-		-	-
54		Metal Wall Panels L	11,144	9,361.80	1,782.20		11,144.00	100.00%	-	557.20
55		Metal Wall Panels M	10,485	10,485.00			10,485.00	100.00%	-	524.25
56	74213.23			-			-		-	-
57		Metal Panel Install	9,993	9,993.00			9,993.00	100.00%	-	499.65
58	75400			-			-		-	-
59		Membrane Roof L	3,878	3,878.00			3,878.00	100.00%	-	193.90
60		Membrane Roof M	2,883	2,883.00			2,883.00	100.00%	-	144.15
61	79200			-			-		-	-
62		Joint Sealants L	3,133	312.00	2,821.00		3,133.00	100.00%	-	156.65
63		Joint Sealants M	922	88.00	834.00		922.00	100.00%	-	46.10
64	81100			-			-		-	-
65		Door & HW Labor	4,096	4,096.00			4,096.00	100.00%	-	204.80
66		Door Frame Labor	3,968	3,968.00			3,968.00	100.00%	-	198.40
67		Door Frame Material	17,780	17,196.00	584.00	-	17,780.00	100.00%	-	889.00
68	81416			-			-		-	-
69		Wood Door Material	7,223	-	7,223.00		7,223.00	100.00%	-	361.15
70	83100			-			-		-	-
71		Access Doors	750	750.00			750.00	100.00%	-	37.50
72	83223			-			-		-	-
73		Sliding Glazed I	2,925	2,925.00			2,925.00	100.00%	-	146.25
74		Sliding Glazed M	21,365	21,365.00			21,365.00	100.00%	-	1,068.25
75	83313			-			-		-	-
76		Coiling Door L	800	800.00			800.00	100.00%	-	40.00
77		Coiling Door M	5,300	5,300.00		-	5,300.00	100.00%	-	265.00
78		Coiling Door SD	500	500.00			500.00	100.00%	-	25.00
79	84313			-			-		-	-
80		Alum Storefront OH	17,719	17,719.00			17,719.00	100.00%	-	885.95
81		Alum Storefront PM	10,632	10,632.00			10,632.00	100.00%	-	531.60
82		Distrubution	2,681	2,681.00			2,681.00	100.00%	-	134.05
83		Engineering	13,924	13,924.00			13,924.00	100.00%	-	696.20
84		Equipment	10,771	9,155.15	1,615.85		10,771.00	100.00%	-	538.55
85		Fabrication	21,518	21,518.00			21,518.00	100.00%	-	1,075.90
86		Layout	5,200	5,200.00			5,200.00	100.00%	-	260.00
87		Moblization	3,544	3,544.00			3,544.00	100.00%	-	177.20
88		Storefront Glass I	894	536.17	357.83		894.00	100.00%	-	44.70
89		Storefront Install	4,631	4,631.00			4,631.00	100.00%	-	231.55

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90		Storefront Material	6,042	4,833.92	1,208.08		6,042.00	100.00%	-	302.10
91	84413			-			-		-	-
92		Curtainwall Glass I	7,962	4,776.95	3,185.05		7,962.00	100.00%	-	398.10
93		Curtainwall Install	44,520	44,520.00			44,520.00	100.00%	-	2,226.00
94		Curtainwall Material	89,798	71,838.31	17,959.69		89,798.00	100.00%	-	4,489.90
95	87100			-			-		-	-
96		Door HW Material	61,997	56,557.00	5,440.00		61,997.00	100.00%	-	3,099.85
97	88000			-			-		-	-
98		Glazing Install	1,218	-	1,218.00		1,218.00	100.00%	-	60.90
99		Glazing Material	3,237	3,237.00			3,237.00	100.00%	-	161.85
100	92116			-			-		-	-
101		Gyp Bd Assemb GC's	37,435	31,067.00	6,368.00		37,435.00	100.00%	-	1,871.75
102		Gyp Ceiling L	3,051	3,051.00			3,051.00	100.00%	-	152.55
103		Gyp Ceiling M	6,520	6,520.00			6,520.00	100.00%	-	326.00
104		Gyp Int. Wall L	47,461	47,461.00			47,461.00	100.00%	-	2,373.05
105		Gyp Int. Wall M	59,203	59,203.00			59,203.00	100.00%	-	2,960.15
106	93000			-			-		-	-
107		Tile Labor	6,383	-	6,383.00		6,383.00	100.00%	-	319.15
108		Tile Material	3,721	-	3,721.00		3,721.00	100.00%	-	186.05
109	95100			-			-		-	-
110		ACT Labor	6,017	3,376.00	2,641.00		6,017.00	100.00%	-	300.85
111		ACT Material	6,205	6,205.00			6,205.00	100.00%	-	310.25
112		Gyp Bulkhead L	14,821	14,821.00			14,821.00	100.00%	-	741.05
113		Gyp Bulkhead M	11,707	11,707.00			11,707.00	100.00%	-	585.35
114	96500			-			-		-	-
115		Base Labor	1,628	-	1,628.00		1,628.00	100.00%	-	81.40
116		Base Mateiral	3,899	-	3,899.00		3,899.00	100.00%	-	194.95
117		LVT Labor	8,716	-	8,716.00		8,716.00	100.00%	-	435.80
118		LVT Material	25,848	-	25,848.00		25,848.00	100.00%	-	1,292.40
119	96813			-			-		-	-
120		Carpet Labor	943	-	943.00		943.00	100.00%	-	47.15
121		Carpet Material	5,420	-	5,420.00		5,420.00	100.00%	-	271.00
122	98430			-			-		-	-
123		Baffles L	8,012	8,012.00			8,012.00	100.00%	-	400.60
124		Baffles M	16,560	16,560.00			16,560.00	100.00%	-	828.00
125	99000			-			-		-	-
126		Paint Labor	18,880	15,104.00			15,104.00	80.00%	3,776.00	755.20
127		Paint Material	10,084	7,120.00			7,120.00	70.61%	2,964.00	356.00
128	033500			-			-		-	-
129		Concrete sealer	1,200	-			-	0.00%	1,200.00	-
130		Concrete Topping L	13,000	13,000.00			13,000.00	100.00%	-	650.00
131		Concrete Topping M	29,900	29,900.00			29,900.00	100.00%	-	1,495.00
132	100000			-			-		-	-
133		Specialties Labor	14,184	14,184.00			14,184.00	100.00%	-	709.20
134	101400			-			-		-	-
135		6" Vinyl Labor	300	-	300.00		300.00	100.00%	-	15.00
136		6" Vinyl Material	400	-	400.00		400.00	100.00%	-	20.00
137		8" Vinyl Labor	150	-	150.00		150.00	100.00%	-	7.50

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138		8" Vinyl Material	100	-	100.00		100.00	100.00%	-	5.00
139		Channel Letter L	4,000	-	4,000.00		4,000.00	100.00%	-	200.00
140		Channel Letter M	11,800	-	11,800.00		11,800.00	100.00%	-	590.00
141		Plaque Labor	300	-	300.00		300.00	100.00%	-	15.00
142		Plaque Materials	1,428	-	1,428.00		1,428.00	100.00%	-	71.40
143		Restroom Sign L	450	-	450.00		450.00	100.00%	-	22.50
144		Restroom Sign M	648	-	648.00		648.00	100.00%	-	32.40
145		Room ID Sign L	1,800	-	1,800.00		1,800.00	100.00%	-	90.00
146		Room ID Sign M	1,368	-	1,368.00		1,368.00	100.00%	-	68.40
147	102113			-			-		-	-
148		Toilet Compart M	20,350	-	20,350.00		20,350.00	100.00%	-	1,017.50
149	102226			-			-		-	-
150		Operable Part SD	2,800	2,800.00			2,800.00	100.00%	-	140.00
151		Operable Partition L	4,700	4,700.00			4,700.00	100.00%	-	235.00
152		Operable Partition M	33,000	33,000.00			33,000.00	100.00%	-	1,650.00
153	102600			-			-		-	-
154		Wall and CG M	1,275	-	1,275.00		1,275.00	100.00%	-	63.75
155	104400			-			-		-	-
156		Fire Extinguishers M	985	-	985.00		985.00	100.00%	-	49.25
157	107316.33			-			-		-	-
158		Film Material	10,988	10,988.00			10,988.00	100.00%	-	549.40
159		Glazed Canopie I	5,687	-			-	0.00%	5,687.00	-
160		Glazed Canopies M	24,637	24,637.00			24,637.00	100.00%	-	1,231.85
161		Panels Material	34,504	34,504.00			34,504.00	100.00%	-	1,725.20
162	111810			-			-		-	-
163		Keybox M	975	-	975.00		975.00	100.00%	-	48.75
164	122413			-			-		-	-
165		Roller Shades L	3,586	-	3,586.00		3,586.00	100.00%	-	179.30
166		Roller Shades M	21,966	-	21,966.00		21,966.00	100.00%	-	1,098.30
167	129300			-			-		-	-
168		Bike Racks	2,500	-	2,500.00		2,500.00	100.00%	-	125.00
169	210000			-			-		-	-
170		Fire Sprinkler L	19,409	18,500.00	909.00		19,409.00	100.00%	-	970.45
171		Fire Sprinkler M	16,591	15,800.00	791.00		16,591.00	100.00%	-	829.55
172	220000			-			-		-	-
173		Demo Labor	15,034	15,034.00			15,034.00	100.00%	-	751.70
174		Plumbing Labor	74,000	71,400.00	2,600.00		74,000.00	100.00%	-	3,700.00
175		Plumbing Material	49,800	47,800.00	2,000.00		49,800.00	100.00%	-	2,490.00
176		Submittals	39,419	39,419.00			39,419.00	100.00%	-	1,970.95
177	230000			-			-		-	-
178		Controls Labor	18,970	17,003.00	1,967.00		18,970.00	100.00%	-	948.50
179		Controls Material	10,510	9,494.00	1,016.00		10,510.00	100.00%	-	525.50
180		Duct Accessories L	5,766	5,766.00			5,766.00	100.00%	-	288.30
181		Duct Accessories M	16,297	16,297.00			16,297.00	100.00%	-	814.85
182		Ductwork Labor	9,532	9,532.00			9,532.00	100.00%	-	476.60
183		Ductwork Material	22,063	22,063.00			22,063.00	100.00%	-	1,103.15
184		Equipment L	7,198	7,198.00			7,198.00	100.00%	-	359.90
185		Equipment M	137,598	137,598.00			137,598.00	100.00%	-	6,879.90

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186		Fan,Grill,Louver L	1,948	1,948.00			1,948.00	100.00%	-	97.40
187		Fan,Grill,Louver M	12,584	12,584.00			12,584.00	100.00%	-	629.20
188		Insulation Labor	15,450	15,450.00			15,450.00	100.00%	-	772.50
189		Insulation Material	7,850	7,850.00			7,850.00	100.00%	-	392.50
190		Rental Equipment	9,022	9,022.00			9,022.00	100.00%	-	451.10
191		Shop Drawings	11,659	11,659.00			11,659.00	100.00%	-	582.95
192		TAB Labor	3,400	-	3,400.00		3,400.00	100.00%	-	170.00
193		TAB Material	900	-	900.00		900.00	100.00%	-	45.00
194	260050			-			-		-	-
195		Common Work L	3,520	3,344.00			3,344.00	95.00%	176.00	167.20
196		Hangers and Supp L	1,760	1,760.00			1,760.00	100.00%	-	88.00
197		Hangers and Supp M	385	385.00			385.00	100.00%	-	19.25
198	260090			-			-		-	-
199		Electrical Demo L	4,290	4,290.00			4,290.00	100.00%	-	214.50
200	260519			-			-		-	-
201		Power L	19,800	19,404.00			19,404.00	98.00%	396.00	970.20
202		Power M	9,917	9,718.00			9,718.00	97.99%	199.00	485.90
203	260526			-			-		-	-
204		Grounding L	660	660.00			660.00	100.00%	-	33.00
205		Grounding M	545	545.00			545.00	100.00%	-	27.25
206	260553			-			-		-	-
207		ID Electrical Sys L	440	-			-	0.00%	440.00	-
208		ID Electrical Sys M	180	-			-	0.00%	180.00	-
209	260533.13			-			-		-	-
210		Raceway L	41,800	40,964.00			40,964.00	98.00%	836.00	2,048.20
211		Raceway M	8,650	8,477.00			8,477.00	98.00%	173.00	423.85
212	260533.16			-			-		-	-
213		Boxes L	1,320	1,320.00			1,320.00	100.00%	-	66.00
214		Boxes M	560	560.00			560.00	100.00%	-	28.00
215	260923			-			-		-	-
216		Lighting Control L	5,830	2,915.00			2,915.00	50.00%	2,915.00	145.75
217		Lighting Control M	9,405	9,405.00			9,405.00	100.00%	-	470.25
218	262416			-			-		-	-
219		Panelboard L	2,860	2,717.00			2,717.00	95.00%	143.00	135.85
220		Panelboard M	22,300	21,185.00			21,185.00	95.00%	1,115.00	1,059.25
221	262726			-			-		-	-
222		Wiring Devices L	6,600	4,950.00			4,950.00	75.00%	1,650.00	247.50
223		Wiring Devices M	1,950	1,462.00			1,462.00	74.97%	488.00	73.10
224	262816.16			-			-		-	-
225		Enclosed Switches L	550	550.00			550.00	100.00%	-	27.50
226		Enclosed Switches M	1,525	1,525.00			1,525.00	100.00%	-	76.25
227	263600			-			-		-	-
228		Transfer Switch L	440	-			-	0.00%	440.00	-
229		Transfer Switch M	3,225	-			-	0.00%	3,225.00	-
230	264300			-			-		-	-
231		Surge Device L	110	55.00			55.00	50.00%	55.00	2.75
232		Surge Device M	1,950	975.00			975.00	50.00%	975.00	48.75
233	265100			-			-		-	-

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234		Int. Lighting L	13,640	10,230.00			10,230.00	75.00%	3,410.00	511.50
235		Int. Lighting M	49,803	37,352.25			37,352.25	75.00%	12,450.75	1,867.61
236	265600			-			-		-	-
237		Ext. Lighting L	1,760	1,320.00			1,320.00	75.00%	440.00	66.00
238		Ext. Lighting M	9,896	7,422.00			7,422.00	75.00%	2,474.00	371.10
239	271000			-			-		-	-
240		Struc Cable M	26,000	19,500.00			19,500.00	75.00%	6,500.00	975.00
241	274100			-			-		-	-
242		AV material	63,000	25,200.00			25,200.00	40.00%	37,800.00	1,260.00
243	281300			-			-		-	-
244		Security Material	61,016	12,203.00			12,203.00	20.00%	48,813.00	610.15
245	284600			-			-		-	-
246		Fire Alarm Material	11,285	9,592.00			9,592.00	85.00%	1,693.00	479.60
247	310000			-			-		-	-
248		Aggregate - Material	14,500	8,500.00	6,000.00		14,500.00	100.00%	-	725.00
249		Amended soils - Labo	3,000	-	3,000.00		3,000.00	100.00%	-	150.00
250		Amended Soils - Mate	6,000	-	6,000.00		6,000.00	100.00%	-	300.00
251		Demo - Labor	18,500	12,500.00	6,000.00		18,500.00	100.00%	-	925.00
252		Mobilization	2,000	-	2,000.00		2,000.00	100.00%	-	100.00
253		Rough grade - Labor	3,500	-	3,500.00		3,500.00	100.00%	-	175.00
254		Site grading - Labor	21,000	10,000.00	11,000.00		21,000.00	100.00%	-	1,050.00
255		Strip site and pile	2,000	-	2,000.00		2,000.00	100.00%	-	100.00
256	321723			-			-		-	-
257		Pavement Markings	12,019	-	12,019.00		12,019.00	100.00%	-	600.95
258	329300			-			-		-	-
259		Landscape Labor	22,766	18,369.00	4,397.00		22,766.00	100.00%	-	1,138.30
260		Landscape Material	23,614	2,993.00	20,621.00		23,614.00	100.00%	-	1,180.70
261		Landscape Pavers	13,125	13,125.00			13,125.00	100.00%	-	656.25
262		Landscape Temp Water	2,500	-	2,500.00		2,500.00	100.00%	-	125.00
263		Lime Stone Blocks	8,865	8,865.00			8,865.00	100.00%	-	443.25
264		MOBILE PLANTERS	42,790	42,790.00			42,790.00	100.00%	-	2,139.50
265		Paver Sub-Base Matei	15,840	15,840.00			15,840.00	100.00%	-	792.00
266	330000			-			-		-	-
267		Utilities - Labor	25,000	22,500.00	2,500.00		25,000.00	100.00%	-	1,250.00
268		Utilities - Material	42,500	37,500.00	5,000.00		42,500.00	100.00%	-	2,125.00
269		Change order 1 COR 1	$ 20,910.07	18,408.00	1,850.00	-	20,258.00	96.88%	652.07	1,012.90
270		Change order 2 COR 2	$ 2,053.83	-	2,053.83		2,053.83	100.00%	-	102.69
271		Change order 2 COR 4	$ 1,786.54	-	1,786.54		1,786.54	100.00%	-	89.33
272		Change order 2 COR 5	$ 16,006.17	4,500.00			4,500.00	28.11%	11,506.17	225.00
273		Change order 2 COR 7	$ 8,709.84	-	410.00		410.00	4.71%	8,299.84	20.50
274		Change order 2 COR 8	$ 9,514.71	-			-	0.00%	9,514.71	-
275		Change order 2 COR 10	$ 2,173.05	2,173.05			2,173.05	100.00%	-	108.65
276		Change order 3 COR 06	$ 914.38	125.00	789.38		914.38	100.00%	-	45.72
277		Change order 3 COR 11	$ 1,325.66	1,325.66			1,325.66	100.00%	-	66.28
278		Change order 3 COR 12	$ 1,235.40	1,235.40			1,235.40	100.00%	-	61.77
279		Change Order 4 COR 13	$ 927.62	-			-	0.00%	927.62	-
280		Change Order 4 COR 15	$ 500.00	-	500.00		500.00	100.00%	-	25.00
281		Change Order 4 COR 16	$ 2,926.88	-	1,200.00		1,200.00	41.00%	1,726.88	60.00

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	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
282		Change Order 4 COR 17	$ 1,154.46	-			-	0.00%	1,154.46	-
283				-			-		-	-
284				-			-		-	-
521				-			-		-	-
		TOTAL Scheduled Values	$ 2,913,437.61	$ 2,398,871.66	$ 322,226.45	$ -	$ 2,721,098.11	93.40%	$ 192,339.50	$ 136,054.91

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.s.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving the contract for construction testing and special inspection services for the City of Bondurant Water Treatment Facility by Team Services in the amount of $61,279.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend council approve the resolution to approve the contract with Team Services for construction testing and special inspections services for the City of Bondurant Water Treatment Facility Project. The scope of this contract covers all soil compaction testing, concrete material testing, reinforcing bar inspections, and special structural testing.

FUNDING SOURCE: SRF Funding/Utiltiy Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-219
2. Team Services Contract

CITY OF BONDURANT
RESOLUTION NO. 260706-219

RESOLUTION APPROVING CONTRACT FOR CONSTRUCTION INSPECTION AND TESTING SERVICES FOR THE BONDURANT WATER TREATMENT FACILITY TO TEAM SERVICES IN THE AMOUNT OF $61,279.00

WHEREAS, on June 17th, 2026, the City of Bondurant received the contract for construction testing and inspection for the Water Treatment Facility Project; AND

WHEREAS, the City Council approves the contract for the construction inspection and testing services for the Bondurant Water Treatment Facility Project; AND

WHEREAS, payments are to be made to Team Services in accordance with and subject to the provisions embodied in the documents made a part of the contract.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the construction inspection and testing contract with Team Services for the Bondurant Water Treatment Facility Project is hereby approved, pending review by legal counsel.

Passed this 6th day of July 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

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

June 17, 2026

TEAM *Services*

Geotechnical & Material Consultants

A2LA Testing Lab Cert 576.01 (Des Moines)
Validated by the U.S. Army Corps of Engineers

City of Bondurant
200 Second Street NE
Bondurant IA 50035

Attn: John Horton

PROPOSAL FOR SERVICES

Re: **Construction Testing & Inspection Services**
Bondurant Water Treatment Plant
Bondurant IA
Proposal No. 4-6751.0

Thank you for giving us the opportunity to provide you with a scope of services and fee estimate for this project. We can provide these services from our Des Moines office.

Qualified engineering technicians will be assigned to do the laboratory and field testing along with the observation services. These services would be done on a part-time basis with scheduling by a representative of your firm.

Written reports of tests and inspection results will be submitted promptly to your attention; report copies can be provided to a report distribution list that you specify. You can also be provided online access to your project test data and invoicing information and receive concrete, density, and asphalt reports by email as soon as they are approved. By communicating test results through email, your concerns and input can be responded to within hours.

With our accreditations and certifications, you can rest assured that you will receive high quality, reliable services when you entrust your projects to us.

Estimating of actual costs for our field services can be difficult due to factors, such as scheduling and weather conditions, which are out of our control. Whenever possible, sample pick-up will be incorporated into concrete or soil observation trips. Our fee will be based on the actual quantity of work performed in accordance with the attached fee schedule. Invoices will be submitted regularly. The following scope and fees are based on the information available and our experience with similar projects. This proposal does not include applicable sales tax unless specifically itemized. If requested, a more accurate scope could be produced when the construction schedule and other relevant factors are known.

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	Observations/tests to be performed	No. of Visits	Hours / visit	Total # units	$ Unit rates	Extension
1.	Services of Principal Engineer			18 hours	$188.00	$3,384.00
2.	Coordination & Project Management			72 hours	$86.00	$6,192.00
3.	• Settlement Plate Monument Installation & Monitoring	6	2.5	15 hours	$88.00	$1,320.00
4.	• Special Inspection of Compacted Fill	70	2.5	175 hours	$76.00	$13,300.00
5.	• Field Inspection of Proofrolling	3	3	9 hours	$88.00	$792.00
6.	• Special Inspection of Foundation Bearing Surfaces	10	3	30 hours	$88.00	$2,640.00
7.	• Special Inspection and Testing of Reinforcing Steel and Cast-in-Place Concrete	60	2.5	150 hours	$76.00	$11,400.00
8.	• Field Testing of Floor Flatness & Levelness	1	3	3 hours	$88.00	$264.00
9.	• Special Inspection of Welds and High Strength Bolts	5	3	15 hours	$120.00	$1,800.00
10.	• Field Testing of Concrete Paving (Parking/Driveways)	10	2.5	25 hours	$76.00	$1,900.00
11.	• Sample Pickup	20	1.5	30 hours	$76.00	$2,280.00
12.	Compressive Strength Tests of 4 x 8 in. Cylinder, including Molds			280 tests	$24.00	$6,720.00
13.	Standard Proctor Test (ASTM D-698)			6 tests	$180.00	$1,080.00
14.	Transportation Charges, Private Car or Company Vehicle			5400 miles	$1.43	$7,722.00
15.	Project Setup Fee			1 projects	$312.00	$312.00
16.	Floor Flatness Equipment Fee			1 days	$173.00	$173.00
				ESTIMATED FEE FOR ABOVE SCOPE		**$61,279.00**

Increase hourly rate by 1.5 for Saturday or regular days before 7 a.m. and after 5 p.m.
Increase hourly rate by 2.0 for Sunday or holiday work.
Increase hourly rate by 1.5 for deposition and 2.0 for courtroom testimony.
Divide direct cost by 0.85 for subcontracting services.
Minimum 2.5 hours for all site visits.
Minimum 0.5 hours for engineering time.

Please note our attached general terms and conditions. These should be considered a part of our contract for services. Should you find that this proposal meets your needs, please sign in the space provided below and return a signed copy to us. If you have any questions regarding this proposal, please do not hesitate to contact us. We appreciate the opportunity to be of service.

Sincerely,
TEAM Services

(es) Andy Eisinger

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Attachments: General Terms and Conditions

ACCEPTANCE

BY: _____ FOR: _____ DATE: _____
(Name of Individual) (Name of Firm)

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TEAM SERVICES TERMS AND CONDITIONS

PAYMENT TERMS _ Payment is due upon receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one_half percent per month. If one and one_half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable. Client agrees to pay all costs associated with collection of overdue invoices, including reasonable attorney's fees.
In the event Client requests termination of the services prior to completion, a termination charge in an amount not to exceed thirty per cent of all charges incurred through the date services are stopped plus any shutdown costs may, at the discretion of TEAM Services be made. If during the execution of the services, TEAM Services is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

INSURANCE _ TEAM Services maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance and Automobile Liability Insurance with limits of $1,000,000/$1,000,000, Professional Liability Insurance in the amount of $2,000,000 (per claim & aggregate), and Pollution Liability Insurance in the amount of $1,000,000. A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that ten days written notice be given prior to cancellation. Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, TEAM Services will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

STANDARD OF CARE _ The only warranty or guarantee made by TEAM Services in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports. Unless specified by the client in writing, the client agrees to a "Simple Acceptance" as a decision rule, i.e. the tolerance and/or results will not be evaluated by any measurement uncertainty when deciding in/out of tolerance, complies (yes/no) or meets/does not meet project specifications noted on any test report.
LIMITATION OF LIABILITY – Client agrees that TEAM Services' liability of any damage on account of any error, omission or other professional negligence will be limited to a sum not to exceed $50,000 or TEAM Services fee, whichever is greater. If client prefers to have higher limits on professional liability TEAM Services agrees to increase the limits up to a maximum of $1,000,000 upon Client's written request at the time of accepting our proposal provided that Client agrees to Pay an additional consideration of two percent of our total fee, or $200, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

SAMPLING OR TESTING LOCATION _ The fees included in this proposal do not include costs associated with surveying of the site or the accurate horizontal and vertical locations of tests. Field tests or boring locations described in TEAM Services' report or shown on sketches are based on specific information furnished by others or estimates made in the field by our technicians. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in the report.

RIGHT_OF_ENTRY _ Unless otherwise agreed, Client will furnish right of entry on the property for us to make the planned borings, surveys, tests, and/or explorations. We will take reasonable precautions to minimize damage to the property caused by our operations, but we have not included in our fee the cost of restoration of damage which may result. If Client desires us to restore the property to its former condition, we will accomplish this and add the cost to our fee.
DAMAGE TO EXISTING MANMADE OBJECTS _ It shall be the responsibility of the Client or his duly authorized representative to disclose the presence and accurate location of all hidden or obscure man_made objects relative to field tests or boring locations. TEAM Services' field personnel are trained to recognize clearly identifiable stakes or markings in the field and without special written instructions to initiate field testing drilling and/or sampling within a reasonable distance of each designated location. If TEAM Services is cautioned, advised or given data in writing that reveal the presence or potential presence of underground or overground obstructions, such as utilities, TEAM Services will give special instructions to its field personnel. As evidenced by Client's acceptance of this proposal, Client agrees to indemnify and save harmless from all claims, suits, losses, personal injuries, death and property liability resulting from unusual subsurface conditions or damages to subsurface structures, owned by Client or third parties, occurring in the performance of the proposed services, whose presence and exact locations were not revealed to TEAM Services in writing, and to reimburse TEAM Services for expenses in connection with any such claims or suits, including reasonable attorney's fees.

SAMPLE DISPOSAL AGREEMENT _ Unless otherwise requested, test specimens or samples will be disposed of immediately upon completion of tests and drilling samples or other specimens will be disposed of 60 days after submission of our report. Upon written request, TEAM Services will retain test specimens or drilling samples for a mutually acceptable storage charge and period of time.

OWNERSHIP OF DOCUMENTS _ All documents, including, but not limited to, drawings, specifications. reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by TEAM Services are instruments of service pursuant to this Agreement, shall be the sole property of TEAM Services. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by, pursuant to this Agreement, be used at any location or for any project not expressly provided for in this Agreement without the written permission of TEAM Services. At the request and expense of Client, TEAM Services will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the report contemplated by this Agreement.

SAFETY _ Should TEAM Services provide periodic observations or monitoring services at the job site during construction, Client agrees that in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by TEAM Services is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.
SITE VISITS _ Client agrees that TEAM Services will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that TEAM Services will not assume responsibility for the contractor's means, methods, techniques, sequences or procedures of construction, and it is understood that field services provided by TEAM Services will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision," "inspection," or "control" are used to mean periodic observation of the work and the conducting of tests by TEAM Services to verify substantial compliance with the plans, specifications and design concepts. Continuous inspections by our employees does not mean that TEAM Services is observing placement of all materials. Full_time inspections mean that an employee of TEAM Services has been assigned for eight_hour days during regular business hours.

GOVERNING LAW _ This agreement shall be governed in all respects by the laws of the State of Iowa.

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SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005
TEAM SERVICES, INC.
717 SE 6th Street
Des Moines, IA 50309
Jeff Roberts Phone: 515 282 8818

Valid To: April 30, 2027 Certificate Number: 0576.01

In recognition of the successful completion of the A2LA evaluation process, accreditation is granted to this laboratory for:

CONSTRUCTION MATERIALS ENGINEERING

ASTM: C1077 (concrete), D3666 (bituminous), D3740 (soils), E329 (construction materials), E543 (NDT)

CONSTRUCTION MATERIALS TESTING

Concrete:
ASTM: C31* C39 C42 C78* C138* C143* C172* C173* C174
C192 C231* C293 C617 C805* C1064* C1231 C1260 C1567
E1155

Cement:
ASTM: C109 *(Compression only)*

Masonry:
ASTM: C140 C780* (Annex 1 and 7) C1019* C1314

Aggregates:
ASTM: C29 C40 C70 C88 Cl17 C123 C127 C131 C136
C142 C535 C566 C702 D75* D2419 D4791 D5821
AASHTO: T304

Soils:
ASTM: D421 D7928 D698 Dl140 D1556* D1557 D1883 D2166
D2216 D2419 D2434 D2435 D2487 D2488* D3080 D2850 D4253
D4254 D5084 D5856 D4318 D4643 D4718 D4767 D6938*

Bituminous:
ASTM: D75 D979* D2041 D2726 D2950* D3203
D3549* D3665 D4867 D6307 D6925 D5444
AASHTO: TP4

Steel NDT: E165 E1444
Field: AWS, Dl.l, Visual Welder Inspection AISC 360 RCSC Fabrication & Erection - Visual & Bolting

Fireproofing:
ASTM: E605 E736

*This laboratory performs field testing activities for these tests.

** This laboratory meets A2LA R104 -General Requirements: Accreditation of Field Testing and Field Calibration Laboratories for these tests or calibrations*

(A2LA Cert. No. 0576.01) 2/9/21 Page 1 of 1

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DEPARTMENT OF THE ARMY

ENGINEER RESEARCH AND DEVELOPMENT CENTER, CORPS OF ENGINEERS
GEOTECHNICAL AND STRUCTURES LABORATORY
WATERWAYS EXPERIMENT STATION, 3909 HALLS FERRY ROAD
VICKSBURG, MISSISSIPPI 19180-6199Y

November 18, 2024

Reply to the attention of:

Concrete and Materials Branch

TEAM Services, Inc.
717 S E. 6th Street
Des Moines, IA 50309

ISG-TEAM, Inc.
4722 S 135th St.
Omaha, NE 68137

. An inspection of required records, equipment, procedures, facilities, and final reports, its proficiency to perform testing of construction materials, as established by the quality standards of AASHTO R 18 guidance and the requirements of the applicable ASTM standards.

All methods listed on this certificate of validation will expire on 10/15/2026.

Aggregate Tests: ASTM D75, C117, C127, C128, C131, C136, C535, C702, C1077 and C1260.

Bituminous Tests: ASTM D140, D2041, D2726, D3203, D3666, D5444, D6926, D6927 and D6927.

Concrete Tests: C31, C39, C78, C138, C143, C172, C173, C231, C1064, C470, C511, C1077 and C1231.

Masonry, Mortar & Grout Tests: ASTM C780, C1019 and C1093

Soil Tests: ASTM D421, D422, D698, D1556, D1557, D1883, D2168, D2216, D2487, D3740, D4253, D4254, D4318, D4643, D5084 and D6938.

. We will add your laboratory to the list of commercial laboratories qualified to conduct material tests for the U.S. Army Corps of Engineers; see the MTC page at http://gsl.erdc.usace.army.mil/SL/MTC.
All Corps offices will be notified of this decision and will have the opportunity to use your services. TEAM Services, Inc., Des Moines, IA will remain on our list of laboratories qualified to conduct material tests until **October 11, 2024** two (2) years from the date of the inspection.

Individual location Certificates available upon request.

Sincerely,

Alfred B. Crawley, PE
Director
Materials Testing Center

Copy Furnished:
Doug Comer / Louisville District
Louis Richardson / Omaha District

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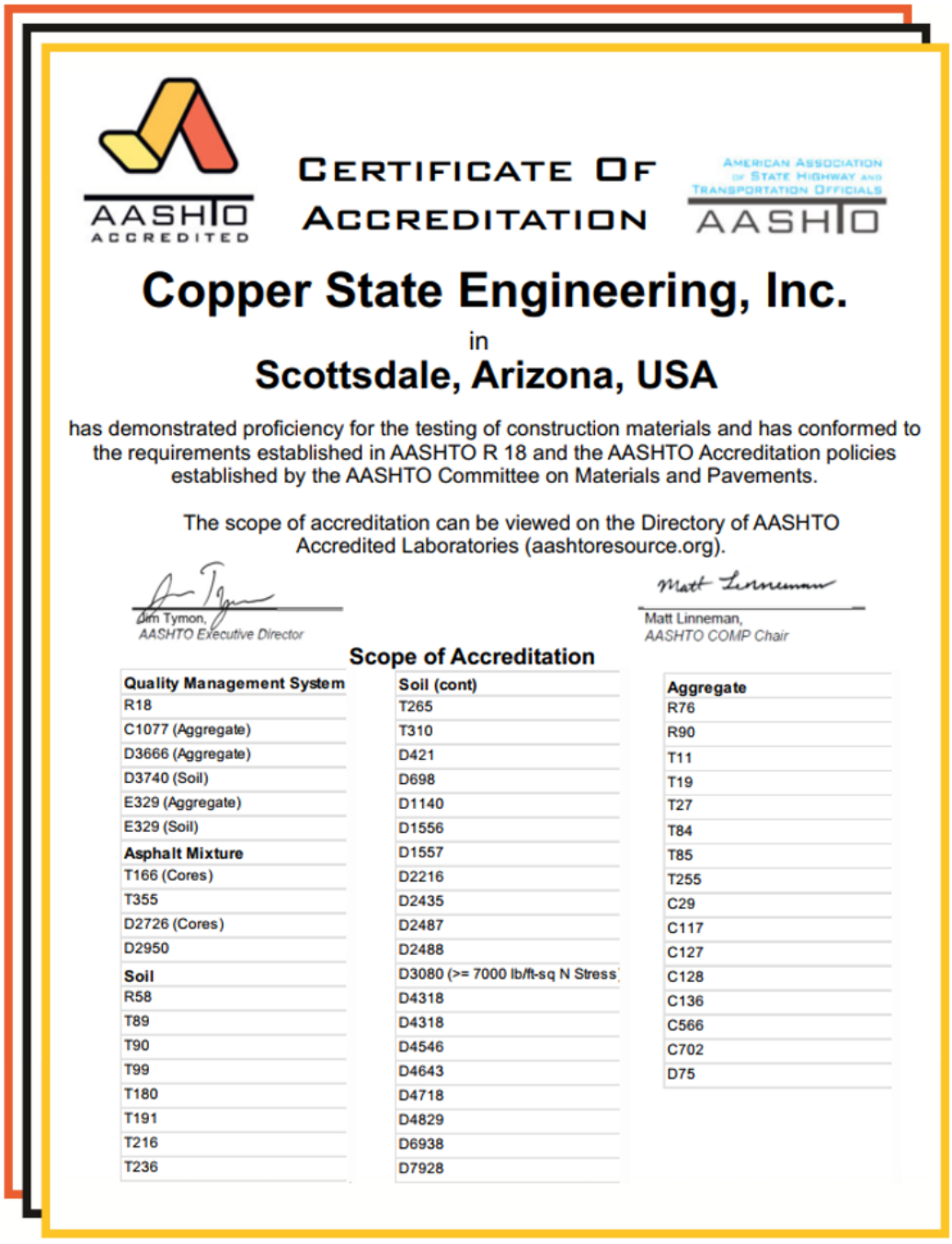

AASHTO ACCREDITED

CERTIFICATE OF ACCREDITATION

American Association of State Highway and Transportation Officials
AASHTO

Copper State Engineering, Inc.

in

Scottsdale, Arizona, USA

has demonstrated proficiency for the testing of construction materials and has conformed to the requirements established in AASHTO R 18 and the AASHTO Accreditation policies established by the AASHTO Committee on Materials and Pavements.

The scope of accreditation can be viewed on the Directory of AASHTO Accredited Laboratories (aashtoresource.org).

Jim Tymon,
AASHTO Executive Director

Matt Linneman,
AASHTO COMP Chair

Scope of Accreditation

Quality Management System
R18
C1077 (Aggregate)
D3666 (Aggregate)
D3740 (Soil)
E329 (Aggregate)
E329 (Soil)
Asphalt Mixture
T166 (Cores)
T355
D2726 (Cores)
D2950
Soil
R58
T89
T90
T99
T180
T191
T216
T236

Soil (cont)
T265
T310
D421
D698
D1140
D1556
D1557
D2216
D2435
D2487
D2488
D3080 (>= 7000 lb/ft-sq N Stress
D4318
D4318
D4546
D4643
D4718
D4829
D6938
D7928

Aggregate
R76
R90
T11
T19
T27
T84
T85
T255
C29
C117
C127
C128
C136
C566
C702
D75

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MTC
MATERIALS TESTING CENTER

USACE CERTIFICATE
OF
LABORATORY VALIDATION

ERDC

Copper State Engineering - TEAM, Inc.
16621 N 91st Street, Suite 104
Scottsdale, AZ,
Shelley Curtis
(515) 282-8818

has demonstrated, by abbreviated audit of its AASHTO accreditation, or by inspection of required records, equipment, procedures, facilities, and/or final reports, its proficiency to perform testing of construction materials, as established by the quality standards of AASHTO R 18 guidance and the requirements of the applicable ASTM standards.

THIS USACE CERTIFICATE OF LABORATORY VALIDATION IS ACCURATE AS OF ITS DATE AND TIME OF GENERATION:
20 MAR 2026 AT 09:14 HOURS

ALL METHODS LISTED ON THIS CERTIFICATE OF VALIDATION WILL EXPIRE ON 03/19/2028

PLEASE CONFIRM THE CURRENT VALIDATION STATUS OF THIS LABORATORY USING THE SEARCH FEATURE ON OUR PUBLIC WEBSITE: https://mtc.erdc.dren.mil

Chad A. Gartrell, PE, Director
USACE Materials Testing Center
Vicksburg, Mississippi, USA

AGGREGATE
Aggregate-T11-AASHTO-No200 Wash Sieve for Mineral Aggregates
Aggregate-T27-AASHTO-Sieve Analysis of Aggregates
Aggregate-C29-Unit Weight and Voids in Aggregate
Aggregate-T84-AASHTO-Specific Gravity and Absorption of Fine Agg
Aggregate-T85-AASHTO-Specific Gravity and Absorption of Course Agg
Aggregate-T255-Total Evaporable Moisture Content of Aggregate by Drying
BITUMINOUS
Bituminous-T166-AASHTO-Bulk SG Using SSD (Cores)
Bituminous-D2726-Bulk Specific Gravity and Density
Bituminous-D2950-Density of Bituminous Concrete in Place by Nuclear Methods
SOILS
Soils-T99-AASHTO-Moisture-Density Relations ---- 55 lb Hammer / 12-inch drop
Soils-T180-AASHTO-Moisture-Density Relations----10 lb Hammer / 18-inch drop
Soils-E329-Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special, Inspection
Soils-D1140-Material Finer than 75 um (No 200) Sieve
Soils-D1556-Density & Unit Weight by Sand Cone
Soils-D2435-One-Dimensional Consolidation Properties
Soils-D2487-Classification of Soils
Soils-D2488-Description & Identification of Soils (Visual-Manual Procedure)
Soils-D3080-Direct Shear Testing in Consolidated Drained Conditions
Soils-D3740-Soil and Rock Testing Standards (Quality Standard)
Soils-D4546-One-Dimensional Swell or Settlement Potential
Soiis-D4643-Determination of Water Content of Soil by Microwave Oven
Soiis-D4718-Correction of Unit Weight and Water Content for Soils Containing Oversize Particies
Soiis-D4829-Expansion Index of Soils
Soiis-D6938-Density and Water Content by Shallow Depth Nuclear Method
Soiis-D7928-Fine Grain Distribution with Hydrometer

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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.t.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving pay request no. 4 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of $485.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #4 in the amount of $485.00 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 April 14th through June 8th, 2026, for the project. The contractor is scheduled to begin work on the rest of this project the week of July 16th.

FUNDING SOURCE: Bond Funding/Utility Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-220
2. Pay Request No. 4

CITY OF BONDURANT
RESOLUTION NO. 260706-220

RESOLUTION APPROVING PAY REQUEST NO. 4 TO VEIT FOR THE BFSD TRUMAN DR. STORM SEWER FACILITES PROJECT IN THE AMOUNT OF $485.00

WHEREAS, the BFSD Truman Dr. Project Pay Request No. 4 was submitted on June 17th, 2026; AND

WHEREAS, the pay request no. 4 is for work completed April 14th through June 8th, 2026, on the BFSD Truman Dr. Storm Sewer Facilities Project; AND

WHERAS, City Staff and engineers from Veenstra & Kimm 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. 4 to Veit in the amount of $485.00 hereby approved.

Passed this 6th day of July 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				
Lyman				
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. 4

PROJECT TITLE: BFSD PUBLIC INFRASTRUCTURE - STORM SEWER FACILITIES

Contractor: Veit & Company, Inc. **6/16/2026**

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

Pay Period: April 14, 2026 to June 8, 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

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 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	0.44535	$3,440.00	$1,532.00
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
CHANGE ORDERS							
CO 1.1	Mobilization and Supervision	LS	1	1		$1,390.86	$0.00
CO 1.2	Clearing and Grubbing	LS	1	1		$1,961.00	$0.00
CO 1.3	Orifice Plate Removal	LS	1	1		$2,239.40	$0.00
CO 1.4	Rip-Rap	TON	60	60		$93.68	$0.00
CO 1.5	Excavation	CY	40	40		$47.54	$0.00
CO 1.6	PVC Fence	LS	1	1		$3,132.40	$0.00

SUMMARY

	Original Contract	Total Completed
Bid Item Subtotal	$779,999.99	$253,604.82

APPROVED CHANGE ORDERS

Change Order No.	Description/Notes	Total Approved	Total Completed
1	Easement Modifications	$16,246.06	$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	$16,246.06	$0.00

	Total Approved	Total Completed
Revised Contract Price	$796,246.05	$253,604.82

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$253,604.82
Retainage (3%)	$7,608.14
Total Earned Less Retainage	$245,996.68

APPROVED PARTIAL PAYMENTS

Partial Payment No.	Period	Total Approved
1	December 1, 2025 to January 30, 2026	$68,917.63
2	January 31, 2026 to March 11, 2026	$176,260.37
3	March 12, 2026 to April 13, 2026	$333.68
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	$245,511.68

Amount Due This Request	**$485.00**

Note: The amount **$485.00** 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	$796,246.05
THIS PARTIAL PAYMENT	$485.00
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$245,996.68
BALANCE	$550,249.37
PERCENT COMPLETE	31.9%

Recommended By:		***Contractor:***		***Approved by:***	
Veenstra & Kimm, Inc.		***Veit & Company, Inc.***		***City of Bondurant***	
Signature	William Weber	Signature	Nick Ruhser Digitally signed by Nick Ruhser DN: C=US, E=Nicholas.ruhser@veitusa.com, O=Veit & Companies Inc., CN=Nick Ruhser Date: 2026.06.17 06:52:36-05'00'	Signature	
Name	William Weber	Name	Nick Ruhser	Name	
Title	Project Manager	Title	Project Manager/Estimator	Title	
Date	6/16/2026	Date	6/17/26	Date	

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.u.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving pay request no. 1 to Terry's Quality Concrete for the Grant Street, North Sidewalk Project in the amount of $26,342.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #1 in the amount of $26,342.00 related to the Grant Street North Sidewalk Project.

As a reminder, the Grant Street North Sidewalk project is a sidewalk project located along the west side of Grant Street North between Aspen Drive NW and Aaron Avenue NW. The project includes construction of new PCC sidewalk, ADA-compliant curb ramps and passing zones, storm sewer improvements, grading, erosion control, and site restoration.

This pay application has been reviewed by city staff for accuracy and is for work completed on the project. All aspects of the project are completed, and this will be the only pay application for this project.

FUNDING SOURCE: Bond Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-221
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 260706-221

RESOLUTION APPROVING PAY REQUEST NO. 1 TO TERRY'S QUALITY CONCRETE FOR THE GRANT STREET NORTH SIDEWALK PROJECT IN THE AMOUNT OF $26,342.00

WHEREAS, the Grant Street North Sidewalk Project Pay Request No. 1 was submitted on June 16th, 2026; AND

WHEREAS, the pay request no. 1 is for work completed on the Grant Street North Sidewalk Project through June 30th, 2026; AND

WHEREAS, City Staff 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. 1 to Terry's Quality Concrete in the amount of $26,342.00 hereby approved.

Passed this 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

Invoice

Billy Behle

P.O. Box 81
Bondurant, IA 50035
(515) 255-4775

City Of Bondurant
200 2nd St NE Bondurant, IA 50035

Billing Address:
200 2nd St NE Bondurant, IA 50035

Date: 6/16/2026

(515) 985-5110

jhorton@cityofbondurant.c

Contractor Analysis:

Terry's Quality Conctete to:

Work completed for Grant St North Sidewalk Project

Description of Work:

Install new sidewalk on the North end of Grant St.

Notes:

Complete project before 2026/2027 school year

Product	Qnty	Unit of Measure	Description	Unit Price	Total
Base Bid Total	1.0	LS	All line items completed	$ 26,342.00	$ 26,342.00
				Total	**$ 26,342.00**
				Total Amount Due	**$ 26,342.00**

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.v.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving Pay Application No. 7 to Sternquist Construction for the BFSD Truman Drive Project in the amount of $226,306.47

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #7 in the amount of $226,306.47 related to the BFSD Truman Dr. Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from May 27th through June 26th, 2026, for the project. All mainline paving is completed. Sidewalk and trails are complete. Backfilling is nearing completion and ten soil stabilizations will be placed until the seeding window opens again in late August.

FUNDING SOURCE: RUT Funds/Street Assessment

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-222
2. Pay Request No. 7

CITY OF BONDURANT
RESOLUTION NO. 260706-222

RESOLUTION APPROVING PAY REQUEST NO. 7 TO STERNQUIST CONSTRUCTION FOR THE BFSD TRUMAN DRIVE PROJECT IN THE AMOUNT OF $226,306.47

WHEREAS the BFSD Truman Drive Project Pay Request No. 7 was submitted on June 30th, 2026; AND

WHEREAS the pay request no. 7 is for work completed May 27th through June 26th, 2026, on the BFSD Truman Drive 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. 7 to Sternquist Construction in the amount of $226,306.47 hereby approved.

Passed this 6th day of July 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				
Lyman				
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. 7

PROJECT TITLE: BFSD PUBLIC INFRASTRUCTURE - TRUMAN DRIVE PROJECT

Contractor: Sternquist Construction **Date: 6/30/2026**

Original Contract Amount: **$2,213,451.84**

Pay Period: May 27, 2026 to June 26, 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	Topsoil	CY	7,900	7,900	7900	$10.20	$80,580.00
2.02	Class 10 Excavation	CY	8,812	8,812	9040	$4.08	$36,883.20
2.03	Below Grade Excavation (Core Out)	SY	375	375	349	$8.16	$2,847.84
2.04	Subgrade Preparation	SY	11,252	11,252	11252	$2.81	$31,618.12
2.05	Granular Stabilization	TONS	709	709	436.48	$48.45	$21,147.46
2.06	Subgrade Treatment, Geogrid	SY	1,125	1,125	968	$2.03	$1,965.04
2.07	Modified Subbase	SY	11,252	11,252	11252	$11.13	$125,234.76
2.08	Compaction Testing	LS	1	1	1	$5,100.00	$5,100.00
DIVISION 4 - SEWERS AND DRAINS							
4.01	Sanitary Sewer Repair, #1	LS	1	1	1	$6,669.78	$6,669.78
4.02	Storm Sewer, Trenched, RCP, 15"	LF	1,285	1,285	1285	$56.40	$72,474.00
4.03	Storm Sewer, Trenched, RCP, 18"	LF	620	620	620	$59.29	$36,759.80
4.04	Storm Sewer, Trenched, RCP, 24"	LF	1,584	1,584	1584	$86.93	$137,697.12
4.05	Storm Sewer, Trenched, RCP, 30"	LF	400	400	400	$105.08	$42,032.00
4.06	Storm Sewer, Trenched, RCP, 36"	LF	286	286	286	$143.35	$40,998.10
4.07	Pipe Apron, Concrete, 24"	EA	1	1	1	$3,191.58	$3,191.58
4.08	Pipe Apron, Concrete, 36"	EA	1	1	1	$4,215.66	$4,215.66
4.09	Subdrain, Type 1, PVC, 6"	LF	3,820	3,820	3820	$17.95	$68,569.00
4.10	Subdrain Cleanouts	EA	6	6	8	$855.78	$6,846.24
4.11	Subdrain Outlet	EA	38	38	40	$204.00	$8,160.00
4.12	Field Tile Repair	LF	400	400	276	$30.67	$8,464.92
DIVISION 5 - WATER MAINS AND APPURTENANCES							
5.01	Water Main, 8" PVC, Trenched	LF	333	333	252	$81.99	$20,661.48
5.02	Water Main, 12" PVC, Trenched	LF	1,961	1,961	1949	$61.93	$120,701.57
5.03	Gate Valve, 8"	EA	5	5	3	$2,417.40	$7,252.20
5.04	Gate Valve, 12"	EA	8	8	7	$4,156.50	$29,095.50
5.05	Hydrant Assembly	EA	7	7	6	$8,221.20	$49,327.20
5.06	Flushing Device (Blowoff)	EA	1	1	2	$2,954.94	$5,909.88
5.07	Connection to Existing	EA	1	1		$8,320.14	$0.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Storm Sewer Manhole, SW-401, 48" Dia	EA	3	3	1	$4,499.22	$4,499.22
6.02	Storm Sewer Manhole, SW-401, 60" Dia	EA	2	2	4	$6,500.46	$26,001.84
6.03	Storm Sewer Intake, SW-508	EA	16	16	16	$5,801.76	$92,828.16
6.04	Storm Sewer Intake, SW-509	EA	4	4	4	$6,960.48	$27,841.92
6.05	Storm Sewer Intake, SW-512, 24"	EA	1	1	1	$2,872.32	$2,872.32
6.06	Storm Sewer Intake, SW-513, 60"x60"	EA	1	1	1	$11,242.44	$11,242.44
6.07	Storm Sewer Manhole, Conflict Structure	EA	1	1	1	$17,386.92	$17,386.92

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 7 - STREETS AND RELATED WORK							
7.01	Pavement, PCC, 9"	SY	8,862	8,862	9213	$68.25	$628,787.25
7.02	Concrete Median, 6" PCC	SY	523	523	407.68	$76.00	$30,983.68
7.03	Pavement Samples and Testing	LS	1	1	1	$15,000.00	$15,000.00
7.04	Granular Surfacing	TONS	730	730		$39.78	$0.00
7.05	Surfacing Removal	SY	111	111	122	$32.05	$3,910.10
7.06	Driveway, 8" PCC	SY	502	502	267	$76.24	$20,356.08
7.07	Sidewalk, 5" PCC	SY	1,016	1,016	1024	$48.70	$49,868.80
7.08	Shared Use Path, 6" PCC	SY	2,057	2,057	2100	$51.76	$108,696.00
7.09	Special Subgrade Preparation for Shared Use Paths	SY	2,879	2,879	2927	$2.81	$8,224.87
7.10	Detectable Warnings	SF	160	160	208	$48.96	$10,183.68
DIVISION 8 - TRAFFIC CONTROL							
8.01	Painted Pavement Markings, Solvent/Waterborne	STA	6	6		$1,018.98	$0.00
8.02	Temporary Traffic Control	LS	1	1	1	$2,774.40	$2,774.40
8.03	Permanent Road Closure Signing	LS	1	1	0	$2,142.00	$0.00
DIVISION 9 - SITE WORK AND LANDSCAPING							
9.01	Hydraulic Seeding, Type 1	AC	3	3		$1,530.00	$0.00
9.02	Sod, Special	SY	1,017	1,017		$15.30	$0.00
9.03	SWPPP Preparation	LS	1	1	1	$1,530.00	$1,530.00
9.04	SWPPP Management	LS	1	1	0.95	$3,672.00	$3,488.40
9.05	Filter Sock, 9"	LF	7,000	7,000	6351	$1.53	$9,717.03
9.06	Filter Socks, Removal	LF	7,000	7,000		$0.20	$0.00
9.07	Erosion Control Mulching, Hydromulching	AC	3	3		$2,040.00	$0.00
9.08	Rip Rap, Class E Revetment	TONS	51	51	21.35	$91.80	$1,959.93
9.09	Stabilized Construction Exit	SY	245	245	122.5	$16.02	$1,962.45
DIVISION 11 - MISCELLANEOUS							
11.01	Construction Survey	LS	1	1	1	$15,300.00	$15,300.00
11.02	Mobilization	LS	1	1	1	$35,088.14	$35,088.14
CHANGE ORDERS							
CO1.1	Pothole Investigation	LS	0	1	1	$4,400.00	$4,400.00
CO1.2	Clearing and Grubbing	LS	0	1	1	$3,300.00	$3,300.00
CO2.1	Open Throat Inlet Protection	EA	0	20	18	$165.00	$2,970.00
CO2.2	Trenching, Extra Depth	HR	0	8	8	$220.00	$1,760.00
CO3.1	MH Adjustment, Minor	EA	0	1	1	$385.00	$385.00

SUMMARY

	Original Contract	Total Completed
Bid Item Subtotal	$2,213,451.84	$2,117,721.08

APPROVED CHANGE ORDERS

Change Order No.	Description/Notes	Total Approved	Total Completed
1	Potholing/Clearing and Grubbing	$7,700.00	$0.00
2	Erosion Control/Earthwork	$5,060.00	$0.00
3	MH Adjustment	$385.00	$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	$13,145.00	$0.00

	Total Approved	Total Completed
Revised Contract Price	$2,226,596.84	$2,117,721.08

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$2,117,721.08
Retainage (3%)	$63,531.63
Total Earned Less Retainage	$2,054,189.45

APPROVED PARTIAL PAYMENTS

Partial Payment No.	Period	Total Approved
1	July 7, 2025 to Sept 2, 2025	$85,606.82
2	Sept 3, 2025 to Sept 30, 2025	$384,417.79
3	Oct 1, 2025 to Oct 24, 2025	$259,975.68
4	Oct 25, 2025 to Nov 25, 2025	$309,302.20
5	Nov 26, 2025 to Apr 24, 2026	$364,994.39
6	Apr 25, 2026 to May 26, 2026	$423,586.10
7		$0.00
8		$0.00
9		$0.00
10		$0.00
11		$0.00
12		$0.00
	Total Previously Approved	$1,827,882.98

Amount Due This Request	**$226,306.47**

Note: The amount **$226,306.47** is recommended for approval for payment in accordance with the terms of the Contract.

CONTRACT SUMMARY

ORIGINAL CONTRACT AMOUNT	$2,213,451.84
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	$2,226,596.84
THIS PARTIAL PAYMENT	$226,306.47
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$2,054,189.45
BALANCE	$172,407.39
PERCENT COMPLETE	95.1%

Recommended By:		***Contractor:***		***Approved by:***	
Veenstra & Kimm, Inc.		***Sternquist Construction***		***City of Bondurant***	
Signature		Signature		Signature	
Name	William Weber	Name		Name	
Title	Project Manager	Title		Title	
Date	6/30/2026	Date		Date	

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.w.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving Change Order No. 3 for the BFSD Public Infrastructure-Truman Drive Project in the amount of $385.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve change order #3 in the amount of $385.00 related to a minor manhole adjustment that needed to be made on trail replacement for the project.

FUNDING SOURCE: RUT Funds/Street Assessment

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-223
2. Change Order No, 3

CITY OF BONDURANT
RESOLUTION NO. 260706-223

RESOLUTION APROVING CHANGE ORDER NO. 3 TO THE CONTRACT WITH STERNQUIST CONSTRUCTION FOR ADDITIONAL WORK OF THE BFSD PUBLIC INFRASTRUCTURE-TRUMAN DR. PROJECT IN THE AMOUNT OF $385.00

WHEREAS, on July 1st, 2026, the City of Bondurant received change order no. 3 for the additional work for the BFSD Public Improvement-Truman Dr. Project; AND

WHEREAS, the City Council approves change order no. 3 for the additional work for the BFSD Public Improvement-Truman Dr. Project; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 3 for the BFSD Public Improvement-Truman Dr. Project to Sternquist Construction is hereby approved

Passed this 6th day of July,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

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

VEENSTRA & KIMM INC.
3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

June 30, 2026

CHANGE ORDER NO. 3

BONDURANT, IOWA
BFSD PUBLIC INFRASTRUCTURE - TRUMAN DRIVE

Change Order No. 3 modified the contract for changed conditions. The modification adjusts/adds/removes the following items for the project:

Compensation

Item No.	Bid Item	Unit	Qty	Unit Price	Extended Price
	Existing Items in Contract				
	N/A				
	New Items in Contract				
CO 3.1	MH Adjustment, Minor	EA	1	$385.00	$385.00
				Total	**$385.00**

Change Order No. 3 Increases the contract amount by **$385.00**

Estimate Reference Information
Item CO 3.1: See SUDAS Standard Specification Section 6010. This item is for adding an adjusting ring and reusing casting for adjustment of manhole to proposed grade. Includes Contractor 10% markup.

Completion Date

Change Order No. 3 adds zero (0) days to the Project Completion Date.
Project Completion Date: June 30, 2026

STERNQUIST CONSTRUCTION

By_____

Title_____

Date_____

CITY OF BONDURANT, IOWA

By_____

Title_____

Date_____

VEENSTRA & KIMM, INC.

By_____

Title Project Manager

Date 6/30/2026

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.x.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving Change Order No. 1 for the BFSD Public Infrastructure-2nd Street, NE Project in the amount of $65,781.60

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #1 in the amount of $65,781.60 related to some additional work for the project. Change Order No. 1 modifies the contract for 1) plan changes required by the Iowa DNR for a nearby LUST plume. 2) to allow extension of the storm sewer for the future widening of 2nd St to the east of the existing project. 3) to allow extension of the water main to the future development north of 2nd St and west of Truman Dr. 4) add intermediately signals at to control Truman construction traffic during the temporary one lane.

To summarize, the cost changes for this are as follows:
1. $12,570.60 related to additional ductile iron pipe required by Iowa DNR to mitigate issues that may arise from an adjacent LUST site.
2. $19,411.00 related to storm sewer upgrades to allow the next phase of 2nd ST. NE to connect into the system without the need to redo anything that is apart from this project.
3. $21,695.00 related to an additional temporary traffic signal to control construction traffic on Truman Dr. that will be coordinated with the signals along 2nd St. NE to improve traffic safety during the reconstruction project.
4. $12,105.00 for an 8-inch water main crossing to serve the new commercial mixed-use development to the north that will be fully reimbursed to the City by the developer.

FUNDING SOURCE: RUT Funds/Street Assessment/Development Agreement

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-224
2. Change Order No. 1

CITY OF BONDURANT
RESOLUTION NO. 260706-224

RESOLUTION APROVING CHANGE ORDER NO. 1 WITH STERNQUIST CONSTRUCTION FOR ADDITIONAL WORK OF THE BFSD PUBLIC INFRASTRUCTURE-2nd STREET NE PROJECT IN THE AMOUNT OF $65,781.60

WHEREAS, on July 1st, 2026, the City of Bondurant received change order no. 1 for the additional work for the BFSD Public Improvement-2nd Street NE Project; AND

WHEREAS the City Council approves change order no. 1 for the additional work for the BFSD Public Improvement-2nd Street NE Project; AND

WHEREAS plan changes required by the Iowa DNR for a nearby LUST plume; allowing the extension of the storm sewer for the future widening of 2nd St to the east of the existing project; allowing extension of the water main to the future development north of 2nd St and west of Truman Drive and adding intermediately signals at to control Truman construction traffic during the temporary one lane are the drivers prompting the need for a change order; AND

WHEREAS the cost changes for this are as follows:

1. $12,570.60 related to additional ductile iron pipe required by Iowa DNR to mitigate issues that may arise from an adjacent LUST site.
2. $19,411.00 related to storm sewer upgrades to allow the next phase of 2nd ST. NE to connect into the system without the need to redo anything that is apart from this project.
3. $21,695.00 related to an additional temporary traffic signal to control construction traffic on Truman Dr. that will be coordinated with the signals along 2nd St. NE to improve traffic safety during the reconstruction project.
4. $12,105.00 for an 8-inch water main crossing to serve the new commercial mixed-use development to the north that will be fully reimbursed to the City by the developer.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 1 for the BFSD Public Improvement-2nd Street NE Project to Absolute Group is hereby approved

Passed this 6th day of July 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

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

VEENSTRA & KIMM INC.
3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

July 1, 2026

CHANGE ORDER NO. 1

Bondurant, Iowa
BFSD Public Infrastructure – 2nd St NE

Change Order No. 1 modifies the contract for 1) plan changes required by the Iowa DNR for a nearby LUST plume 2)to allow extension of the storm sewer for the future widening of 2nd St to the east of the existing project 3) to allow extension of the water main to the future development north of 2nd St and west of Truman Dr. 4) add intermediately signals at to control Truman construction traffic during the temporary one lane. The modifications adjust/add/remove the following items for the project:

Compensation

Item No.	Bid Item	Unit	Qty	Unit Price	Extended Price
	Existing Items in Contract				
CO 1.1	Item 4.04, Storm Sewer, Trenched, RCP, 24”	LF	-93.5	$69.00	-$6,451.50
CO 1.2	Item 4.05, Storm Sewer, Trenched, RCP, 36”	LF	92.5	$115.00	$10,637.50
CO 1.3	Item 4.06, Pipe Apron, Concrete, 24”	EA	-1	$4,200.00	-$4,200.00
CO 1.4	Item 4.07, Pipe Apron, Concrete, 36”	EA	1	$5,825.00	$5,825.00
CO 1.5	Item 5.01, Water Main, 8” PVC, Trenched	LF	80	$96.00	$7,680.00
CO 1.6	Item 5.02, Water Main, 12” PVC, Trenched	LF	-287	$87.20	-$25,026.40
CO 1.7	Item 5.03, Water Main, 12” DI, Trenched	LF	287	$131.00	$37,597.00
CO 1.8	Item 5.04, Gate Valve, 8”	EA	1	$2,750.00	$2,750.00
CO 1.9	Item 6.02, Storm Sewer Intake, SW-501	EA	-1	$3,475.00	-$3,475.00
CO 1.10	Item 6.04, Storm Sewer Intake, SW-505	EA	1	$5,400.00	$5,400.00
	New Contract Items				
CO 1.11	Storm Sewer Manhole, SW-402, 48” x 60”	EA	1	$10,650.00	$10,650.00
CO 1.12	Temporary Bulkhead	EA	1	$1,025.00	$1,025.00
CO 1.13	Tee, 12” X 8”	EA	1	$1,675.00	$1,675.00
CO 1.14	Granular Pad for Temporary Signal	LS	1	$2,500.00	$2,500.00
CO 1.15	Temporary Signal at Truman	LS	1	$19,195.00	$19,195.00
				Total CO 1	**$65,781.60**

Change Order No. 1 increases the contract amount by **$65,781.60**

Estimate Reference Information

Item CO 1.1: Refer to ERI for Bid Item 4.04. For Item 2, HRG Storm Revisions.
Item CO 1.2: Refer to ERI for Bid Item 4.05. For Item 2, HRG Storm Revisions.
Item CO 1.3: Refer to ERI for Bid Item 4.06. For Item 2, HRG Storm Revisions.
Item CO 1.4: Refer to ERI for Bid Item 4.07. For Item 2, HRG Storm Revisions.
Item CO 1.5: Refer to ERI for Bid Item 5.01. For Item 3, Watermain Extension to development.
Item CO 1.6: Refer to ERI for Bid Item 5.02. For Item 1, DNR changes.
Item CO 1.7: Refer to ERI for Bid Item 5.03. For Item 1, DNR changes.
Item CO 1.8: Refer to ERI for Bid Item 5.04. For Item 3, Watermain Extension to development.
Item CO 1.9: Refer to ERI for Bid Item 6.02. For Item 2, HRG Storm Revisions.
Item CO 1.10: Refer to ERI for Bid Item 6.04. For Item 2, HRG Storm Revisions.
Item CO 1.11: Refer to ERI for Bid Item 6.04. For Item 2, HRG Storm Revisions.
Item CO 1.12: Measurement and Payment will be made for each temporary bulkhead (plug) installed. Refer to Sheet M.4 for additional information. For Item 2, HRG Storm Revisions.
Item CO 1.13: Measurement and Payment will be made for each tee installed. For Item 3, Watermain Extension to development.
Item CO 1.14: Measurement and Payment will be made for lump sum for granular pad for temporary signal installed at Truman D. For Item 4, Temporary signal.
Item CO 1.15: Measurement and Payment will be made for lump sum for additional temporary signal installed at Truman Dr. Refer to ERI for Bid Item 8.01. For Item 4, Temporary signal.

Summary Total Costs per Change Order

Item 1, DNR changes:	$12,570.60
Item 2, HRG Storm Revisions:	$19,411.00
Item 3, Watermain Extension to development:	$12,105.00
Item 4, Temporary signal:	$21,695.00

Completion Date

Change Order No. 1 adds zero (0) days to the Project Completion Date.
Project Completion Date: May 30, 2027

ABSOLUTE GROUP

By_____

Title_____

Date_____

CITY OF BONDURANT, IOWA

By_____

Title_____

Date_____

VEENSTRA & KIMM, INC.

By_____

Title Project Engineer

Date 7/1/2026

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.y.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving pay request no. 2 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of $150,198.53

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #2 in the amount of $150,198.53 related to the BFSD 2nd Street NE Project. This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from May 27th through June 30th, for the project. The water main along the south side of 2nd Street NE is about 100% installed. The contractor will be back onsite starting July 6th to begin storm sewer construction.

FUNDING SOURCE: RUT Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-225
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 260706-225

RESOLUTION APPROVING PAY REQUEST NO. 2 TO ABSOLUTE GROUP FOR THE BFSD 2nd STREET NE PROJECT IN THE AMOUNT OF $150,198.53

WHEREAS, the BFSD 2nd Street NE Project Pay Request No. 2 was submitted on July 1st, 2026; AND

WHEREAS, the pay request no. 2 is for work completed May 27th though June 30th, 2026, on the BFSD 2nd Street NE Project; AND

WHERAS, 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 Absolute Group in the amount of $150,198.53 hereby approved.

Passed this 6th day of July 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				
Lyman				
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 - 2ND ST NE

Contractor: Absolute Group **Date: 7/1/2026**

Original Contract Amount: **$1,979,338.50**

Pay Period: May 27, 2026 to June 30, 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	Topsoil	CY	4,200	4,200		$7.50	$0.00
2.02	Class 10 Excavation	CY	5,711	5,711		$3.25	$0.00
2.03	Below Grade Excavation (Core Out)	CY	279	279		$9.00	$0.00
2.04	Subgrade Preparation	SY	8,365	8,365		$2.75	$0.00
2.05	Granular Stabilization	TONS	527	527		$38.00	$0.00
2.06	Subgrade Treatment, Geogrid	SY	837	837		$2.00	$0.00
2.07	Modified Subbase	SY	8,365	8,365		$11.75	$0.00
2.08	Compaction Testing	LS	1	1		$6,270.00	$0.00
DIVISION 4 - SEWERS AND DRAINS							
4.01	Storm Sewer, Trenched, RCP, 15"	LF	896	896		$53.00	$0.00
4.02	Storm Sewer, Trenched, RCP, 18"	LF	62	62		$62.00	$0.00
4.03	Storm Sewer, Trenched, RCP, 24"	LF	229	229		$69.00	$0.00
4.04	Storm Sewer, Trenched, RCP, 30"	LF	59	59		$119.00	$0.00
4.05	Storm Sewer, Trenched, RCP, 36"	LF	100	100		$115.00	$0.00
4.06	Pipe Apron, Concrete, 24"	EA	3	3		$4,200.00	$0.00
4.07	Pipe Apron, Concrete, 36"	EA	2	2		$5,825.00	$0.00
4.08	Removal of Culverts	LF	501	501		$17.00	$0.00
4.09	Subdrain, Type 1, PVC, 6"	LF	2,735	2,735		$18.50	$0.00
4.10	Subdrain Cleanouts	EA	8	8		$810.00	$0.00
4.11	Subdrain Outlet	EA	18	18		$270.00	$0.00
4.12	Field Tile Repair	LF	100	100		$37.00	$0.00
DIVISION 5 - WATER MAINS AND APPURTENANCES							
5.01	Water Main, 8" PVC, Trenched	LF	58	58		$96.00	$0.00
5.02	Water Main, 12" PVC, Trenched	LF	1,815	1,815	1,528	$87.20	$133,241.60
5.03	Water Main, 12" DI, Trenched	LF	231	231	513	$131.00	$67,203.00
5.04	Gate Valve, 8"	EA	2	2	1	$2,750.00	$2,750.00
5.05	Gate Valve, 12"	EA	5	5	5	$4,725.00	$23,625.00
5.06	Tapping Sleeve and Valve, 12"	EA	1	1	1	$6,885.00	$6,885.00
5.07	Water Service Stubs, 1"	EA	2	2	2	$950.00	$1,900.00
5.08	Water Service, Stubs, 6"	EA	1	1		$3,445.00	$0.00
5.09	Water Service Stubs, 1"	LF	170	170	120	$25.50	$3,060.00
5.10	Water Service, Stubs, 6"	LF	20	20		$94.00	$0.00
5.11	Water Service Transfer	EA	1	1	1	$1,550.00	$1,550.00
5.12	Hydrant Assembly	EA	4	4	4	$8,950.00	$35,800.00
5.13	Removal of Hydrant Assembly	EA	3	3		$955.00	$0.00
5.14	Flushing Device (Blowoff)	EA	1	1	1	$2,645.00	$2,645.00
5.15	Connection to Existing	EA	1	1	1	$2,500.00	$2,500.00
5.16	Water Main Abandonment	LS	1	1	1	$7,500.00	$7,500.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Storm Sewer Manhole, SW-402, 48" x 48"	EA	1	1		$6,625.00	$0.00
6.02	Storm Sewer Intake, SW-501	EA	11	11		$3,475.00	$0.00
6.03	Storm Sewer Intake, SW-503	EA	1	1		$6,625.00	$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
6.04	Storm Sewer Intake, SW-505	EA	1	1		$5,400.00	$0.00
6.05	Storm Sewer Intake, SW-506	EA	1	1		$8,905.00	$0.00
6.06	Storm Sewer Intake, SW-512	EA	1	1		$2,185.00	$0.00
DIVISION 7 - STREETS AND RELATED WORK							
7.01	Pavement, PCC, 7"	SY	227	227		$83.25	$0.00
7.02	Pavement, PCC, 9"	SY	7,605	7,605		$69.75	$0.00
7.03	Pavement Samples and Testing	LS	1	1		$6,921.00	$0.00
7.04	Granular Surfacing	TONS	150	150		$42.00	$0.00
7.05	Surfacing Removal	SY	6,281	6,281	161	$8.25	$1,328.25
7.06	Driveway, 8" PCC	SY	188	188		$85.00	$0.00
7.07	Sidewalk, 5" PCC	SY	578	578		$55.00	$0.00
7.08	Shared Use Path, 6" PCC	SY	143	143		$62.00	$0.00
7.09	Special Subgrade Preparation for Shared Use Paths	SY	956	956		$3.25	$0.00
7.10	Detectable Warnings	SF	24	24		$55.00	$0.00
DIVISION 8 - TRAFFIC CONTROL							
8.01	Traffic Signals	LS	1	1		$376,835.00	$0.00
8.02	Painted Pavement Markings, Solvent/Waterborne	STA	64	64		$85.00	$0.00
8.03	Painted Symbols and Legends	EA	12	12		$150.00	$0.00
8.04	Temporary Traffic Control	LS	1	1		$34,900.00	$0.00
8.05	Permanent Road Closure Signing	LS	1	1		$2,500.00	$0.00
8.06	Removal of RRFB Signing	LS	1	1		$1,000.00	$0.00
DIVISION 9 - SITE WORK AND LANDSCAPING							
9.01	Hydraulic Seeding, Type 1	AC	3	3		$4,000.00	$0.00
9.02	SWPPP Preparation	LS	1	1		$1,500.00	$0.00
9.03	SWPPP Management	LS	1	1		$5,700.00	$0.00
9.04	Filter Sock, 9"	LF	8,500	8,500		$1.50	$0.00
9.05	Filter Socks, Removal	LF	8,500	8,500		$0.20	$0.00
9.06	Erosion Control Mulching, Hydromulching	AC	3	3		$2,000.00	$0.00
9.07	Rip Rap, Class E Revetment	TONS	25.0	25.0		$78.00	$0.00
9.08	Stabilized Construction Exit	SY	245	245		$14.00	$0.00
DIVISION 11 - MISCELLANEOUS							
11.01	Construction Survey	LS	1	1	0.25	$14,000.00	$3,500.00
11.02	Mobilization	LS	1	1	0.25	$74,000.00	$18,500.00
CHANGE ORDERS							
						Total Value Completed - Bid Items	**$311,987.85**

SUMMARY

	Original Contract	Total Completed
Bid Item Subtotal	$1,979,338.50	$311,987.85

APPROVED CHANGE ORDERS

Change Order No.	Description/Notes	Total Approved	Total Completed
1			$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
(Refer to Bid Item Schedule for Total Completed)	Total Change Orders	$0.00	$0.00

	Total Approved	Total Completed
Revised Contract Price	$1,979,338.50	$311,987.85

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$311,987.85
Retainage (3%)	$9,359.64
Total Earned Less Retainage	$302,628.21

APPROVED PARTIAL PAYMENTS

Partial Payment No.	Period	Total Approved
1	March 6, 2026 to May 26, 2026	$152,429.68
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	$152,429.68

Amount Due This Request	**$150,198.53**

Note: The amount **$150,198.53** is recommended for approval for payment in accordance with the terms of the Contract.

CONTRACT SUMMARY	
ORIGINAL CONTRACT AMOUNT	$1,979,338.50
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	$3,958,677.00
THIS PARTIAL PAYMENT	$150,198.53
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$302,628.21
BALANCE	$3,656,048.79
PERCENT COMPLETE	7.9%

Recommended By:		***Contractor:***		***Approved by:***	
Veenstra & Kimm, Inc.		***Absolute Group***		***City of Bondurant***	
Signature		Signature		Signature	
Name	William Weber	Name		Name	
Title	Project Manager	Title		Title	
Date	7/1/2026	Date		Date	

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.z.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving Janitorial RFQ for post-event cleaning at The Station

CONTACT PERSON:
Katie Klus, Parks & Recreation Director

BRIEF HISTORY & ANALYSIS:

The Station is nearing completion and will soon begin hosting private rentals and community events. To ensure the facility is consistently cleaned and prepared for subsequent use, staff has developed a Request for Quotations (RFQ) to solicit pricing from qualified commercial cleaning firms for post-event cleaning services.

The RFQ establishes the City's expectations for cleaning services following private rentals, including the event rooms, kitchen, common hallway, public restrooms, family restroom, and personal care room. The City will provide all cleaning chemicals, equipment, tools, and consumable supplies, while the selected contractor will furnish the labor necessary to complete the required services.

Although the City is not required to solicit quotations for these services, staff recommends issuing the RFQ to obtain competitive pricing and identify a qualified contractor that can provide reliable, high-quality post-event cleaning services. Following the quotation period, staff will evaluate the submissions and return to City Council with a recommendation for contract award.

FUNDING SOURCE: This will be a cost that is passed through.

STAFF RECOMMENDATION: Approve issuance of the Request for Quotations (RFQ) for post-event cleaning services at The Station on a voice vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-226
2. Station Janitorial RFQ

CITY OF BONDURANT
RESOLUTION NO. 260706-226

A RESOLUTION APPROVING THE REQUEST FOR QUOTATIONS FOR POST-EVENT CLEANING SERVICES FOR THE STATION AND AUTHORIZING STAFF TO SOLICIT QUOTATIONS

WHEREAS, The Station, located at 100 Main Street NE, Bondurant, Iowa, serves as a community facility available for private rentals, meetings, receptions, celebrations, workshops, and other special events; and

WHEREAS, the City desires to provide a clean, sanitary, and event-ready facility for each scheduled rental through professional post-event cleaning services; and

WHEREAS, City staff has prepared a Request for Quotations (RFQ) for qualified commercial cleaning firms to provide on-call post-event cleaning services for The Station, outlining the scope of services, contractor qualifications, evaluation criteria, and submission requirements; and

WHEREAS, the City Council finds it to be in the best interest of the City to approve the RFQ and authorize staff to solicit quotations from qualified contractors in accordance with the City's purchasing policies.

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

1. The Request for Quotations for Post-Event Cleaning Services for The Station is hereby approved in substantially the form presented.
2. The Parks and Recreation Director, or designee, is authorized to advertise and solicit quotations, conduct the evaluation process, and take all administrative actions necessary to facilitate the procurement.
3. Following review of the submitted quotations, staff shall return to the City Council with a recommendation for award of a service agreement, if deemed in the best interest of the City.

Passed this 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

CITY OF BONDURANT, IOWA

REQUEST FOR QUOTATIONS – THE STATION

Post-Event Cleaning Services

The Station
100 Main St. NE
Bondurant, IA 50035

I. Introduction

The City of Bondurant is soliciting quotations from qualified commercial cleaning firms to provide on-call post-event cleaning services for The Station, located at 100 Main St. NE, Bondurant, Iowa.

The Station is a community facility that hosts private rentals including meetings, receptions, celebrations, workshops, and other special events. The City is seeking a reliable contractor to provide cleaning services following these rentals to restore the facility to a clean, sanitary, and event-ready condition prior to its next scheduled use.

The City intends to enter into an agreement with one qualified contractor but reserves the right to reject any or all quotations.

II. Scope of Services

The selected contractor shall furnish all labor and supervision necessary to perform the services described in this RFQ.

The City of Bondurant will provide all cleaning chemicals, disinfectants, cleaning equipment, tools, paper products, hand soap, and trash liners necessary to complete the work. The contractor shall use only the products and equipment provided by the City unless otherwise approved in advance by the City.

Cleaning services will be requested only following private facility rentals and shall be completed prior to the next scheduled use of the facility, as directed by City staff.

Facility Areas

- Small Event Room
- Large Event Room
- Combined Event Rooms
- Kitchen
- Common Hallway

- Two Public Restrooms
- One Family Restroom
- One Personal Care Room

The public restrooms contain seven (7) toilet stalls, two (2) urinals, and four (4) sinks. The personal care room contains one (1) sink.

Event Rooms

- Vacuum all carpeted areas.
- Spot clean floors as needed.
- Clean and disinfect tables, countertops, and other horizontal surfaces.
- Wipe chairs as necessary to remove visible debris or spills.
- Spot clean walls, doors, and interior glass of fingerprints and smudges.
- Clean and disinfect high-touch surfaces including door handles, push plates, and light switches.
- Empty all waste receptacles and replace liners.
- Return tables and chairs to the City's standard room layout.
- Leave the room in a clean, presentation-ready condition.

Kitchen

- Clean and disinfect countertops, tables, and sink.
- Wipe exterior surfaces of the refrigerator and warming cabinet.
- Empty all waste receptacles and replace liners.
- Sweep and mop flooring.
- Leave the kitchen clean and ready for the next user.

Common Hallway

- Vacuum vestibules.
- Sweep and mop hallway.
- Spot clean entrance doors and interior glass.
- Clean and disinfect high-touch surfaces.
- Empty waste receptacles and replace liners as needed.

Public Restrooms, Family Restroom & Personal Care Room

- Clean and disinfect countertops, sinks, toilets, toilet seats, urinals, mirrors, fixtures, and dispensers.
- Empty trash receptacles and sanitary waste receptacles.
- Spot clean restroom partitions and walls as needed.
- Clean and disinfect partition hardware, door handles, and light switches.
- Sweep and thoroughly mop floors using an approved disinfectant.
- Restock toilet paper, paper towels, and hand soap using City-provided supplies.

- Leave all restroom facilities clean, sanitary, and guest-ready.

III. Contractor Responsibilities

- Provide all labor and supervision necessary to perform the required services.
- Use the cleaning chemicals, disinfectants, equipment, and tools provided by the City.
- Notify City staff when cleaning supplies require replenishment.
- Properly clean and store all City-owned cleaning equipment and supplies following each service.
- Report any damaged equipment, missing supplies, facility damage, maintenance concerns, or unsafe conditions observed during cleaning.
- Notify City staff when cleaning services have been completed.

IV. City Responsibilities

- Cleaning chemicals and disinfectants
- Vacuum
- Mop, buckets, and related floor cleaning equipment
- Cleaning cloths and standard cleaning tools
- Toilet paper
- Paper towels
- Hand soap
- Trash liners
- Access to the facility during scheduled cleaning

V. Performance Standards

- All assigned spaces shall be free of trash, debris, spills, fingerprints, visible soil, and objectionable odors.
- Glass shall be free of fingerprints and smudges.
- Floors shall be free of debris and visible soil.
- Restrooms shall be fully cleaned, disinfected, restocked, and ready for public use.
- Furniture shall be returned to the City's standard room layout.
- The facility shall be prepared for the next scheduled reservation.

VI. Quotation Content

- Cover letter expressing interest in the project.
- Company background and years in business.
- Experience providing commercial or event facility cleaning services.
- Three (3) client references.
- Description of staffing, supervision, scheduling, and quality control procedures.
- Proof of insurance meeting City requirements.
- Completed pricing proposal.

VIII. Selection Process

The City will evaluate bids for responsiveness to the specifications contained in this solicitation. The contract may be awarded to the responsible bidder whose submission is determined to be in the best interest of the City. Anticipated City Council section of firm and consideration of contract: August 3, 2026.

IX. Insurance Requirements

- The selected contractor will be required to comply with City insurance requirements. For more information, please email Katie at kklus@cityofbondurant.com.

X. General Terms

- The City reserves the right to reject any or all quotations.
- The City reserves the right to waive informalities or request clarification from proposers.
- The City reserves the right to reject any or all quotations and to award a contract in the best interest of the City.
- The selected contractor will enter into a service agreement with the City.
- The City assumes no responsibility for costs incurred in preparing a quotation.

VII. Pricing Quotation

Service	Cost
Small Event Room Cleaning	$_____
Large Event Room Cleaning	$_____
Combined Event Rooms Cleaning	$_____
Emergency / Short-Notice Cleaning (24hrs)	$_____
Holiday Cleaning (if applicable)	$_____
Additional Hourly Services	$_____

XI. Facility Walk-Through

Interested firms are encouraged to schedule a walkthrough of The Station prior to submitting a quotation. To schedule a walk-through please email Katie Klus at kklus@cityofbondurant.com or by calling 515-630-6982.

Katie Klus, CPRP, CIG
Parks & Recreation Director

100 Main St. NE
Bondurant, IA 50035
Email:kklus@cityofbondurant.com

XII. RFQ Questions

All questions shall be submitted in writing to Katie Klus, Parks & Recreation Director, kklus@cityofbondurant.com. A log of all received questions and provided answers will be maintained on the City's website at www.CityofBondurant.com.

XII. Submittal Instructions

Issue Date: 7/8/26

Due Date: 7/29/26

Submission Method: You may email your quotation to kklus@cityofbondurant.com, mail to City of Bondurant, Attn: Katie Klus, 200 2nd St. NE, PO Box 37, Bondurant, IA 50035, or submit it in-person at Bondurant City Hall, 200 2nd St. NE, Bondurant. IA 50035.

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.aa.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving Pay Application No. 9 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of $148,268.59

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #9 in the amount of $148,268.59 related to the Grain District Lincoln St. Public Improvements Project.

This pay application has been reviewed by City Staff and Engineers from ISG for accuracy and is for work completed from May 23rd through June 26th, for the project. The project is substantially completed except for some minor punch list items and tree replacements that need to be done.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-227
2. Pay Request No. 9

CITY OF BONDURANT
RESOLUTION NO. 260706-227

RESOLUTION APPROVING PAY REQUEST NO. 9 TO MANATTS INC. FOR THE GRAIN DISTRICT LINCOLN STREET PUBLIC IMPROVEMENTS PROJECT IN THE AMOUNT OF $148,268.59

WHEREAS, the Grain District Lincoln St. Public Improvements Project Pay Request No. 9 was submitted on July 1st, 2026; AND

WHEREAS, the pay request no. 9 is for work completed May 23rd though June 26th, 2026, on the Grain District Lincoln Street Public Improvements Project; AND

WHEREAS City Staff and engineers from ISG 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. 9 to Manatt's Inc. in the amount of $148,268.59 hereby approved.

Passed this 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

Contractor's Application for Payment

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-32109
Contractor:	Manatts, Inc.	**Contractor's Project No.:**	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		
Application No.:	9	**Application Date:**	7/6/2026
Application Period:	**From** 5/23/2026	**to**	6/26/2026

1. Original Contract Price		$ 1,950,334.85
2. Net change by Change Orders		$ 123,254.05
3. Current Contract Price (Line 1 + Line 2)		$ 2,073,588.90
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 1,969,851.99
5. Retainage		
a. 5% X $ 1,969,851.99 Work Completed		$ 98,492.60
b. 5% X $ - Stored Materials		$ -
c. Total Retainage (Line 5.a + Line 5.b)		$ 98,492.60
6. Amount eligible to date (Line 4 - Line 5.c)		$ 1,871,359.39
7. Less previous payments (Line 6 from prior application)		$ 1,723,090.80
8. Amount due this application		$ 148,268.59
9. Balance to finish, including retainage (Line 3 - Line 4)		$ 103,736.91

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Manatts Inc

Signature: Matt Ullestad Digitally signed by Matt Ullestad DN: C=US, E=mattu@manatts.com, O=Manatt's Inc., CN=Matt Ullestad Reason: I have reviewed this document Date: 2026.07.01 09:50:34-05'00' **Date:** 7/01/2026

Recommended by Engineer		**Approved by Owner**	
By:	Jay Whitetree	**By:**	
Title:	ISG - Civil Engineer	**Title:**	
Date:	6/30/2026	**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work | **Contractor's Application for Payment**

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-32109
Contractor:	Manatts, Inc.	**Contractor's Project No.:**	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.: 9 **Application Period:** **From** 05/23/26 **to** 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Original Contract										
1	CLEARING AND GRUBBING	1	LS	7,500.00	7,500.00	1.00	7,500.00		7,500.00	100%	-
2	STRIP, SALVAGE, SPEAD TOPSOIL	100	CY	42.50	4,250.00	100.00	4,250.00		4,250.00	100%	-
3	OFF-SITE TOPSOIL, CONTRACTOR FURNISHED	800	CY	28.00	22,400.00	700.00	19,600.00		19,600.00	88%	2,800.00
4	EXCAVATION, CLASS 10	12820	CY	11.10	142,302.00	12,820.00	142,302.00		142,302.00	100%	-
5	SUBGRADE PREPARATION	6209	SY	2.50	15,522.50	6,209.00	15,522.50		15,522.50	100%	-
6	SUBBASE, MODIFIED, 4 INCH	3387	SY	5.75	19,475.25	3,387.00	19,475.25		19,475.25	100%	-
7	SUBBASE, MODIFIED, 6 INCH	6209	SY	7.75	48,119.75	6,209.00	48,119.75		48,119.75	100%	-
8	COMPACTION TESTING	1	LS	5,000.00	5,000.00	1.00	5,000.00		5,000.00	100%	-
9	SANITARY SEWER GRAVITY MAIN, TRENCHED, SDR-26, 8"	500	LF	88.00	44,000.00	500.00	44,000.00		44,000.00	100%	-
10	SANITARY SEWER SERVICE STUB, SDR-23.5, 6"	6	EA	2,345.00	14,070.00	6.00	14,070.00		14,070.00	100%	-
11	STORM SEWER, TRENCHED, RCP, 15"	120	LF	67.00	8,040.00	531.00	35,577.00		35,577.00	443%	(27,537.00)
12	STORM SEWER, TRENCHED, RCP, 18"	687	LF	74.00	50,838.00	315.00	23,310.00		23,310.00	46%	27,528.00
13	STORM SEWER, TRENCHED, RCP, 24"	139	LF	92.00	12,788.00	94.00	8,648.00		8,648.00	68%	4,140.00
14	STORM SEWER, TRENCHED, CMP, 24"	216	LF	72.00	15,552.00	80.00	5,760.00		5,760.00	37%	9,792.00
15	STORM SEWER, TRENCHED, RCP, 30"	247	LF	123.00	30,381.00	240.00	29,520.00		29,520.00	97%	861.00
16	STORM SEWER, TRENCHED, RCP, 36"	73	LF	145.00	10,585.00	73.00	10,585.00		10,585.00	100%	-
17	STORM SEWER, TRENCHED, RCP, 48"	101	LF	195.00	19,695.00	93.00	18,135.00		18,135.00	92%	1,560.00
18	STORM SEWER, TRENCHED, RCP, 60"	67	LF	311.00	20,837.00	51.00	15,861.00		15,861.00	76%	4,976.00
19	PIPE APRON, RCP, 24"	1	EA	3,480.00	3,480.00	-	-		-	0%	3,480.00
20	PIPE APRON, CMP, 24"	2	EA	2,290.00	4,580.00	2.00	4,580.00		4,580.00	100%	-
21	PIPE APRON, RCP, 30"	1	EA	4,475.00	4,475.00	1.00	4,475.00		4,475.00	100%	-
22	PIPE APRON, RCP, 48"	1	EA	7,550.00	7,550.00	1.00	7,550.00		7,550.00	100%	-
23	PIPE APRON, RCP, 60"	2	EA	10,450.00	20,900.00	2.00	20,900.00		20,900.00	100%	-
24	SUBDRAIN, PVC TYPE 1, 6"	1948.9	LF	20.00	38,978.00	1,771.80	35,436.00		35,436.00	91%	3,542.00
25	SUBDRAIN CLEANOUT, A-1, 6"	3	EA	1,010.00	3,030.00	6.00	6,060.00		6,060.00	200%	(3,030.00)
26	SUBDRAIN OUTLETS AND CONNECTIONS, OUTLET TO	9	EA	357.00	3,213.00	11.00	3,927.00		3,927.00	122%	(714.00)
27	SUBDRAIN OUTLETS AND CONNECTIONS, CONNECTION TO	4	EA	276.00	1,104.00	-	-		-	0%	1,104.00
28	SUBDRAIN OUTLETS AND CONNECTIONS, CAP, 6"	1	EA	269.00	269.00	-	-		-	0%	269.00
29	WATER MAIN, TRENCHED, C900, 8 INCH	963	LF	39.00	37,557.00	950.50	37,069.50		37,069.50	99%	487.50
30	WATER MAIN, TRENCHED, C900, 12 INCH	76	LF	179.00	13,604.00	197.50	35,352.50		35,352.50	260%	(21,748.50)
31	FITTING, 11.25 DEGREE BEND, 8 INCH	2	EA	1,320.00	2,640.00	2.00	2,640.00		2,640.00	100%	-
32	FITTING, 22.5 DEGREE BEND, 8 INCH	3	EA	1,235.00	3,705.00	3.00	3,705.00		3,705.00	100%	-
33	FITTING, TEE, 8" INCH	1	EA	1,605.00	1,605.00	1.00	1,605.00		1,605.00	100%	-
34	FITTING, TEE, 12" X 8" INCH	2	EA	1,820.00	3,640.00	3.00	5,460.00		5,460.00	150%	(1,820.00)
35	WATER SERVICE STUB, COPPER, 3/4"	1	EA	1,570.00	1,570.00	2.00	3,140.00		3,140.00	200%	(1,570.00)
36	WATER SERVICE STUB, COPPER, 1"	1	EA	1,780.00	1,780.00	1.00	1,780.00		1,780.00	100%	-
37	WATER SERVICE STUB, PVC, 6 INCH	5	EA	4,275.00	21,375.00	5.00	21,375.00		21,375.00	100%	-
38	WATER MAIN REMOVAL	380	LF	13.00	4,940.00	483.00	6,279.00		6,279.00	127%	(1,339.00)

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-32109
Contractor:	Manatts, Inc.	**Contractor's Project No.:**	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.: 9 **Application Period:** From 05/23/26 to 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
39	VALVE, GATE, 8"	6	EA	3,210.00	19,260.00	6.00	19,260.00		19,260.00	100%	-
40	FIRE HYDRANT ASSEMBLY	1	EA	9,295.00	9,295.00	1.00	9,295.00		9,295.00	100%	-
41	MANHOLE, SW-301, 48"	4	EA	5,165.00	20,660.00	4.00	20,660.00		20,660.00	100%	-
42	MANHOLE, SW-401, 60"	1	EA	6,540.00	6,540.00	1.00	6,540.00		6,540.00	100%	-
43	MANHOLE, SW-401, 72"	1	EA	8,515.00	8,515.00	1.00	8,515.00		8,515.00	100%	-
44	MANHOLE, SW-402, 70"X70"	2	EA	17,340.00	34,680.00	-	-		-	0%	34,680.00
45	INTAKE, SW-501	5	EA	3,825.00	19,125.00	-	-		-	0%	19,125.00
46	INTAKE, SW-502	3	EA	4,320.00	12,960.00	4.00	17,280.00		17,280.00	133%	(4,320.00)
47	PAVEMENT, PCC, 7"	4461.8	SY	54.00	240,937.20	4,232.40	228,549.60	-	228,549.60	95%	12,387.60
48	PAVEMENT, PCC, 7", STAMPED AND COLORED	328.1	SY	136.50	44,785.65	317.50	43,338.75		43,338.75	97%	1,446.90
49	PAVEMENT, PCC, 7", PARKING LOT	1180	SY	54.00	63,720.00	1,191.60	64,346.40		64,346.40	101%	(626.40)
50	REMOVAL OF SIDEWALK	56.2	SY	18.00	1,011.60	205.10	3,691.80		3,691.80	365%	(2,680.20)
51	REMOVAL OF GRANULAR SURFACING	1245.7	SY	3.10	3,861.67	1,245.70	3,861.67		3,861.67	100%	-
52	SHARED USE PATH, 12', PCC, 6"	2902.8	SY	37.00	107,403.60	2,933.30	108,532.10		108,532.10	101%	(1,128.50)
53	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	3387	SY	4.50	15,241.50	3,387.00	15,241.50		15,241.50	100%	-
54	SIDEWALK, PCC, 6"	1527.8	SY	62.00	94,723.60	1,512.90	93,799.80		93,799.80	99%	923.80
55	DETECTABLE WARNING	440	SF	40.00	17,600.00	428.00	17,120.00		17,120.00	97%	480.00
56	DRIVEWAY, PCC, 6"	27	SY	53.00	1,431.00	53.50	2,835.50		2,835.50	198%	(1,404.50)
57	DRIVEWAY, GRANULAR, 6"	4	SY	116.00	464.00	-	-		-	0%	464.00
58	PAVEMENT REMOVAL	619.5	SY	11.15	6,907.43	2,058.20	22,948.93		22,948.93	332%	(16,041.50)
59	PAINTED PAVEMENT MARKINGS, WATERBORNE	20.5	STA	126.00	2,583.00	20.50	2,583.00		2,583.00	100%	-
60	PAINTED SYMBOLS AND LEGENDS	7	EA	75.00	525.00	7.00	525.00		525.00	100%	-
61	TYPE A SIGN, SHEET ALUMINUM, HANDICAP SIGN	7	EA	275.00	1,925.00	7.00	1,925.00		1,925.00	100%	-
62	TYPE A SIGN, SHEET ALUMINUM, STOP SIGN	6	EA	500.00	3,000.00	6.00	3,000.00		3,000.00	100%	-
63	TYPE A SIGN, SHEET ALUMINUM, STOP SIGN WITH STREET	2	EA	650.00	1,300.00	2.00	1,300.00		1,300.00	100%	-
64	TEMPORARY TRAFFIC CONTROL	1	LS	7,640.00	7,640.00	1.00	7,640.00		7,640.00	100%	-
65	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	3.3	AC	5,000.00	16,500.00	1.90	9,500.00		9,500.00	58%	7,000.00
66	PLANTS WITH WARRANTY, DECIDUOUS TREES, 2.5" B&B	70	EA	525.00	36,750.00	59.00	30,975.00		30,975.00	84%	5,775.00
67	PLANTS WITH WARRANTY, EVERGREEN TREES, 8' B&B	9	EA	650.00	5,850.00	9.00	5,850.00		5,850.00	100%	-
68	PLANTS WITH WARRANTY, ORNAMENTAL TREES, 2", 8' B&B	18	EA	425.00	7,650.00	9.00	3,825.00		3,825.00	50%	3,825.00
69	PLANTS WITH WARRANTY, SHRUBS, #5 CONT	96	EA	67.00	6,432.00	96.00	6,432.00		6,432.00	100%	-
70	PLANTS WITH WARRANTY, PERENNIAL PLANT, #1 CONT	311	EA	16.00	4,976.00	311.00	4,976.00		4,976.00	100%	-
71	DOUBLE-SHREDDED HARDWOOD MULCH	17	CY	135.00	2,295.00	17.00	2,295.00		2,295.00	100%	-
72	SWPPP MANAGEMENT	1	LS	2,950.00	2,950.00	0.75	2,212.50		2,212.50	75%	737.50
73	WATTLE, STRAW, 9 INCH	3448	LF	1.70	5,861.60	636.00	1,081.20		1,081.20	18%	4,780.40
74	RIP RAP, CLASS E REVETMENT	750.6	TON	70.00	52,542.00	315.30	22,071.00		22,071.00	42%	30,471.00
75	STABILIZED CONSTRUCTION EXIT	75	SY	26.50	1,987.50	62.20	1,648.30		1,648.30	83%	339.20
76	INLET PROTECTION DEVICE	11	EA	145.00	1,595.00	8.00	1,160.00		1,160.00	73%	435.00
77	MOBILIZATION	1	LS	67,000.00	67,000.00	1.00	67,000.00		67,000.00	100%	-
78	ELECTRICAL	1	LS	271,000.00	271,000.00	0.91	246,610.00	-	246,610.00	91%	24,390.00

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Progress Estimate - Unit Price Work | **Contractor's Application for Payment**

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-32109
Contractor:	Manatts, Inc.	**Contractor's Project No.:**	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.: 9 **Application Period:** **From** 05/23/26 **to** 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
79	SOIL AMENDMENTS	2000	CY	22.60	45,200.00	120.00	2,712.00		2,712.00	6%	42,488.00
80	CONCRETE WASHOUT	1	LS	4,300.00	4,300.00	1.00	4,300.00		4,300.00	100%	-
				Original Contract Totals	**$ 1,950,334.85**		**$ 1,784,006.55**	**$ -**	**$ 1,784,006.55**	**91%**	**$ 166,328.30**

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-32109
Contractor:	Manatts, Inc.	**Contractor's Project No.:**	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.: 9 **Application Period:** From 05/23/26 to 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Change Orders										
1001	LIGHT POLE AND LIGHT POLE BASE REMOVAL	1.00	LS	3,547.61	3,547.61	1.00	3,547.61		3,547.61	100%	-
1002	CONCRETE FLUME REMOVAL	224.00	SY	15.40	3,449.60	238.10	3,666.74		3,666.74	106%	(217.14)
1003	REMOVE AND DISPOSE OF POWER POLES AND RR TIES	1.00	LS	2,475.00	2,475.00	1.00	2,475.00		2,475.00	100%	-
1004	TREE REMOVAL AT RAILROAD AND MAIN	1.00	LS	440.00	440.00	1.00	440.00		440.00	100%	-
1005	EXPLORATORY HYDROEXCAVATION	10.00	HR	385.00	3,850.00	14.25	5,486.25		5,486.25	143%	(1,636.25)
1006	LIVE TAP VALVE EXCAVATION AND SHORING	1.00	LS	11,550.00	11,550.00	1.00	11,550.00		11,550.00	100%	-
1007	PIPE APRON, RCP, 15"	1.00	EA	3,575.00	3,575.00	1.00	3,575.00		3,575.00	100%	-
1008	MANHOLE, SW-402, 72"X72", CAST-IN-PLACE	1.00	EA	22,275.00	22,275.00	1.00	22,275.00		22,275.00	100%	-
1009	MANHOLE, SW-403, 72"X84", CAST-IN-PLACE	1.00	EA	33,874.50	33,874.50	1.00	33,874.50		33,874.50	100%	-
1010	MANHOLE, SW-402, 72"X48", CAST-IN-PLACE	1.00	EA	24,675.20	24,675.20	1.00	24,675.20		24,675.20	100%	-
1011	INTAKE, SW-501, CAST-IN-PLACE	4.00	EA	4,598.00	18,392.00	4.00	18,392.00		18,392.00	100%	-
1012	INTAKE, SW-504, CAST-IN-PLACE	1.00	EA	12,925.00	12,925.00	1.00	12,925.00		12,925.00	100%	-
1013	DISPOSAL OF UNSUITABLE MATERIAL	1,090.00	CY	5.50	5,995.00	1,090.00	5,995.00		5,995.00	100%	-
1014	REMOVAL OF LIGHT POLE BASES AT FORMER GAS STATION	2.00	EA	750.00	1,500.00	2.00	1,500.00		1,500.00	100%	-
1015	12" GATE VALVE	1.00	EA	8,115.19	8,115.19	1.00	8,115.19		8,115.19	100%	-
1016	SE POND SAND SEAM REMEDY	1.00	LS	9,933.00	9,933.00	1.00	9,933.00		9,933.00	100%	-
1017	PCC COLD WEATEHR PROTECTION	2,456.20	SY	2.50	6,140.50	2,456.20	6,140.50		6,140.50	100%	-
1018	GRADE ADJUSTMENT TO EXISTING POLE BASE AT BIKE TRAIL	1.00	LS	500.00	500.00	1.00	500.00		500.00	100%	-
1019	EROSION CONTROL MULCHING - WOOD CELLULOSE MULCH	2.20	AC	3,300.00	7,260.00	2.20	7,260.00		7,260.00	100%	-
1020	EROSION CONTROL MULCHING - BFM	0.81	AC	4,345.00	3,519.45	0.81	3,519.45		3,519.45	100%	-
					-		-		-		-
Existing Item Changes											
11	STORM SEWER, TRENCHED, RCP, 15"	417.00	LF	67.00	27,939.00		-		-	0%	27,939.00
12	STORM SEWER, TRENCHED, RCP, 18"	(372.00)	LF	74.00	(27,528.00)		-		-	0%	(27,528.00)
13	STORM SEWER, TRENCHED, RCP, 24"	(42.00)	LF	92.00	(3,864.00)		-		-	0%	(3,864.00)
19	PIPE APRON, RCP, 24"	(1.00)	EA	3,480.00	(3,480.00)		-		-	0%	(3,480.00)
44	MANHOLE, SW-402, 70"X70"	(2.00)	EA	17,340.00	(34,680.00)		-		-	0%	(34,680.00)
45	INTAKE, SW-501	(5.00)	EA	3,825.00	(19,125.00)		-		-	0%	(19,125.00)
					-		-		-		-
					-		-		-		-
				Change Order Totals	**$ 123,254.05**		**$ 185,845.44**	**$ -**	**$ 185,845.44**	**151%**	**$ (62,591.39)**
	Original Contract and Change Orders										
				Project Totals	**$ 2,073,588.90**		**$ 1,969,851.99**	**$ -**	**$ 1,969,851.99**	**95%**	**$ 103,736.91**

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Stored Materials Summary

Contractor's Application for Payment

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-32109
Contractor:	Manatts, Inc.	**Contractor's Project No.:**	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.: 9 **Application Period:** **From** 05/23/26 **to** 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L	M
						Materials Stored			Incorporated in Work			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored ($)	Amount Stored this Period ($)	Amount Stored to Date (G+H) ($)	Amount Previously Incorporated in the Work ($)	Amount Incorporated in the Work this Period ($)	Total Amount Incorporated in the Work (J+K) ($)	Materials Remaining in Storage (I-L) ($)
78	DM191054		Rebar and Sonitube (light pole bases)	Breton Electric	3	-	2,409.41	2,409.41		2,409.41	2,409.41	-
78	S513623435		Conduit	On Site	3	-	3,895.33	3,895.33		3,895.33	3,895.33	-
47	DM196572		Expansion, dowels, bars etc.	On Site	3	-	17,540.90	17,540.90		17,540.90	17,540.90	-
								-			-	-
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					Totals	$ -	$ 23,845.64	$ 23,845.64	$ -	$ 23,845.64	$ 23,845.64	$ -

EJCDC C-620 Contractor's Application for Payment
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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.bb.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving Pay Application No. 1 to JAS Construction LLC. for the Filmore Avenue Public Improvements Project in the amount of $189,043.20

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #1 in the amount of $189,043.20 related to the Filmore Ave. Public Improvements Project.

This pay application has been reviewed by City Staff and Engineers from ISG for accuracy and is for work completed from June 14th through June 26th, for the project. The underground subcontractor has mobilized to the site and is working to get all underground work installed by the end of the week of July 6th. The sanitary sewer has been installed across 2nd St. NE and the water main and storm sewers are also mostly completed as of this day.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-228
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 260706-228

RESOLUTION APPROVING PAY REQUEST NO. 1 TO JAS CONSTRUCTION LLC FOR THE FILMORE AVENUE PUBLIC IMPROVEMENTS PROJECT IN THE AMOUNT OF $189,043.20

WHEREAS, the Filmore Avenue Public Improvements Project Pay Request No. 1 was submitted on July 1st, 2026; AND

WHEREAS, the pay request no. 1 is for work completed June 14th though June 26th, 2026, on the Filmore Ave. Public Improvements Project; AND

WHERAS, City Staff and engineers from ISG 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. 1 to JAS Construction LLC in the amount of $189,043.20 hereby approved.

Passed this 6th day of July 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				
Lyman				
McKenzie				
Sillanpaa				

Contractor's Application for Payment

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-33614
Contractor:	JAS Construction LLC	**Contractor's Project No.:**	
Project:	Filmore Avenue Public Improvements		
Contract:			
Application No.:	1	**Application Date:**	7/6/2026
Application Period:	**From** 6/14/2026	**to**	6/26/2026

1. Original Contract Price					$	681,591.00
2. Net change by Change Orders					$	-
3. Current Contract Price (Line 1 + Line 2)					$	681,591.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)					$	194,889.90
5. Retainage						
a.	3%	X	$ 156,594.90	Work Completed	$	4,697.85
b.	3%	X	$ 38,295.00	Stored Materials	$	1,148.85
c. Total Retainage (Line 5.a + Line 5.b)					$	5,846.70
6. Amount eligible to date (Line 4 - Line 5.c)					$	189,043.20
7. Less previous payments (Line 6 from prior application)						
8. Amount due this application					$	189,043.20
9. Balance to finish, including retainage (Line 3 - Line 4)					$	492,547.80

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor:	JAS Construction LLC		
Signature:		**Date:**	07/01/2026

Recommended by Engineer		**Approved by Owner**	
By:	Jay Whitetree	**By:**	
Title:	ISG - Civil Engineer	**Title:**	
Date:	6/29/2026	**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Bondurant
Engineer: I&S Group, Inc.
Contractor: JAS Construction LLC
Project: Filmore Avenue Public Improvements
Contract:

Owner's Project No.:
Engineer's Project No.: 25-33614
Contractor's Project No.:

Application No.: 1 **Application Period:** From 06/14/26 to 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Original Contract										
1	TOPSOIL, OFF-SITE	181.00	CY	32.00	5,792.00	-	-		-	0%	5,792.00
2	EXCAVATION, CLASS 10	1,450.00	CY	6.00	8,700.00	1,000.00	6,000.00		6,000.00	69%	2,700.00
3	EXCAVATION, CLASS 13	100.00	CY	35.00	3,500.00	-	-		-	0%	3,500.00
4	SUBGRADE PREPARATION	2,892.00	SY	2.00	5,784.00	-	-		-	0%	5,784.00
5	SUBBASE, MODIFIED, 4"	345.00	SY	6.00	2,070.00	-	-		-	0%	2,070.00
6	SUBBASE, MODIFIED, 6"	2,892.00	SY	8.50	24,582.00	-	-		-	0%	24,582.00
7	SANITARY SEWER GRAVITY MAIN, TRENCHED, SDR-26, 8"	325.00	LF	63.00	20,475.00	-	-		-	0%	20,475.00
8	SANITARY SEWER SERVICE STUB, SDR-23.5, 6"	174.00	LF	48.00	8,352.00	-	-		-	0%	8,352.00
9	STORM SEWER, TRENCHED, TRENCHED, RCP, 15"	62.00	LF	68.00	4,216.00	22.00	1,496.00		1,496.00	35%	2,720.00
10	STORM SEWER, TRENCHED, TRENCHED, RCP, 30"	160.00	LF	130.00	20,800.00	90.00	11,700.00		11,700.00	56%	9,100.00
11	STORM SEWER, TRENCHED, TRENCHED, RCP, 36"	196.00	LF	155.00	30,380.00	196.00	30,380.00		30,380.00	100%	-
12	STORM SEWER, TRENCHED, TRENCHED, RCP, 42"	55.00	LF	175.00	9,625.00	47.00	8,225.00		8,225.00	85%	1,400.00
13	REMOVAL OF STORM SEWER, RCP	58.00	LF	35.00	2,030.00	58.00	2,030.00		2,030.00	100%	-
14	PIPE APRON, RCP, 42"	1.00	EA	4,820.00	4,820.00	1.00	4,820.00		4,820.00	100%	-
15	SUBDRAIN, HDPE TYPE 1, 6"	610.00	LF	20.00	12,200.00	-	-		-	0%	12,200.00
16	SUBDRAIN CLEANOUT, A-1, 6"	4.00	EA	900.00	3,600.00	-	-		-	0%	3,600.00
17	SUBDRAIN OUTLETS AND CONNECTIONS, OUTLET TO STRUCTURE, 6"	4.00	EA	750.00	3,000.00	-	-		-	0%	3,000.00
18	WATER MAIN, TRENCHED, C900, 8"	298.00	LF	61.00	18,178.00	260.00	15,860.00		15,860.00	87%	2,318.00
19	FITTINGS BY WEIGHT, MECHANICAL JOINT, DIP	532.00	LB	20.00	10,640.00	92.00	1,840.00		1,840.00	17%	8,800.00
20	WATER SERVICE STUB, PVC, 4"	1.00	EA	4,920.00	4,920.00	-	-		-	0%	4,920.00
21	FIRE HYDRANT ASSEMBLY	1.00	EA	8,500.00	8,500.00	-	-		-	0%	8,500.00
22	MANHOLE, SW-301, 48"	2.00	EA	7,800.00	15,600.00	-	-		-	0%	15,600.00
23	MANHOLE, SW-401, 72"	2.00	EA	10,200.00	20,400.00	2.00	20,400.00		20,400.00	100%	-
24	INTAKE, SW-501	2.00	EA	4,200.00	8,400.00	1.00	4,200.00		4,200.00	50%	4,200.00
25	INTAKE, SW-502, 60"	2.00	EA	7,540.00	15,080.00	2.00	15,080.00		15,080.00	100%	-
26	INTAKE, SW-502, 72"	2.00	EA	7,850.00	15,700.00	2.00	15,700.00		15,700.00	100%	-
27	CONNECTION TO EXISTING MANHOLE	1.00	EA	5,400.00	5,400.00	-	-		-	0%	5,400.00
28	PAVEMENT, PCC, 7"	1,500.00	SY	72.85	109,275.00	-	-		-	0%	109,275.00
29	PAVEMENT, PCC, 7", STAMPED AND COLORED	104.00	SY	115.00	11,960.00	-	-		-	0%	11,960.00
30	PAVEMENT, PCC, 7" PARKING LOT	870.00	SY	62.00	53,940.00	-	-		-	0%	53,940.00
31	PAVEMENT, PCC, 5", DECORATIVE BIKE SCULPTURE	204.00	SY	100.00	20,400.00	-	-		-	0%	20,400.00
32	SHARED USE PATH, 12', 6"	62.00	SY	56.00	3,472.00	-	-		-	0%	3,472.00
33	SIDEWALK, PCC, 6"	345.00	SY	56.00	19,320.00	-	-		-	0%	19,320.00
34	DETECTABLE WARNING	144.00	SF	32.50	4,680.00	-	-		-	0%	4,680.00
35	GRANULAR SURFACING, 7"	435.00	TON	39.00	16,965.00	-	-		-	0%	16,965.00
36	CONCRETE BENCHES (CAST IN PLACE)	2.00	EA	4,500.00	9,000.00	-	-		-	0%	9,000.00
37	CONCRETE FOOTINGS	1.00	LS	9,040.00	9,040.00	-	-		-	0%	9,040.00
38	PAVEMENT REMOVAL	110.00	SY	11.25	1,237.50	95.00	1,068.75		1,068.75	86%	168.75
39	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	9.40	STA	85.25	801.35	-	-		-	0%	801.35

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Progress Estimate - Unit Price Work | **Contractor's Application for Payment**

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-33614
Contractor:	JAS Construction LLC	**Contractor's Project No.:**	
Project:	Filmore Avenue Public Improvements		
Contract:			

Application No.: 1 **Application Period:** **From** 06/14/26 **to** 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
40	PAINTED SYMBOLS AND LEGENDS	4.00	EA	100.00	400.00	-	-		-	0%	400.00
41	TYPE A SIGN, SHEET ALUMINUM	37.00	SF	72.75	2,691.75	-	-		-	0%	2,691.75
42	TEMPORARY TRAFFIC CONTROL	1.00	LS	3,250.00	3,250.00	-	-		-	0%	3,250.00
43	PERFORATED SQUARE STEEL POSTS	40.00	LF	10.00	400.00	-	-		-	0%	400.00
44	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	0.30	AC	9,150.00	2,745.00	-	-		-	0%	2,745.00
45	PLANTS, DECIDUOUS TREES, 2.5" B&B	6.00	EA	500.00	3,000.00	-	-		-	0%	3,000.00
46	PLANTS, SHRUBS, #3 COUNT	22.00	EA	60.00	1,320.00	-	-		-	0%	1,320.00
47	PLANTS, PERENNIAL PLANTING, #1 COUNT	26.00	EA	26.00	676.00	-	-		-	0%	676.00
48	DOUBLE SHREDDED HARDWOOD MULCH	6.30	CY	235.00	1,480.50	-	-		-	0%	1,480.50
49	SOIL AMENDMENTS	50.00	CY	109.00	5,450.00	-	-		-	0%	5,450.00
50	SWPPP MANAGEMENT	1.00	LS	1,500.00	1,500.00	-	-		-	0%	1,500.00
51	WATTLE, STRAW, 9"	500.00	LF	2.00	1,000.00	-	-		-	0%	1,000.00
52	SILT FENCE OR SILT FENCE DITCH CHECK	500.00	LF	2.50	1,250.00	-	-		-	0%	1,250.00
53	EROSION CONTROL MULCHING, HYDROMULCHING,	0.30	AC	2,100.00	630.00	-	-		-	0%	630.00
54	INLET PROTECTION DEVICE	8.00	EA	190.00	1,520.00	-	-		-	0%	1,520.00
55	MOBILIZATION	1.00	LS	33,435.90	33,435.90	0.50	16,717.95		16,717.95	50%	16,717.95
56	CONCRETE WASHOUT	1.00	LS	585.00	585.00	-	-		-	0%	585.00
57	TESTING	1.00	LS	10,772.00	10,772.00	0.10	1,077.20		1,077.20	10%	9,694.80
58	ELECTRICAL	1.00	LS	56,650.00	56,650.00	-	-	38,295.00	38,295.00	68%	18,355.00
				Original Contract Totals	**$ 681,591.00**		**$ 156,594.90**	**$ 38,295.00**	**$ 194,889.90**	**29%**	**$ 486,701.10**

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-33614
Contractor:	JAS Construction LLC	**Contractor's Project No.:**	
Project:	Filmore Avenue Public Improvements		
Contract:			

Application No.: 1 **Application Period:** **From** 06/14/26 **to** 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
Change Orders											
					-		-		-		-
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				Change Order Totals	$ -		$ -	$ -	$ -		$ -
Original Contract and Change Orders											
				Project Totals	$ 681,591.00		$ 156,594.90	$ 38,295.00	$ 194,889.90	29%	$ 486,701.10

EJCDC C-620 Contractor's Application for Payment
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Stored Materials Summary

Contractor's Application for Payment

Owner:	City of Bondurant	**Owner's Project No.:**	
Engineer:	I&S Group, Inc.	**Engineer's Project No.:**	25-33614
Contractor:	JAS Construction LLC	**Contractor's Project No.:**	
Project:	Filmore Avenue Public Improvements		
Contract:			

Application No.: 1 **Application Period:** **From** 06/14/26 **to** 06/26/26 **Application Date:** 07/06/26

A	B	C	D	E	F	G	H	I	J	K	L	M
						Materials Stored			Incorporated in Work			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored ($)	Amount Stored this Period ($)	Amount Stored to Date (G+H) ($)	Amount Previously Incorporated in the Work ($)	Amount Incorporated in the Work this Period ($)	Total Amount Incorporated in the Work (J+K) ($)	Materials Remaining in Storage (I-L) ($)
58			Precast Bases	On site	1		6,020.00	6,020.00			-	6,020.00
58	9162525-00		Light Poles and Parts	Contractor Shop	1		12,698.00	12,698.00			-	12,698.00
58	9162525-01		Light Poles and Parts	Contractor Shop	1		19,577.00	19,577.00			-	19,577.00
								-			-	-
								-			-	-
								-			-	-
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					Totals	**$ -**	**$ 38,295.00**	**$ 38,295.00**	**$ -**	**$ -**	**$ -**	**$ 38,295.00**

EJCDC C-620 Contractor's Application for Payment
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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.cc.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution fixing values of lots for the construction of Truman Drive NE - Phase 2

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

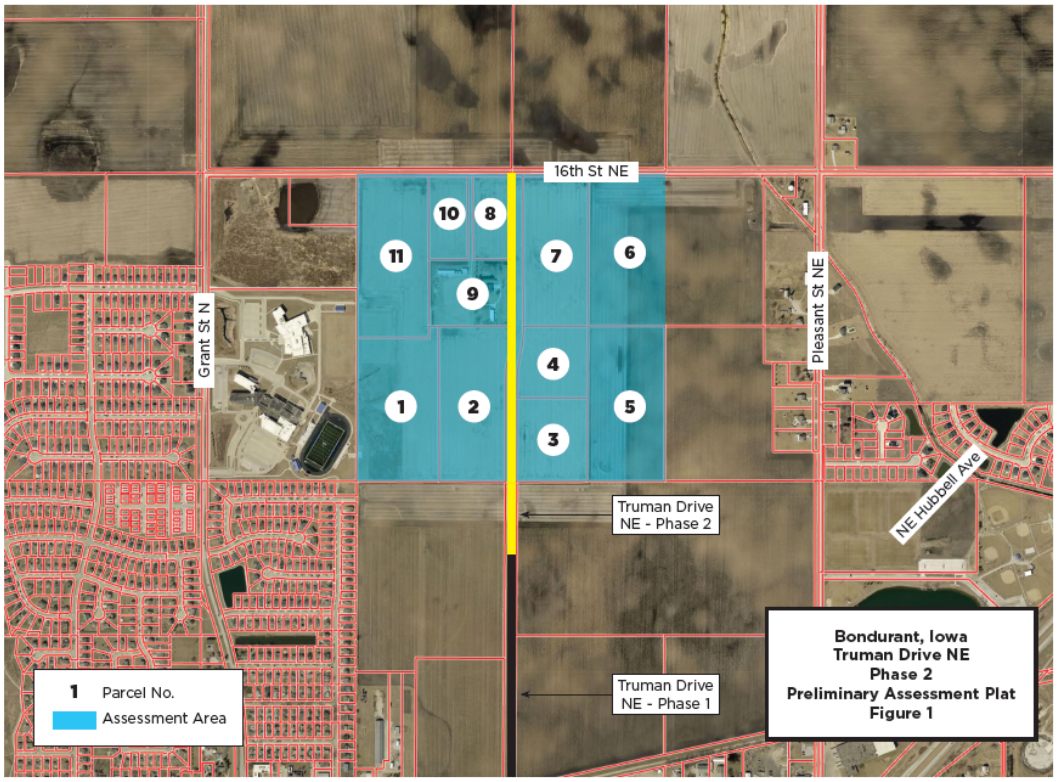
BRIEF HISTORY & ANALYSIS:

The attached resolution fixes the values of lots for the construction of Truman Drive NE – Phase 2 pursuant to the City of Bondurant's adopted street assessment process. This action represents an early procedural step required under Chapter 384 of the Iowa Code and establishes the Council's determination of the value of properties within the proposed assessment area following completion of the public improvements. The adopted property valuations are used in the preparation of the preliminary assessment schedule but do not establish or levy any special assessments.

This initiative represents a key step in implementing the City's long-term vision for improved north/south connectivity. In March 2024, the Bondurant City Council adopted the Major Streets Master Plan, which designates the Truman Drive NE corridor as a future north/south collector extending from Highway 65 to at least 16th Street NE (NE 86th Avenue). The Truman Drive NE Phase 2 project extends from the northern terminus of Phase 1 north to 16th Street NE and includes construction of approximately 3,400 feet of new roadway, associated storm sewer improvements, a 10-foot recreational trail on the west side, a 5-foot sidewalk on the east side, and related grading and restoration improvements. Phase 1 is currently under construction and will provide access to the new Harvest Crossing Elementary School, scheduled to open in Fall 2027.

Consistent with the City's adopted cost-sharing policy for collector and arterial streets, properties within the area benefitting from the improvement are proposed to participate in the project cost through special assessments. Iowa Code Chapter 384 authorizes municipalities to recover the cost of public improvements through assessments to benefitted properties. In April 2026, the Bondurant City Council approved a consulting agreement with Greenwood Consulting LLC to prepare the Preliminary Assessment Plat and Schedule, including the benefit analysis, proposed assessment methodology,

and supporting documentation. The preliminary assessment area evaluated by Greenwood Consulting is illustrated on the map below.



The preliminary assessment analysis identifies eleven properties within the benefitted area. Consistent with the City's adopted assessment methodology, assessments are allocated on an acreage basis, with properties directly adjoining Truman Drive NE receiving full assessment units and properties located within the broader benefitted area receiving a reduced benefit factor reflecting their comparatively lower level of direct benefit. In addition, one fully developed parcel with existing access to 16th Street NE was determined not to receive a special benefit and is therefore excluded from the assessment. The proposed assessable project cost totals $1,918,207. Costs associated with the third travel lane, improvements located outside the benefitted area, and oversized storm sewer infrastructure constructed to accommodate future development have been excluded from the special assessment and will instead be funded through other mechanisms, including a separate stormwater connection fee district for the oversized drainage improvements.

Approval of this resolution establishes the property valuations required to continue the statutory special assessment process. Future Council actions will include consideration of the preliminary assessment schedule, public hearing, and final assessment proceedings prior to the levy of any special assessments.

FUNDING SOURCE: This will be a revenue source.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-229
2. Truman Drive, NE Phase 2 Preliminary Special Assessment

CITY OF BONDURANT
RESOLUTION NO. 260706-229

RESOLUTION FIXING VALUES OF LOTS FOR THE CONSTRUCTION OF TRUMAN DRIVE NE – PHASE 2

WHEREAS the Council after full investigation has arrived at a determination of the value of each lot located within the area of the Truman Drive NE – Phase 2 project, with said valuation being set forth in the preliminary assessment schedule under the column headed “Property Valuation” of the attached schedule.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that said schedule of values, herein above referred to, be and the same as adopted as the valuations of the lots, with the proposed public improvements completed, within the boundary of said improvements and the Clerk is hereby directed to deliver the same to Greenwood Consulting, LLC, the Consultant, with said Consultant to insert said values in the schedule of assessments which is being prepared and filed with the Council.

Passed and approved by the City Council of the City of Bondurant, Iowa this 6th day of July 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				
Lyman				
McKenzie				
Silanpaa				

COUNCIL'S VALUATION OF PARCELS
FOR
TRUMAN DRIVE NE - PHASE 2
BONDURANT, IOWA

Parcel No.	Parcel Number	Geoparcel Number	Owner	Property Description	Council's Valuation
1	231/00021-623-005	8022-30-100-013	Bondurant-Farrar Community School District	Parcel 2020-189	$1,360,000
			300 Garfield Street SW	Book 18268 Page 247	
			Bondurant, IA 50035-9221	E 1/2 NW 1/4 Sec 30-80-22	
2	231/52230-100-015	8022-30-100-015	Bondurant-Farrar Community School District	Ex Begin SE Corner thence W 50F,NELY	$1,202,444
			300 Garfield Street SW	along Curve 250.69F,NELY along Curve	
			Bondurant, IA 50035-9221	135.14F,S 1229.73F to POB, Parcel 2020-190	
				Book 18268 Page 247 E 1/2 NW 1/4	
				Sec 30-80-22	
3	231/52230-200-023	8022-30-200-023	Tassel Grove LLC	Parcel 2025-54	$680,000
			2540 73rd St.	Book 20305 Page 343	
			Urbandale, IA 50322-4700	W 1/2 SW 1/4 NE 1/4 Sec 30-80-22	
4	231/52230-200-022	8022-30-200-022	Newby Farms Inc.	Parcel 2025-53	$558,960
			7774 NE 94th Ave	Book 20305 Page 343	
			Bondurant, IA 50035-1088	W 1/2 SW 1/4 NE 1/4 Sec 30-80-22	
5	231/00031-608-000	8022-30-200-017	Vercel E. and Stephanie M. Barnes	E 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$1,362,720
			6680 NE 96th St.		
			Bondurant, IA 50035-1064		
6	231-00021-606-000	8022-30-200-016	Vercel E. and Stephanie M. Barnes	E 1/2 NW 1/4 NE 1/4, Ex beg NE Corner	$1,360,000
			6680 NE 96th St.	Thence S 1321.95F, W 473.2F, N 1257.13F,	
			Bondurant, IA 50035-1064	NW 82.49F, E 532F to POB,	
				NE 1/4 NE 1/4 Sec 30-80-22, Less Road	
7	231-52230-200-020	8022-30-200-020	Newby Farms Inc.	Ex Beg N 1/4 Cor Sec 30, Thence E 100F,	$1,125,196
			7774 NE 94th Ave	S 745.89F, S 570.04F Swly along Curve	
			Bondurant, IA 50035-1088	257.58F, Swly along Cruve 227.90F, S 847.55F,	
				W 50F, N 1328.84F, E 4.28F N to NE Corner	
				Parcel B Book 7203 Page 306 W 0.57F,	
				N 745.75F to POB, W 1/2 NW 1/4 NE 1/4	
				Sec 30-80-22, Less Road	
8	231-00021-621-002	8022-30-100-010	B & J Clayton Trust	Parcel 2017-159 Book 16628 Page 128	$363,800
			c/o James D. Clayton	Beg NE Cor E 1/2 NW 1/4 Thn S 745.68F,	
			7555 NE 86th Ave.	W 324.57F, N 45.66F, E 329.5F to POB	
			Bondurant, IA 50035-1078	E 1/2 NW 1/4 Sec 30-80-22, Less Road	
9	231-00021-62-000	8022-30-100-002	B & J Clayton Trust	Beg 2272.48F E NW Cor E 45F, S 746F,	$554,400
			c/o James D. Clayton	E 325F, S 570F, W 709F, N 570F, E 339F,	
			7555 NE 86th Ave.	N 746F to POB NW 1/4 Sec 30-80-22,	
			Bondurant, IA 50035-1078	Less Road	
10	231/00021-623-002	8022-30-100-009	B & J Clayton Trust	Parcel 2017-158 Book 16628 Page 128	$376,720
			c/o James D. Clayton	Com NW Cor Sec 30, Thence E 339F,	
			7555 NE 86th Ave.	S 745.64F, W 339.2F to POB, thence E 339F,	
			Bondurant, IA 50035-1078	S 745.64F, W 339.2F, N 745.48F to POB	
				E 1/2 NW 1/4 Sec 30-80-22, Less Road	
11	231-00021-623-003	8022-30-100-011	Bondurant-Farrar Community School District	Parcel 2020-188 Book 18268 Page 247	$1,328,584
			300 Garfield Street SW	Beg NW Cor E 1/2 NW 1/4, thence E 610.21F,	
			Bondurant, IA 50035-9221	S 1418.2F, W 620.44F, N 1413.51F to POB	
				E 1/2 NW 1/4 Sec 30-80-22, Less 0.46 A Road	

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

Greenwood Consulting

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Signed

Date

July 1, 2026

H. Robert Veenstra Jr., P.E.
Iowa License No. 9037
My license renewal date is December 31, 2026

Detailed Parts covered by this seal:
ALL

Prepared By
Greenwood Consulting LLC
Des Moines, Iowa

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

BENEFITTED AREA 1

DESCRIPTION OF IMPROVEMENTS 1

DETERMINATION OF BENEFIT 2

BASIS OF ASSESSMENT 4

SEPARATE WRITTEN AGREEMENT 5

AGRICULTURAL DEFERRAL 5

PRELIMINARY COST 5

ASSESSMENT SCHEDULE 7

ASSESSMENT PLAT 8

TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

BENEFITTED AREA

The benefitted area for the Truman Drive – Phase 2 consists of eleven parcels within one-quarter mile east and west of the street project in the City of Bondurant, Polk County, Iowa, with said benefitted area being more particularly described as follows:

> The west ½ of the Northeast ¼ and the east ½ of the Northwest ¼ of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian.

DESCRIPTION OF IMPROVEMENTS

The project consists of the construction of a new 2-lane street with left turn lanes and a vegetated median between the left turn lanes, referred to as Truman Drive NE, starting at the north end of Truman Drive NE – Phase 1 and continuing north to 16th Street NE a distance of approximately 3,400 feet to 16th Street NE.

The street improvement project will include grading, drainage improvements, construction of the street, a 10-foot trail on the west side and a 5-foot sidewalk on the east side, and surface restoration.

DETERMINATION OF BENEFIT

The Bondurant City Council evaluated the project area for the street improvement project to determine the special benefit each of the eleven properties within one-quarter mile east or west of the project receive from the construction of the project. The City Council evaluated the general benefit to the City of Bondurant from the construction of Truman Drive NE.

The City of Bondurant has established a general practice and policy relative to the construction by the City of new streets. The policy is intended to provide a baseline for the evaluation of the special benefit received by each property and the general benefit to the City from the construction of the project. The City Council utilizes the general policy as the baseline for determining the special benefit received by each property. For each property the amount of the special assessment for that property would be the amount of benefit under the general policy of the City as reduced by the City Council determination the special benefit any property receives is less than the benefit that would be assigned to that property under the general policy.

The general policy of the City relative to street construction is the special benefit each adjoining property receives is the cost for one half of a two-lane street including associated improvements for drainage, grading, trails and sidewalks, and surface restoration. In the event the City constructs a street wider than two lanes all costs associated with a street wider than two lanes is automatically determined to be a general benefit and not a special benefit to each adjoining property.

Under the general policy the City recognizes the special benefit to the corridor of a new street project extends away from the immediate location of the street and properties that do not directly adjoin the street may receive a special benefit. In determining the special benefit a property may receive from a street improvement project the City Council will generally look at a corridor 1/4 mile wide on each side of the street or one-half the distance to a reasonably parallel street, whichever is less. That width may be adjusted on a case-by-case basis depending on the location of existing and future streets.

Under the general policy properties that adjoin the new street are determined to have a higher special benefit than properties within the overall benefitted area that do not directly adjoin the street. Under the general policy parcels within the benefitted area that do not adjoin the street have a baseline special benefit equal to two thirds of the benefit for parcels that adjoin the street. Adjustments to the percentage of special benefit for parcels that do not adjoin the street project are determined on a project-by-project basis.

Under the City's general policy properties could receive and special benefit from both a north-south street and an east-west street.

Under the general policy smaller developed parcels that have an existing access to a street other than the proposed improvement project are evaluated on a case-by-case basis to determine if they have a special benefit from the street project. Undeveloped parcels within the benefitted area are generally determined to have a special benefit for a project even if that parcel adjoins an existing street.

The general policy recognizes there can be subjectivity in allocating special and general benefit. Under the policy the City Council will evaluate the parcels and based on its deliberation determine if the general policy is applicable or if the special benefit for individual properties

should be adjusted downward. In no instance will the City Council adjust the special benefit upward from the general policy level.

In considering the level of special benefit the City Council takes into consideration several defined factors. The first factor is if the benefitted area should be determined to be less than the standard ¼ mile or half the distance to the next street. The second factor the City Council considers is if there are parcels that both adjoin and parcels that do not adjoin the street, whether the level of special benefit for parcels not adjoining the street project should be reduced below the standard level of two thirds of the special benefit for parcels adjoining the street.

The third factor the City Council considers is whether some or all of the parcels within the benefitted area would receive a reduced special benefit due to the impact of the City policy regarding the assessment that parcels can receive a special benefit from both a north-south street and east-west street.

The fourth factor the City considers is whether there are any parcels within the benefitted area that are fully developed and have access to a street other than the current project. The final factor the City Council considers is whether there are any unique circumstances beyond the defined evaluation criteria that would result in a reduced benefit.

Based on its inspection and deliberation the City Council determined the following:

1. The benefitted area determined by the general policy of extending ¼ mile from the project, or halfway to the next street, is appropriate for Truman Drive NE – Phase 2.

2. The general policy of determining the ratio of special benefit for parcels adjoining the project and parcels not adjoining the project is applicable for this project.

3. No downward adjustment of the special benefit of parcels adjoining 16th Street NE as it relates to the special benefit received from a potential future assessment of 16th Street NE. That is not to foreclose a future determination relative to the special benefit that would be received from a future special assessment of the 16th Street NE project. In particular the City noted the long term transportation plan calls for the extension of Truman Drive NE north of 16th Street NE resulting in no clearly identifiable basis for reducing the special benefit received from the Truman Drive NE – Phase 2 project.

4. Properties subject to the special assessment for Truman Drive NE – Phase 1 would not be subject to a special assessment for Truman Drive NE – Phase 2 as the general policy only subjects parcels to one special assessment for a north-south street.

5. One developed parcel with access to 16th Street NE would not receive a special benefit from Truman Drive NE. This determination is based on consistency with the City Council's determination regarding a similar property on the Truman Drive NE – Phase 1 project. As a policy perspective the determination this parcel does not receive any special benefit any access to Truman Drive NE from this parcel at a future date is at the discretion of the City.

BASIS OF ASSESSMENT

The City of Bondurant has determined the Truman Drive NE – Phase 2 project would be subject to special assessment. The City of Bondurant determined the project costs subject to special assessment would be the cost of two lanes of street construction including all associated including grading, drainage improvements, sidewalk and trail construction, and surface restoration.

The costs associated with the third lane of construction of the three lane Truman Drive NE – Phase 2 project were determined to be general benefit and would not be specially assessed to adjoining property owners.

The City Council determined shared costs, such as drainage improvements, would be prorated. The City determined non-construction costs would be prorated in a similar manner. Under the prorating methodology two-thirds of the cost would be allocated to the improvements subject to special assessment and one-third of the cost would be allocated to the improvements deemed to be a general benefit and not subject to the special assessment.

The Truman Drive NE – Phase 2 project includes improvements located south of the benefitted area. All costs for the improvements south of the benefitted area are excluded from the costs to be specially assessed.

The Truman Drive NE – Phase 2 project includes certain storm drainage improvements that benefit a privately owned parcel on the east side of Truman Drive NE – Phase 2. The additional costs for the drainage improvements to benefit those parcels are excluded from the costs to be specially assessed. These costs may be allocated by a separate stormwater connection fee district.

The City Council reviewed the overall level of special benefit in relationship to the cost of the project. The City Council determined that although based on the cost estimate the general policy would result in an assessable cost greater than $2,086,000. The overall cost to be allocated as special benefit would be limited to $2,086,000. In calculating the special benefit to each parcel the calculation will assume the special benefit that would normally have been allocated to the one parcel with direct access to 16th Street NE will not be reallocated and will be determined as a general benefit.

The total net area of the benefitted area is 152.93 acres. Based on the configuration of the parcels the City determined the most equitable method of allocating the cost is on a per acre basis with the proximity factor included in the allocation of special benefit. To reflect the lower special benefit for parcels not adjoining Truman Drive NE – Phase 2 the net area of those parcels was determined to be two thirds of the overall net area. With this adjustment the assessment factor for purposes of allocating the special benefit is 124.568. The $2,086,000 cost allocated to the 11 parcels translates to a rate of $16,745.85 per assessment unit.

SEPARATE WRITTEN AGREEMENT

The City of Bondurant has entered into a separate written agreement with the Bondurant-Farrar Community School District relative to the special assessment for Truman Drive NE and other related issues. Under the written agreement the Bondurant-Farrar Community School District separately agreed to pay an amount equal to the special assessment for the project. Because there is a separate written agreement the preliminary assessment plat and schedule shows the amount that would be assessed to the Bondurant-Farrar Community School District absent the written agreement. With the written agreement the preliminary assessment is shown as $0 as the Bondurant-Farrar Community School District will separately pay the amount equal to the final special assessment.

AGRICULTURAL DEFERRAL

Several of the parcels subject to the special assessment are classified as agricultural and would quality for the agricultural deferral if the property owner provides the appropriate notice.

PRELIMINARY COST

The preliminary estimate of cost for construction of the Truman Drive NE – Phase 2 project including the total construction and non-construction costs is:

Total Construction Cost	$3,915,885
Less Storm Sewer Oversize	($447,560)
Street Construction Cost	$3,468,325
Contingency	$173,416
Engineering, Legal, Administrative	$433,541
TOTAL	$4,075,282
Assessable Street Cost (66.67%)	$2,716,885
Benefitted Area Assessable Street Cost	$2,125,072
Maximum Assessable Cost	$2,086,000
Less Non-Assessed Cost (Parcel 9)	($167,793)
Actual Assessment Cost	$1,918,207

The total cost for the construction of the project is allocated between the special benefit that would be assessed to adjoining properties and the general benefit cost that would not be subject to special assessment.

The estimated cost of the project allocated between the assessable special benefit and the general benefit is:

	Total Cost	Assessable Cost	Non-Assessable Cost
Construction Cost including Contingency	$3,641,741	$1,714,142	$1,927,599
Engineering, Legal, Administrative Cost	$433,541	$204,065	$229,476
TOTAL	$4,075,283	$1,918,207	$2,157075

The total cost for the project and a summary for the amount to be assessed is as follows:

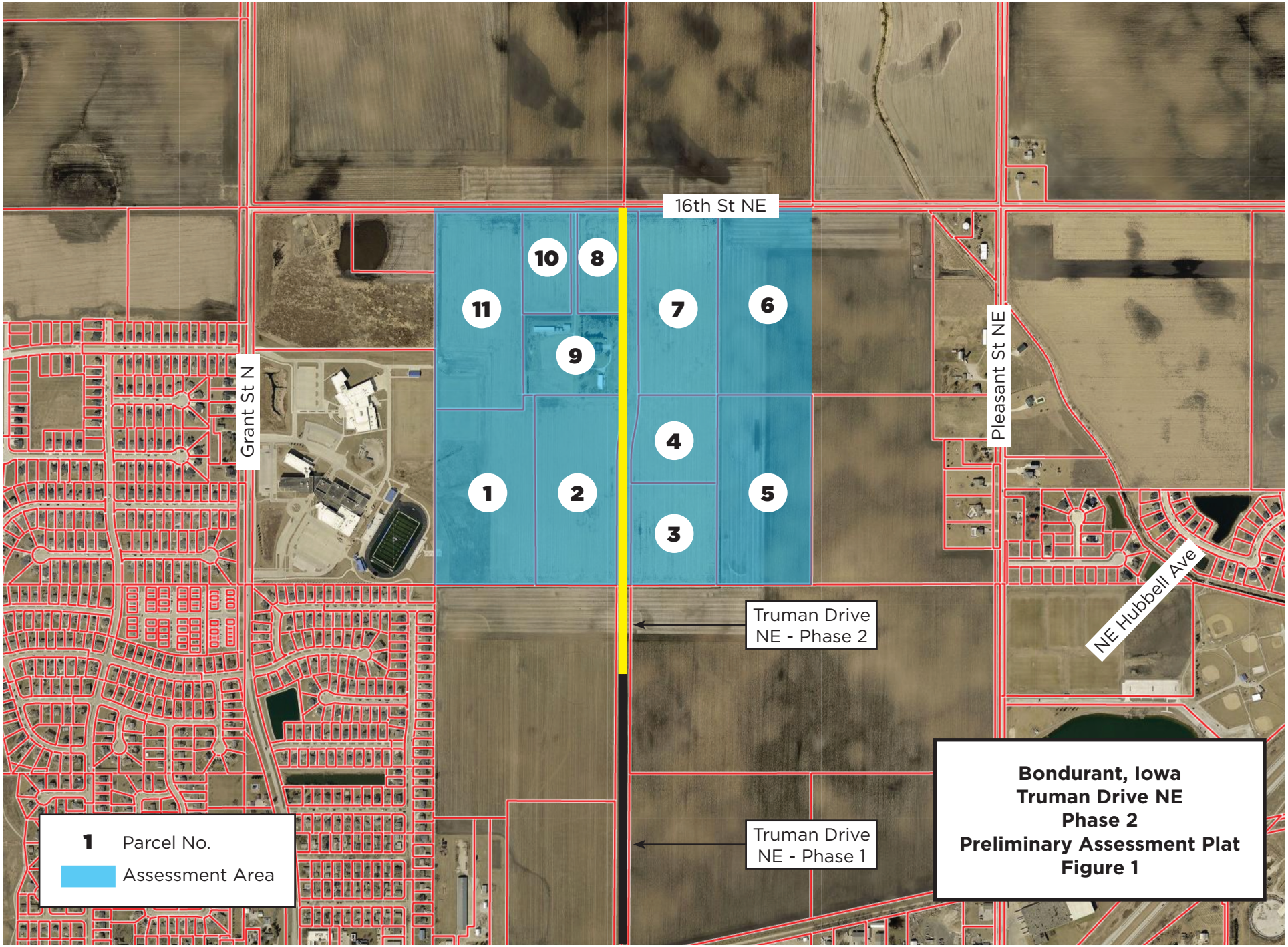
Description	**Assessed Cost**	**Non-Assessed Cost**	**Total**
Truman Drive NE – Phase 2	$1,918,207	$2,157,075	$4,075,283

Of the total project cost, the assessed cost translates to 47.07%. The assessment of the project cost to individual parcels ranges from 0.00% of the total project cost to 7.27% of the total project cost.

PRELIMINARY ASSESSMENT SCHEDULE
FOR
TRUMAN DRIVE NE - PHASE 2
BONDURANT, IOWA

Cost $2,086,000.00
Factor 124.568
Rate $16,745.85

Parcel No.	Parcel Number	Geoparcel Number	Owner	Property Description	Council's Valuation	Area (acres)	Benefit Factor	Assessement Factor	Trial Assessment	Deficiency	Tentative Preliminary Assessment	Agreement For Payment	Preliminary Assessment	$4,075,283 Percentage of Total Project	Agricultural Deferral Requested
1	231/00021-623-005	8022-30-100-013	Bondurant-Farrar Community School District 300 Garfield Street SW Bondurant, IA 50035-9221	Parcel 2020-189 Book 18268 Page 247 E 1/2 NW 1/4 Sec 30-80-22	$1,360,000	20.000	0.6667	13.3340	$223,289.17	$0.00	$223,289.17	Yes	$0.00	5.48%	
2	231/52230-100-015	8022-30-100-015	Bondurant-Farrar Community School District 300 Garfield Street SW Bondurant, IA 50035-9221	Ex Begin SE Corner thence W 50F,NELY along Curve 250.69F,NELY along Curve 135.14F,S 1229.73F to POB, Parcel 2020-190 Book 18268 Page 247 E 1/2 NW 1/4 Sec 30-80-22	$1,202,444	17.683	1.0000	17.6830	$296,116.88	$0.00	$296,116.88	Yes	$0.00	7.27%	
3	231/52230-200-023	8022-30-200-023	Tassel Grove LLC 2540 73rd St. Urbandale, IA 50322-4700	Parcel 2025-54 Book 20305 Page 343 W 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$680,000	10.000	1.0000	10.0000	$167,458.51	$0.00	$167,458.51	No	$167,458.51	4.11%	
4	231/52230-200-022	8022-30-200-022	Newby Farms Inc. 7774 NE 94th Ave Bondurant, IA 50035-1088	Parcel 2025-53 Book 20305 Page 343 W 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$558,960	8.220	1.0000	8.2200	$137,650.89	$0.00	$137,650.89	No	$137,650.89	3.38%	
5	231/00031-608-000	8022-30-200-017	Vercel E. and Stephanie M. Barnes 6680 NE 96th St. Bondurant, IA 50035-1064	E 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$1,362,720	20.040	0.6667	13.3607	$223,735.75	$0.00	$223,735.75	No	$223,735.75	5.49%	
6	231-00021-606-000	8022-30-200-016	Vercel E. and Stephanie M. Barnes 6680 NE 96th St. Bondurant, IA 50035-1064	E 1/2 NW 1/4 NE 1/4, Ex beg NE Corner Thence S 1321.95F, W 473.2F, N 1257.13F, NW 82.49F, E 532F to POB, NE 1/4 NE 1/4 Sec 30-80-22, Less Road	$1,360,000	20.000	0.6667	13.3340	$223,289.17	$0.00	$223,289.17	No	$223,289.17	5.48%	
7	231-52230-200-020	8022-30-200-020	Newby Farms Inc. 7774 NE 94th Ave Bondurant, IA 50035-1088	Ex Beg N 1/4 Cor Sec 30, Thence E 100F, S 745.89F, S 570.04F Swly along Curve 257.58F, Swly along Cruve 227.90F, S 847.55F, W 50F, N 1328.84F, E 4.28F N to NE Corner Parcel B Book 7203 Page 306 W 0.57F, N 745.75F to POB, W 1/2 NW 1/4 NE 1/4 Sec 30-80-22, Less Road	$1,125,196	16.547	1.0000	16.5470	$277,093.59	$0.00	$277,093.59	No	$277,093.59	6.80%	
8	231-00021-621-002	8022-30-100-010	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Parcel 2017-159 Book 16628 Page 128 Beg NE Cor E 1/2 NW 1/4 Thn S 745.68F, W 324.57F, N 45.66F, E 329.5F to POB E 1/2 NW 1/4 Sec 30-80-22, Less Road	$363,800	5.350	1.0000	5.3500	$89,590.30	$0.00	$89,590.30	No	$89,590.30	2.20%	
9	231-00021-62-000	8022-30-100-002	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Beg 2272.48F E NW Cor E 45F, S 746F, E 325F, S 570F, W 709F, N 570F, E 339F, N 746F to POB NW 1/4 Sec 30-80-22, Less Road	$554,400	10.020	1.0000	10.0200	$167,793.43	$0.00	$0.00	No	$0.00	0.00%	
10	231/00021-623-002	8022-30-100-009	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Parcel 2017-158 Book 16628 Page 128 Com NW Cor Sec 30, Thence E 339F, S 745.64F, W 339.2F to POB, thence E 339F, S 745.64F, W 339.2F, N 745.48F to POB E 1/2 NW 1/4 Sec 30-80-22, Less Road	$376,720	5.540	0.6667	3.6935	$61,851.10	$0.00	$61,851.10	No	$61,851.10	1.52%	
11	231-00021-623-003	8022-30-100-011	Bondurant-Farrar Community School District 300 Garfield Street SW Bondurant, IA 50035-9221	Parcel 2020-188 Book 18268 Page 247 Beg NW Cor E 1/2 NW 1/4, thence E 610.21F, S 1418.2F, W 620.44F, N 1413.51F to POB E 1/2 NW 1/4 Sec 30-80-22, Less 0.46 A Road	$1,328,584	19.538	0.6667	13.0260	$218,131.19	$0.00	$218,131.19	Yes	$0.00	5.35%	
Total						152.938		124.568		$0.00	$1,918,206.57		$1,180,669.33		


16th St NE
Grant St N
Pleasant St NE
NE Hubbell Ave
Truman Drive NE - Phase 2
Truman Drive NE - Phase 1
10
8
11
7
6
9
4
1
2
5
3
1 Parcel No.
Assessment Area
Bondurant, Iowa
Truman Drive NE
Phase 2
Preliminary Assessment Plat
Figure 1

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.dd.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of Truman Drive NE - Phase 2

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

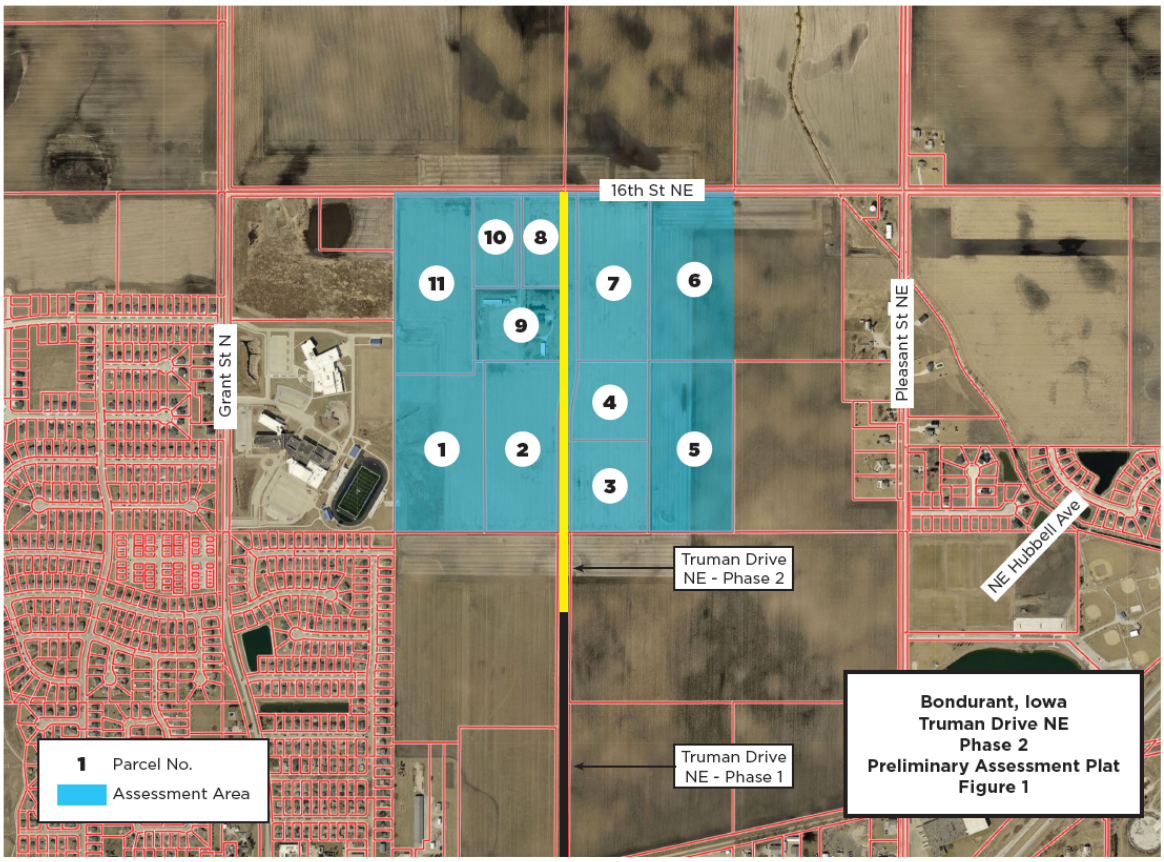
BRIEF HISTORY & ANALYSIS:

The attached resolution adopts the Preliminary Assessment Plat and Schedule, estimate of cost, and preliminary plans and specifications for the construction of Truman Drive NE – Phase 2 pursuant to Chapter 384 of the Iowa Code. Adoption of these documents establishes the proposed assessment district, assessment methodology, and preliminary project costs, allowing the City to continue the statutory special assessment process.

This initiative represents a key step in implementing the City's long-term vision for improved north/south connectivity. In March 2024, the Bondurant City Council adopted the Major Streets Master Plan, which designates the Truman Drive NE corridor as a future north/south collector extending from Highway 65 to at least 16th Street NE (NE 86th Avenue). The Truman Drive NE Phase 2 project extends from the northern terminus of Phase 1 north to 16th Street NE and includes construction of approximately 3,400 feet of new roadway, associated storm sewer improvements, a 10-foot recreational trail on the west side, a 5-foot sidewalk on the east side, and related grading and restoration improvements. Phase 1 is currently under construction and will provide access to the new Harvest Crossing Elementary School, scheduled to open in Fall 2027.

Consistent with the City's adopted cost-sharing policy for collector and arterial streets, properties within the benefitted area are proposed to participate in the project cost through special assessments. Iowa Code Chapter 384 authorizes municipalities to recover the cost of public improvements through assessments to benefitted properties. In April 2026, the Bondurant City Council approved a consulting agreement with Greenwood Consulting LLC to prepare the Preliminary Assessment Plat and Schedule, including the benefit analysis, proposed assessment methodology, and supporting

documentation. The preliminary assessment area evaluated by Greenwood Consulting is illustrated on the map below.



The preliminary assessment identifies eleven properties within the benefitted area and allocates assessments on an acreage basis, with properties directly adjoining Truman Drive NE receiving full assessment units and properties within the broader benefitted area receiving a reduced benefit factor reflecting their comparatively lower level of direct benefit. The preliminary assessable project cost totals $1,918,207, which represents approximately 47 percent of the overall estimated project cost of $4,075,283. Costs associated with the third travel lane, improvements located outside the benefitted area, and oversized storm sewer infrastructure designed to accommodate future development have been excluded from the special assessment and will instead be funded through other mechanisms, including a separate stormwater connection fee district for the oversized drainage improvements.

The attached preliminary assessment documents also confirm that each property proposed for assessment satisfies the definition of a "lot" under Iowa Code Section 384.37(5), including parcels assembled into a single development unit. Upon adoption, the preliminary plat and schedule, estimate of cost, and preliminary plans and

specifications will be placed on file with the City Clerk for public inspection, and the assessment district boundaries illustrated in the plat will be formally established.

Approval of this resolution represents another procedural milestone in the special assessment process. Future Council actions will include scheduling and conducting the required public hearing, considering comments from affected property owners, and taking action on the final assessment plat and schedule before any special assessments are levied.

FUNDING SOURCE: This will be a revenue source to recoup infrastructure investment.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-230
2. Truman Drive, NE Phase 2 Preliminary Special Assessment

CITY OF BONDURANT
RESOLUTION NO. 260706-230

RESOLUTION ADOPTING PRELIMINARY PLAT AND SCHEDULE, ESTIMATE OF COST AND PROPOSED PRELIMINARY PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE TRUMAN DRIVE NE – PHASE 2

WHEREAS this Council has caused to be prepared preliminary plat, schedule and estimate of cost, together with preliminary plans and specifications, for the construction of the Truman Drive NE – Phase 2, and this Council has fixed the valuations of the property proposed to be assessed as shown therein; AND

WHEREAS the Council finds that each lot separately assessed in the schedule of assessments meets the definition of a lot as described in Iowa Code Section 384.37(5) or in the case of lots consisting of multiple parcels that the parcels have been assembled into a single unit for the purpose of use or development; AND

WHEREAS said plat and schedule, estimate of cost, and preliminary plans and specifications appear to be proper for the purpose intended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that said plat and schedule, estimate of cost and preliminary plans and specifications be in the same are hereby adopted as the proposed plat, schedule, estimate of cost, and preliminary plans and specifications for said improvements and are hereby ordered to be placed on file with the City Clerk, public inspection; AND

BE IT FURTHER RESOLVED the boundaries of the district for making of said improvements as shown on the plat be and the same are hereby fixed as the boundaries of said Truman Drive NE – Phase 2 project.

Passed and approved by the City Council of the City of Bondurant, Iowa this 6th day of July 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				
Lyman				
McKenzie				
Silanpaa				

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

Greenwood Consulting

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Signed _____ Date July 1, 2026

H. Robert Veenstra Jr., P.E.
Iowa License No. 9037
My license renewal date is December 31, 2026

Detailed Parts covered by this seal:
ALL

Prepared By
Greenwood Consulting LLC
Des Moines, Iowa

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

BENEFITTED AREA 1

DESCRIPTION OF IMPROVEMENTS 1

DETERMINATION OF BENEFIT 2

BASIS OF ASSESSMENT 4

SEPARATE WRITTEN AGREEMENT 5

AGRICULTURAL DEFERRAL 5

PRELIMINARY COST 5

ASSESSMENT SCHEDULE 7

ASSESSMENT PLAT 8

TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

BENEFITTED AREA

The benefitted area for the Truman Drive – Phase 2 consists of eleven parcels within one-quarter mile east and west of the street project in the City of Bondurant, Polk County, Iowa, with said benefitted area being more particularly described as follows:

> The west ½ of the Northeast ¼ and the east ½ of the Northwest ¼ of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian.

DESCRIPTION OF IMPROVEMENTS

The project consists of the construction of a new 2-lane street with left turn lanes and a vegetated median between the left turn lanes, referred to as Truman Drive NE, starting at the north end of Truman Drive NE – Phase 1 and continuing north to 16th Street NE a distance of approximately 3,400 feet to 16th Street NE.

The street improvement project will include grading, drainage improvements, construction of the street, a 10-foot trail on the west side and a 5-foot sidewalk on the east side, and surface restoration.

DETERMINATION OF BENEFIT

The Bondurant City Council evaluated the project area for the street improvement project to determine the special benefit each of the eleven properties within one-quarter mile east or west of the project receive from the construction of the project. The City Council evaluated the general benefit to the City of Bondurant from the construction of Truman Drive NE.

The City of Bondurant has established a general practice and policy relative to the construction by the City of new streets. The policy is intended to provide a baseline for the evaluation of the special benefit received by each property and the general benefit to the City from the construction of the project. The City Council utilizes the general policy as the baseline for determining the special benefit received by each property. For each property the amount of the special assessment for that property would be the amount of benefit under the general policy of the City as reduced by the City Council determination the special benefit any property receives is less than the benefit that would be assigned to that property under the general policy.

The general policy of the City relative to street construction is the special benefit each adjoining property receives is the cost for one half of a two-lane street including associated improvements for drainage, grading, trails and sidewalks, and surface restoration. In the event the City constructs a street wider than two lanes all costs associated with a street wider than two lanes is automatically determined to be a general benefit and not a special benefit to each adjoining property.

Under the general policy the City recognizes the special benefit to the corridor of a new street project extends away from the immediate location of the street and properties that do not directly adjoin the street may receive a special benefit. In determining the special benefit a property may receive from a street improvement project the City Council will generally look at a corridor 1/4 mile wide on each side of the street or one-half the distance to a reasonably parallel street, whichever is less. That width may be adjusted on a case-by-case basis depending on the location of existing and future streets.

Under the general policy properties that adjoin the new street are determined to have a higher special benefit than properties within the overall benefitted area that do not directly adjoin the street. Under the general policy parcels within the benefitted area that do not adjoin the street have a baseline special benefit equal to two thirds of the benefit for parcels that adjoin the street. Adjustments to the percentage of special benefit for parcels that do not adjoin the street project are determined on a project-by-project basis.

Under the City's general policy properties could receive and special benefit from both a north-south street and an east-west street.

Under the general policy smaller developed parcels that have an existing access to a street other than the proposed improvement project are evaluated on a case-by-case basis to determine if they have a special benefit from the street project. Undeveloped parcels within the benefitted area are generally determined to have a special benefit for a project even if that parcel adjoins an existing street.

The general policy recognizes there can be subjectivity in allocating special and general benefit. Under the policy the City Council will evaluate the parcels and based on its deliberation determine if the general policy is applicable or if the special benefit for individual properties

should be adjusted downward. In no instance will the City Council adjust the special benefit upward from the general policy level.

In considering the level of special benefit the City Council takes into consideration several defined factors. The first factor is if the benefitted area should be determined to be less than the standard ¼ mile or half the distance to the next street. The second factor the City Council considers is if there are parcels that both adjoin and parcels that do not adjoin the street, whether the level of special benefit for parcels not adjoining the street project should be reduced below the standard level of two thirds of the special benefit for parcels adjoining the street.

The third factor the City Council considers is whether some or all of the parcels within the benefitted area would receive a reduced special benefit due to the impact of the City policy regarding the assessment that parcels can receive a special benefit from both a north-south street and east-west street.

The fourth factor the City considers is whether there are any parcels within the benefitted area that are fully developed and have access to a street other than the current project. The final factor the City Council considers is whether there are any unique circumstances beyond the defined evaluation criteria that would result in a reduced benefit.

Based on its inspection and deliberation the City Council determined the following:

1. The benefitted area determined by the general policy of extending ¼ mile from the project, or halfway to the next street, is appropriate for Truman Drive NE – Phase 2.

2. The general policy of determining the ratio of special benefit for parcels adjoining the project and parcels not adjoining the project is applicable for this project.

3. No downward adjustment of the special benefit of parcels adjoining 16th Street NE as it relates to the special benefit received from a potential future assessment of 16th Street NE. That is not to foreclose a future determination relative to the special benefit that would be received from a future special assessment of the 16th Street NE project. In particular the City noted the long term transportation plan calls for the extension of Truman Drive NE north of 16th Street NE resulting in no clearly identifiable basis for reducing the special benefit received from the Truman Drive NE – Phase 2 project.

4. Properties subject to the special assessment for Truman Drive NE – Phase 1 would not be subject to a special assessment for Truman Drive NE – Phase 2 as the general policy only subjects parcels to one special assessment for a north-south street.

5. One developed parcel with access to 16th Street NE would not receive a special benefit from Truman Drive NE. This determination is based on consistency with the City Council's determination regarding a similar property on the Truman Drive NE – Phase 1 project. As a policy perspective the determination this parcel does not receive any special benefit any access to Truman Drive NE from this parcel at a future date is at the discretion of the City.

BASIS OF ASSESSMENT

The City of Bondurant has determined the Truman Drive NE – Phase 2 project would be subject to special assessment. The City of Bondurant determined the project costs subject to special assessment would be the cost of two lanes of street construction including all associated including grading, drainage improvements, sidewalk and trail construction, and surface restoration.

The costs associated with the third lane of construction of the three lane Truman Drive NE – Phase 2 project were determined to be general benefit and would not be specially assessed to adjoining property owners.

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The Truman Drive NE – Phase 2 project includes improvements located south of the benefitted area. All costs for the improvements south of the benefitted area are excluded from the costs to be specially assessed.

The Truman Drive NE – Phase 2 project includes certain storm drainage improvements that benefit a privately owned parcel on the east side of Truman Drive NE – Phase 2. The additional costs for the drainage improvements to benefit those parcels are excluded from the costs to be specially assessed. These costs may be allocated by a separate stormwater connection fee district.

The City Council reviewed the overall level of special benefit in relationship to the cost of the project. The City Council determined that although based on the cost estimate the general policy would result in an assessable cost greater than $2,086,000. The overall cost to be allocated as special benefit would be limited to $2,086,000. In calculating the special benefit to each parcel the calculation will assume the special benefit that would normally have been allocated to the one parcel with direct access to 16th Street NE will not be reallocated and will be determined as a general benefit.

The total net area of the benefitted area is 152.93 acres. Based on the configuration of the parcels the City determined the most equitable method of allocating the cost is on a per acre basis with the proximity factor included in the allocation of special benefit. To reflect the lower special benefit for parcels not adjoining Truman Drive NE – Phase 2 the net area of those parcels was determined to be two thirds of the overall net area. With this adjustment the assessment factor for purposes of allocating the special benefit is 124.568. The $2,086,000 cost allocated to the 11 parcels translates to a rate of $16,745.85 per assessment unit.

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The total cost for the construction of the project is allocated between the special benefit that would be assessed to adjoining properties and the general benefit cost that would not be subject to special assessment.

The estimated cost of the project allocated between the assessable special benefit and the general benefit is:

	Total Cost	Assessable Cost	Non-Assessable Cost
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TOTAL	$4,075,283	$1,918,207	$2,157075

The total cost for the project and a summary for the amount to be assessed is as follows:

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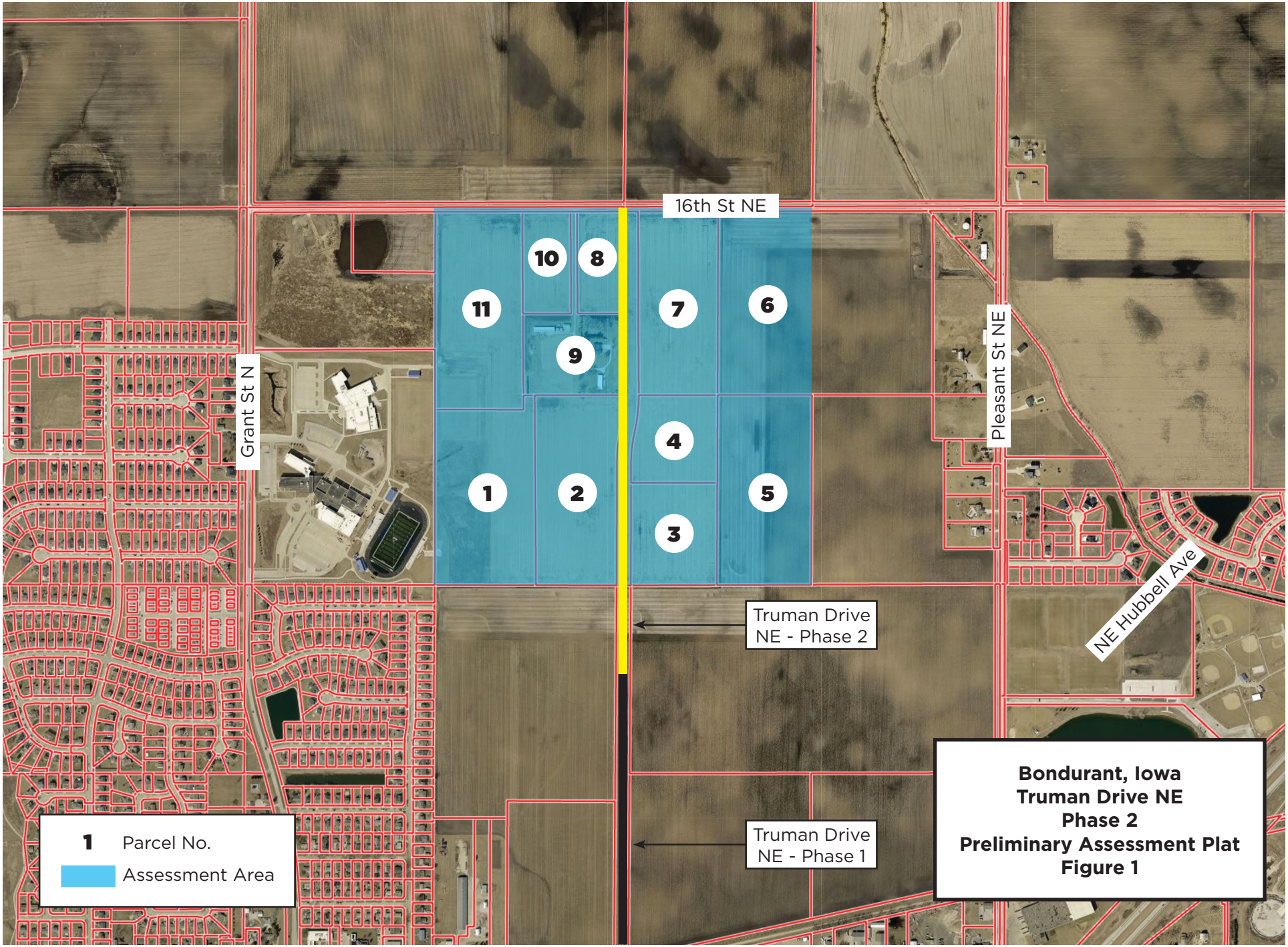
Truman Drive NE – Phase 2	$1,918,207	$2,157,075	$4,075,283

Of the total project cost, the assessed cost translates to 47.07%. The assessment of the project cost to individual parcels ranges from 0.00% of the total project cost to 7.27% of the total project cost.

PRELIMINARY ASSESSMENT SCHEDULE
FOR
TRUMAN DRIVE NE - PHASE 2
BONDURANT, IOWA

Cost $2,086,000.00
Factor 124.568
Rate $16,745.85

Parcel No.	Parcel Number	Geoparcel Number	Owner	Property Description	Council's Valuation	Area (acres)	Benefit Factor	Assessement Factor	Trial Assessment	Deficiency	Tentative Preliminary Assessment	Agreement For Payment	Preliminary Assessment	$4,075,283 Percentage of Total Project	Agricultural Deferral Requested
1	231/00021-623-005	8022-30-100-013	Bondurant-Farrar Community School District 300 Garfield Street SW Bondurant, IA 50035-9221	Parcel 2020-189 Book 18268 Page 247 E 1/2 NW 1/4 Sec 30-80-22	$1,360,000	20.000	0.6667	13.3340	$223,289.17	$0.00	$223,289.17	Yes	$0.00	5.48%	
2	231/52230-100-015	8022-30-100-015	Bondurant-Farrar Community School District 300 Garfield Street SW Bondurant, IA 50035-9221	Ex Begin SE Corner thence W 50F,NELY along Curve 250.69F,NELY along Curve 135.14F,S 1229.73F to POB, Parcel 2020-190 Book 18268 Page 247 E 1/2 NW 1/4 Sec 30-80-22	$1,202,444	17.683	1.0000	17.6830	$296,116.88	$0.00	$296,116.88	Yes	$0.00	7.27%	
3	231/52230-200-023	8022-30-200-023	Tassel Grove LLC 2540 73rd St. Urbandale, IA 50322-4700	Parcel 2025-54 Book 20305 Page 343 W 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$680,000	10.000	1.0000	10.0000	$167,458.51	$0.00	$167,458.51	No	$167,458.51	4.11%	
4	231/52230-200-022	8022-30-200-022	Newby Farms Inc. 7774 NE 94th Ave Bondurant, IA 50035-1088	Parcel 2025-53 Book 20305 Page 343 W 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$558,960	8.220	1.0000	8.2200	$137,650.89	$0.00	$137,650.89	No	$137,650.89	3.38%	
5	231/00031-608-000	8022-30-200-017	Vercel E. and Stephanie M. Barnes 6680 NE 96th St. Bondurant, IA 50035-1064	E 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$1,362,720	20.040	0.6667	13.3607	$223,735.75	$0.00	$223,735.75	No	$223,735.75	5.49%	
6	231-00021-606-000	8022-30-200-016	Vercel E. and Stephanie M. Barnes 6680 NE 96th St. Bondurant, IA 50035-1064	E 1/2 NW 1/4 NE 1/4, Ex beg NE Corner Thence S 1321.95F, W 473.2F, N 1257.13F, NW 82.49F, E 532F to POB, NE 1/4 NE 1/4 Sec 30-80-22, Less Road	$1,360,000	20.000	0.6667	13.3340	$223,289.17	$0.00	$223,289.17	No	$223,289.17	5.48%	
7	231-52230-200-020	8022-30-200-020	Newby Farms Inc. 7774 NE 94th Ave Bondurant, IA 50035-1088	Ex Beg N 1/4 Cor Sec 30, Thence E 100F, S 745.89F, S 570.04F Swly along Curve 257.58F, Swly along Cruve 227.90F, S 847.55F, W 50F, N 1328.84F, E 4.28F N to NE Corner Parcel B Book 7203 Page 306 W 0.57F, N 745.75F to POB, W 1/2 NW 1/4 NE 1/4 Sec 30-80-22, Less Road	$1,125,196	16.547	1.0000	16.5470	$277,093.59	$0.00	$277,093.59	No	$277,093.59	6.80%	
8	231-00021-621-002	8022-30-100-010	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Parcel 2017-159 Book 16628 Page 128 Beg NE Cor E 1/2 NW 1/4 Thn S 745.68F, W 324.57F, N 45.66F, E 329.5F to POB E 1/2 NW 1/4 Sec 30-80-22, Less Road	$363,800	5.350	1.0000	5.3500	$89,590.30	$0.00	$89,590.30	No	$89,590.30	2.20%	
9	231-00021-62-000	8022-30-100-002	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Beg 2272.48F E NW Cor E 45F, S 746F, E 325F, S 570F, W 709F, N 570F, E 339F, N 746F to POB NW 1/4 Sec 30-80-22, Less Road	$554,400	10.020	1.0000	10.0200	$167,793.43	$0.00	$0.00	No	$0.00	0.00%	
10	231/00021-623-002	8022-30-100-009	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Parcel 2017-158 Book 16628 Page 128 Com NW Cor Sec 30, Thence E 339F, S 745.64F, W 339.2F to POB, thence E 339F, S 745.64F, W 339.2F, N 745.48F to POB E 1/2 NW 1/4 Sec 30-80-22, Less Road	$376,720	5.540	0.6667	3.6935	$61,851.10	$0.00	$61,851.10	No	$61,851.10	1.52%	
11	231-00021-623-003	8022-30-100-011	Bondurant-Farrar Community School District 300 Garfield Street SW Bondurant, IA 50035-9221	Parcel 2020-188 Book 18268 Page 247 Beg NW Cor E 1/2 NW 1/4, thence E 610.21F, S 1418.2F, W 620.44F, N 1413.51F to POB E 1/2 NW 1/4 Sec 30-80-22, Less 0.46 A Road	$1,328,584	19.538	0.6667	13.0260	$218,131.19	$0.00	$218,131.19	Yes	$0.00	5.35%	
Total						152.938		124.568		$0.00	$1,918,206.57		$1,180,669.33		


16th St NE
Grant St N
Pleasant St NE
NE Hubbell Ave
Truman Drive NE - Phase 2
Truman Drive NE - Phase 1
10
8
11
7
6
9
4
1
2
5
3
1 Parcel No.
Assessment Area
Bondurant, Iowa
Truman Drive NE
Phase 2
Preliminary Assessment Plat
Figure 1

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.ee.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution setting a public hearing date for August 3, 2026 to consider the Resolution of Necessity (Proposed)

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The attached resolution sets a public hearing for August 3, 2026, to consider the proposed Resolution of Necessity for the construction of Truman Drive NE – Phase 2. This action represents the next procedural step in the City's special assessment process under Chapter 384 of the Iowa Code, which governs the use of special assessments for public infrastructure improvements.

The Truman Drive NE corridor is identified in the City's Major Streets Master Plan, adopted in March 2024, as a future north/south collector street extending from Highway 65 to at least 16th Street NE (NE 86th Avenue). Truman Drive NE Phase 2 extends from the northern terminus of Phase 1 to 16th Street NE and includes approximately 3,400 feet of new roadway, associated storm sewer improvements, a 10-foot recreational trail on the west side, a 5-foot sidewalk on the east side, and related grading and restoration improvements. Phase 1 is currently under construction and will provide access to the new Harvest Crossing Elementary School, scheduled to open in Fall 2027.

Consistent with the City's adopted cost-sharing policy for collector and arterial streets, the proposed special assessment allocates a portion of the project cost to properties receiving a special benefit from the improvement. The preliminary assessment identifies eleven benefitted properties and proposes an assessable project cost of $1,918,207. Costs associated with the third travel lane, improvements located outside the benefitted area, and oversized stormwater infrastructure constructed to accommodate future development have been excluded from the street assessment and will instead be funded through other mechanisms, including a separate stormwater connection fee district. In addition, the City has entered into a separate written agreement with the Bondurant-Farrar Community School District under which the School District will pay an

amount equal to its calculated special assessment outside of the statutory assessment process.

The public hearing will provide property owners and other interested parties an opportunity to comment on:

- The necessity of the proposed street improvement.
- The estimated project cost.
- The preliminary plans and specifications.
- The proposed special assessments against benefitted properties.
- The boundaries of the proposed special assessment district.

Property owners who do not appear at the public hearing or submit written objections may be deemed to have waived their right to challenge the proceedings.

In accordance with Chapter 384 of the Iowa Code, the following documents are on file with the City Clerk and available for public inspection:

- Preliminary plans and specifications.
- Preliminary Assessment Plat and Schedule.
- Estimated cost of the proposed improvements.
- Council-adopted valuation of each lot within the assessment district.

As stated in the attached resolution, no property may be assessed in excess of the special benefit it receives or more than twenty-five percent (25%) of its assessed value.

Upon adoption of this resolution, the City Clerk will be directed to publish notice of the public hearing and mail notice to all affected property owners. These notices will describe the proposed improvements, the preliminary assessments, and the opportunity for interested parties to be heard at the August 3, 2026 public hearing.

FUNDING SOURCE: Notices are paid from the project fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-231
2. Truman Drive NE Phase 2 Prelim Special Assessment
3. Truman Drive NE Phase 2 Notice to Property Owners (2)

CITY OF BONDURANT
RESOLUTION NO. 260706-231

RESOLUTION SETTING A PUBLIC HEARING DATE FOR AUGUST 3, 2026 TO CONSIDER THE RESOLUTION OF NECESSITY (PROPOSED)

WHEREAS preliminary plans and specifications and plat and schedule and estimate of cost are now on file in the Office of the City Clerk, located at 200 2nd Street NE, Bondurant, Iowa, showing the boundaries of the District, containing the properties and lots to be assessed, locations of the improvements, each lot proposed to be assessed, together with a valuation of each lot as fixed by the Council, an estimate of cost of the entire proposed improvements, stating the cost of each type of construction and kind of materials to be used, and an estimate of the amount proposed to be assessed against each lot, for the construction of the Truman Drive NE – Phase 2 as hereinafter described, in Bondurant, Iowa:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that it is deemed desirable, advisable and necessary to construct a single improvement the Truman Drive NE – Phase 2 in Bondurant, Iowa.

BE IT FUTHER RESOLVED said District containing the properties to be assessed is set out and described in the following “Notice to Property Owners”, set out by this Resolution.

BE IT FUTHER RESOLVED said improvements within said District are located and described in the “Notice to Property Owners”, set out by this Resolution.

BE IT FUTHER RESOLVED the method of construction shall be by contract.

BE IT FUTHER RESOLVED costs of said improvements will be assessed to the properties within the boundaries of the District. No property shall be assessed more than it is benefitted by the improvement, not more than 25% of its value on the date of its assessment. Said assessment may include a ten percent Default and Deficiency Fund, as authorized by Section 384.44, State Code of Iowa.

BE IT FUTHER RESOLVED a plat and schedule and estimate of costs are now on file in the Office of the Clerk as required by law.

BE IT FUTHER RESOLVED any difference between the amount which is derived from cash payments made by property owners during the thirty day collection period and the total cost of the improvements, shall be paid for from the proceeds derived from the issuance and sale of bonds as authorized by Section 384.25, State Code of Iowa, and/or from such other funds of said Municipality as may be legally used for such purpose.

BE IT FUTHER RESOLVED that the Bondurant City Council meet at 6:00 P.M., on the 3rd day of August, 2026 at the Council Chambers, City Hall, 200 2nd Street NE, in the City of Bondurant, Iowa for the purpose of hearing property owners subject to assessment and interested parties for or against the improvement, its cost, the assessment, or the boundaries of the district. Unless a property owner shall be deemed to have waived all objection pertaining to the regularity of the proceedings and the legality of using special assessment procedure; AND

BE IT FUTHER RESOLVED that the City Clerk is hereby instructed to cause notice to be published and mailed as required by law of the pendency of this Resolution and of the time and place of hearing objections thereto, and to the said preliminary plans and specifications, estimate of costs and to the making of said improvements.

Passed and approved by the City Council of the City of Bondurant, Iowa this 6th day of July 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				
Lyman				
McKenzie				
Silanpaa				

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

Greenwood Consulting

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Signed

Date

July 1, 2026

H. Robert Veenstra Jr., P.E.
Iowa License No. 9037
My license renewal date is December 31, 2026

Detailed Parts covered by this seal:
ALL

Prepared By
Greenwood Consulting LLC
Des Moines, Iowa

PRELIMINARY
ASSESMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

BENEFITTED AREA 1

DESCRIPTION OF IMPROVEMENTS 1

DETERMINATION OF BENEFIT 2

BASIS OF ASSESSMENT 4

SEPARATE WRITTEN AGREEMENT 5

AGRICULTURAL DEFERRAL 5

PRELIMINARY COST 5

ASSESSMENT SCHEDULE 7

ASSESSMENT PLAT 8

TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

BENEFITTED AREA

The benefitted area for the Truman Drive – Phase 2 consists of eleven parcels within one-quarter mile east and west of the street project in the City of Bondurant, Polk County, Iowa, with said benefitted area being more particularly described as follows:

> The west ½ of the Northeast ¼ and the east ½ of the Northwest ¼ of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian.

DESCRIPTION OF IMPROVEMENTS

The project consists of the construction of a new 2-lane street with left turn lanes and a vegetated median between the left turn lanes, referred to as Truman Drive NE, starting at the north end of Truman Drive NE – Phase 1 and continuing north to 16th Street NE a distance of approximately 3,400 feet to 16th Street NE.

The street improvement project will include grading, drainage improvements, construction of the street, a 10-foot trail on the west side and a 5-foot sidewalk on the east side, and surface restoration.

DETERMINATION OF BENEFIT

The Bondurant City Council evaluated the project area for the street improvement project to determine the special benefit each of the eleven properties within one-quarter mile east or west of the project receive from the construction of the project. The City Council evaluated the general benefit to the City of Bondurant from the construction of Truman Drive NE.

The City of Bondurant has established a general practice and policy relative to the construction by the City of new streets. The policy is intended to provide a baseline for the evaluation of the special benefit received by each property and the general benefit to the City from the construction of the project. The City Council utilizes the general policy as the baseline for determining the special benefit received by each property. For each property the amount of the special assessment for that property would be the amount of benefit under the general policy of the City as reduced by the City Council determination the special benefit any property receives is less than the benefit that would be assigned to that property under the general policy.

The general policy of the City relative to street construction is the special benefit each adjoining property receives is the cost for one half of a two-lane street including associated improvements for drainage, grading, trails and sidewalks, and surface restoration. In the event the City constructs a street wider than two lanes all costs associated with a street wider than two lanes is automatically determined to be a general benefit and not a special benefit to each adjoining property.

Under the general policy the City recognizes the special benefit to the corridor of a new street project extends away from the immediate location of the street and properties that do not directly adjoin the street may receive a special benefit. In determining the special benefit a property may receive from a street improvement project the City Council will generally look at a corridor 1/4 mile wide on each side of the street or one-half the distance to a reasonably parallel street, whichever is less. That width may be adjusted on a case-by-case basis depending on the location of existing and future streets.

Under the general policy properties that adjoin the new street are determined to have a higher special benefit than properties within the overall benefitted area that do not directly adjoin the street. Under the general policy parcels within the benefitted area that do not adjoin the street have a baseline special benefit equal to two thirds of the benefit for parcels that adjoin the street. Adjustments to the percentage of special benefit for parcels that do not adjoin the street project are determined on a project-by-project basis.

Under the City's general policy properties could receive and special benefit from both a north-south street and an east-west street.

Under the general policy smaller developed parcels that have an existing access to a street other than the proposed improvement project are evaluated on a case-by-case basis to determine if they have a special benefit from the street project. Undeveloped parcels within the benefitted area are generally determined to have a special benefit for a project even if that parcel adjoins an existing street.

The general policy recognizes there can be subjectivity in allocating special and general benefit. Under the policy the City Council will evaluate the parcels and based on its deliberation determine if the general policy is applicable or if the special benefit for individual properties

should be adjusted downward. In no instance will the City Council adjust the special benefit upward from the general policy level.

In considering the level of special benefit the City Council takes into consideration several defined factors. The first factor is if the benefitted area should be determined to be less than the standard ¼ mile or half the distance to the next street. The second factor the City Council considers is if there are parcels that both adjoin and parcels that do not adjoin the street, whether the level of special benefit for parcels not adjoining the street project should be reduced below the standard level of two thirds of the special benefit for parcels adjoining the street.

The third factor the City Council considers is whether some or all of the parcels within the benefitted area would receive a reduced special benefit due to the impact of the City policy regarding the assessment that parcels can receive a special benefit from both a north-south street and east-west street.

The fourth factor the City considers is whether there are any parcels within the benefitted area that are fully developed and have access to a street other than the current project. The final factor the City Council considers is whether there are any unique circumstances beyond the defined evaluation criteria that would result in a reduced benefit.

Based on its inspection and deliberation the City Council determined the following:

1. The benefitted area determined by the general policy of extending ¼ mile from the project, or halfway to the next street, is appropriate for Truman Drive NE – Phase 2.

2. The general policy of determining the ratio of special benefit for parcels adjoining the project and parcels not adjoining the project is applicable for this project.

3. No downward adjustment of the special benefit of parcels adjoining 16th Street NE as it relates to the special benefit received from a potential future assessment of 16th Street NE. That is not to foreclose a future determination relative to the special benefit that would be received from a future special assessment of the 16th Street NE project. In particular the City noted the long term transportation plan calls for the extension of Truman Drive NE north of 16th Street NE resulting in no clearly identifiable basis for reducing the special benefit received from the Truman Drive NE – Phase 2 project.

4. Properties subject to the special assessment for Truman Drive NE – Phase 1 would not be subject to a special assessment for Truman Drive NE – Phase 2 as the general policy only subjects parcels to one special assessment for a north-south street.

5. One developed parcel with access to 16th Street NE would not receive a special benefit from Truman Drive NE. This determination is based on consistency with the City Council's determination regarding a similar property on the Truman Drive NE – Phase 1 project. As a policy perspective the determination this parcel does not receive any special benefit any access to Truman Drive NE from this parcel at a future date is at the discretion of the City.

BASIS OF ASSESSMENT

The City of Bondurant has determined the Truman Drive NE – Phase 2 project would be subject to special assessment. The City of Bondurant determined the project costs subject to special assessment would be the cost of two lanes of street construction including all associated including grading, drainage improvements, sidewalk and trail construction, and surface restoration.

The costs associated with the third lane of construction of the three lane Truman Drive NE – Phase 2 project were determined to be general benefit and would not be specially assessed to adjoining property owners.

The City Council determined shared costs, such as drainage improvements, would be prorated. The City determined non-construction costs would be prorated in a similar manner. Under the prorating methodology two-thirds of the cost would be allocated to the improvements subject to special assessment and one-third of the cost would be allocated to the improvements deemed to be a general benefit and not subject to the special assessment.

The Truman Drive NE – Phase 2 project includes improvements located south of the benefitted area. All costs for the improvements south of the benefitted area are excluded from the costs to be specially assessed.

The Truman Drive NE – Phase 2 project includes certain storm drainage improvements that benefit a privately owned parcel on the east side of Truman Drive NE – Phase 2. The additional costs for the drainage improvements to benefit those parcels are excluded from the costs to be specially assessed. These costs may be allocated by a separate stormwater connection fee district.

The City Council reviewed the overall level of special benefit in relationship to the cost of the project. The City Council determined that although based on the cost estimate the general policy would result in an assessable cost greater than $2,086,000. The overall cost to be allocated as special benefit would be limited to $2,086,000. In calculating the special benefit to each parcel the calculation will assume the special benefit that would normally have been allocated to the one parcel with direct access to 16th Street NE will not be reallocated and will be determined as a general benefit.

The total net area of the benefitted area is 152.93 acres. Based on the configuration of the parcels the City determined the most equitable method of allocating the cost is on a per acre basis with the proximity factor included in the allocation of special benefit. To reflect the lower special benefit for parcels not adjoining Truman Drive NE – Phase 2 the net area of those parcels was determined to be two thirds of the overall net area. With this adjustment the assessment factor for purposes of allocating the special benefit is 124.568. The $2,086,000 cost allocated to the 11 parcels translates to a rate of $16,745.85 per assessment unit.

SEPARATE WRITTEN AGREEMENT

The City of Bondurant has entered into a separate written agreement with the Bondurant-Farrar Community School District relative to the special assessment for Truman Drive NE and other related issues. Under the written agreement the Bondurant-Farrar Community School District separately agreed to pay an amount equal to the special assessment for the project. Because there is a separate written agreement the preliminary assessment plat and schedule shows the amount that would be assessed to the Bondurant-Farrar Community School District absent the written agreement. With the written agreement the preliminary assessment is shown as $0 as the Bondurant-Farrar Community School District will separately pay the amount equal to the final special assessment.

AGRICULTURAL DEFERRAL

Several of the parcels subject to the special assessment are classified as agricultural and would quality for the agricultural deferral if the property owner provides the appropriate notice.

PRELIMINARY COST

The preliminary estimate of cost for construction of the Truman Drive NE – Phase 2 project including the total construction and non-construction costs is:

Total Construction Cost	$3,915,885
Less Storm Sewer Oversize	($447,560)
Street Construction Cost	$3,468,325
Contingency	$173,416
Engineering, Legal, Administrative	$433,541
TOTAL	$4,075,282
Assessable Street Cost (66.67%)	$2,716,885
Benefitted Area Assessable Street Cost	$2,125,072
Maximum Assessable Cost	$2,086,000
Less Non-Assessed Cost (Parcel 9)	($167,793)
Actual Assessment Cost	$1,918,207

The total cost for the construction of the project is allocated between the special benefit that would be assessed to adjoining properties and the general benefit cost that would not be subject to special assessment.

The estimated cost of the project allocated between the assessable special benefit and the general benefit is:

	Total Cost	Assessable Cost	Non-Assessable Cost
Construction Cost including Contingency	$3,641,741	$1,714,142	$1,927,599
Engineering, Legal, Administrative Cost	$433,541	$204,065	$229,476
TOTAL	$4,075,283	$1,918,207	$2,157075

The total cost for the project and a summary for the amount to be assessed is as follows:

Description	**Assessed Cost**	**Non-Assessed Cost**	**Total**
Truman Drive NE – Phase 2	$1,918,207	$2,157,075	$4,075,283

Of the total project cost, the assessed cost translates to 47.07%. The assessment of the project cost to individual parcels ranges from 0.00% of the total project cost to 7.27% of the total project cost.

PRELIMINARY ASSESSMENT SCHEDULE
FOR
TRUMAN DRIVE NE - PHASE 2
BONDURANT, IOWA

Cost $2,086,000.00
Factor 124.568
Rate $16,745.85

Parcel No.	Parcel Number	Geoparcel Number	Owner	Property Description	Council's Valuation	Area (acres)	Benefit Factor	Assessement Factor	Trial Assessment	Deficiency	Tentative Preliminary Assessment	Agreement For Payment	Preliminary Assessment	$4,075,283 Percentage of Total Project	Agricultural Deferral Requested
1	231/00021-623-005	8022-30-100-013	Bondurant-Farrar Community School District 300 Garfield Street SW Bondurant, IA 50035-9221	Parcel 2020-189 Book 18268 Page 247 E 1/2 NW 1/4 Sec 30-80-22	$1,360,000	20.000	0.6667	13.3340	$223,289.17	$0.00	$223,289.17	Yes	$0.00	5.48%	
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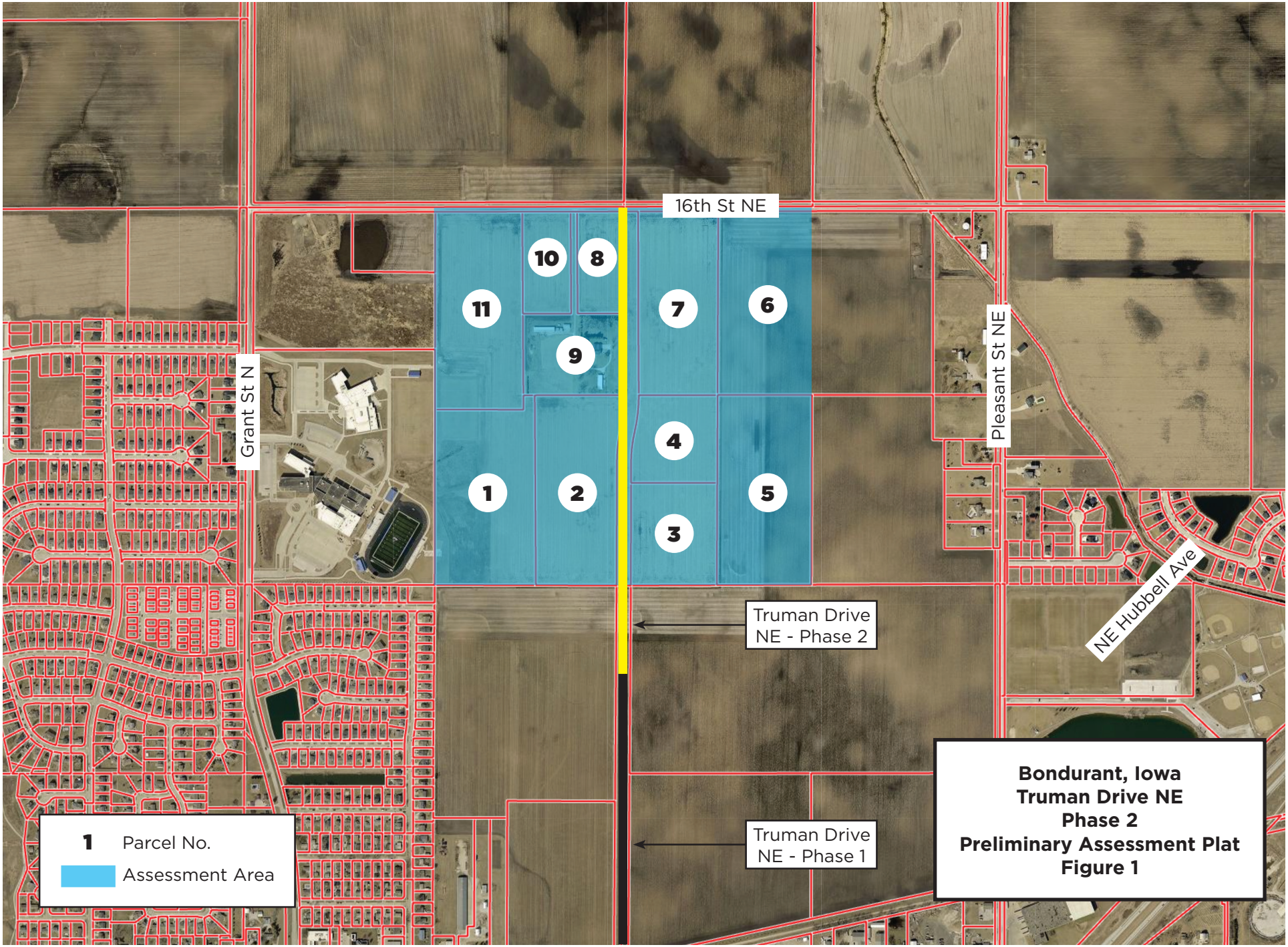
3	231/52230-200-023	8022-30-200-023	Tassel Grove LLC 2540 73rd St. Urbandale, IA 50322-4700	Parcel 2025-54 Book 20305 Page 343 W 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$680,000	10.000	1.0000	10.0000	$167,458.51	$0.00	$167,458.51	No	$167,458.51	4.11%	
4	231/52230-200-022	8022-30-200-022	Newby Farms Inc. 7774 NE 94th Ave Bondurant, IA 50035-1088	Parcel 2025-53 Book 20305 Page 343 W 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$558,960	8.220	1.0000	8.2200	$137,650.89	$0.00	$137,650.89	No	$137,650.89	3.38%	
5	231/00031-608-000	8022-30-200-017	Vercel E. and Stephanie M. Barnes 6680 NE 96th St. Bondurant, IA 50035-1064	E 1/2 SW 1/4 NE 1/4 Sec 30-80-22	$1,362,720	20.040	0.6667	13.3607	$223,735.75	$0.00	$223,735.75	No	$223,735.75	5.49%	
6	231-00021-606-000	8022-30-200-016	Vercel E. and Stephanie M. Barnes 6680 NE 96th St. Bondurant, IA 50035-1064	E 1/2 NW 1/4 NE 1/4, Ex beg NE Corner Thence S 1321.95F, W 473.2F, N 1257.13F, NW 82.49F, E 532F to POB, NE 1/4 NE 1/4 Sec 30-80-22, Less Road	$1,360,000	20.000	0.6667	13.3340	$223,289.17	$0.00	$223,289.17	No	$223,289.17	5.48%	
7	231-52230-200-020	8022-30-200-020	Newby Farms Inc. 7774 NE 94th Ave Bondurant, IA 50035-1088	Ex Beg N 1/4 Cor Sec 30, Thence E 100F, S 745.89F, S 570.04F Swly along Curve 257.58F, Swly along Cruve 227.90F, S 847.55F, W 50F, N 1328.84F, E 4.28F N to NE Corner Parcel B Book 7203 Page 306 W 0.57F, N 745.75F to POB, W 1/2 NW 1/4 NE 1/4 Sec 30-80-22, Less Road	$1,125,196	16.547	1.0000	16.5470	$277,093.59	$0.00	$277,093.59	No	$277,093.59	6.80%	
8	231-00021-621-002	8022-30-100-010	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Parcel 2017-159 Book 16628 Page 128 Beg NE Cor E 1/2 NW 1/4 Thn S 745.68F, W 324.57F, N 45.66F, E 329.5F to POB E 1/2 NW 1/4 Sec 30-80-22, Less Road	$363,800	5.350	1.0000	5.3500	$89,590.30	$0.00	$89,590.30	No	$89,590.30	2.20%	
9	231-00021-62-000	8022-30-100-002	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Beg 2272.48F E NW Cor E 45F, S 746F, E 325F, S 570F, W 709F, N 570F, E 339F, N 746F to POB NW 1/4 Sec 30-80-22, Less Road	$554,400	10.020	1.0000	10.0200	$167,793.43	$0.00	$0.00	No	$0.00	0.00%	
10	231/00021-623-002	8022-30-100-009	B & J Clayton Trust c/o James D. Clayton 7555 NE 86th Ave. Bondurant, IA 50035-1078	Parcel 2017-158 Book 16628 Page 128 Com NW Cor Sec 30, Thence E 339F, S 745.64F, W 339.2F to POB, thence E 339F, S 745.64F, W 339.2F, N 745.48F to POB E 1/2 NW 1/4 Sec 30-80-22, Less Road	$376,720	5.540	0.6667	3.6935	$61,851.10	$0.00	$61,851.10	No	$61,851.10	1.52%	
11	231-00021-623-003	8022-30-100-011	Bondurant-Farrar Community School District 300 Garfield Street SW Bondurant, IA 50035-9221	Parcel 2020-188 Book 18268 Page 247 Beg NW Cor E 1/2 NW 1/4, thence E 610.21F, S 1418.2F, W 620.44F, N 1413.51F to POB E 1/2 NW 1/4 Sec 30-80-22, Less 0.46 A Road	$1,328,584	19.538	0.6667	13.0260	$218,131.19	$0.00	$218,131.19	Yes	$0.00	5.35%	
Total						152.938		124.568		$0.00	$1,918,206.57		$1,180,669.33		


16th St NE
Grant St N
Pleasant St NE
NE Hubbell Ave
Truman Drive NE - Phase 2
Truman Drive NE - Phase 1
1
2
3
4
5
6
7
8
9
10
11
1 Parcel No.
Assessment Area
Bondurant, Iowa
Truman Drive NE
Phase 2
Preliminary Assessment Plat
Figure 1

NOTICE TO PROPERTY OWNERS

Notice is given that there is now on file for public inspection in the Office of the Clerk of Bondurant, Iowa a proposed resolution of necessity, an estimate of cost, and a plat and schedule in the amounts proposed to be assessed against each lot and the valuation of each lot within a District approved by the Council of Bondurant, Iowa for the Truman Drive NE- Phase 2 project, the type and the location as follows:

> The Truman Drive NE – Phase 2 project will consist of the construction of a new 2-lane street with left turn lanes and a vegetated median between the left turn lanes starting at the north end of Truman Drive NE – Phase 2 and continuing north a distance of approximate 3,400 feet to 16th Street NE.

The assessable portion of the Truman Drive NE – Phase 1 project shall consist of the equivalent of two lanes proposed street improvements including the median, left turn lanes, grading, drainage improvements, a 5-foot sidewalk along the east side of the new street, a 10-foot trail along the west side of the street. It is considered that all properties within one quarter mile east and west of the above described segment of street to be improved will be specially benefitted from the improvement and should be specially assessed, all as shown on the preliminary assessment plat and schedule now on file for inspection in the Office of the City Clerk.

The City Council will meet at 6 o'clock P.M. (6:00PM) on August 3, 2026 in the City Council Chambers of City Hall located at 200 2nd Street NE, Bondurant, Iowa 50035 at which time the property owners subject to assessment for the proposed improvement or any other person having interest in the matter may appear and be heard for or against the making of the improvement, the boundaries of the District, the cost, the assessment against any lot, or the final adoption of a resolution of necessity. A property will be deemed to have waived all objections unless at the time of the hearing the property owner has filed objections with the City Clerk.

Published in the _____, July ____, 2026.

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.ff.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution approving a Consulting Services Agreement with Greenwood Consulting Services LLC in the amount of not to exceed $2,000 for services to establish the Truman Drive, NE Stormwater Connection Fee District

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The attached resolution approves the also attached Consulting Services Agreement with Greenwood Consulting Services LLC in an amount not to exceed $2,000 to assist the City with establishing the Truman Drive NE Phase 2 Stormwater Connection Fee District.

As part of the Truman Drive NE Phase 2 project, the storm sewer system has been designed with additional size and depth to provide future stormwater drainage service to properties located east of the roadway that would not otherwise have an adequate drainage outlet. Consistent with the City's longstanding policy, the cost of storm sewer improvements necessary to serve the roadway itself will remain part of the street improvement project, while the incremental cost associated with providing capacity to serve adjacent developable property will be recovered through a stormwater connection fee district.

Under the proposed agreement, Greenwood Consulting Services LLC will identify the properties benefiting from the additional stormwater capacity, determine the allocable project costs, prepare the connection fee district report and ordinance, develop the required legal notices, and assist the City through the public hearing process. The agreement establishes a not-to-exceed fee of $2,000, billed on an hourly basis, with completion anticipated within 60 days of approval.

Establishing the connection fee district will allow the City to equitably recover a portion of the cost of oversized public infrastructure from the properties that receive a direct benefit, while ensuring the street improvement project is funded appropriately and consistent with City policy.

FUNDING SOURCE: Capital Project Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-232
2. Bondurant Truman Drive, NE Storm Water Connection Fee District Agreement
3. Murray/Truman Drive, NE Phase 2 Stormwater Connection Fee District

CITY OF BONDURANT
RESOLUTION NO. 260706-232

RESOLUTION APPROVING A CONSULTING SERVICES AGREEMENT WITH GREENWOOD CONSULTING SERVICES LLC IN THE AMOUNT OF NOT TO EXCEED $2,000 FOR SERVICES TO ESTABLISH THE TRUMAN DRIVE NE STORMWATER CONNECTION FEE DISTRICT

WHEREAS the City's Major Streets Master Plan identifies the Truman Drive NE corridor as a key north/south collector roadway to improve connectivity, including extension of the corridor from the northern terminus of Phase 1 to 16th Street NE as part of the Truman Drive NE Phase 2 project; AND

WHEREAS the stormwater improvements associated with the Truman Drive NE Phase 2 project have been designed with additional size and depth to provide future stormwater drainage service to properties located east of the roadway that would not otherwise have an adequate drainage outlet; AND

WHEREAS it is the City's longstanding policy to recover the cost of oversized public infrastructure improvements that provide a direct benefit to adjacent developable properties through the establishment of connection fee districts as authorized by Iowa law; AND

WHEREAS the City desires to establish the Truman Drive NE Stormwater Connection Fee District to equitably allocate the cost of the additional stormwater capacity to the properties that receive a special benefit from those improvements; AND

WHEREAS the City seeks to retain Greenwood Consulting Services LLC to assist in the establishment of the Truman Drive NE Stormwater Connection Fee District; AND

WHEREAS Greenwood Consulting Services LLC has submitted a Consulting Services Agreement to identify the benefiting properties, determine the allocable costs associated with the oversized stormwater improvements, prepare the required connection fee district report and draft ordinance, develop the required legal notices, and assist the City through the public hearing and adoption process; AND

WHEREAS the proposed agreement establishes compensation on an hourly basis at a rate of $125 per hour, with total compensation not to exceed $2,000 and an anticipated completion time of 60 days following approval of the agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Consulting Services Agreement with Greenwood Consulting Services LLC for services to establish the Truman Drive NE Stormwater Connection Fee District, in an amount not to exceed Two Thousand Dollars ($2,000), is hereby approved, and the Mayor is authorized to execute the agreement on behalf of the City, pending review by the City Attorney.

Passed this 6th day of July 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				

CONSULTING SERVICES AGREEMENT

CONNECTION FEE DISTRICT DEVELOPMENT
TRUMAN DRIVE NE
STORM WATER DISTRICT
BONDURANT, IOWA

THIS AGREEMENT, made and entered into this _____ day of _____ 2026, by and between the **CITY OF BONDURANT**, a municipal corporation organized and existing pursuit to the laws of the State of Iowa, hereinafter referred to as the **City**, and **GREENWOOD CONSULTING SERVICES, LLC**, a limited liability corporation organized and existing under the laws of the State of Iowa, hereinafter referred to as the **Consultant**, with principal offices located in Des Moines, Iowa.

WITNESSETH; THAT WHEREAS, the City is planning to construct Truman Drive NE – Phase 2 extending Truman Drive NE north to 16th Street, and

WHEREAS, as part of the design of the storm water drainage improvements for Truman Drive NE – Phase 2 the storm water drainage system was designed with additional size and depth to accommodate an area located adjacent to the east side of Truman Drive NE – Phase 2, and

WHEREAS, the City has established a general policy that the City will establish connection fee districts as allowed under the Code of Iowa to recover costs of major infrastructure improvements from those properties that receive a special benefit from the City constructed water system, sewer system and stormwater drainage improvements, and

WHEREAS, the City has established a general policy that connection fee districts will be established either at the time of implementation of the project or prior to the implementation of a specific project, and

WHEREAS, the storm water drainage improvements included as part of the Truman Drive NE – Phase 2 project include facilities and capacity to accommodate the street drainage and additional depth and size to accommodate the drainage from the property adjacent to the east side of Truman Drive NE – Phase 2 that would lack an adequate storm water drainage outlet without the additional depth and size incorporated in the Truman Drive NE – Phase 2 project, and

WHEREAS, the portion of the stormwater drainage improvements for Truman Drive NE – Phase 2 that would be required for the street improvement are included within the special assessment of the street improvements, and

WHEREAS, the City has determined the additional cost to accommodate the stormwater drainage for the property adjacent to the east side of Truman Drive NE falls within the City's general policy that properties that benefit from storm water drainage improvements would be

subject to a connection fee, and

WHEREAS, the City desires to retain the Consultant to develop a connection fee district for the additional costs for stormwater drainage allocated to the property on the east side of Truman Drive NE – Phase 2, and

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the City retains the Consultant for the development of the connection fee districts, subject to the following terms, conditions, and stipulations to wit:

1. **SCOPE OF SERVICES – NEW CONNECTION FEE DISTRICT.** The scope of services for the establishment of a new connection fee district will include, but not necessarily be limited to the following:

    a. A determination of the area to be included within the connection fee district.

    b. A determination of the cost for stormwater drainage improvements for Truman Drive NE – Phase 2 and a determination of the cost for the stormwater drainage improvements that are necessary for the street improvement project and the identification of additional costs that are attributable to the providing of stormwater drainage for the property adjacent to the east side of Truman Drive NE – Phase 2. The base cost for the street related stormwater drainage improvements are not subject to the connection fee calculation and the cost of the additional improvements are the basis for the establishment of the stormwater connection fee district.

    c. Development of the description of the connection fee district and any subdistricts within the connection fee district.

    d. Development of a short form report setting forth the basis and determination of the connection fee district area and the connection fee.

    e. Develop a listing of all property owners within the proposed connection fee district.

    f. Development of a draft ordinance for the implementation of the connection fee district.

    g. Develop the required notices to be utilized by the City in the publication and mailed notice and public hearing process for the establishment of the connection fee district.

2. **CONNECTION FEE DISTRICT IMPLEMENTATION.** It is understood and agreed the City will be responsible for providing the notifications to property owners in conjunction with the implementation of the connection fee district. The Consultant shall have a representative present and attend all public hearings associated with the establishment of a connection fee district.

3. **RESPONSIBILITY OF THE CITY.** It is understood and agreed the City will provide assistance to the Consultant including making available relevant information on the municipal water system, sanitary sewer system and stormwater drainage system.

4. **SERVICES NOT INCLUDED**. Services under this Agreement shall not include the preparation of any working drawings or contract documents, preparation of plans and specifications or taking of bids for any project recommended as part of this Agreement.

   Work under this Agreement shall not include any services associated with litigation or claims resolution resulting from the final adoption of the report by the City. Any additional services as a result of litigation or claims resolution shall be considered Extra Work.

5. **EXTRA WORK**. The fees under this Agreement shall cover the services outlined in this Agreement for the Project. If the City requires additional services of the Consultant in connection with the Project or changes, or modifications in the Project, the Consultant shall receive additional compensation for such services. Such additional compensation shall be on the basis of a compensation mutually agreed to by the City and the Consultant and set forth in a written amendment to this Agreement.

6. **ASSIGNMENT**. This Agreement and each and every portion thereof shall be binding upon the successors and heirs of the parties hereto.

7. **TERMINATION**. Should the City abandon the Project before the Consultant has completed their work, the Consultant shall be paid proportionally for the work and services performed until the date of termination.

8. **COMPENSATION**. The fees for services under this Agreement shall be on the basis of the standard hourly fee of the Consultant personnel actually engaged in the performance of the services, plus direct out-of-pocket expenses. The services under this Agreement shall not exceed the sum of Two Thousand Dollars ($2,000.00). The fees for services under this Agreement shall be due and payable on a monthly basis as invoiced by the Consultant on the basis of work completed. The standard hourly rate for services under this agreement is $125 per hour.

9. **TIME OF COMPLETION.** The estimated time for completion of the work by the Consultant to allow the City to move forward with the establishment of the connection fee districts is 60 days after approval of 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

GREENWOOD CONSULTING, LLC

By_____
H. R. Veenstra Jr., Managing Member

Greenwood Consulting

4139 Greenwood Drive
Des Moines, Iowa 50312

515-577-3661

June 29, 2026

Maggie Murray
Planning & Community Development Director
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035

CITY OF BONDURANT
TRUMAN DRIVE NE – PHASE 2
STORMWATER CONNECTION FEE DISTRICT

As a follow up to the discussion at the meeting on June 26, 2026, enclosed is a proposed agreement for consulting services between the City of Bondurant and Greenwood Consulting LLC for the establishment of a stormwater connection fee district associated with the stormwater drainage improvements for the Truman Drive NE – Phase 2 project. The connection fee district would encompass the area along the east side of Truman Drive NE – Phase 2 that benefits from the additional depth and size of the storm sewer improvements associated with the street project in order to provide an outlet for stormwater drainage for the property.

The Truman Drive NE – Phase 2 project is subject to a special assessment. Following the policy the City has utilized on previous street improvement projects the stormwater drainage improvements directly associated with the street improvement project would be considered part of the street project and subject to the special assessment. Additional costs beyond the cost of the storm sewer necessary to serve the street project would be considered the cost subject to the connection fee district.

The scope of services includes identifying the overall cost for the stormwater drainage improvements and allocating that cost between the portion of the cost attributable to the street improvement project and the portion of the cost attributable to the drainage improvements for the property along the east side of Truman Drive NE that would be subject to the established connection fee district for stormwater drainage.

The City can consider approval of the agreement at the time it is ready to move forward with the establishment of the stormwater connection fee district associated with the Truman drive NE – Phase 2 project.

If you have any questions or comments concerning the project, please contact the writer at 515-577-3661, or at bobveenstra49@gmail.com.

GREENWOOD CONSULTING, LLC



H. R. Veenstra Jr.

Enclosure

B

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 7.a.
For Meeting of 7/6/2026
Public Hearing

TITLE: Public hearing on the SE Industrial Public Improvements – Phase 2 Project

CONTACT PERSON:
Marketa Oliver, ICMA-CM, SPHR, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS:

Now is the time and place for the public hearing for the SE Industrial Public Improvements — Phase 2 Project.

This project includes construction of public infrastructure improvements in south-east Bondurant, Iowa, north of Interstate 80, along 32nd Street SE west of Phase 1 to Grant Street South. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area.

Phase 2 includes:

Sealed bids for the work comprising improvements as stated below must be filed by 2:00 pm CST, according to the clock in the office of Bondurant City Hall, on July 1st, 2026. Bids will be received and accepted via the vBid online electronic bid service through QuestCDN only, Paper copies will not be accepted for this project.

This project includes construction of public infrastructure improvements in south-east Bondurant, Iowa, north of Interstate 80, along 32nd Street SE between Grant St S and Vermeer Drive, and intersection improvements at Pleasant Street SE. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area. Phase 2 includes approximately 7,800 linear feet of reconstruction of 32nd Street SE, converting the existing rural two-lane to an urban three-lane Portland cement concrete (PCC) section, along with the extension of a 32’x12’ precast arch culvert at mud creek. Additionally, the project includes approximately 500 linear feet of roadway reconstruction along and through the intersection of Pleasant St SE.

Sealed bids were publicly opened and bids tabulated on July 1st, 2026, at the Bondurant City Hall, 200 2nd Street SE, Bondurant, IA 50035.

FUNDING SOURCE: The publication will be funded by the SE Industrial Infrastructure Capital Fund supported by grants and TIF.

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. SE Industrial Public Improvements – Phase 2 Project Cost Estimate
2. SE Industrial Public Improvements – Phase 2 Project Plans

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

City of Bondurant
SE Industrial Public Improvements - Phase 2
Engineer's Opinion of Probable Construction Costs
Rise Number: RMX-0747(618)--9E-77
June 05, 2026

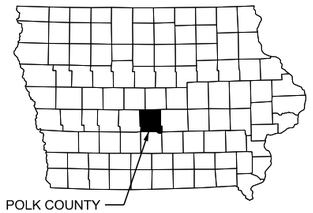
Bondurant
Life Connecting

ITEM NO.	ITEM	UNIT	DIVISION I QUANTITY (City) (RISE Eligible)	DIVISION II QUANTITY (County) (RISE Eligible)	DIVISION III QUANTITY (Local) (Ineligible)		UNIT PRICE		DIVISION I COST (City) (RISE Eligible)	DIVISION II COST (County) (RISE Eligible)	DIVISION III COST (Local) (Ineligible)	TOTAL COST
1	CLEARING AND GRUBBING	UNIT	14.1	4.7	28.2	*	$ 110.00	=	$ 1,551.00	$ 517.00	$ 3,102.00	$ 5,170.00
2	CLEARING AND GRUBBING	AC	0.83	0	0.38	*	$ 10,000.00	=	$ 8,300.00	$ -	$ 3,800.00	$ 12,100.00
3	TOPSOIL, ON-SITE, STRIP, STOCKPILE, AND SPREAD	CY	9430	10810	8675	*	$ 8.50	=	$ 80,155.00	$ 91,885.00	$ 73,737.50	$ 245,777.50
4	TOPSOIL, ON-SITE, STRIP AND STOCKPILE	CY	0	0	8620	*	$ 4.00	=	$ -	$ -	$ 34,480.00	$ 34,480.00
5	EXCAVATION, CLASS 10	CY	18640	14495	8285	*	$ 8.00	=	$ 149,120.00	$ 115,960.00	$ 66,280.00	$ 331,360.00
6	EXCAVATION, CLASS 10, ROUGH GRADE	CY	0	0	30905	*	$ 10.00	=	$ -	$ -	$ 309,050.00	$ 309,050.00
7	EXCAVATION, CLASS 20	CY	1330	860	550	*	$ 25.00	=	$ 33,250.00	$ 21,500.00	$ 13,750.00	$ 68,500.00
8	OBLITERATE EXISTING ROAD BED	STA	47.3	35.8	0	*	$ 850.00	=	$ 40,205.00	$ 30,430.00	$ -	$ 70,635.00
9	SUBGRADE PREPARATION	SY	19505	12340	11810	*	$ 4.00	=	$ 78,020.00	$ 49,360.00	$ 47,240.00	$ 174,620.00
10	SUBGRADE TREATMENT, CEMENT STABILIZATION, 4%	SY	450	280	270	*	$ 35.00	=	$ 15,750.00	$ 9,800.00	$ 9,450.00	$ 35,000.00
11	SUBGRADE TREATMENT, GEOGRID	SY	450	280	270	*	$ 5.00	=	$ 2,250.00	$ 1,400.00	$ 1,350.00	$ 5,000.00
12	SUBBASE, MODIFIED	SY	19065	12160	11810	*	$ 12.00	=	$ 228,780.00	$ 145,920.00	$ 141,720.00	$ 516,420.00
13	REMOVAL OF STRUCTURE, THREE SIDED ARCH CULVERT SECTION, WINGWALLS, & FOOTINGS	EA	1	0	0	*	$ 20,000.00	=	$ 20,000.00	$ -	$ -	$ 20,000.00
14	REMOVAL OF KNOWN BOX CULVERT, RCB	LF	72	31	0	*	$ 100.00	=	$ 7,200.00	$ 3,100.00	$ -	$ 10,300.00
15	TRENCH FOUNDATION	TON	0	0	25	*	$ 60.00	=	$ -	$ -	$ 1,500.00	$ 1,500.00
16	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF	0	0	78	*	$ 120.00	=	$ -	$ -	$ 9,360.00	$ 9,360.00
17	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 15 IN.	LF	0	0	2160	*	$ 160.00	=	$ -	$ -	$ 345,600.00	$ 345,600.00
18	SANITARY SEWER GRAVITY MAIN WITH CASING PIPE, TRENCHLESS, PVC, 15 IN.	LF	0	0	140	*	$ 400.00	=	$ -	$ -	$ 56,000.00	$ 56,000.00
19	STORM SEWER, TRENCHED, 15 IN.	LF	1408	1055	1055	*	$ 80.00	=	$ 112,640.00	$ 84,400.00	$ 84,400.00	$ 281,440.00
20	STORM SEWER, TRENCHED, 18 IN.	LF	151	268	178	*	$ 85.00	=	$ 12,835.00	$ 22,780.00	$ 15,130.00	$ 50,745.00
21	STORM SEWER, TRENCHED, 24 IN.	LF	0	0	357	*	$ 100.00	=	$ -	$ -	$ 35,700.00	$ 35,700.00
22	STORM SEWER, TRENCHED, ARCH, 24 IN.	LF	0	0	32	*	$ 160.00	=	$ -	$ -	$ 5,120.00	$ 5,120.00
23	STORM SEWER, TRENCHED, 30 IN.	LF	0	0	1339	*	$ 130.00	=	$ -	$ -	$ 174,070.00	$ 174,070.00
24	STORM SEWER, TRENCHED, 36 IN.	LF	0	0	16	*	$ 180.00	=	$ -	$ -	$ 2,880.00	$ 2,880.00
25	STORM SEWER, TRENCHED, 42 IN.	LF	0	0	15	*	$ 220.00	=	$ -	$ -	$ 3,300.00	$ 3,300.00
26	STORM SEWER, TRENCHED, 48 IN.	LF	0	0	860	*	$ 290.00	=	$ -	$ -	$ 249,400.00	$ 249,400.00
27	STORM SEWER, TRENCHED, 54 IN.	LF	0	0	298	*	$ 380.00	=	$ -	$ -	$ 113,240.00	$ 113,240.00
28	STORM SEWER, TRENCHED, 60 IN.	LF	0	0	153	*	$ 480.00	=	$ -	$ -	$ 73,440.00	$ 73,440.00
29	STORM SEWER, TRENCHED, 72 IN.	LF	0	0	1173	*	$ 500.00	=	$ -	$ -	$ 586,500.00	$ 586,500.00
30	REMOVAL OF STORM SEWER, ANY TYPE, ANY SIZE	LF	274	241	0	*	$ 55.00	=	$ 15,070.00	$ 13,255.00	$ -	$ 28,325.00
31	PIPE APRON, RCP, 15 IN.	EA	0	1	0	*	$ 2,700.00	=	$ -	$ 2,700.00	$ -	$ 2,700.00
32	PIPE APRON, RCP, 18 IN.	EA	0	1	0	*	$ 3,000.00	=	$ -	$ 3,000.00	$ -	$ 3,000.00
33	PIPE APRON, RCP, 24 IN.	EA	0	0	2	*	$ 4,000.00	=	$ -	$ -	$ 8,000.00	$ 8,000.00
34	PIPE APRON, RCP, 24 IN. ARCH	EA	0	0	2	*	$ 5,000.00	=	$ -	$ -	$ 10,000.00	$ 10,000.00
35	PIPE APRON, RCP, 30 IN.	EA	0	0	2	*	$ 5,200.00	=	$ -	$ -	$ 10,400.00	$ 10,400.00
36	PIPE APRON, RCP, 72 IN.	EA	0	0	1	*	$ 11,000.00	=	$ -	$ -	$ 11,000.00	$ 11,000.00
37	PRECAST REINFORECED CONCRETE THREE SIDED CULVERT, 32' X 12'	LF	20	0	8	*	$ 6,000.00	=	$ 120,000.00	$ -	$ 48,000.00	$ 168,000.00
38	PRECAST REINFORECED CONCRETE BOX CULVERT BARREL, 10'X4'	LF	43	30	32	*	$ 900.00	=	$ 38,700.00	$ 27,000.00	$ 28,800.00	$ 94,500.00
39	PRECAST REINFORECED CONCRETE BOX CULVERT BARREL, 6'X3'	LF	0	76	33	*	$ 750.00	=	$ -	$ 57,000.00	$ 24,750.00	$ 81,750.00
40	PRECAST REINFORCED CONCRETE WINGWALL	EA	2	0	0	*	$ 20,000.00	=	$ 40,000.00	$ -	$ -	$ 40,000.00
41	PRECAST REINFORCED CONCRETE BOX CULVERT END SECTION, 10'X4'	EA	1	0	0	*	$ 20,000.00	=	$ 20,000.00	$ -	$ -	$ 20,000.00
42	PRECAST REINFORCED CONCRETE BOX CULVERT END SECTION, 6'X3'	EA	0	1	0	*	$ 15,000.00	=	$ -	$ 15,000.00	$ -	$ 15,000.00
43	SUBDRAIN, PERFORATED, 4 IN.	LF	6610	6878	0	*	$ 18.00	=	$ 118,980.00	$ 123,804.00	$ -	$ 242,784.00
44	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN.	EA	4	10	0	*	$ 700.00	=	$ 2,800.00	$ 7,000.00	$ -	$ 9,800.00
45	SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE, 4 IN.	EA	59	61	0	*	$ 375.00	=	$ 22,125.00	$ 22,875.00	$ -	$ 45,000.00
46	SUBDRAIN OUTLETS AND CONNECTIONS, FIELD TILE TO DITCH, ANY SIZE	EA	0	0	5	*	$ 500.00	=	$ -	$ -	$ 2,500.00	$ 2,500.00
47	ROCK CHIMNEY	LF	2302	256	0	*	$ 30.00	=	$ 69,060.00	$ 7,680.00	$ -	$ 76,740.00
48	LOCATE TILE LINES	STA	47.7	30.2	0	*	$ 500.00	=	$ 23,850.00	$ 15,100.00	$ -	$ 38,950.00
49	FIELD TILE REPAIR AND FITTINGS, PVC, UNSPECIFIED DIA.	LF	1000	1000	0	*	$ 30.00	=	$ 30,000.00	$ 30,000.00	$ -	$ 60,000.00
50	REMOVAL OF FIELD TILE	LF	1000	1000	0	*	$ 8.00	=	$ 8,000.00	$ 8,000.00	$ -	$ 16,000.00
51	WATER MAIN, TRENCHED, PVC, 8 IN.	LF	0	0	157	*	$ 70.00	=	$ -	$ -	$ 10,990.00	$ 10,990.00
52	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	0	0	192	*	$ 90.00	=	$ -	$ -	$ 17,280.00	$ 17,280.00
53	CONNECTION TO EXISTING WATER SYSTEM	EA	0	0	20	*	$ 5,000.00	=	$ -	$ -	$ 100,000.00	$ 100,000.00
54	FITTING, DUCTILE IRON, 12 IN.	EA	0	0	38	*	$ 1,900.00	=	$ -	$ -	$ 72,200.00	$ 72,200.00
55	WATER MAIN REMOVAL, 12 IN.	EA	0	0	196	*	$ 50.00	=	$ -	$ -	$ 9,800.00	$ 9,800.00
56	VALVE, RESILIENT WEDGE GATE, 8 IN.	EA	0	0	2	*	$ 3,500.00	=	$ -	$ -	$ 7,000.00	$ 7,000.00
57	FLUSHING DEVICE (BLOWOFF), 2 IN.	EA	0	0	2	*	$ 2,000.00	=	$ -	$ -	$ 4,000.00	$ 4,000.00
58	VALVE BOX EXTENSION	EA	8	12	0	*	$ 500.00	=	$ 4,000.00	$ 6,000.00	$ -	$ 10,000.00
59	FIRE HYDRANT RELOCATION	EA	0	0	5	*	$ 5,000.00	=	$ -	$ -	$ 25,000.00	$ 25,000.00
60	MANHOLE, SW-301, 48 IN.	EA	0	0	6	*	$ 8,000.00	=	$ -	$ -	$ 48,000.00	$ 48,000.00
61	MANHOLE, SW-401, 48 IN.	EA	0	1	0	*	$ 5,500.00	=	$ -	$ 5,500.00	$ -	$ 5,500.00
62	MANHOLE, SW-401, 72 IN.	EA	1	0	0	*	$ 11,000.00	=	$ 11,000.00	$ -	$ -	$ 11,000.00
63	MANHOLE, MODIFIED SW-402, TOP ONLY, 8' X 3'	EA	1	0	0	*	$ 15,000.00	=	$ 15,000.00	$ -	$ -	$ 15,000.00
64	MANHOLE, SW-403, 9' X 6'	EA	0	1	0	*	$ 22,000.00	=	$ -	$ 22,000.00	$ -	$ 22,000.00
65	MANHOLE, MODIFIED SW-403, 10' X 4'	EA	0	1	0	*	$ 20,000.00	=	$ -	$ 20,000.00	$ -	$ 20,000.00
66	MANHOLE, MODIFIED SW-403, 14' X 4'	EA	1	0	0	*	$ 25,000.00	=	$ 25,000.00	$ -	$ -	$ 25,000.00
67	INTAKE, SW-505	EA	24	23	0	*	$ 7,000.00	=	$ 168,000.00	$ 161,000.00	$ -	$ 329,000.00
68	INTAKE, SW-506	EA	6	5	0	*	$ 12,500.00	=	$ 75,000.00	$ 62,500.00	$ -	$ 137,500.00
69	INTAKE, SW-512, 24 IN.	EA	1	1	0	*	$ 2,700.00	=	$ 2,700.00	$ 2,700.00	$ -	$ 5,400.00
70	INTAKE, SW-513, 4' X 4'	EA	4	0	0	*	$ 11,000.00	=	$ 44,000.00	$ -	$ -	$ 44,000.00
71	INTAKE, SW-513, 5' X 5'	EA	1	0	0	*	$ 13,000.00	=	$ 13,000.00	$ -	$ -	$ 13,000.00
72	INTAKE, SW-516	EA	1	1	0	*	$ 15,000.00	=	$ 15,000.00	$ 15,000.00	$ -	$ 30,000.00
73	INTAKE, SW-516, MODIFIED	EA	9	1	0	*	$ 25,000.00	=	$ 225,000.00	$ 25,000.00	$ -	$ 250,000.00
74	INTAKE, SW-549	EA	1	0	0	*	$ 15,000.00	=	$ 15,000.00	$ -	$ -	$ 15,000.00
75	MANHOLE ADJUSTMENT, MINOR	EA	1	0	0	*	$ 1,000.00	=	$ 1,000.00	$ -	$ -	$ 1,000.00
76	MANHOLE ADJUSTMENT, MAJOR	EA	8	0	0	*	$ 3,500.00	=	$ 28,000.00	$ -	$ -	$ 28,000.00
77	REMOVE INTAKE, TOP ONLY	EA	1	0	0	*	$ 3,000.00	=	$ 3,000.00	$ -	$ -	$ 3,000.00
78	PAVEMENT, PCC, 9 IN.	SY	17340	10025	9670	*	$ 65.00	=	$ 1,127,100.00	$ 651,625.00	$ 628,550.00	$ 2,407,275.00
79	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), SURFACE, 3/8 IN., PG 58-28S	TON	0	51	0	*	$ 70.00	=	$ -	$ 3,570.00	$ -	$ 3,570.00
80	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), INTERMEDIATE, 1/2 IN., PG 58-28S	TON	0	51	0	*	$ 65.00	=	$ -	$ 3,315.00	$ -	$ 3,315.00
81	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), BASE, 3/4 IN., PG 58-28S	TON	0	153	0	*	$ 60.00	=	$ -	$ 9,180.00	$ -	$ 9,180.00
82	SHARED USE PATH, PCC, 6 IN.	SY	0	0	8370	*	$ 55.00	=	$ -	$ -	$ 460,350.00	$ 460,350.00
83	SHARED USE PATH, REINFORCED PCC, 6 IN.	SY	0	0	146	*	$ 85.00	=	$ -	$ -	$ 12,410.00	$ 12,410.00
84	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	0	0	12065	*	$ 4.00	=	$ -	$ -	$ 48,260.00	$ 48,260.00
85	DETECTABLE WARNING	SF	0	0	106	*	$ 60.00	=	$ -	$ -	$ 6,360.00	$ 6,360.00
86	DRIVEWAY, PAVED, PCC, 8 IN.	SY	552	198	0	*	$ 75.00	=	$ 41,400.00	$ 14,850.00	$ -	$ 56,250.00
87	DRIVEWAY, GRANULAR, 6 IN.	TON	399	75	0	*	$ 50.00	=	$ 19,950.00	$ 3,750.00	$ -	$ 23,700.00
88	PAVEMENT REMOVAL	SY	10260	5485	0	*	$ 12.00	=	$ 123,120.00	$ 65,820.00	$ -	$ 188,940.00
89	TRAFFIC SIGNAL MODIFICATION	LS	0	0	1	*	$ 20,000.00	=	$ -	$ -	$ 20,000.00	$ 20,000.00
90	PAINTED PAVEMENT MARKINGS, DURABLE	STA	128.42	55	38	*	$ 110.00	=	$ 14,126.20	$ 6,050.00	$ 4,180.00	$ 24,356.20
91	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	2	0	26	*	$ 400.00	=	$ 800.00	$ -	$ 10,400.00	$ 11,200.00
92	GROOVES CUT FOR PAVEMENT MARKINGS	STA	128.42	55	38	*	$ 80.00	=	$ 10,273.60	$ 4,400.00	$ 3,040.00	$ 17,713.60
93	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	2	0	26	*	$ 200.00	=	$ 400.00	$ -	$ 5,200.00	$ 5,600.00
94	TEMPORARY TRAFFIC CONTROL	LS	0.5	0.5	0	*	$ 40,000.00	=	$ 20,000.00	$ 20,000.00	$ -	$ 40,000.00
95	TRAFFIC SIGN, TYPE A ASSEMBLY, PSST	EA	10	21	0	*	$ 250.00	=	$ 2,500.00	$ 5,250.00	$ -	$ 7,750.00
96	TRAFFIC SIGN, TYPE A, LIGHT POLE MOUNT	EA	16	7	0	*	$ 150.00	=	$ 2,400.00	$ 1,050.00	$ -	$ 3,450.00
97	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	0	0	13	*	$ 500.00	=	$ -	$ -	$ 6,500.00	$ 6,500.00
98	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	2.1	2.3	0	*	$ 5,500.00	=	$ 11,550.00	$ 12,650.00	$ -	$ 24,200.00
99	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	4.5	7.5	0	*	$ 2,000.00	=	$ 9,000.00	$ 15,000.00	$ -	$ 24,000.00
100	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 5	AC	6.6	9.8	7.4	*	$ 2,500.00	=	$ 16,500.00	$ 24,500.00	$ 18,500.00	$ 59,500.00
101	WATERING	MGAL	670	1000	0	*	$ 50.00	=	$ 33,500.00	$ 50,000.00	$ -	$ 83,500.00
102	PLANTS, TREE, 2" CAL., FURNISHED AND INSTALLED	EA	0	0	110	*	$ 450.00	=	$ -	$ -	$ 49,500.00	$ 49,500.00
103	PLANTS, SHRUBS, 3 GAL., FURNISHED AND INSTALLED	EA	0	0	25	*	$ 80.00	=	$ -	$ -	$ 2,000.00	$ 2,000.00
104	SWPPP PREPARATION	LS	0.5	0.5	0	*	$ 4,000.00	=	$ 2,000.00	$ 2,000.00	$ -	$ 4,000.00
105	SWPPP MANAGEMENT	LS	0.5	0.5	0	*	$ 8,000.00	=	$ 4,000.00	$ 4,000.00	$ -	$ 8,000.00
106	FILTER SOCK, 9 IN.	LF	26000	25000	12400	*	$ 1.50	=	$ 39,000.00	$ 37,500.00	$ 18,600.00	$ 95,100.00
107	FILTER SOCKS, REMOVAL	LF	26000	25000	12400	*	$ 0.50	=	$ 13,000.00	$ 12,500.00	$ 6,200.00	$ 31,700.00
108	TEMPORARY RECP, TYPE 2D	SY	2000	9500	0	*	$ 1.50	=	$ 3,000.00	$ 14,250.00	$ -	$ 17,250.00
109	RIP RAP, CLASS E	TON	650	287	0	*	$ 80.00	=	$ 52,000.00	$ 22,960.00	$ -	$ 74,960.00
110	SILT FENCE OR SILT FENCE DITCH CHECK	LF	21600	15800	10500	*	$ 1.75	=	$ 37,800.00	$ 27,650.00	$ 18,375.00	$ 83,825.00
111	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	21600	15800	10500	*	$ 0.25	=	$ 5,400.00	$ 3,950.00	$ 2,625.00	$ 11,975.00
112	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	21600	15800	10500	*	$ 0.25	=	$ 5,400.00	$ 3,950.00	$ 2,625.00	$ 11,975.00
113	TRACK-OUT CONTROL	TON	120	120	120	*	$ 75.00	=	$ 9,000.00	$ 9,000.00	$ 9,000.00	$ 27,000.00
114	EROSION CONTROL MULCHING, CONVENTIONAL	AC	6.6	9.8	0	*	$ 550.00	=	$ 3,630.00	$ 5,390.00	$ -	$ 9,020.00
115	TURF REINFORCEMENT MATS, TYPE 5.C	SQ	0	48	0	*	$ 25.00	=	$ -	$ 1,200.00	$ -	$ 1,200.00
116	INLET PROTECTION DEVICE, GRATE	EA	79	62	0	*	$ 130.00	=	$ 10,270.00	$ 8,060.00	$ -	$ 18,330.00
117	INLET PROTECTION DEVICE, MAINTENANCE	EA	79	62	0	*	$ 10.00	=	$ 790.00	$ 620.00	$ -	$ 1,410.00
118	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 54 IN.	LF	159	20	0	*	$ 50.00	=	$ 7,950.00	$ 1,000.00	$ -	$ 8,950.00
119	GATES, REMOVE AND REINSTALL	EA	3	0	0	*	$ 1,000.00	=	$ 3,000.00	$ -	$ -	$ 3,000.00
120	REMOVAL OF FENCE	LF	1510	2340	2020	*	$ 4.00	=	$ 6,040.00	$ 9,360.00	$ 8,080.00	$ 23,480.00
121	FIELD FENCE	LF	1539	1432	0	*	$ 8.00	=	$ 12,312.00	$ 11,456.00	$ -	$ 23,768.00
122	STRUCTURAL STEEL PEDESTRIAN HAND RAILING	LF	0	0	101	*	$ 250.00	=	$ -	$ -	$ 25,250.00	$ 25,250.00
123	STEEL PIPE PEDESTRIAN HAND RAILING	LF	0	0	92	*	$ 135.00	=	$ -	$ -	$ 12,420.00	$ 12,420.00
124	MODULAR BLOCK RETAINING WALL	SF	0	125	0	*	$ 75.00	=	$ -	$ 9,375.00	$ -	$ 9,375.00
125	FLOODED BACKFILL	CY	53	165	93	*	$ 45.00	=	$ 2,385.00	$ 7,425.00	$ 4,185.00	$ 13,995.00
126	GRANULAR MATERIAL FOR BLANKET	CY	26	51	33	*	$ 70.00	=	$ 1,820.00	$ 3,570.00	$ 2,310.00	$ 7,700.00
127	CONCRETE BARRIER, BA-103	LF	0	0	70	*	$ 250.00	=	$ -	$ -	$ 17,500.00	$ 17,500.00
128	CONCRETE BARRIER, TAPERED END SECTION, BA-108	EA	0	0	2	*	$ 7,500.00	=	$ -	$ -	$ 15,000.00	$ 15,000.00
129	HANDHOLE	EA	0	0	2	*	$ 2,000.00	=	$ -	$ -	$ 4,000.00	$ 4,000.00
130	HDPE CONDUIT, 3 IN.	EA	0	0	455	*	$ 25.00	=	$ -	$ -	$ 11,375.00	$ 11,375.00
131	ELECTRICAL CIRCUITS	EA	0	0	159	*	$ 25.00	=	$ -	$ -	$ 3,975.00	$ 3,975.00
132	ADJUST CABINET	EA	0	0	1	*	$ 4,000.00	=	$ -	$ -	$ 4,000.00	$ 4,000.00
133	MOBILIZATION	LS	0.35	0.35	0.3	*	$ 400,000.00	=	$ 140,000.00	$ 140,000.00	$ 120,000.00	$ 400,000.00
134	MAINTENANCE OF POSTAL SERVICE	LS	0	1	0	*	$ 1,000.00	=	$ -	$ 1,000.00	$ -	$ 1,000.00
135	MAINTENANCE OF SOLID WASTE COLLECTION	LS	0	1	0	*	$ 1,000.00	=	$ -	$ 1,000.00	$ -	$ 1,000.00
136	CONCRETE WASHOUT	LS	0.5	0.5	0	*	$ 20,000.00	=	$ 10,000.00	$ 10,000.00	$ -	$ 20,000.00
137	REMOVE AND RESET MAILBOX	EA	0	1	0	*	$ 750.00	=	$ -	$ 750.00	$ -	$ 750.00
138	NO EXCUSE ROAD OPENING BONUS	LS	0	0	1	*	$ 250,000.00	=	$ -	$ -	$ 250,000.00	$ 250,000.00
								CONSTRUCTION SUBTOTAL	$3,744,758	$2,468,142	$4,708,090	$10,920,989
								CONTINGENCY (5%)	$187,238	$123,407	$235,404	$546,049
								CONSTRUCTION SUBTOTAL WITH CONTINGENCY	**$3,931,996**	**$2,591,549**	**$4,943,494**	**$11,467,039**

	DIVISION I (CITY) RISE ELIGIBLE	DIVISION II (COUNTY) RISE ELIGIBLE	DIVISION III (LOCAL) INELIGIBLE	PROJECT TOTAL
TOTAL:	**$3,931,996**	**$2,591,549**	**$4,943,494**	**$11,467,039**
RISE Grant Amount:	$2,902,857	$1,920,348		

**TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE OPINION OF PROBABLE CONSTRUCTION COST. THIS OPINION IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS OPINION.

LETTING DATE
7/01/2026



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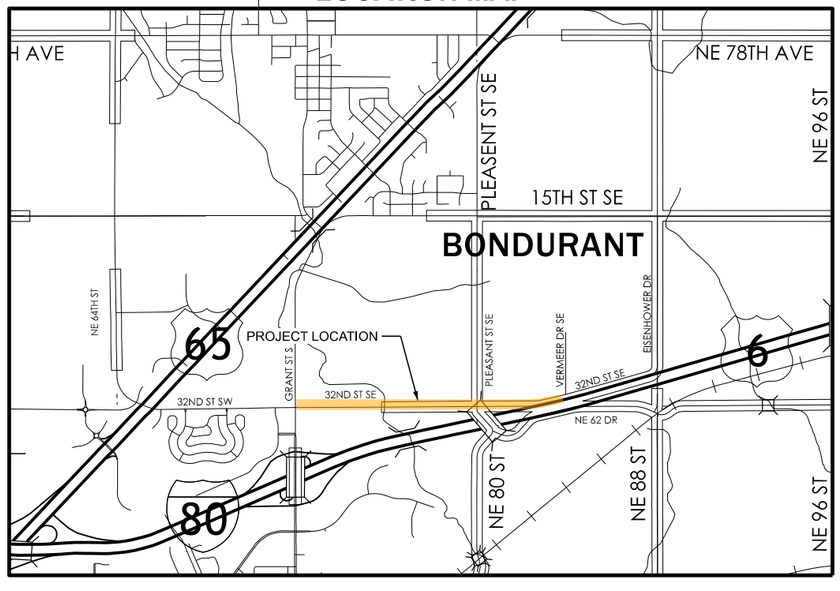
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, 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.

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), 2026 SHALL APPLY TO THE CONSTRUCTION OF THIS PROJECT

LOCATION MAP



Bondurant
Life Connecting

PLANS OF PROPOSED IMPROVEMENT TO

SE INDUSTRIAL PUBLIC IMPROVEMENTS PHASE 2

32ND ST SE FROM GRANT ST S TO VERMEER DRIVE SE

BONDURANT, IOWA

RISE No: RMX-0747(618)--9E-77



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: David R. Fliehler Date: 06-08-2026

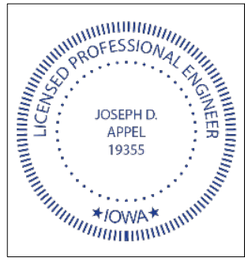
Printed or typed name: David R. Fliehler

License Number: 23509

My License Renewal Date is: DECEMBER 31, 2027

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:

ALL SHEETS EXCEPT V.1 & V.2



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: Joseph D. Appel Date: 06-08-2026

Printed or typed name: Joseph D. Appel

License Number: 19355

My License Renewal Date is: DECEMBER 31, 2026

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:

V.1 & V.2

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A.3	Overall Site Plan
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MSA. Sheets	**Sanitary Sewer Plan and Profile**
MSA.1	Sanitary Sewer Tabulations
MSA.2 - MSA.5	Sanitary Sewer Plan and Profile
MWM. Sheets	**Water Main Plan and Profile**
MWM.1 - MWM.2	Water Main Relocation Plan and Profile
MWM.3	West Water Service Plan and Profile
MWM.4	East Water Service Plan and Profile
MWM.5 - MWM.6	Fire Hydrant Plan
MWM.7 - MWM.8	Water Main Bypass Plan
N. Sheets	**Traffic Signal Sheets**
N.1	Traffic Signal General Notes and Legend
N.2	Traffic Signal Plan
N.3	Traffic Signal Quantities
N.4	Traffic Signal Sequence
P. Sheets	**Lighting Sheets**
P.1	Lighting Notes
P.2 - P.9	Lighting Plan
R. Sheets	**Landscape Sheets**
R.1 - R.8	Landscape Plan
RR. Sheets	**Erosion Control Sheets**
RR.1 - RR.6	Erosion Control Plan
S. Sheets	**Sidewalk Sheets**
S.1	Sidewalk Compliance
S.2 - S.4	Sidewalk Plan
T. Sheets	**Vermeer Dr SE Grading Sheets**
T.1 - T.6	Rough Grading Plan and Profile
U. Sheets	**Pavement THickness Sheets**
U.1	Pavement Thickness Plan
UP. Sheets	**Storm Basin Sheets**
UP.1	Grading Plan
UP.2	Cut Fill Plan
UP.3	Utility Plan and Profile
UP.4	Construction Details
UU. Sheets	**Special Sheets**
UU.1	Sanitary Flow Meter Electric and Conduit Plan
V. Sheets	**Bridge Sheets**
V.1	Culvert Situation Plan
V.2	Culvert Details
V.3 - V.4	Culvert Situation Plan
W. Sheets	**32nd St SE Cross Sections Sheets**
W.1 - W.37	32nd St SE Cross Sections
X. Sheets	**Pleasant St SE Cross Sections Sheets**
X.1 - X.3	Pleasant St SE Cross Sections

TOTAL SHEETS
217

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DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

TITLE SHEET

A.1

LEGEND

UTILITIES

EXISTING PLAN MARK	DESCRIPTION	PROPOSED PLAN MARK
	WATER IRRIGATION VALVE	
	UTILITY POLE W/TRANSFORMER	
	WATER SHUTOFF VALVE	
	GUY ANCHOR	
	FIRE HYDRANT	
	FLARED END SECTION	
	UTILITY END CAP	
	VALVE	
	POST INDICATOR VALVE	
	CABLE TV PEDESTAL	
	CLEANOUT	
	JUNCTION BOX	
	MANHOLE	
	STORM MANHOLE	
	ELECTRICAL MANHOLE	
	SANITARY MANHOLE	
	TELEPHONE MANHOLE	
	TELEPHONE PEDESTAL	
	VAULT BOX	
	WELL	
	WATER MANHOLE	
	HANDHOLE	
	SIGNAL BOX	
	GAS METER	
	ELECTRIC METER	
	TRANSFORMER	
	WATER METER	
	AIR CONDITIONER	
	CURB INLET	
	INTAKE - CIRCLE	
	INTAKE - RECTANGLE	
	INTAKE - SQUARE	

LEGEND

GENERAL SITE

EXISTING PLAN MARK	DESCRIPTION	PROPOSED PLAN MARK
	EXISTING STRUCTURE	
	GUARD POST/ BOLLARD	
	MAILBOX	
	PARKING METER	
	ACCESSIBLE PARKING	
	SHRUB	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SINGLE POLE SIGN	
	DOUBLE POLE SIGN	
	SETTLEMENT PLATE	
	TRAFFIC SIGNAL	
	BRIDGE	
X	WIRE FENCE/FIELD FENCE	X
	WOOD FENCE	#
	CHAINLINK FENCE	
	RAILROAD	
	GUARD RAIL	
	TREE LINE	
-621-	MINOR CONTOUR	621
-620-	MAJOR CONTOUR	620
	PCC PAVEMENT	
	HMA PAVEMENT	
	PCC DRIVEWAY PAVEMENT	
	PCC SHARED USE PATH/TRAIL/SIDEWALK PAVEMENT	
	GRAVEL SHOULDER/ DRIVEWAY	

LEGEND

ABBREVIATIONS

LINE TYPE	DESCRIPTION
STA.	STATION
OS	OFFSET
FG	FORM GRADE
EL.	ELEVATION
T/S	TOP OF SLAB
TOC	TOP OF CURB

LEGEND

SURVEY

PLAN MARK	DESCRIPTION
	BENCH MARK
	BOUND
	IRON ROD - FOUND
	IRON ROD - SET
	MONUMENT FOUND
	MONUMENT SET
	X CUT FOUND
	X CUT SET
	RIGHT OF WAY MARKER
	DRILL HOLE
	STATION MARKER
	SOIL BORING
	PROPERTY CORNER
736.45 TC TOP	SURVEY POINT ELEVATION
R/W	RIGHT-OF-WAY LINE
P/E	PERMANENT EASEMENT LINE
T/E	TEMPORARY CONSTRUCTION EASEMENT LINE

LEGEND

UTILITY LINES

EXISTING LINE TYPE	DESCRIPTION	PROPOSED LINE TYPE
OE	ELECTRIC - OVERHEAD	OE
E	ELECTRIC - UNDERGROUND	E
G	GAS MAIN	G
W	WATER MAIN	X" W
W	WATER SERVICE LINE	WSL
	SANITARY SEWER FORCE MAIN	SAN
	SANITARY SEWER	X" SAN
	SANITARY SEWER TRUNK LINE	
	STORM SEWER	
OT	TELEPHONE - OVERHEAD	C1
T	TELEPHONE - UNDERGROUND	T
OC	CABLE LINE - OVERHEAD	OC
C	CABLE LINE - UNDERGROUND	C
FO	FIBER OPTICS	FO
	STEAM	
JUT	JOINT UTILITY TRENCH	JUT
	4" CONDUIT SLEEVE	
	12" CONDUIT SLEEVE	

LEGEND

TRAFFIC SIGNAL

PLAN MARK	DESCRIPTION
	SIGNAL BASE
	SERVICE POLE
	LUMINAIRE
R3-5A	MASTER ARM MOUNTING SIGN
	SIGNAL HEAD
	SIGNAL HEAD/ BKPLATE
	PEDESTRIAN SIGNAL HEAD
	DUAL PEDESTRIAN SIGNAL HEAD
	CONTROLLER
	HANDHOLE
21	LOOP DETECTOR #1
11	LOOP DETECTOR #2
HH1	HANDHOLE TAG
PH1	PEDESTRIAN HEAD TAG
B1	SIGNAL BASE TAG
21	SIGNAL HEAD TAG

PROJECT CONTACT INFORMATION:

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DAVID FLIEHLER P.E.
PROJECT ENGINEER
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DFLIEHLER@SHIVE-HATTERY.COM

CITY OF BONDURANT
JOHN HORTON
PUBLIC WORKS DIRECTOR
PH: 515-985-5110
JHORTON@CITYOFBONDURANT.COM

Utility Contacts

Company	Contact	Phone Number	Email
Des Moines Metroplotan - Wastewater Reclamation Authority (WRA)	Brandon Lang	(515) 669-3098	bjlang@dmgov.org
Des Moines Metro Wastewater	James Beck	(515) 323-8055	jpbeck@dmgov.org
Mid American - Electrical	Corey Morrison	(515) 901-8274	corey.morrison@midamerican.com
Aureon Network Services	Jeff Klocko	(515) 830-0445	jeff.klocko@aureon.com
Iowa Communications Network (ICN)	Mike Dalen	(515) 725-4604	mike.dalen@icn.state.ia.us
Lumen (Centerylink)	Dwayne Reineke	(515) 360-8461	dwayne.reineke@lumen.com
Mid American - Fiber	Nathan Fry	(515) 380-8259	Nathanael.Fry@midamerican.com
Segra (Unite Private Networks)	Mark Paiz	(816) 490-0894	mark.paiz@segrafiber.com
Windstream Enterprise	Alan Garf	(515) 829-7390	alan.garf@uniti.com
Mi-Fiber	Justin Miller	(515) 897-8802	jmiller@corp.mi-fiber.net
Mediacom	Michael Groff	(515) 991-7388	mgroff@mediacomcc.com
Zayo	Steven Senger	(612) 210-8036	zayo.relo.iowa@zayo.com
Vero Fiber (Terrrazong)	Andrew Rosa	(630) 956-8518	andrew.rosa@terrazongroup.com
Iowa DOT TOB Fiber (ICN Cordinating locations)	Mike Dalen	(515) 499-1642	mike.dalen@icn.state.ia.us
Northern Natural Gas	Tyler Brase	(515) 218-0312	tyler.brase@nngco.com
Mid American - Gas	Derek Johnson	(515) 252-6972	derek.johnson@midamerican.com
Des Moines Water Works (DMWW) - Southeast Polk Rural Water DIS	James Beck	(515) 664-5766	jpbeck@dmgov.org
City of Bondarant	Patrick Collison	(515) 971-6856	pcollison@cityofbondurant.com
Iowa DOT	Jason Dale	(515) 239-1995	DOT-IOC-Traffic@iowadot.us



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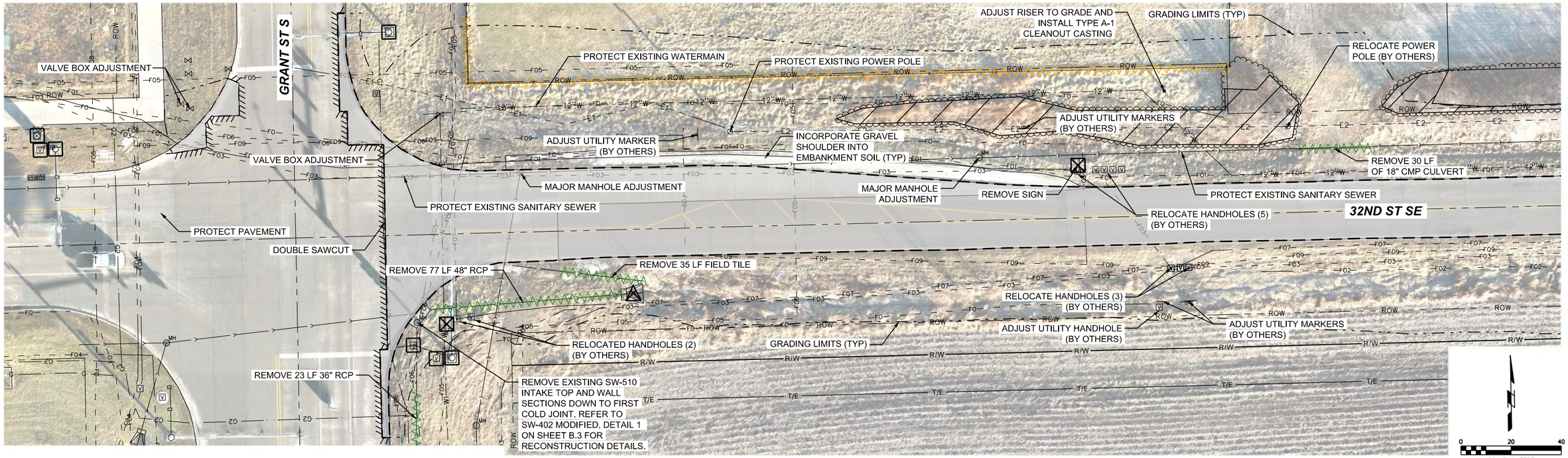
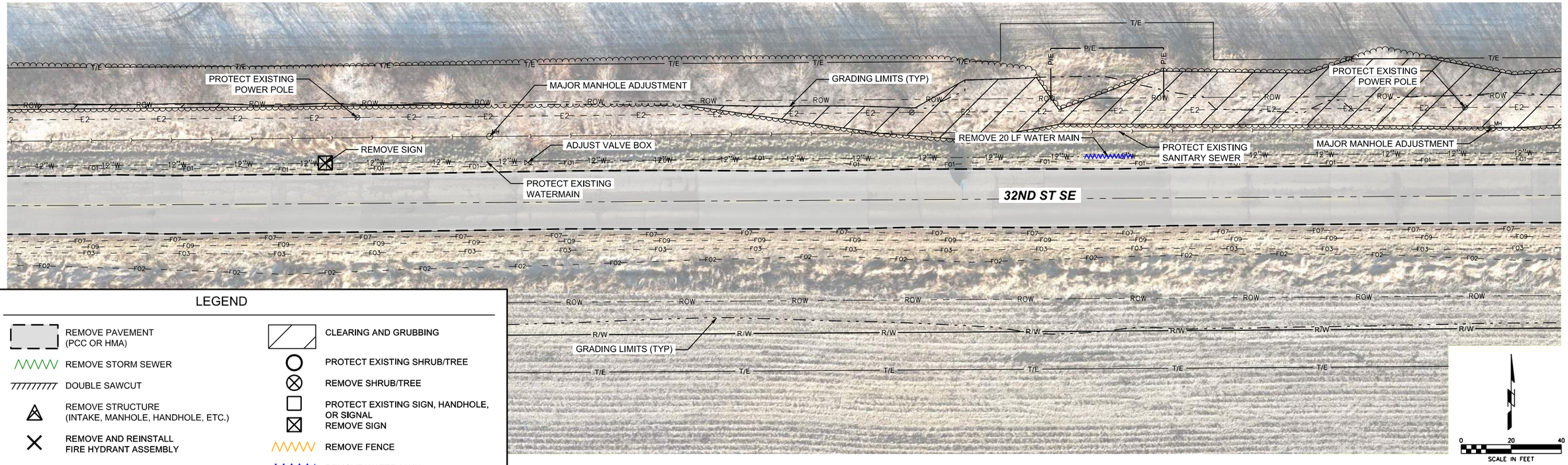
SHIVEHATTERY ARCHITECTURE + ENGINEERING 4125 Westown Parkway Suite 100 West Des Moines, Iowa 50266 515.223.8104 | shive-hattery.com	Bondurant Life Connecting	SH PROJECT NO: 2250019060 RISE NO: RMX-0747(618)–9E-77	DRAWN BY: SBM APPROVED BY: DRF DATE: 06/05/2026		SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2	OVERALL SITE PLAN	A.3





LEGEND

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- REMOVE STORM SEWER
- DOUBLE SAWCUT
- REMOVE STRUCTURE (INTAKE, MANHOLE, HANDHOLE, ETC.)
- REMOVE AND REINSTALL FIRE HYDRANT ASSEMBLY
- CLEARING AND GRUBBING
- PROTECT EXISTING SHRUB/TREE
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- REMOVE SIGN
- REMOVE FENCE
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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.4

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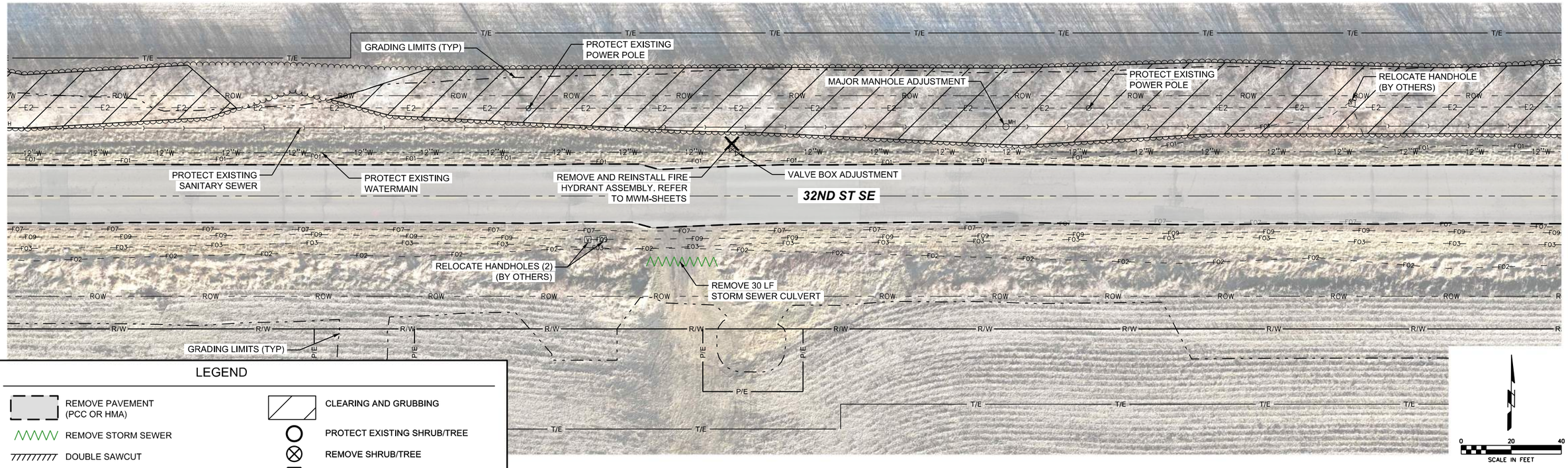

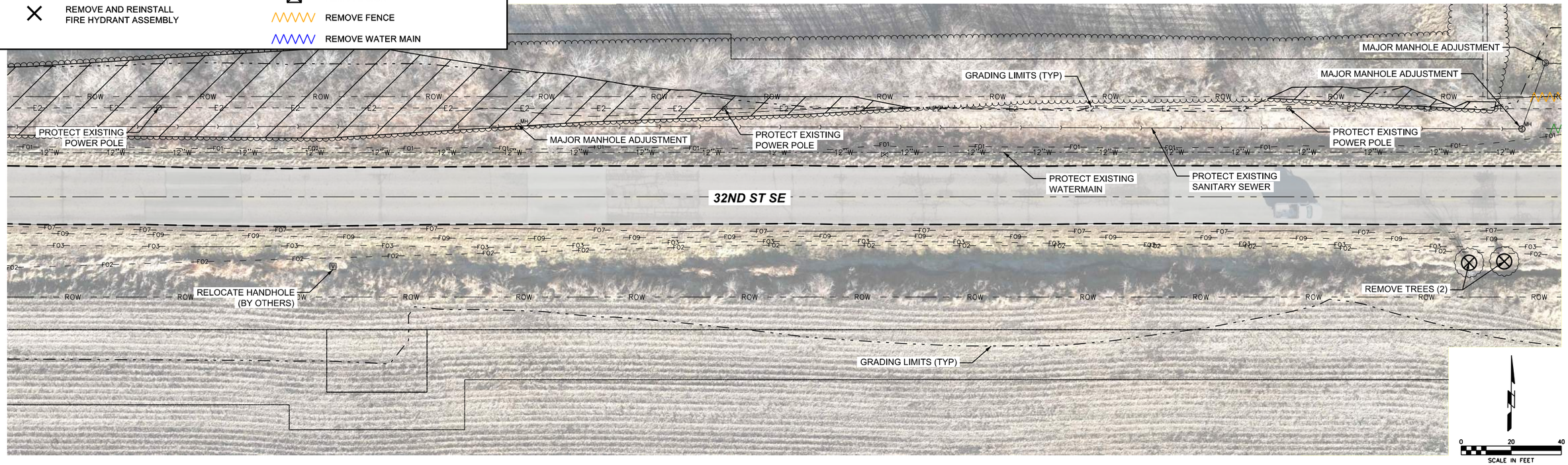

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.5

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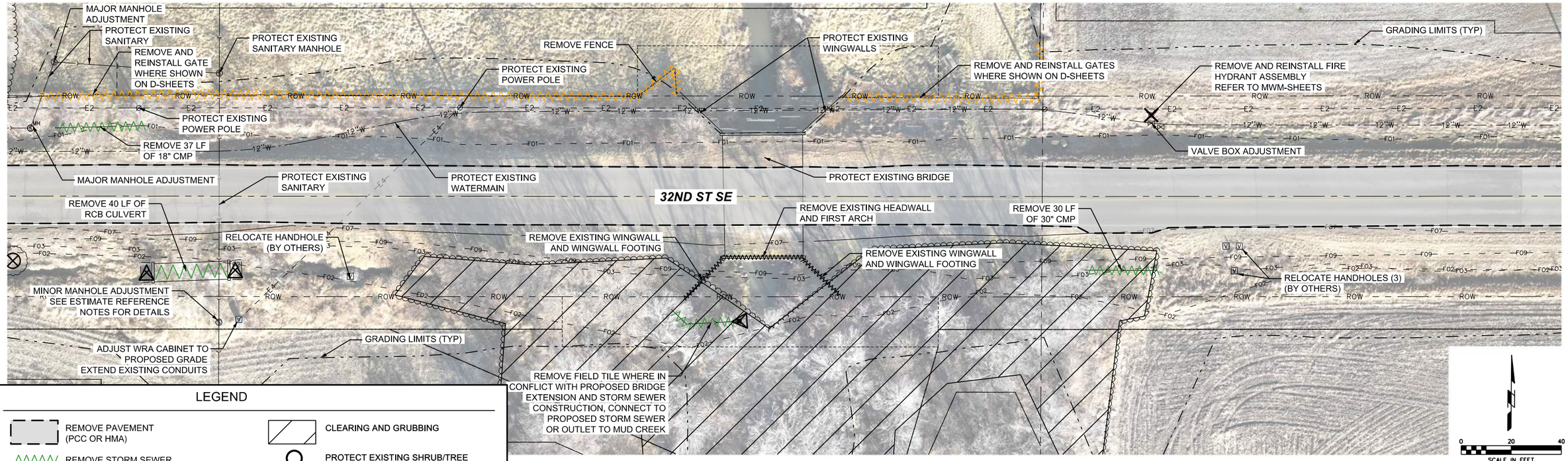

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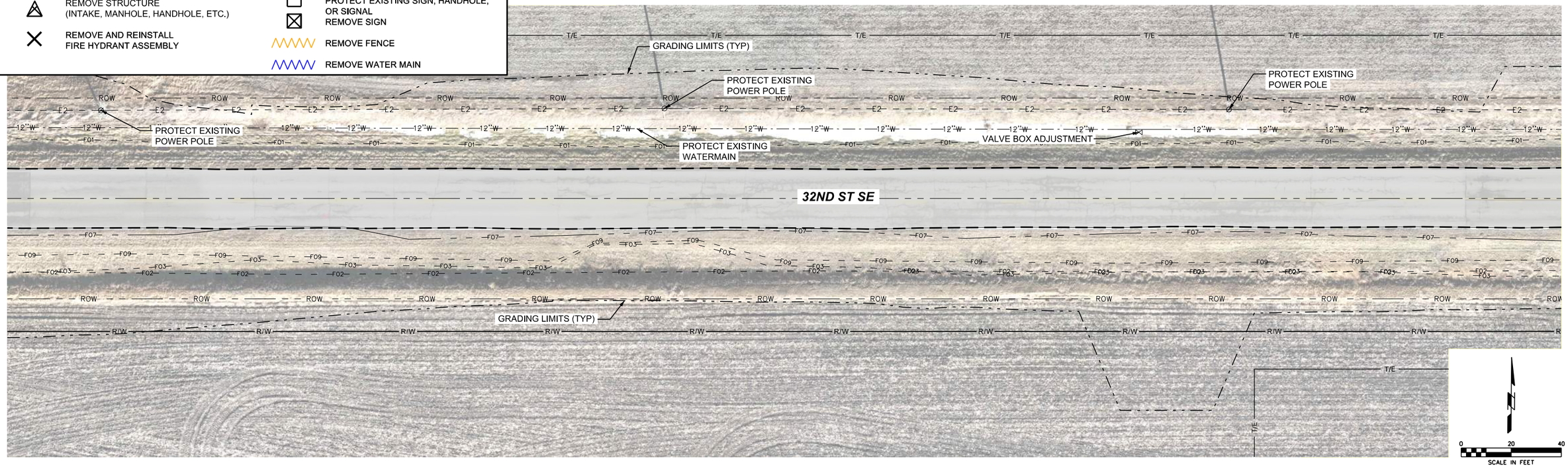

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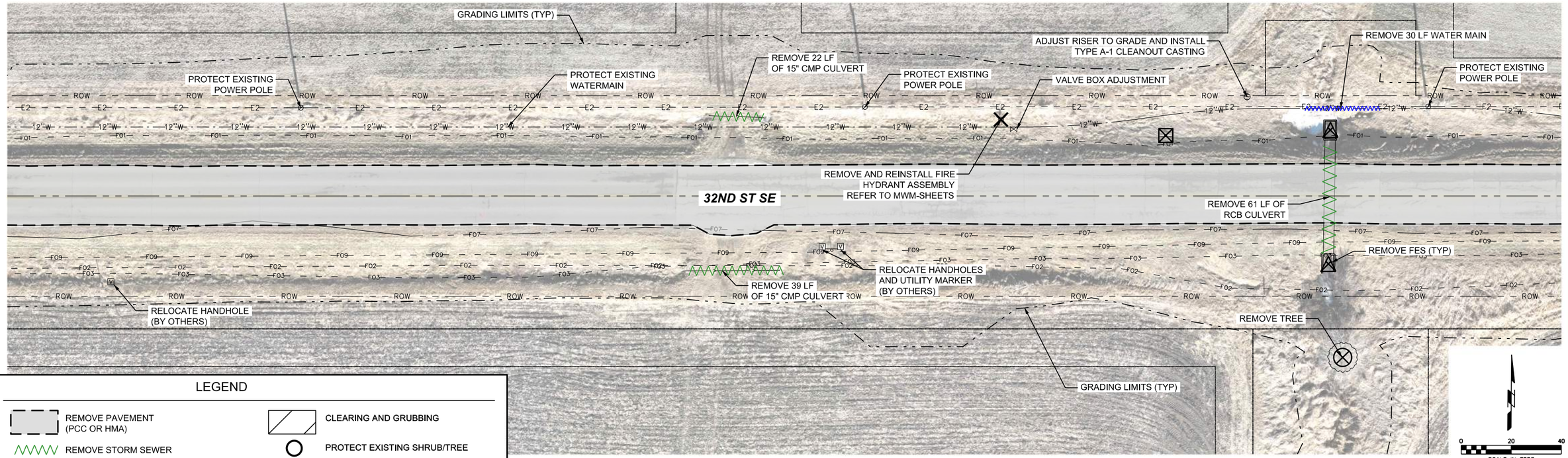
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.6



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REMOVALS PLAN

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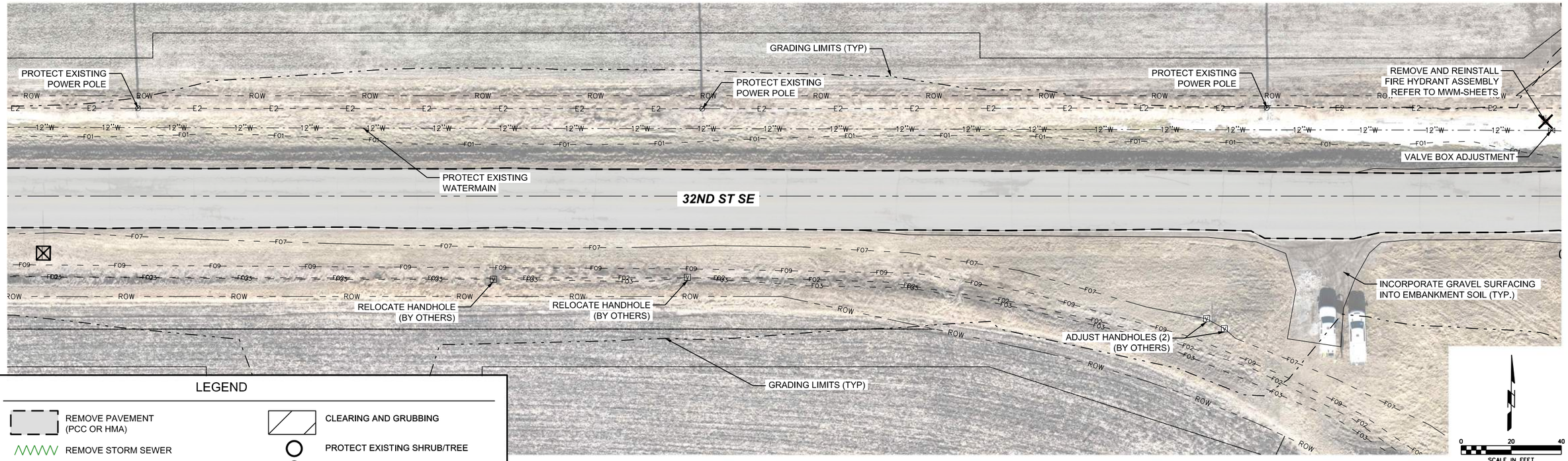

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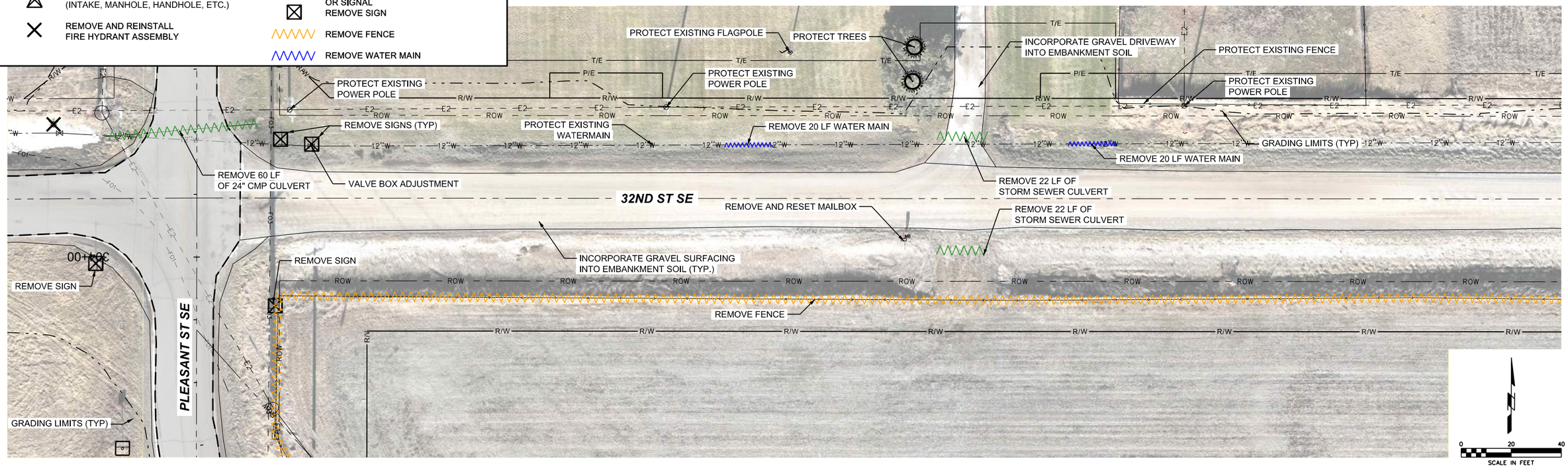

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REMOVALS PLAN

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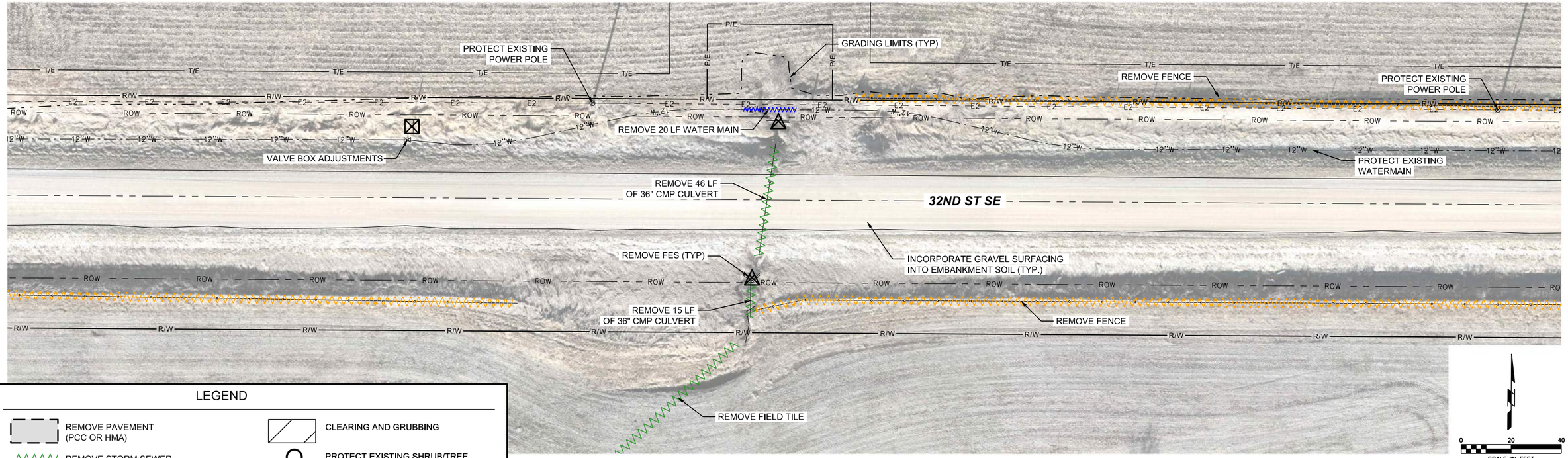

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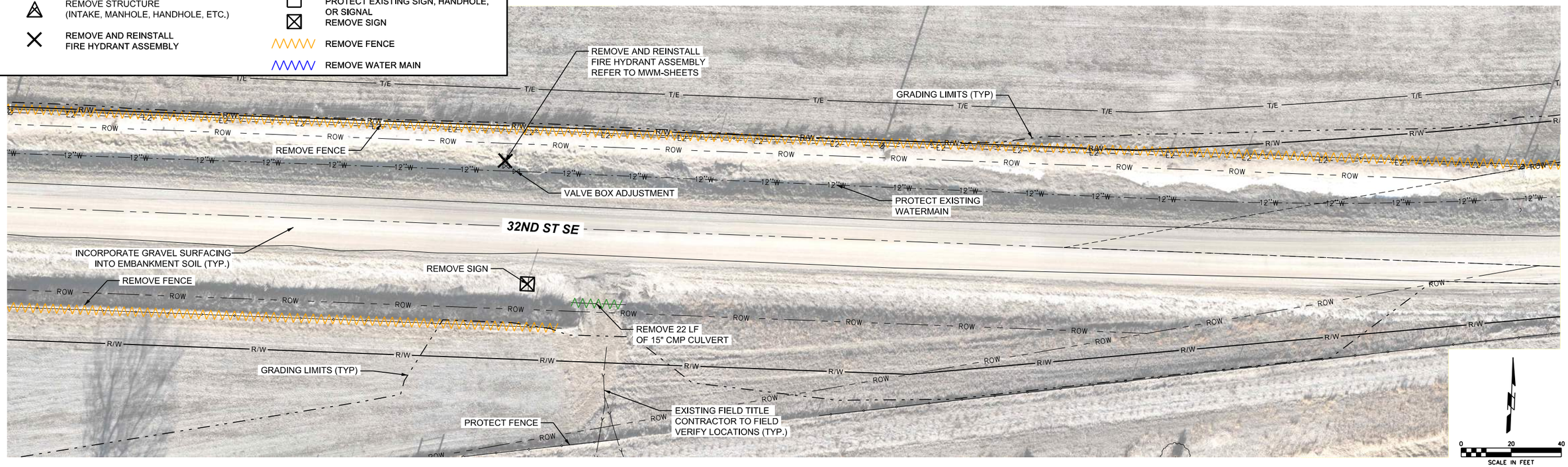

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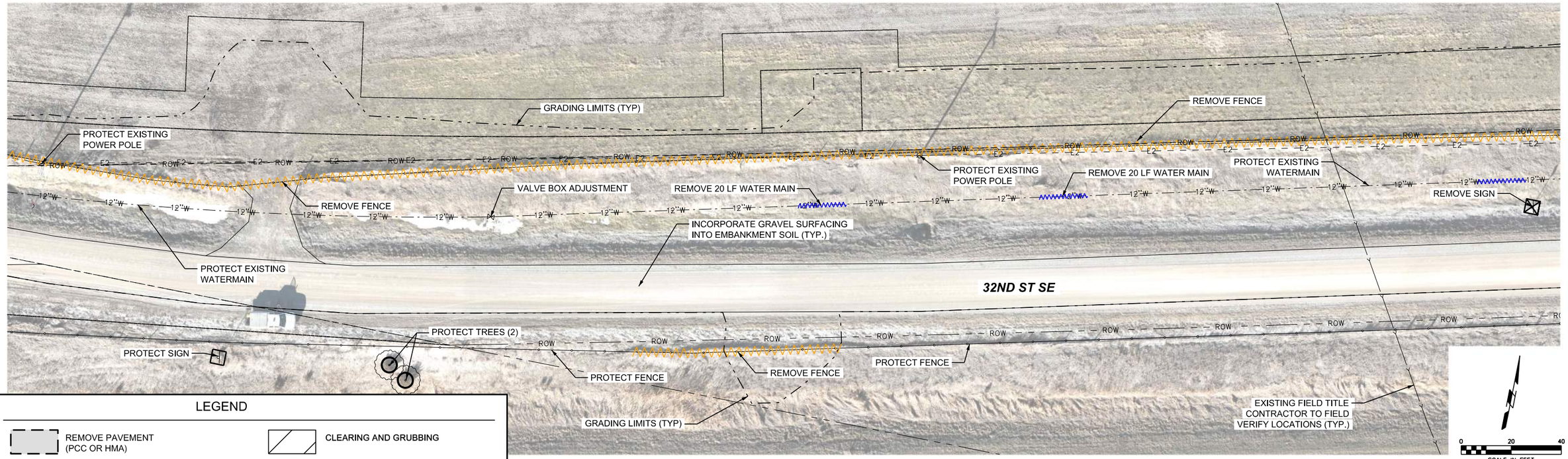
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.9



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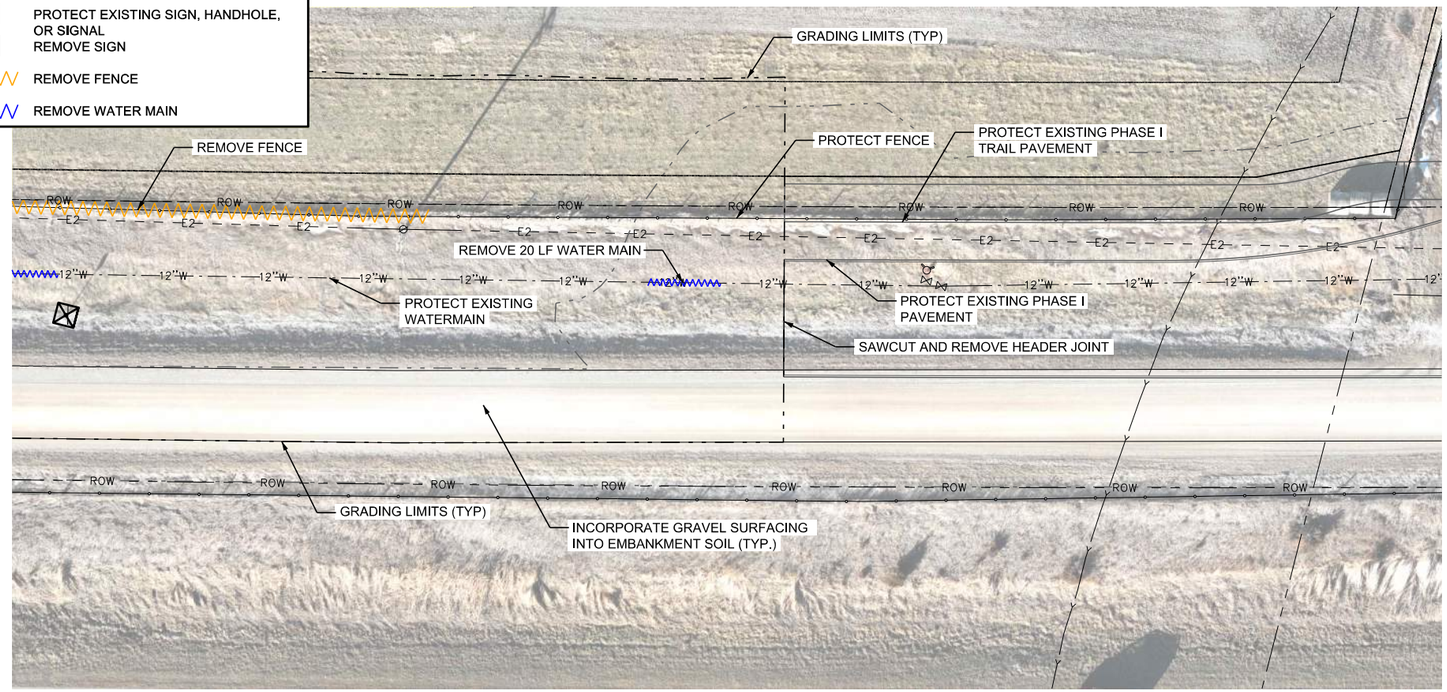

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.10

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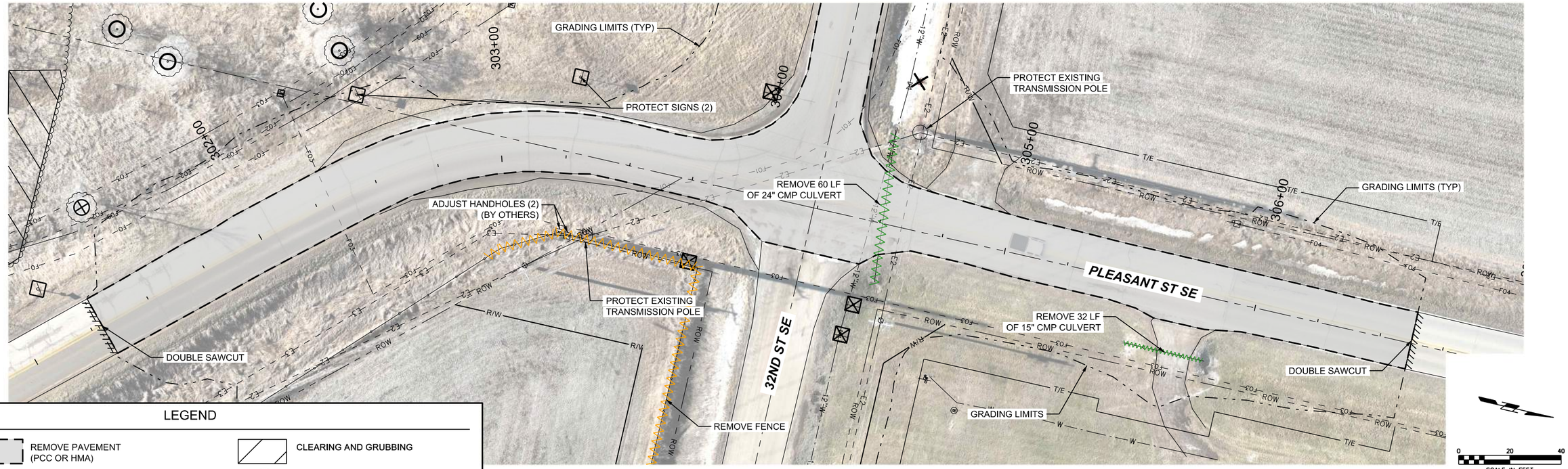

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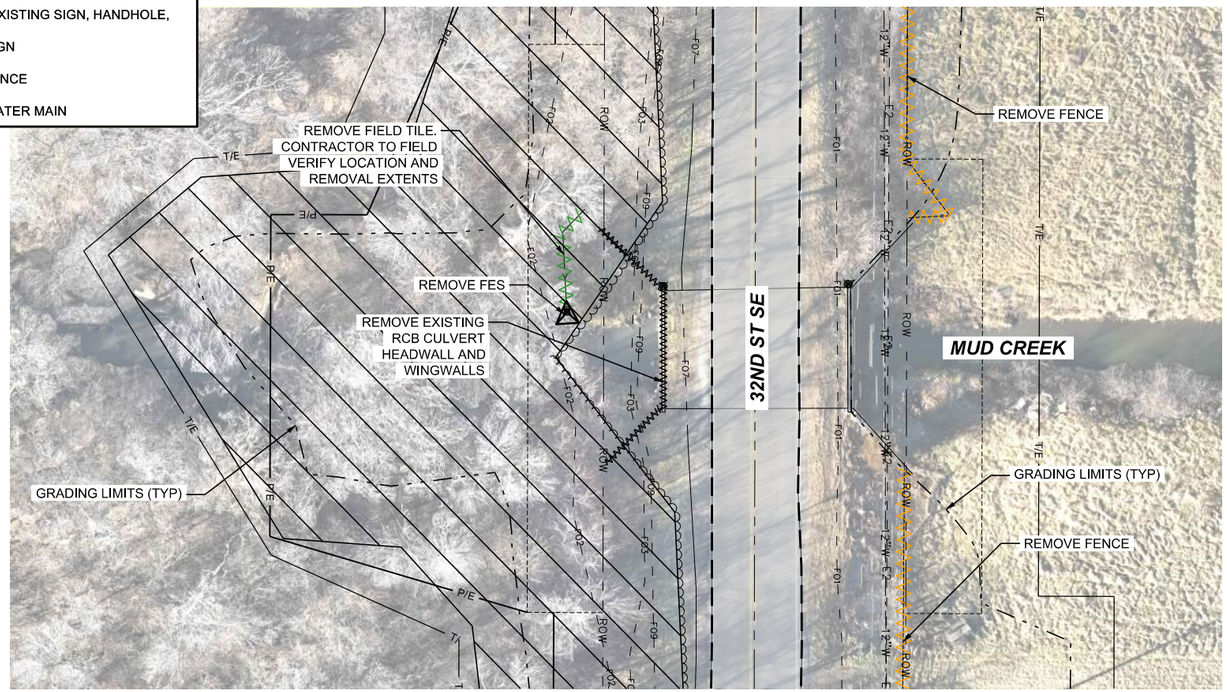

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.11

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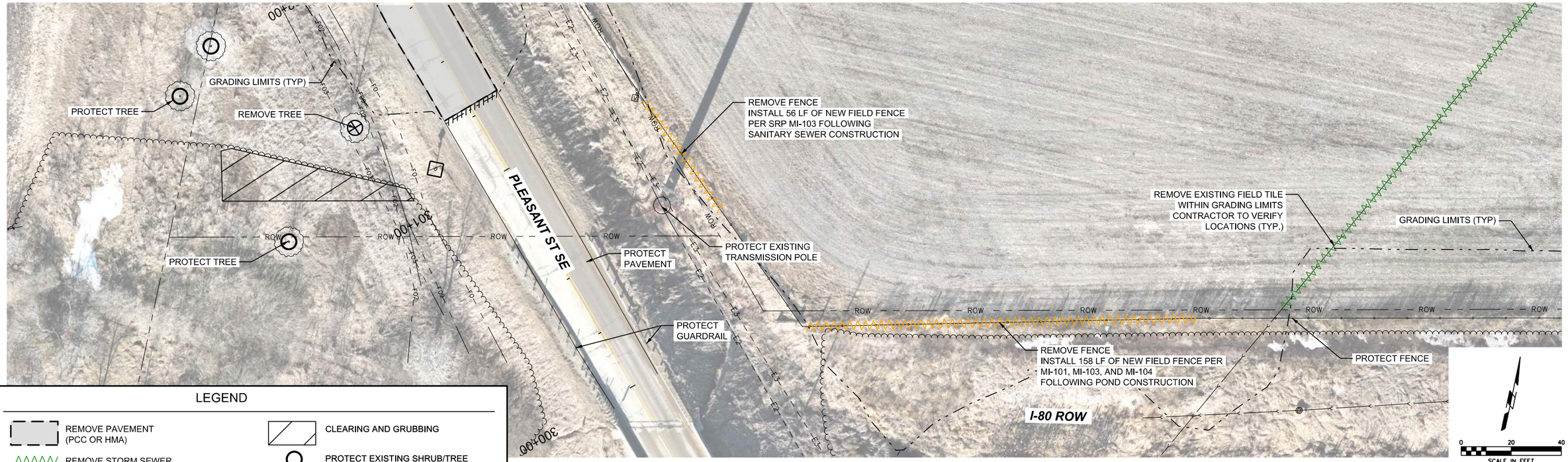

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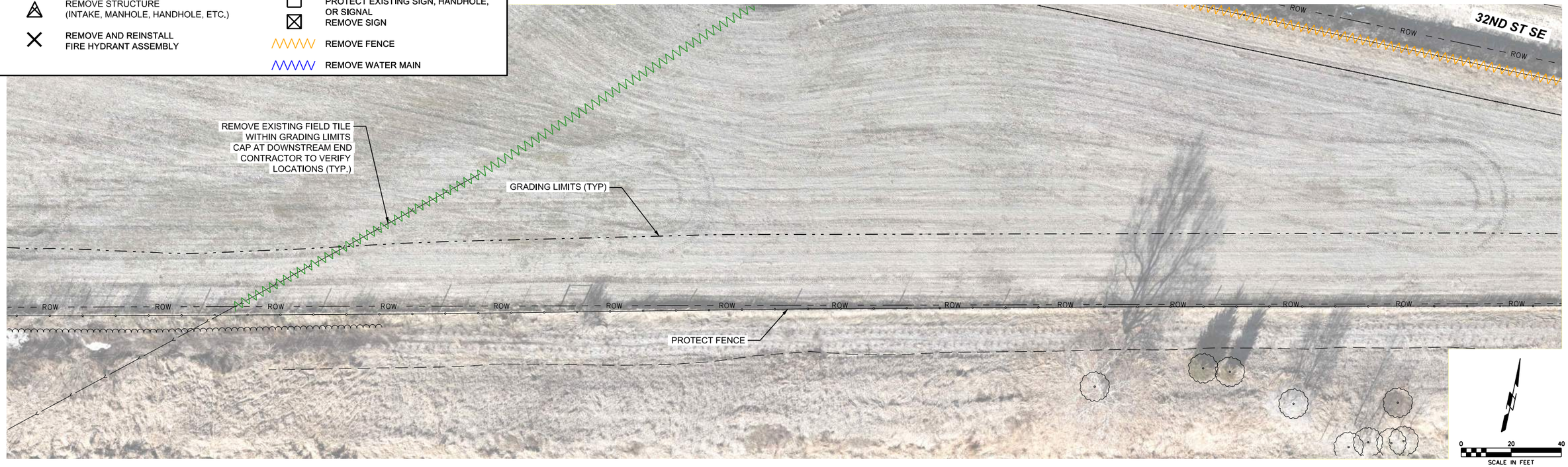
- PROTECT EXISTING SIGN, HANDHOLE, OR SIGNAL
- REMOVE SIGN
- REMOVE FENCE
- REMOVE WATER MAIN



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Bondurant Life Connecting

SH PROJECT NO:	2250019060
RISE NO:	RMX-0747(618)–9E-77
DRAWN BY:	SBM
APPROVED BY:	DRF
DATE:	06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.12

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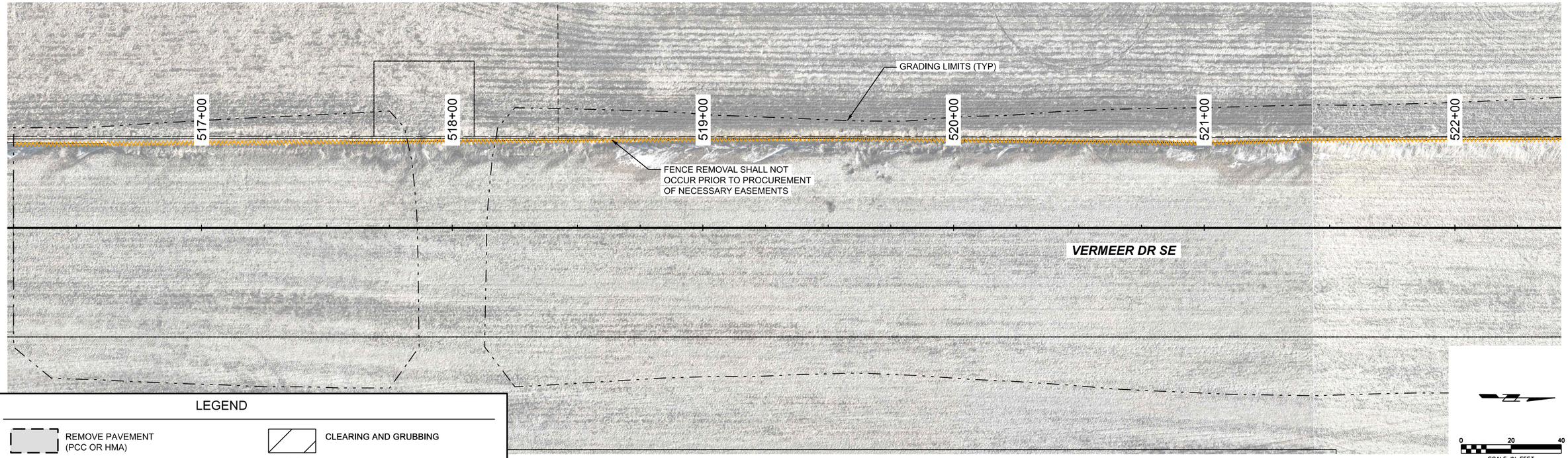
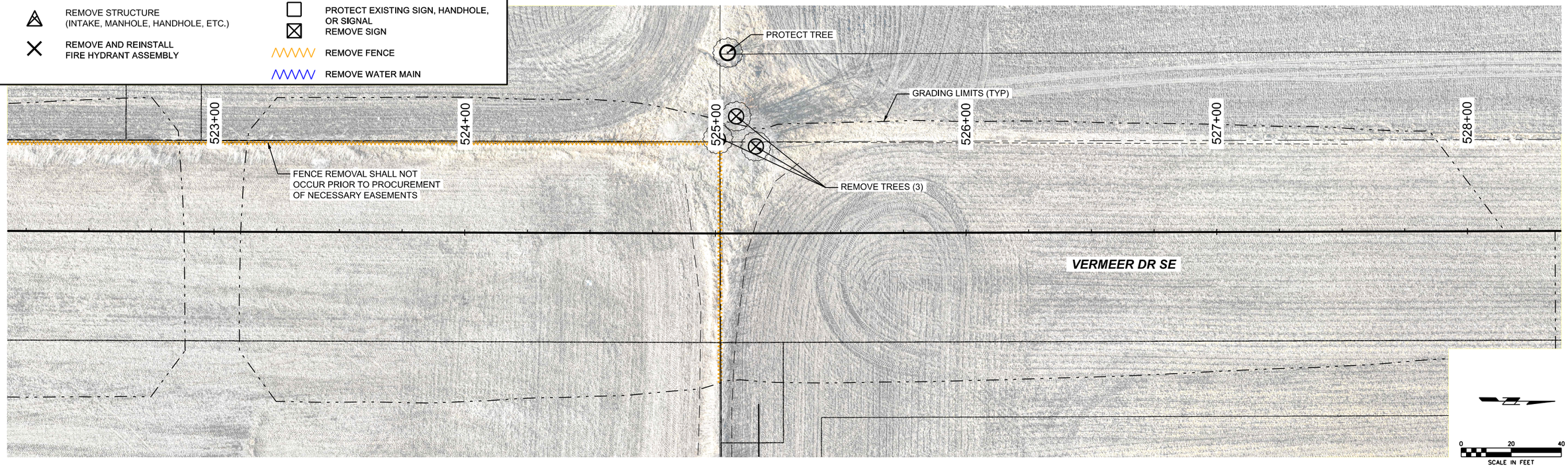


LEGEND

- REMOVE PAVEMENT (PCC OR HMA)
- REMOVE STORM SEWER
- DOUBLE SAWCUT
- REMOVE STRUCTURE (INTAKE, MANHOLE, HANDHOLE, ETC.)
- REMOVE AND REINSTALL FIRE HYDRANT ASSEMBLY
- CLEARING AND GRUBBING
- PROTECT EXISTING SHRUB/TREE
- REMOVE SHRUB/TREE
- PROTECT EXISTING SIGN, HANDHOLE, OR SIGNAL
- REMOVE SIGN
- REMOVE FENCE
- REMOVE WATER MAIN



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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.13

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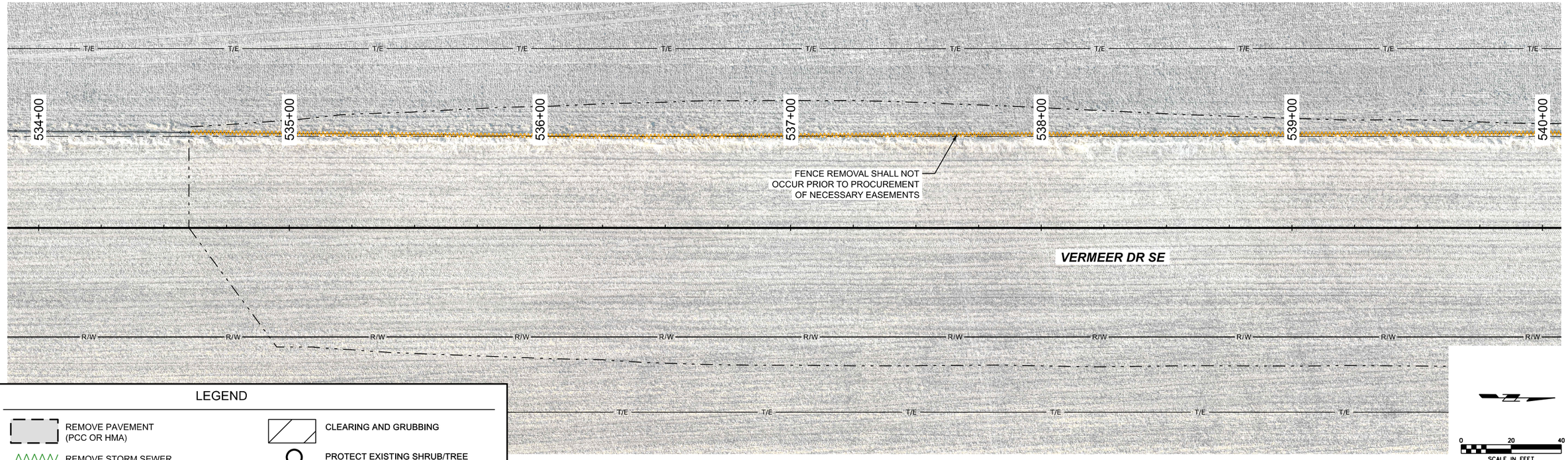
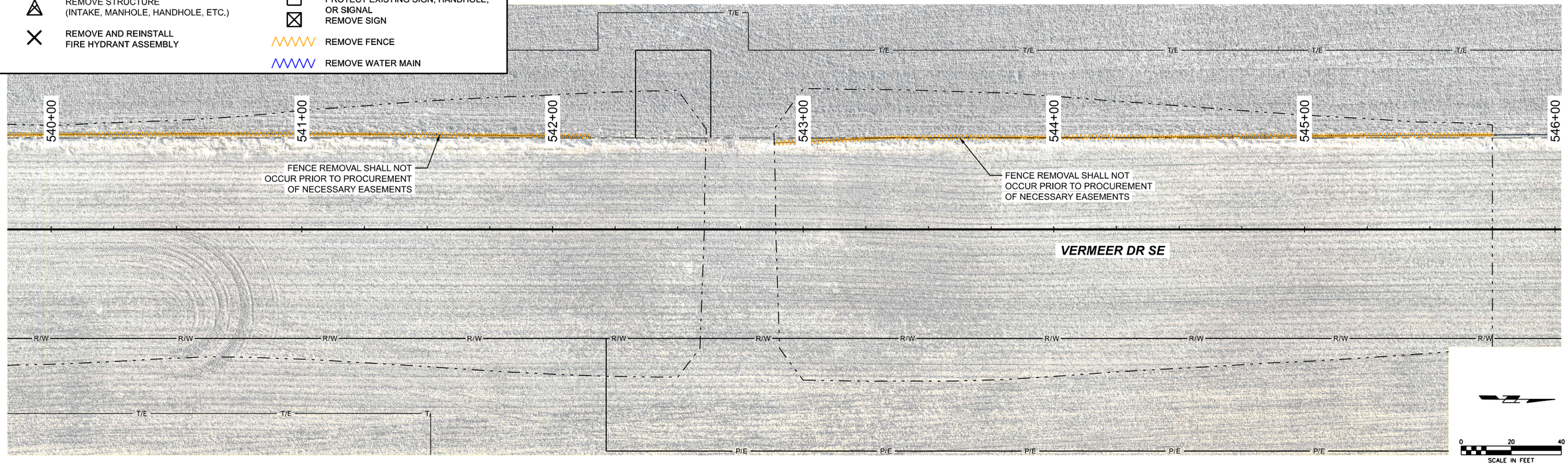


LEGEND

- REMOVE PAVEMENT (PCC OR HMA)
- REMOVE STORM SEWER
- DOUBLE SAWCUT
- REMOVE STRUCTURE (INTAKE, MANHOLE, HANDHOLE, ETC.)
- REMOVE AND REINSTALL FIRE HYDRANT ASSEMBLY
- CLEARING AND GRUBBING
- PROTECT EXISTING SHRUB/TREE
- REMOVE SHRUB/TREE
- PROTECT EXISTING SIGN, HANDHOLE, OR SIGNAL
- REMOVE SIGN
- REMOVE FENCE
- REMOVE WATER MAIN



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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

REMOVALS PLAN

A.14

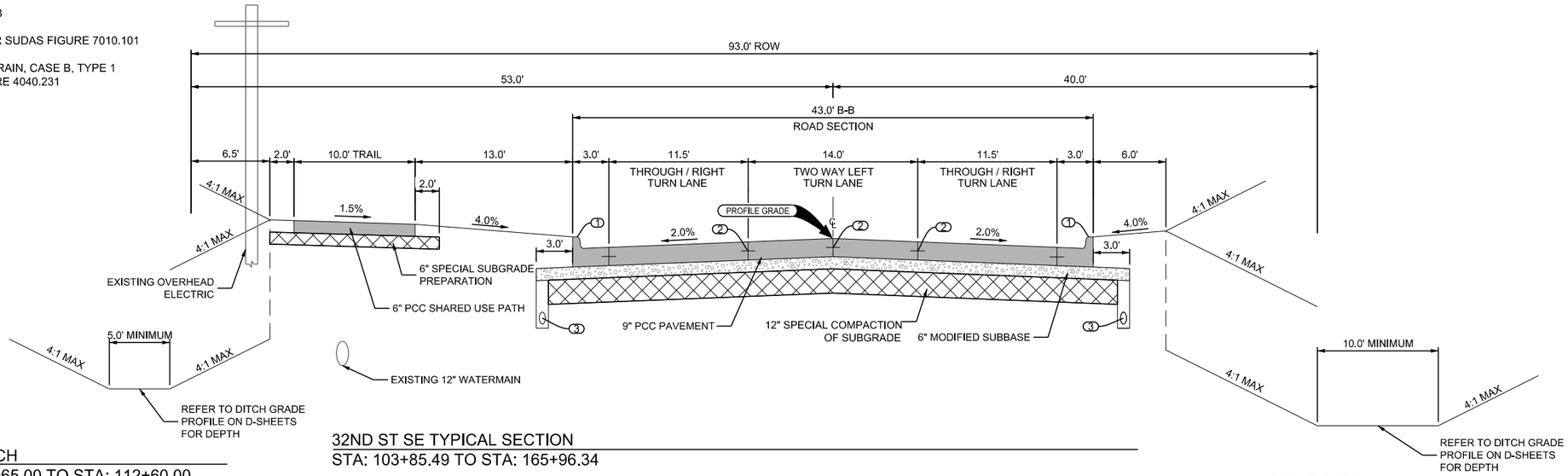
NOTES:

- TYPICAL SECTIONS SHOWN MAY BE APPROPRIATELY MODIFIED FOR AREAS DESIGNATED BY THE ENGINEER SUCH AS INTERSECTIONS, REFER TO OTHER DRAWINGS FOR DETAIL.

(1) 6 INCH STANDARD CURB

(2) BT-3 OR L-2 JOINTS, PER SUDAS FIGURE 7010.101

(3) 4" LONGITUDINAL SUBDRAIN, CASE B, TYPE 1
REFER TO SUDAS FIGURE 4040.231



LEFT DITCH
STA: 111+65.00 TO STA: 112+60.00
STA: 137+60.00 TO STA: 142+80.00

32ND ST SE TYPICAL SECTION
STA: 103+85.49 TO STA: 165+96.34

RIGHT DITCH
STA: 118+50.00 TO STA: 121+25.00

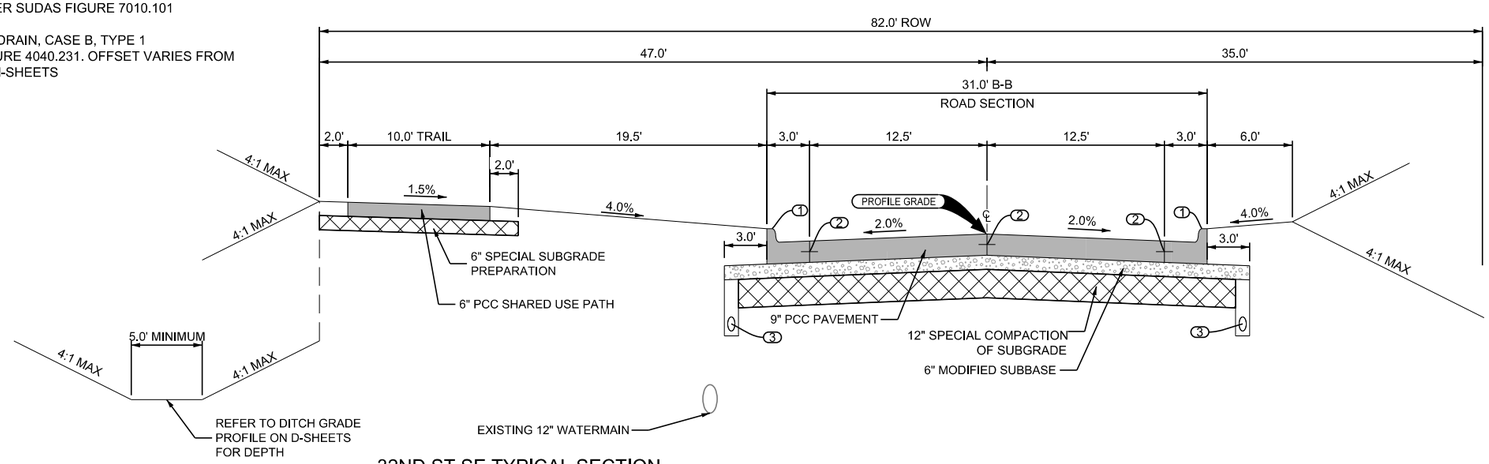
NOTES:

- TYPICAL SECTIONS SHOWN MAYBE APPROPRIATELY MODIFIED FOR AREAS DESIGNATED BY THE ENGINEER SUCH AS INTERSECTIONS, REFER TO OTHER DRAWINGS FOR DETAIL.

(1) 6 INCH STANDARD CURB

(2) BT-3 OR L-2 JOINTS, PER SUDAS FIGURE 7010.101

(3) 4" LONGITUDINAL SUBDRAIN, CASE B, TYPE 1
REFER TO SUDAS FIGURE 4040.231. OFFSET VARIES FROM BACK-OF-CURB, SEE M-SHEETS



LEFT DITCH
STA: 176+50.00 TO STA: 181+50.00

32ND ST SE TYPICAL SECTION
STA: 168+36.02 TO STA: 181+25.00

TRANSITION STATIONS
STA: 165+96.34 TO STA: 168+36.02
(WIDTH VARIES)

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

TYPICAL SECTIONS

B.1

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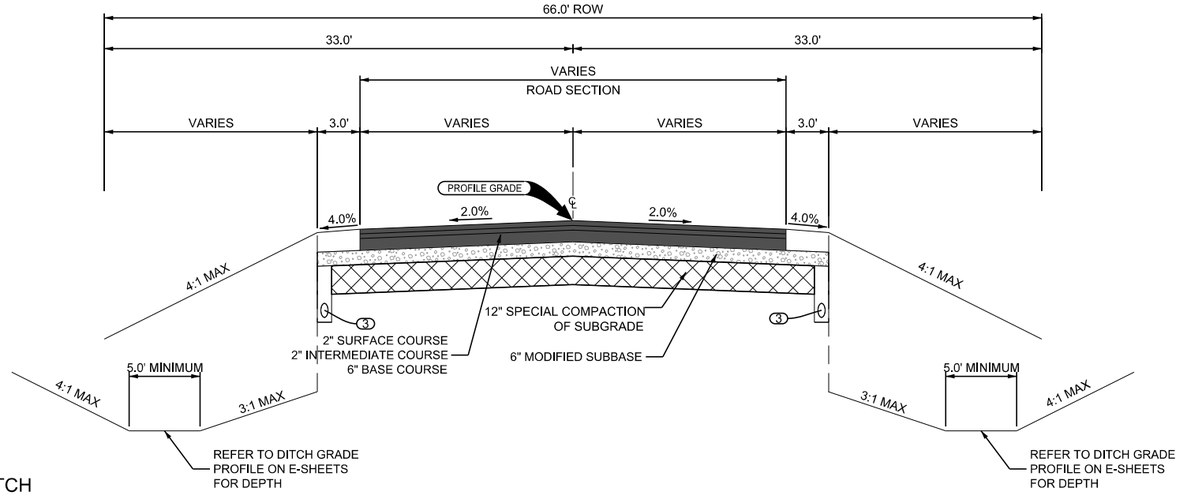
NOTES:

- TYPICAL SECTIONS SHOWN MAYBE APPROPRIATELY MODIFIED FOR AREAS DESIGNATED BY THE ENGINEER SUCH AS INTERSECTIONS, REFER TO OTHER DRAWINGS FOR DETAIL.

(3) 4" LONGITUDANAL SUBDRAIN, CASE B, TYPE 1
REFER TO SUDAS FIGURE 4040.231



LEFT DITCH
STA: 305+92.35 TO 306+62.35

RIGHT DITCH
STA: 305+92.35 TO 306+62.35

PLEASANT ST SE ASPHALT TRANSITION
STA: 301+28.00 TO STA: 302+11.58
STA: 305+92.35 TO STA: 306+62.35

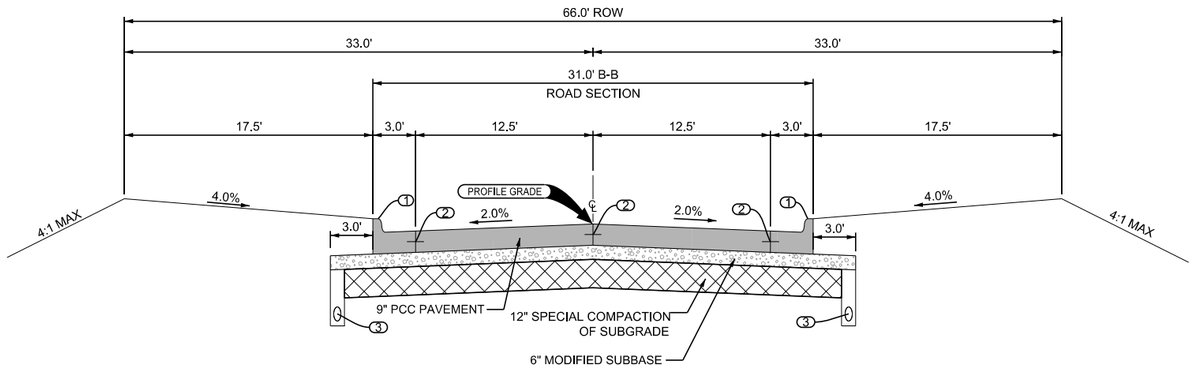
NOTES:

- TYPICAL SECTIONS SHOWN MAYBE APPROPRIATELY MODIFIED FOR AREAS DESIGNATED BY THE ENGINEER SUCH AS INTERSECTIONS, REFER TO OTHER DRAWINGS FOR DETAIL.

(1) 6 INCH STANDARD CURB

(2) BT-3 OR L-2 JOINTS, PER SUDAS FIGURE 7010.101

(3) 4" LONGITUDANAL SUBDRAIN, CASE B, TYPE 1
REFER TO SUDAS FIGURE 4040.231



PLEASANT ST SE TYPICAL SECTION
STA: 302+11.58 TO STA: 303+29.33
STA: 304+82.00 TO STA: 305+92.35

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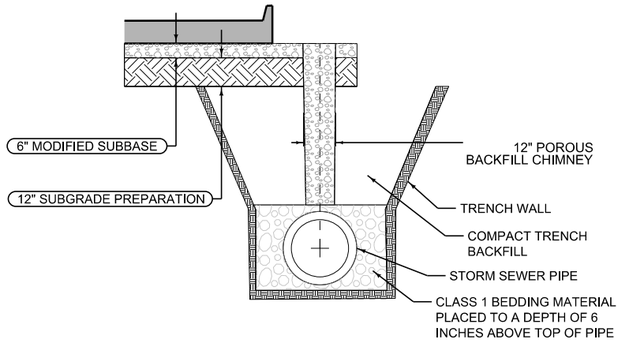
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

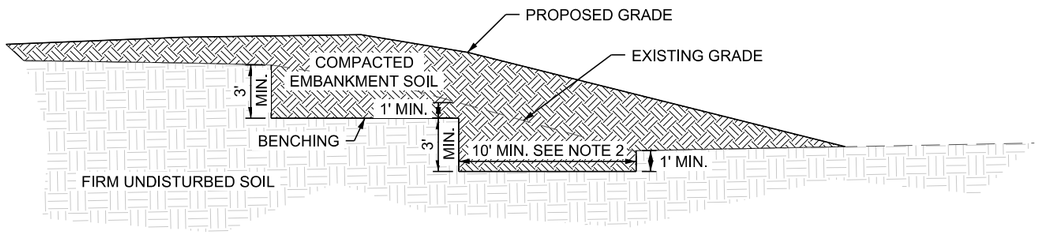
TYPICAL SECTIONS

B.2



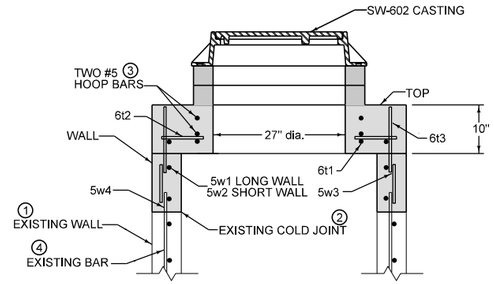
NOTES:
1. ROCK CHIMNEY REQUIRED FOR LONGITUDINAL STORM SEWER PIPE AS IDENTIFIED ON THE M-SHEETS
2. ROCK CHIMNEY REQUIRED FROM STORM SEWER BEDDING TO TOP OF MODIFIED SUBBASE
3. FINAL INCREMENT OF ROCK CHIMNEY SHALL BE INSTALLED AFTER MODIFIED SUBBASE HAS BEEN INSTALLED
4. USE POROUS BACKFILL (GRADATION NO. 29) PER IDOT TABLE 4109.02-1: AGGREGATE TABLE

3 STORM SEWER ROCK CHIMNEY
NOT TO SCALE



NOTES:
1. BENCHING REQUIRED WHEN FILLING ON EXISTING SLOPES GREATER THAN 5:1 (H:V)
2. BENCH WIDTH SHALL BE AT LEAST 1.5 TIMES THE WIDTH OF THE COMPACTION EQUIPMENT
3. EXISTING TOPSOIL AND SOD SHALL BE STRIPPED PRIOR TO BENCHING AND PLACING FILL (DETAIL ABOVE DOES NOT SHOW EXISTING OR PROPOSED TOPSOIL)

2 TYPICAL BENCHING DETAIL
NOT TO SCALE



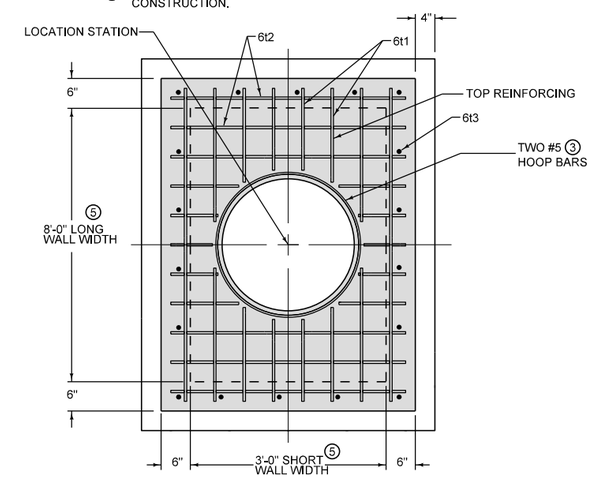
① EXISTING WALL THICKNESS ASSUMED TO BE 6". CONTRACTOR SHALL MATCH EXISTING WALL THICKNESS IF DIFFERENT.

② REMOVE EXISTING INTAKE TOP AND WALL SECTION DOWN TO NEAREST COLD JOINT.

③ PROVIDE TWO #5 HOOP BARS AT TOP OPENING AND AT ALL PIPE OPENINGS.

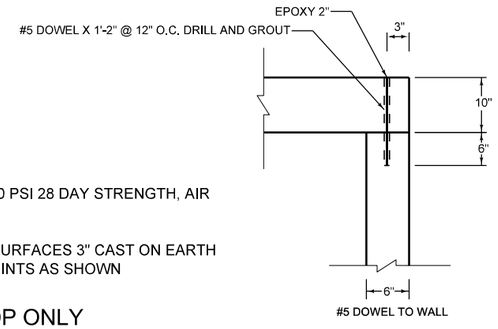
④ MAINTAIN EXISTING BARS WHERE POSSIBLE OR REPLACE WITH #5 DOWEL X 14" @ 12" O.C. DRILL AND GROUT.

⑤ CONTRACTOR TO VERIFY EXISTING STRUCTURE DIMENSIONS PRIOR TO CONSTRUCTION.



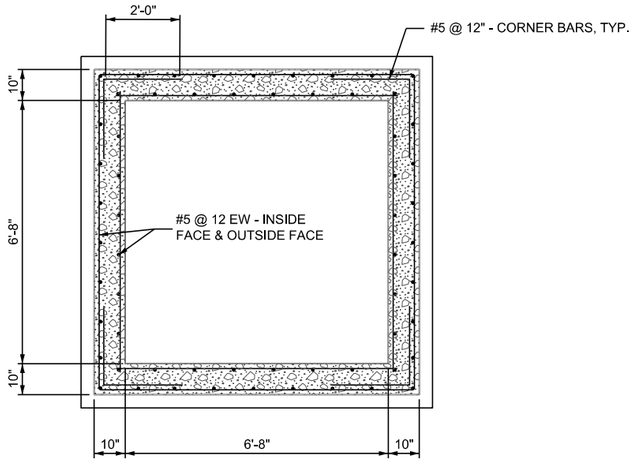
PLAN

REINFORCING BAR LIST					
Mark	Size	Location	Shape	Length	Spacing
6t1	6	Top	——	104"	6"
6t2	6	Top	——	56"	6"
6t3	6	Top	——	14"	12"
5w1	5	Walls	——	104"	12"
5w2	5	Walls	——	56"	12"
5w3	5	Walls	——	Wall Height minus 4"	12"
5w4	5	Top	——	14"	12"

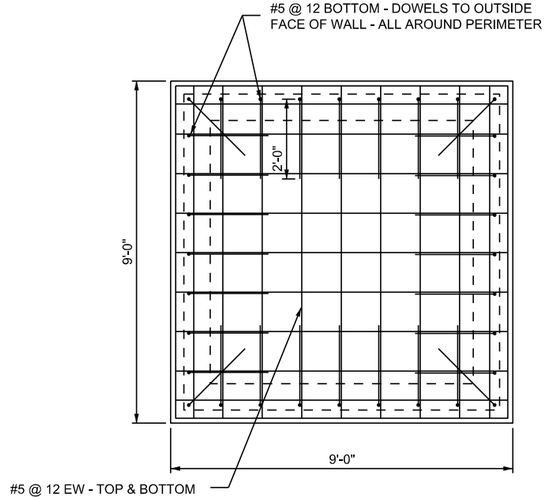


NOTES:
1. CAST IN PLACE CONCRETE 4000 PSI 28 DAY STRENGTH, AIR ENTRAINED 6%+/-2%
2. GRADE 60 REINFORCING
3. CLEAR COVER 1 1/2" FORMED SURFACES 3" CAST ON EARTH
4. DOWEL ALL CONSTRUCTION JOINTS AS SHOWN

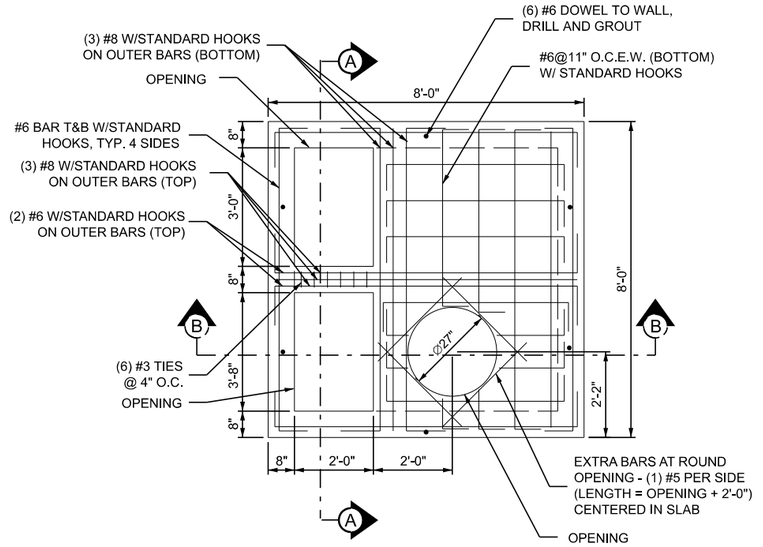
1 MODIFIED SW-402, TOP ONLY
NOT TO SCALE



TYPICAL HORIZONTAL SECTION

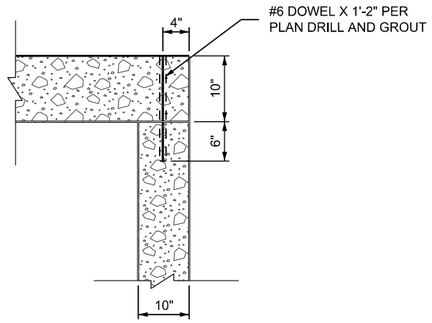


BOTTOM SLAB



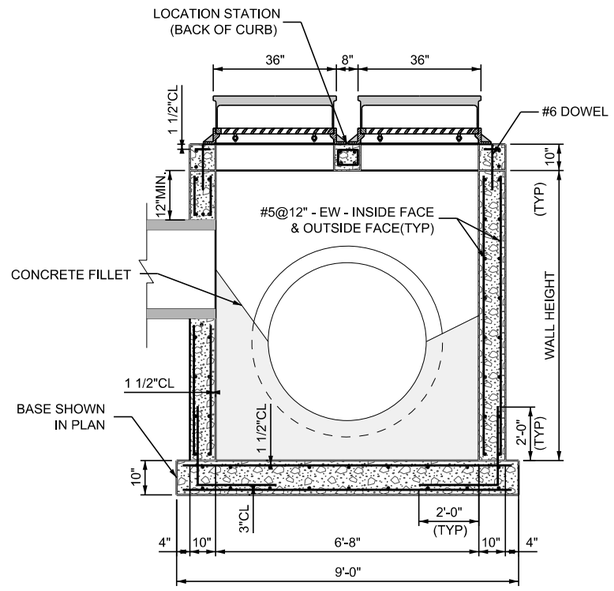
NOTES:
1. CONCRETE LID TO BE 10" THICK
2. REBAR IN ↕ DIRECTION TO BE IN LOWEST LEVEL WITH 1 1/2" CLEAR COVER

TOP LID

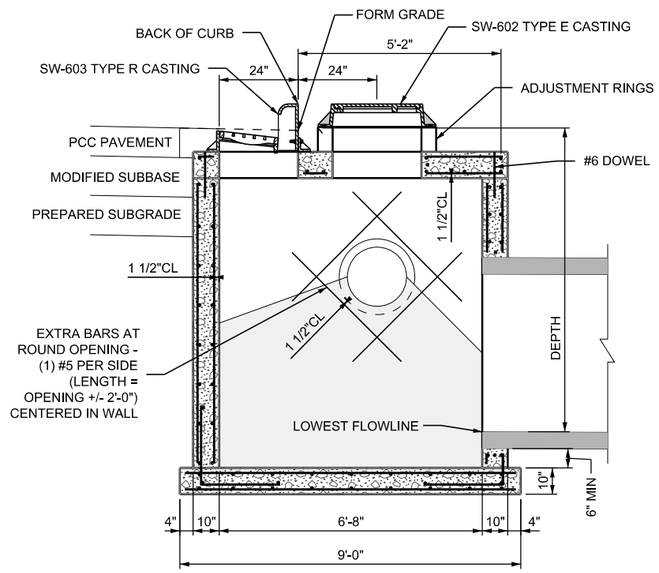


#6 DOWEL TO WALL

NOTES:
1. MODIFIED STRUCTURES SHALL BE CAST IN PLACE CONCRETE, PRECAST STRUCTURES WILL NOT BE ACCEPTED
2. CONCRETE: 4000 PSI 28 DAY STRENGTH, AIR ENTRAINED 6% ± 2% 3. GRADE 60 REINFORCING
4. CLEAR COVER: 1 1/2" FORMED SURFACES, 3" CAST ON EARTH.
5. DOWEL ALL CONSTRUCTION JOINTS AS SHOWN.



SECTION A-A



SECTION B-B

1 SW-516, MODIFIED

NOT TO SCALE

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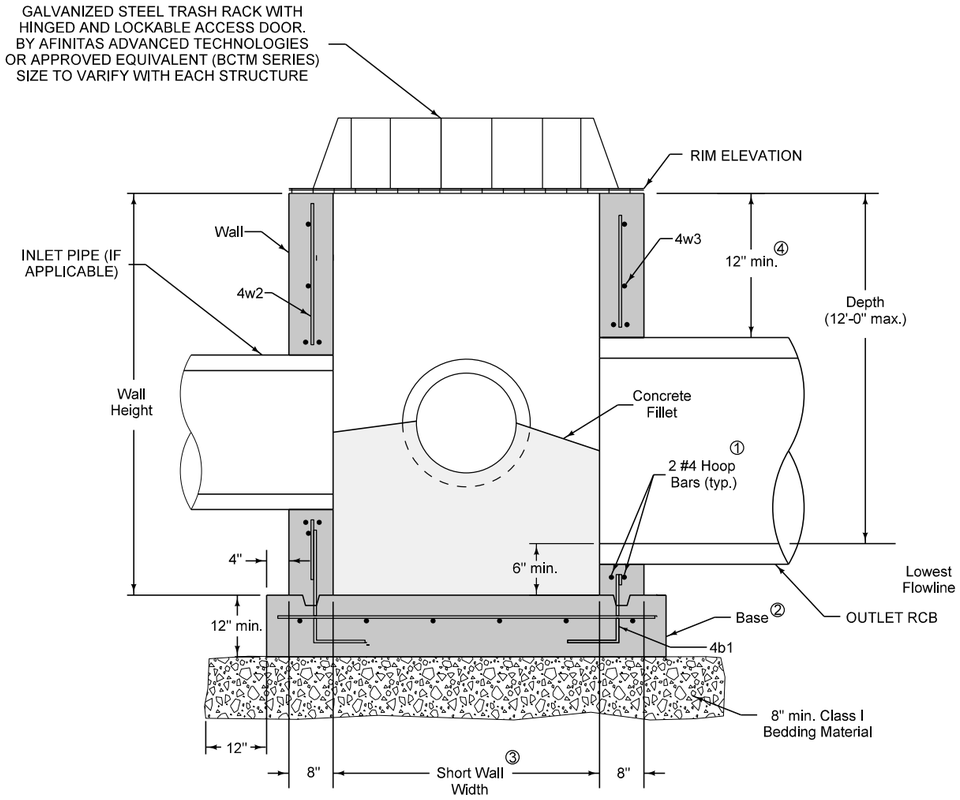
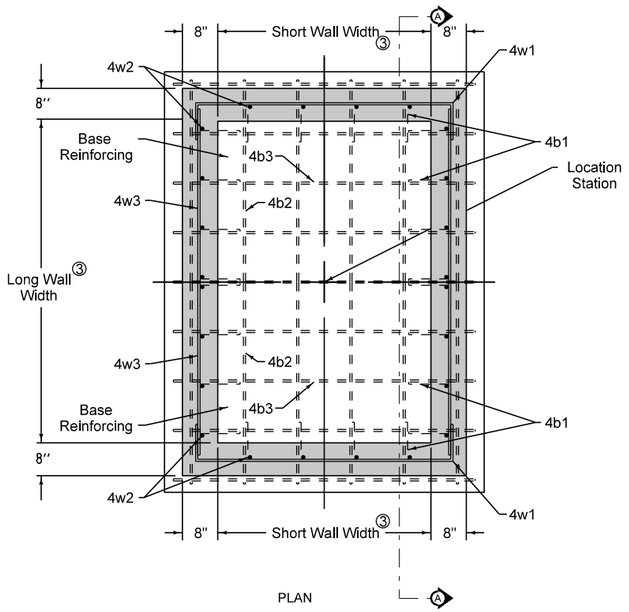


TYPICAL SECTION



PLAN

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

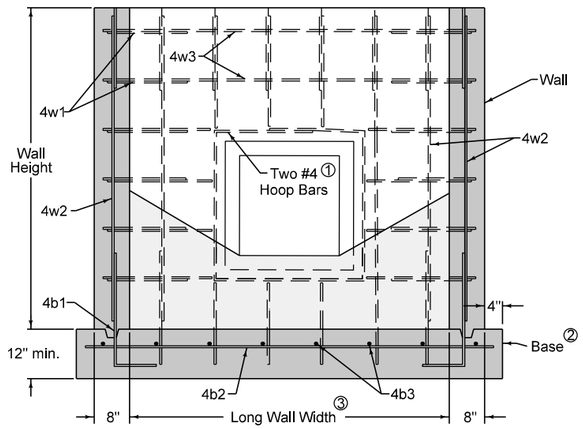
① PROVIDE TWO #4 HOOP BARS AT TOP OPENING AND ALL PIPE OPENINGS.

② CAST-IN PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF WALLS.

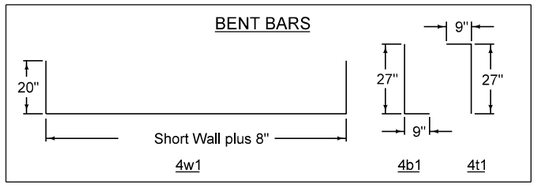
③ ST INT-20.1 = 14'x4' RIM = 933.50'
ST INT-21.1 = 10'x4' RIM = 956.75'

④ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

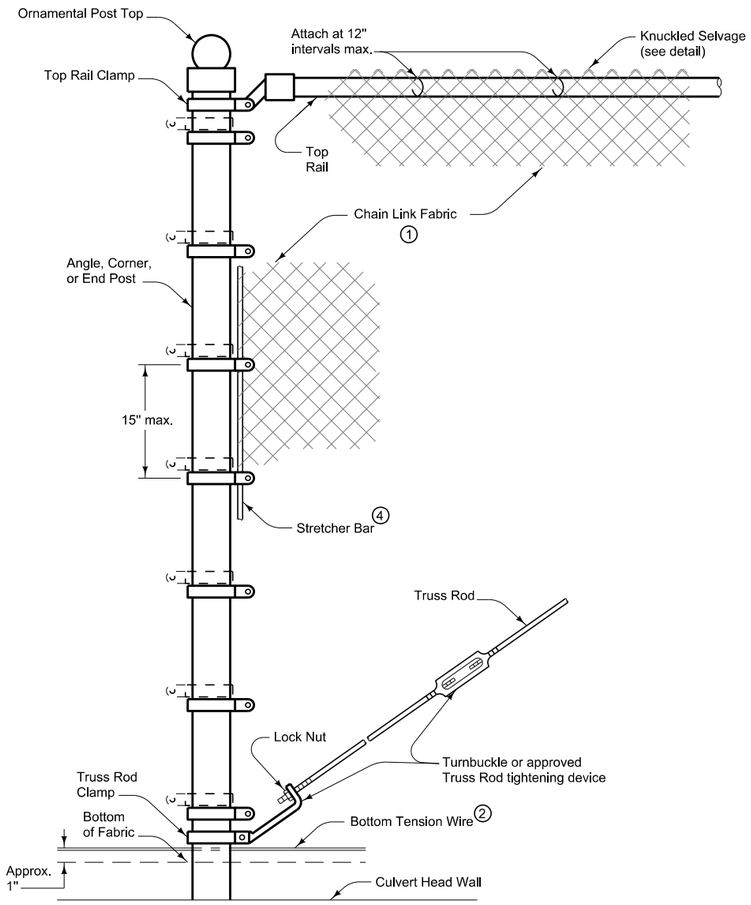
REINFORCING BAR LIST					
Mark	Size	Location	Shape	Length	Spacing
4t1	4	Top	⌐	36"	12"
4t2	4	Top	—	Long Wall plus 12"	6"
4t3	4	Top	—	Short Wall plus 12"	6"
4b1	4	Base	L	36"	12"
4b2	4	Base	—	Long Wall plus 18"	12"
4b3	4	Base	—	Short Wall plus 18"	12"
4w1	4	Walls	⌐¬	Short Wall plus 48"	12"
4w2	4	Walls	—	Wall Height minus 4"	12"
4w3	4	Walls	—	Long Wall plus 12"	12"



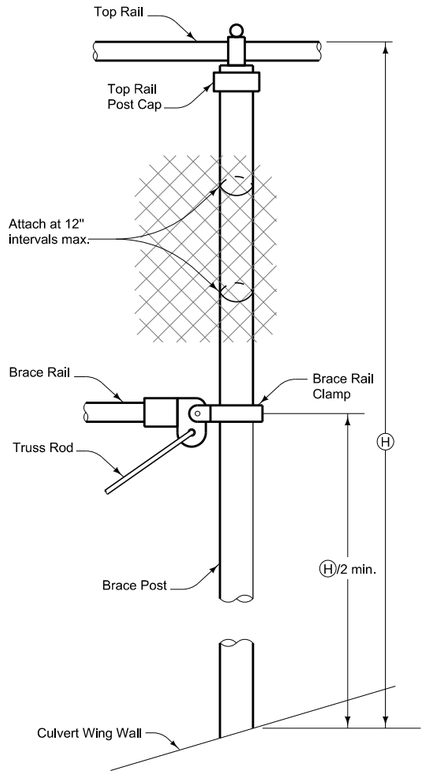
SECTION A-A



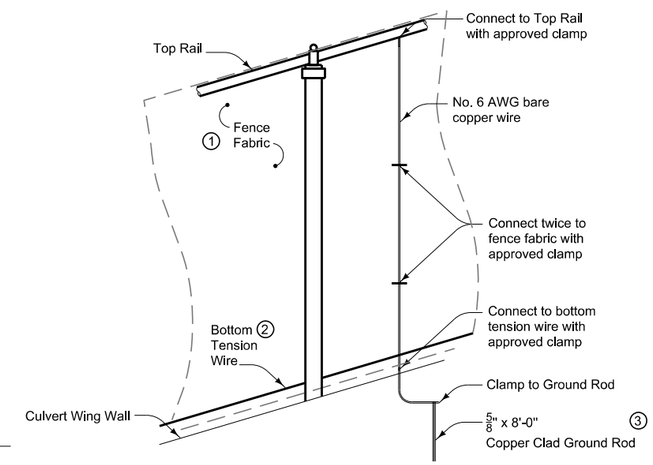
① SW-403, MODIFIED
NOT TO SCALE



ANGLE, CORNER, OR END POST ASSEMBLY



BRACE POST ASSEMBLY



GROUND ROD INSTALLATION

Notes:

Attach chain link fabric to braces, top rail, tension wire, and intermediate posts at intervals of 12 inches maximum.

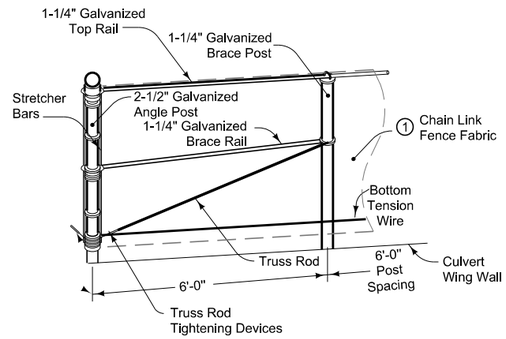
① Chain link fabric height will be 54" feet.

② Connect bottom tension wire to end posts, angle posts, corner posts, and pull posts. Install a turnbuckle or other approved tightening device on each continuous span of tension wire.

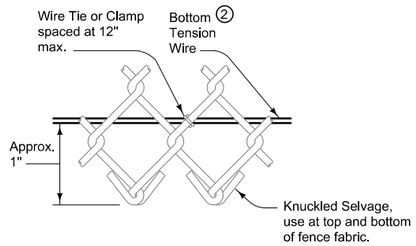
③ Drive ground rod vertically until the top is 6 inches below the ground surface.

④ Secure each end of each run of fabric using a stretcher bar inserted in the final links of the fabric. Use a bar that is as long as the fabric is wide.

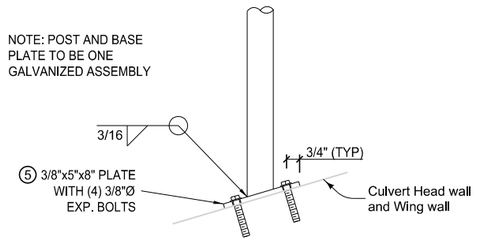
⑤ Use Plumb and Shim with galvanized washers on anchor bolts as necessary. Caulk for base plates shall be light grey nonsag latex caulk marketed for outdoor use.



ANGLE POST INSTALLATION



BOTTOM TENSION WIRE AND KNUCKLED SELVAGE



POST INSTALLATION

1 CHAIN LINK FENCE DETAILS
NOT TO SCALE

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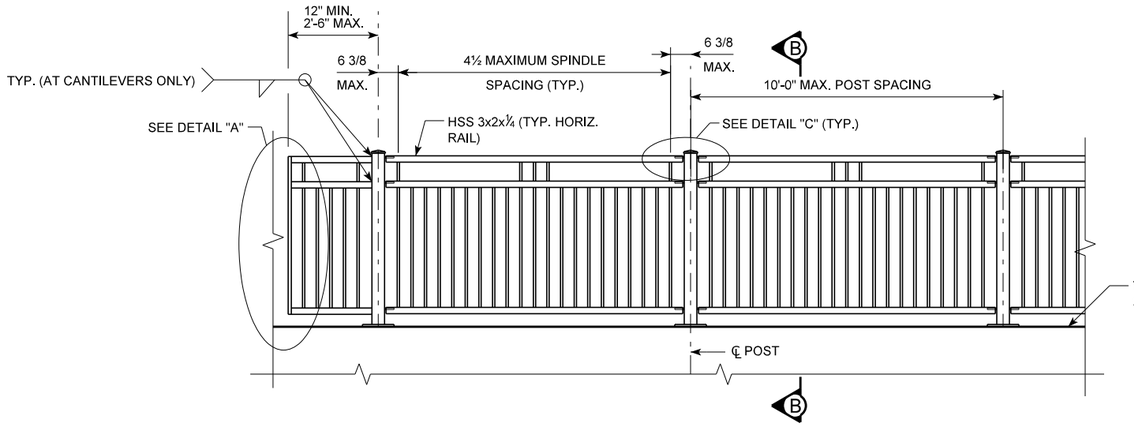
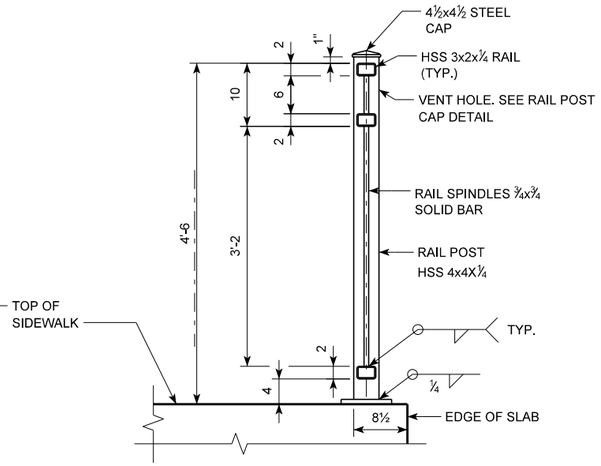
SHIVEHATTERY ARCHITECTURE + ENGINEERING 4125 Westown Parkway Suite 100 West Des Moines, Iowa 50266 515.223.8104 | shive-hattery.com	Bondurant Life Connecting	SH PROJECT NO: 2250019060 RISE NO: RMX-0747(618)--9E-77	DRAWN BY: HNS APPROVED BY: DRF DATE: 06/05/2026	SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2	DETAILS	B.6

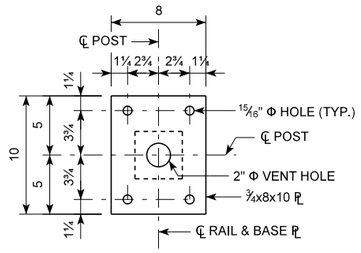


PARTIAL ELEVATION OF STRUCTURAL PIPE PEDESTRIAN HAND RAILING

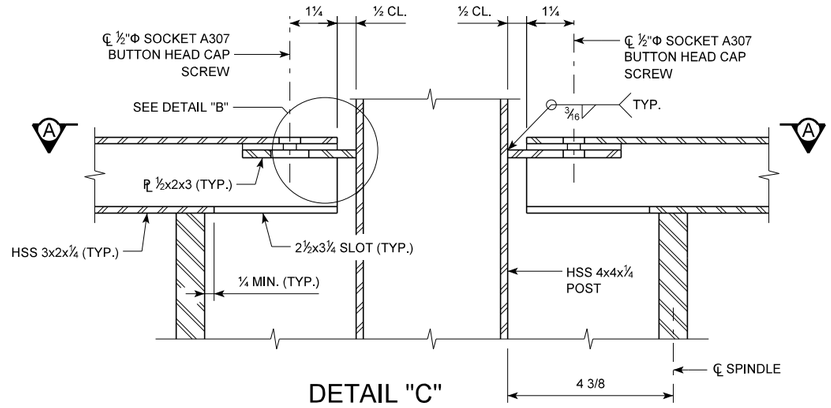
TRAFFIC SIDE SHOWN - BOTH STRUCTURAL STEEL PEDESTRIAN HAND RAILS SIMILAR EXCEPT HEIGHT - SEE SECTION B-B AND SHEET B.11



SECTION B-B



BASE PLATE DETAIL



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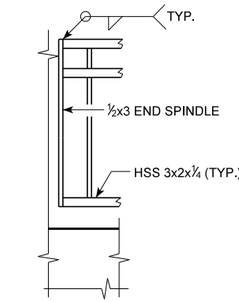

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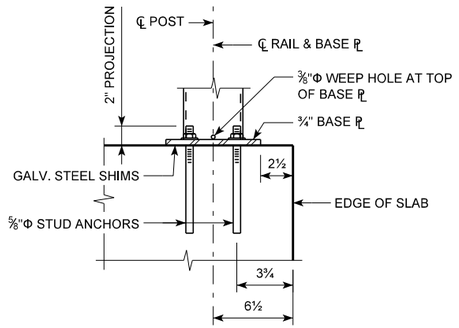
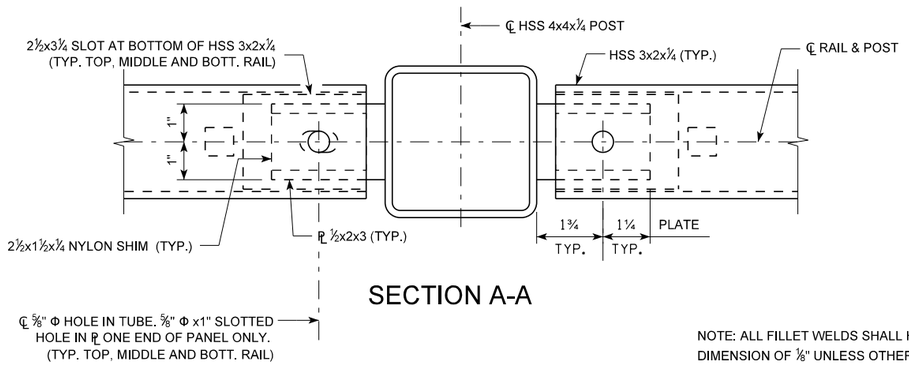
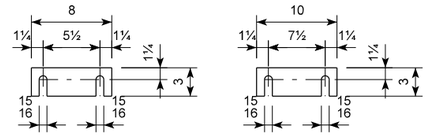


ANCHOR DETAIL



SECTION A-A



BASE ℙ SHIM DETAILS

PROVIDE 2-8"x¼" AND 2-10"x¼" GALVANIZED STEEL SHIMS PER BASE PLATE, TO BE USED AS NEEDED.

NOTES:
1. SEE SHEET B.9 FOR NOTES, DETAIL B, AND RAIL POST CAP DETAIL.
2. CONTRACTOR SHALL SUBMIT A PROPOSED HANDRAIL LAYOUT FOR REVIEW AND APPROVAL BY THE ENGINEER
3. STA: 128+18.44 TO STA: 129+19.51

NOTE: ALL FILLET WELDS SHALL HAVE A LEG DIMENSION OF ⅛" UNLESS OTHERWISE SHOWN.

1 STRUCTURAL STEEL PEDESTRIAN HANDRAIL DETAILS
NOT TO SCALE

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Bondurant Life Connecting

SH PROJECT NO:	2250019060
RISE NO:	RMX-0747(618)--9E-77
DRAWN BY:	HNS
APPROVED BY:	DRF
DATE:	06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DETAILS

B.7

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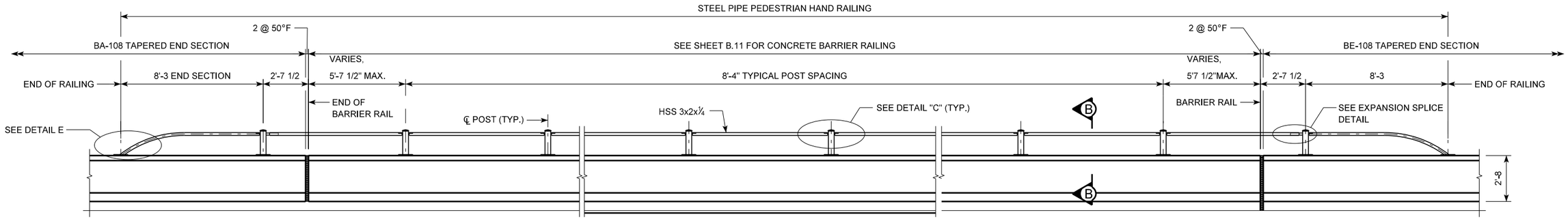
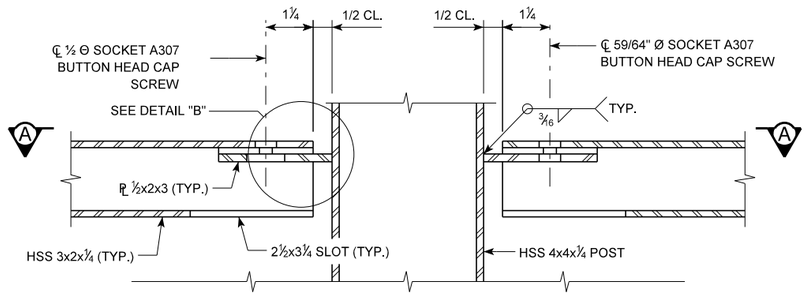
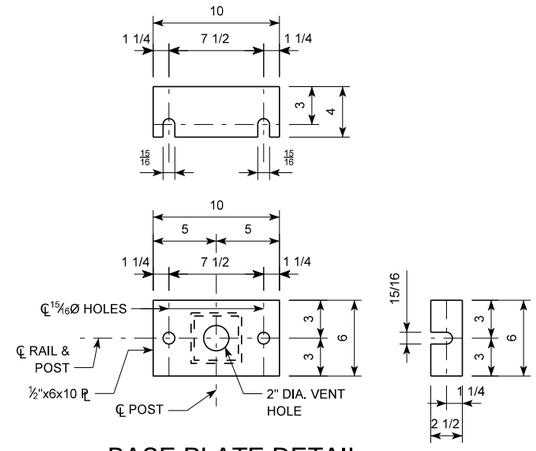


TRAFFIC SIDE ELEVATION OF STEEL PIPE PEDESTRIAN HAND RAILING

TWO SEPARATION RAILS IDENTICAL - STEEL PIPE HAND RAILING REQUIRED ON BOTH BARRIERS

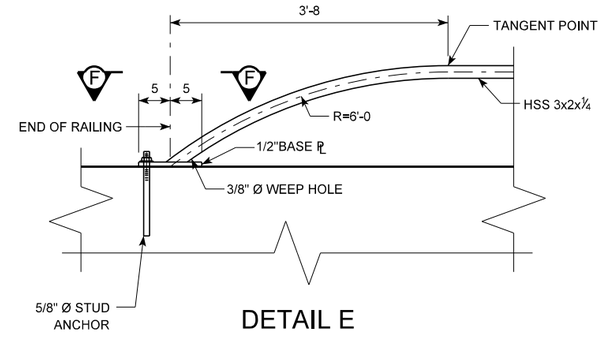


DETAIL "C"

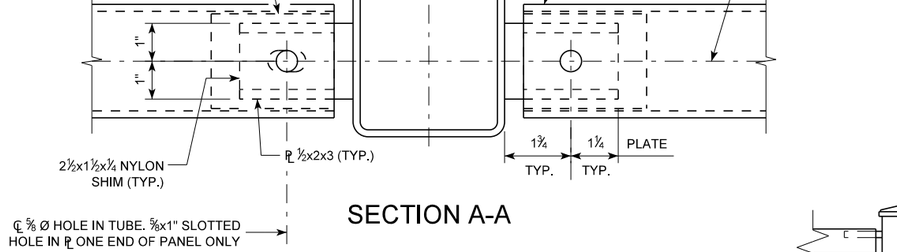


BASE PLATE DETAIL

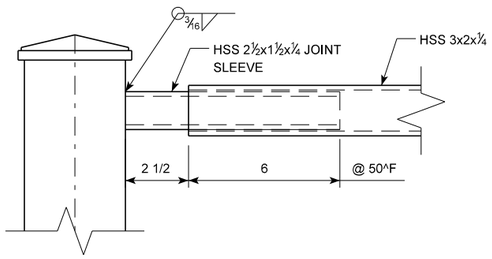
PROVIDE 2-6"x1/16" AND 2-10"x1/16" GALVANIZED STEEL SHIMS PER BASE PLATE, TO BE USED AS NEEDED.



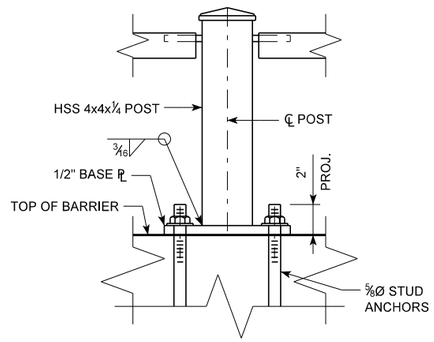
DETAIL E



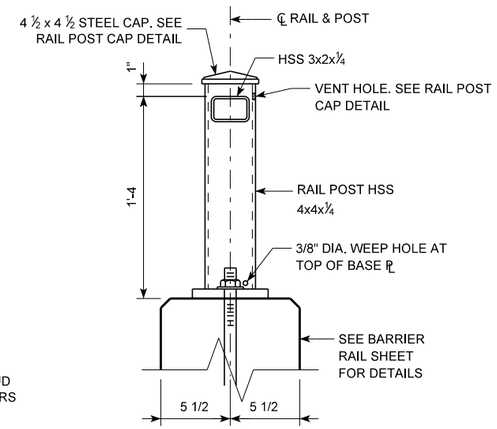
SECTION A-A



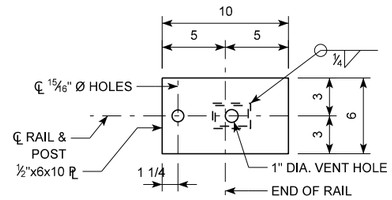
EXPANSION SPLICE DETAIL



PART POST ELEVATION



SECTION B-B



SECTION F-F

NOTE:
1. SEE SHEET B.9 FOR NOTES, DETAIL B, AND RAIL POST CAP DETAIL.

NOTE: ALL FILLET WELDS SHALL HAVE A LEG DIMENSION OF ⅛" UNLESS OTHERWISE SHOWN.

1 STEEL PIPE PEDESTRIAN HAND RAILING DETAILS
NOT TO SCALE

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DETAILS

B.8

PEDESTRIAN HAND RAILING NOTES

MATERIAL FOR ALL STEEL TUBE (HSS) SHALL CONFORM TO ASTM A500, GRADE B. ALL BARS AND PLATES SHALL MEET THE REQUIREMENTS OF ASTM A-36. POST CAPS SHALL EITHER BE ASTM A-36 OR CAST IRON. POST CAPS SHALL HAVE A SURFACE FINISH OF 1000 MICRO-INCH OR SMOOTHER, PRIOR TO GALVANIZING.

ENDS OF RAIL SECTIONS ARE TO BE SAWED OR MILLED. ALL CUT EDGES ARE TO BE TRUE, SMOOTH, AND FREE OF BURRS OR RAGGED EDGES. GRIND SMOOTH ALL BURRS AND SHARP CORNERS OF THE RAILING COMPONENTS PRIOR TO GALVANIZING. DRILL ½IN. DIAMETER MAX. VENT HOLES ON THE UNDERSIDE OF THE RAIL TUBES AS NECESSARY TO FACILITATE GALVANIZING.

STEEL RAILING COMPONENTS SHALL BE ABRASIVE BLAST CLEANED TO A MINIMUM OF SSPC-SP6 "COMMERCIAL BLAST CLEANING" PRIOR TO HOT-DIP GALVANIZING. GALVANIZE COMPONENTS IN ACCORDANCE WITH ASTM A 123. DO NOT QUENCH OR APPLY CHROMATE CONVERSION COATINGS TO ANY GALVANIZED COMPONENTS THAT WILL RECEIVE POWDER COATING. FOLLOWING GALVANIZING, POWDER COAT COMPONENTS IN ACCORDANCE WITH MATERIALS I.M. 568.

ALL STEEL RAILING ASSEMBLY HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ARTICLE 4100.07 OF THE STANDARD SPECIFICATIONS.

ALL RAILING MEMBERS SHALL BE FLAT AND STRAIGHT AFTER FABRICATION AND GALVANIZING WITHIN 1/8 IN. OVER 10 FEET. STRAIGHTEN BY MECHANICAL MEANS WITHOUT DAMAGE TO THE RAILING. SET ALL RAILING PANELS PLUMB IN THE TRANSVERSE DIRECTION AND NORMAL TO GRADE ALONG BRIDGE.

SUBMIT PROPOSED PREPARATION METHODS AND PRODUCT DATA FOR ALL COATINGS PROPOSED FOR USE TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO POWDER COATING. POWDER COATING SHALL MATCH SAE-AMS-STD-595A COLOR NUMBER 27038 (BLACK). SUBMIT POWDER COATING COLOR SAMPLE TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS.

PREPARATION OF GALVANIZED SURFACES FOR PAINT SHALL BE IN ACCORDANCE WITH MATERIALS I.M. 568, APPENDIX F. COMPLETE "PAINT OVER GALVANIZED SURFACE TRAVEL LOG" IN APPENDIX E.

ALL POWDER COATING EXCEPT FIELD TOUCH-UP SHALL BE PREFORMED IN AN APPROVED SHOP IN ACCORDANCE WITH MATERIALS I.M. 568.

PROTECT ALL POWDER COATED RAILING SURFACES FROM DAMAGE DURING SHIPPING, HANDLING, AND INSTALLATION.

FOLLOWING RAILING INSTALLATION, REPAIR ANY DAMAGE TO THE POWDER COATED FINISH IN ACCORDANCE WITH THE COATING MANUFACTURER'S RECOMMENDATIONS. SUBMIT THE POWDER COATING MANUFACTURER'S WRITTEN FIELD REPAIR AND RECOATING PROCEDURES TO THE ENGINEER PRIOR TO TOUCH-UP OPERATIONS. FOLLOWING FINAL INSTALLATION AND TOUCH-UP PAINTING, THE FINISHED SURFACES SHALL BE UNIFORM IN COLOR, SHEEN, TEXTURE, AND HIDING ACROSS EACH CONTINUOUS SURFACE AREA WHEN VIEWED IN NATURAL DAYLIGHT AT NORMAL VIEWING ANGLES AND FROM DISTANCES NOT LESS THAN 39 INCHES FROM SURFACE. COMPONENTS DEEMED UNACCEPTABLE BY THE ENGINEER SHALL BE REMOVED AND RETURNED TO AN APPROVED POWDER COATING SHOP AND SHALL BE COMPLETELY STRIPPED AND RECOATED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO THE PROJECT.

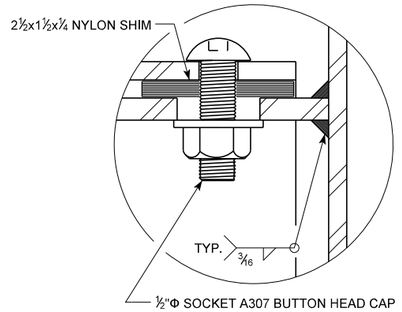
THE STUD CONCRETE ANCHORS SHALL BE GALVANIZED AND HAVE A MINIMUM PULLOUT STRENGTH OF 8000 LBS. BASED ON 4.0 KSI CONCRETE. ALL ANCHOR BOLTS ARE TO BE IN CONFORMANCE WITH MATERIALS I.M. 453.09.

CONTRACTOR SHALL CAULK AROUND RAILING BASE PLATES FOLLOWING INSTALLATION. CAULK FOR BASE PLATES SHALL BE LIGHT GREY NONSAG LATEX CAULK MARKETED FOR OUTDOOR USE. NO TESTING OR CERTIFICATION IS REQUIRED.

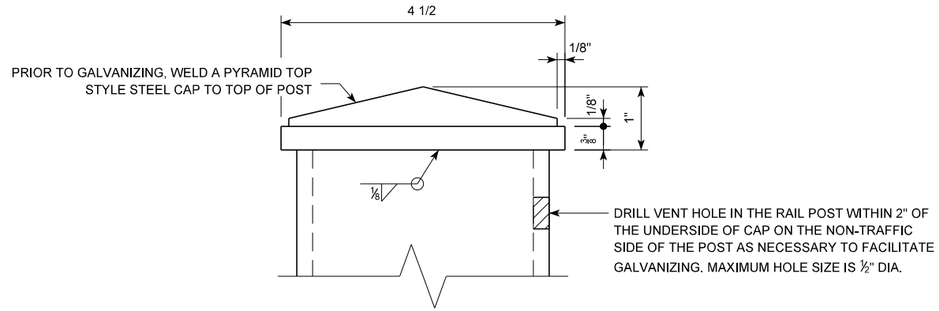
SUBMIT SHOP DRAWINGS FOR ALL RAILING COMPONENTS IN ACCORDANCE WITH ARTICLE 1105.03 OF THE STANDARD SPECIFICATIONS PRIOR TO BEGINNING ANY FABRICATION OF RAIL COMPONENTS.

THE STEEL PIPE PEDESTRIAN HAND RAILING IS TO BE BID ON A LINEAL FOOT BASIS, MEASURED AS THE OVERALL LENGTH BETWEEN OUT TO OUT OF RAIL. THE PRICE BID FOR "STEEL PIPE PEDESTRIAN HAND RAILING" SHALL BE FULL COMPENSATION FOR FURNISHING ALL MATERIALS, INCLUDING ANCHOR BOLTS AND SHIMS, AND ALL OF THE EQUIPMENT AND LABOR REQUIRED TO ERECT THE HAND RAILING IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

THE STRUCTURAL STEEL PEDESTRIAN HAND RAILING IS TO BE BID ON A LINEAL FOOT BASIS, MEASURED AS THE OVERALL LENGTH BETWEEN OUT TO OUT OF RAIL. THE PRICE BID FOR "STRUCTURAL STEEL PEDESTRIAN HAND RAILING" SHALL BE FULL COMPENSATION FOR FURNISHING ALL MATERIALS, INCLUDING ANCHOR BOLTS AND SHIMS, AND ALL OF THE EQUIPMENT AND LABOR REQUIRED TO ERECT THE HAND RAILING IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.



DETAIL "B"



RAILPOST CAP DETAIL

NOTE:
1. SEE SHEETS B.7 & B.8 FOR LOCATION OF DETAIL B AND ADDITIONAL RAIL DETAILS.

1 PEDESTRIAN HAND RAILING NOTES AND DETAILS
NOT TO SCALE

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RISE NO: RMX-0747(618)–9E-77

DRAWN BY: HNS
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DETAILS

B.9

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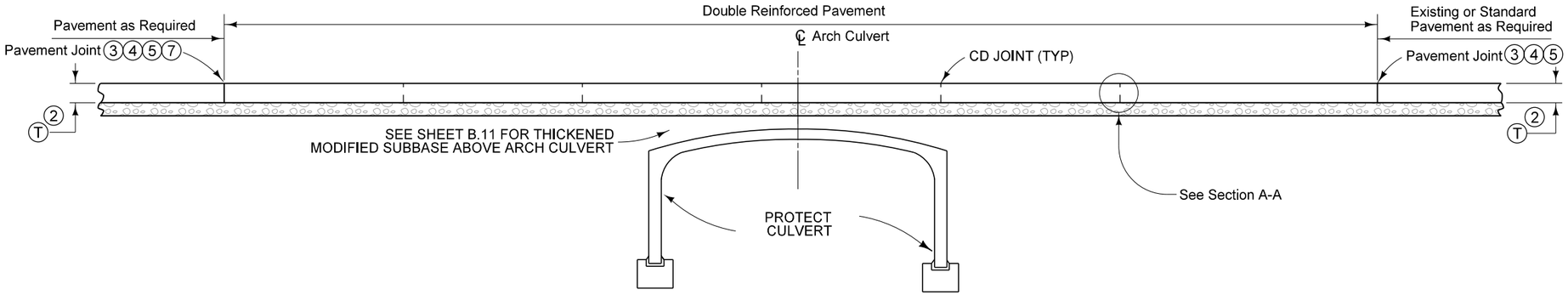
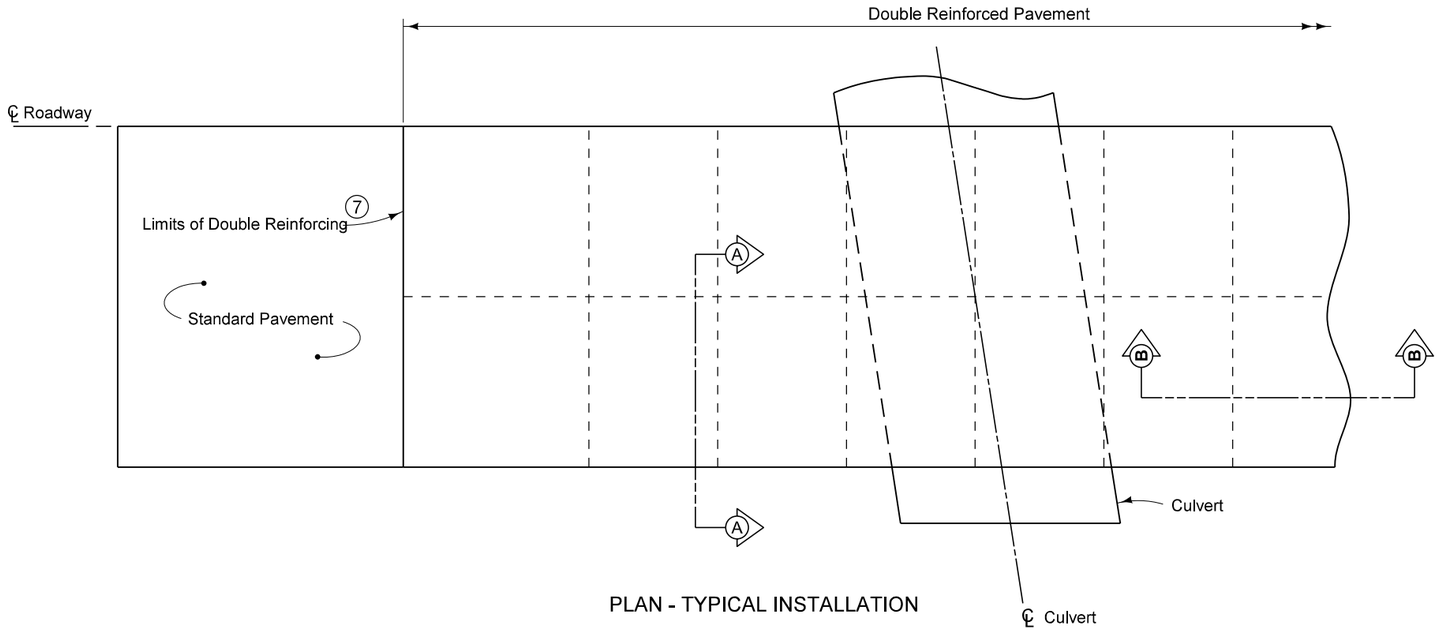
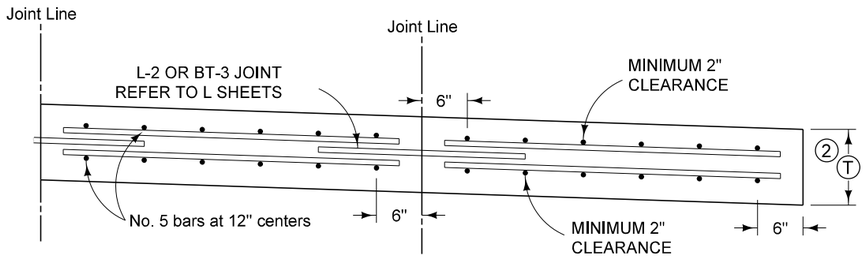


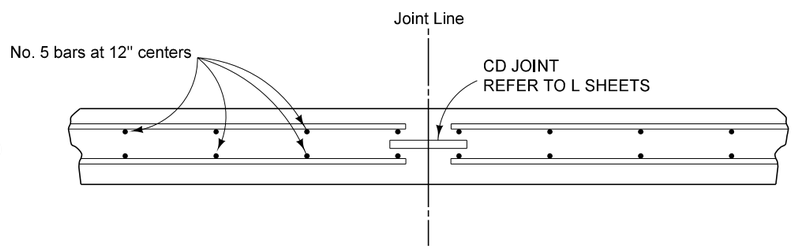
SECTION - TYPICAL INSTALLATION AT ℄



PLAN - TYPICAL INSTALLATION



SECTION A-A



SECTION B-B

Price bid for standard pavement of the specified thickness is full compensation for constructing the pavement as detailed hereon and elsewhere in the plans, including all necessary reinforcement and expansion joints as required on this project.

See SUDAS Standard PV-101 for joint details.

Provide minimum 2 inches clearance for all reinforcement.

1. Construction Joints will be allowed if:
   - A. Joint is located at center of culvert.
   - B. Joint is a minimum of 6 feet from edge of culvert.
   - C. Two joints may be used if condition B is met and center panel is a minimum of 15 feet in length.
2. Refer to typical sections elsewhere in the plans for pavement thickness (T).
3. Existing Pavement Joints:
   - A. When joints are 'C'; use 'B' joint.
   - B. When joints are 'CD'; use 'RD' joint.
   - C. If existing pavement is HMA or Composite (HMA over PCC); use 'B' joint.
4. New Pavement Joints:
   - A. When joints are 'C'; use 'B' joint.
   - B. When joints are 'CD'; use 'CD' joint.
5. Place Pavement Joint no closer than 5 feet from existing joint.
6. Lap all bars 15 inches.
7. Limits of double reinforced pavement as shown on Sheet B.11

MODIFIED

STANDARD ROAD PLAN

REVISIONS: Modified notes. Modified joint reinforcing.

APPROVED BY DESIGN METHODS ENGINEER

DOUBLE REINFORCED PAVEMENT OVER CULVERTS

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DETAILS

B.10

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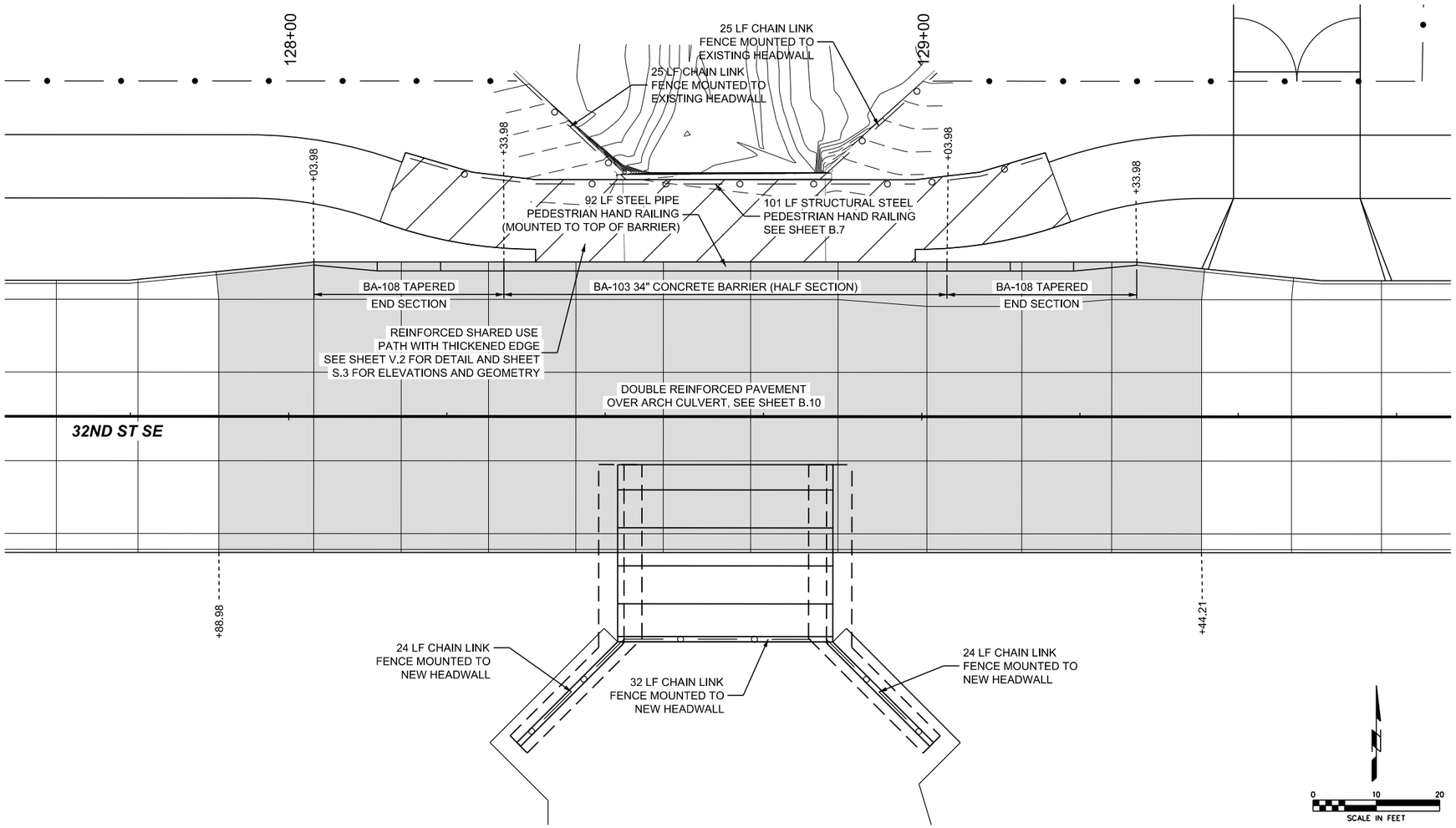
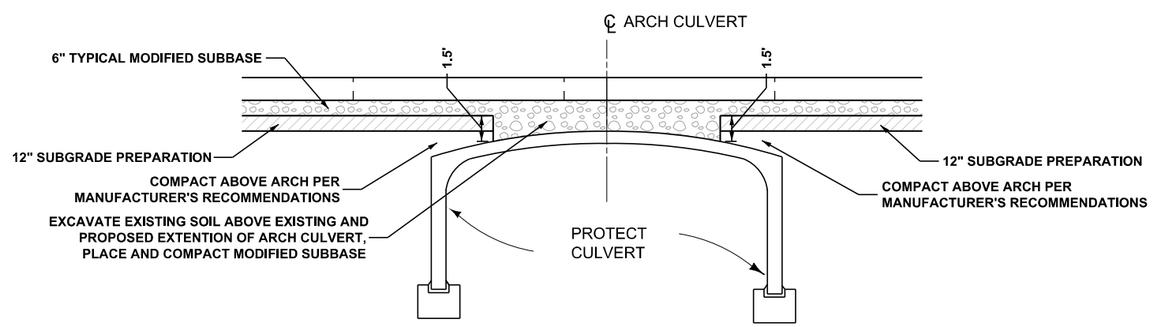


1 FENCING, BARRIER, AND REINFORCED PAVEMENT LAYOUT
NOT TO SCALE



2 THICKENED MODIFIED SUBBASE ABOVE ARCH CULVERT
NOT TO SCALE

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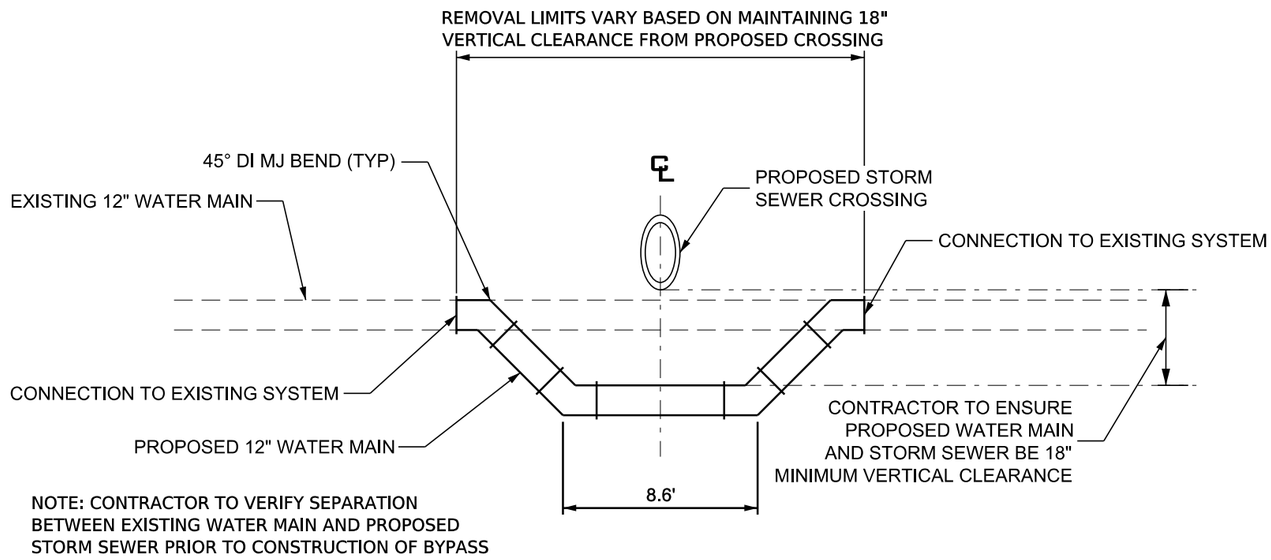
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DETAILS

B.11



NOTE: CONTRACTOR TO VERIFY SEPARATION BETWEEN EXISTING WATER MAIN AND PROPOSED STORM SEWER PRIOR TO CONSTRUCTION OF BYPASS

1 12" WATERMAIN BYPASS DETAIL

NOT TO SCALE

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DETAILS

B.12

ESTIMATED PROJECT QUANTITIES

Item No.	Item Code	Item	Unit	Quantities						
				Estimated				As-Built		
				Division I (RISE City)	Division II (RISE County)	Division III (Local)	Total	Division I (RISE City)	Division II (RISE County)	Division III (Local)
DIVISION 2 - EARTHWORK										
1	2010-A	CLEARING AND GRUBBING	UNIT	14.1	4.7	28.2	47			
2	2010-B	CLEARING AND GRUBBING	AC	0.83		0.38	1.21			
3	2010-D-1	TOPSOIL, ON-SITE, STRIP, STOCKPILE, AND SPREAD	CY	9430	10810	8675	28915			
4	2010-D-1	TOPSOIL, ON-SITE, STRIP AND STOCKPILE	CY			8620	8620			
5	2010-E	EXCAVATION, CLASS 10	CY	18640	14495	8285	41420			
6	2010-E	EXCAVATION, CLASS 10, ROUGH GRADE	CY			30905	30905			
7	SPECIAL	EXCAVATION, CLASS 20	CY	1330	860	550	2740			
8	SPECIAL	OBLITERATE EXISTING ROAD BED	STA	47.3	35.8		83.1			
9	2010-G	SUBGRADE PREPARATION	SY	19505	12340	11810	43655			
10	2010-I	SUBGRADE TREATMENT, CEMENT STABILIZATION, 4%	SY	450	280	270	1000			
11	2010-I	SUBGRADE TREATMENT, GEOGRID	SY	450	280	270	1000			
12	2010-J	SUBBASE, MODIFIED	SY	19065	12160	11810	43035			
13	2010-K-1	REMOVAL OF STRUCTURE, THREE SIDED ARCH CULVERT SECTION, WINGWALLS, & FOOTING	EA	1			1			
14	2010-K-2-A	REMOVAL OF KNOWN BOX CULVERT, RCB	LF	72	31		103			
DIVISION 3 - TRENCH AND TRENCHLESS CONSTRUCTION										
15	3010-D	TRENCH FOUNDATION	TON			25	25			
DIVISION 4 - SEWERS AND DRAINS										
16	4010-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF			78	78			
17	4010-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 15 IN.	LF			2160	2160			
18	4010-B-2	SANITARY SEWER GRAVITY MAIN WITH CASING PIPE, TRENCHLESS, PVC, 15 IN.	LF			140	140			
19	4020-A-1	STORM SEWER, TRENCHED, 15 IN.	LF	1408	1055	1055	3518			
20	4020-A-1	STORM SEWER, TRENCHED, 18 IN.	LF	151	268	178	597			
21	4020-A-1	STORM SEWER, TRENCHED, 24 IN.	LF			357	357			
22	4020-A-1	STORM SEWER, TRENCHED, ARCH, 24 IN.	LF			32	32			
23	4020-A-1	STORM SEWER, TRENCHED, 30 IN.	LF			1339	1339			
24	4020-A-1	STORM SEWER, TRENCHED, 36 IN.	LF			16	16			
25	4020-A-1	STORM SEWER, TRENCHED, 42 IN.	LF			15	15			
26	4020-A-1	STORM SEWER, TRENCHED, 48 IN.	LF			860	860			
27	4020-A-1	STORM SEWER, TRENCHED, 54 IN.	LF			298	298			
28	4020-A-1	STORM SEWER, TRENCHED, 60 IN.	LF			153	153			
29	4020-A-1	STORM SEWER, TRENCHED, 72 IN.	LF			1173	1173			
30	4020-D	REMOVAL OF STORM SEWER, ANY TYPE, ANY SIZE	LF	274	241		515			
31	4030-B	PIPE APRON, RCP, 15 IN.	EA		1		1			
32	4030-B	PIPE APRON, RCP, 18 IN.	EA		1		1			
33	4030-B	PIPE APRON, RCP, 24 IN.	EA			2	2			
34	4030-B	PIPE APRON, RCP, 24 IN. ARCH	EA			2	2			
35	4030-B	PIPE APRON, RCP, 30 IN.	EA			2	2			
36	4030-B	PIPE APRON, RCP, 72 IN.	EA			1	1			
37	SPECIAL	PRECAST REINFORECED CONCRETE THREE SIDED CULVERT, 32' X 12'	LF	20		8	28			
38	SPECIAL	PRECAST REINFORECED CONCRETE BOX CULVERT BARREL, 10'X4'	LF	43	30	32	105			
39	SPECIAL	PRECAST REINFORECED CONCRETE BOX CULVERT BARREL, 6'X3'	LF		76	33	109			
40	SPECIAL	PRECAST REINFORCED CONCRETE WINGWALL	EA	2			2			
41	SPECIAL	PRECAST REINFORCED CONCRETE BOX CULVERT END SECTION, 10'X4'	EA	1			1			
42	SPECIAL	PRECAST REINFORCED CONCRETE BOX CULVERT END SECTION, 6'X3'	EA		1		1			
43	4040-A	SUBDRAIN, PERFORATED, 4 IN.	LF	6610	6878		13488			
44	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN.	EA	4	10		14			
45	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE, 4 IN.	EA	59	61		120			
46	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, FIELD TILE TO DITCH, ANY SIZE	EA			5	5			
47	SPECIAL	ROCK CHIMNEY	LF	2302	256		2558			
48	SPECIAL	LOCATE TILE LINES	STA	47.7	30.2		77.9			
49	SPECIAL	FIELD TILE REPAIR AND FITTINGS, PVC, UNSPECIFIED DIA.	LF	1000	1000		2000			

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Bondurant Life Connecting

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RISE NO: RMX-0747(618)--9E-77

DRAWN BY: MAM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ESTIMATED PROJECT QUANTITIES

C.1

ESTIMATED PROJECT QUANTITIES

Item No.	Item Code	Item	Unit	Quantities						
				Estimated				As-Built		
				Division I (RISE City)	Division II (RISE County)	Division III (Local)	Total	Division I (RISE City)	Division II (RISE County)	Division III (Local)
50	SPECIAL	REMOVAL OF FIELD TILE	LF	1000	1000		2000			
DIVISION 5 - WATER MAINS AND APPURTENANCES										
51	5010-A-1	WATER MAIN, TRENCHED, PVC, 8 IN.	LF			157	157			
52	5010-A-1	WATER MAIN, TRENCHED, PVC, 12 IN.	LF			192	192			
53	SPECIAL	CONNECTION TO EXISTING WATER SYSTEM	EA			20	20			
54	5010-C-1	FITTING, DUCTILE IRON, 12 IN.	EA			38	38			
55	5010-H	WATER MAIN REMOVAL, 12 IN.	EA			196	196			
56	5020-A	VALVE, RESILIENT WEDGE GATE, 8 IN.	EA			2	2			
57	5020-E	FLUSHING DEVICE (BLOWOFF), 2 IN.	EA			2	2			
58	5020-G	VALVE BOX EXTENSION	EA	8	12		20			
59	SPECIAL	FIRE HYDRANT RELOCATION	EA			5	5			
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS										
60	6010-A	MANHOLE, SW-301, 48 IN.	EA			6	6			
61	6010-A	MANHOLE, SW-401, 48 IN.	EA		1		1			
62	6010-A	MANHOLE, SW-401, 72 IN.	EA	1			1			
63	6010-A	MANHOLE, MODIFIED SW-402, TOP ONLY, 8' X 3'	EA	1			1			
64	6010-A	MANHOLE, SW-403, 9' X 6'	EA		1		1			
65	6010-A	MANHOLE, MODIFIED SW-403, 10' X 4'	EA		1		1			
66	6010-A	MANHOLE, MODIFIED SW-403, 14' X 4'	EA	1			1			
67	6010-B	INTAKE, SW-505	EA	24	23		47			
68	6010-B	INTAKE, SW-506	EA	6	5		11			
69	6010-B	INTAKE, SW-512, 24 IN.	EA	1	1		2			
70	6010-B	INTAKE, SW-513, 4' X 4'	EA	4			4			
71	6010-B	INTAKE, SW-513, 5' X 5'	EA	1			1			
72	6010-B	INTAKE, SW-516	EA	1	1		2			
73	6010-B	INTAKE, SW-516, MODIFIED	EA	9	1		10			
74	6010-B	INTAKE, SW-549	EA	1			1			
75	6010-E-1	MANHOLE ADJUSTMENT, MINOR	EA	1			1			
76	6010-F-1	MANHOLE ADJUSTMENT, MAJOR	EA	8			8			
77	6010-H-2	REMOVE INTAKE, TOP ONLY	EA	1			1			
DIVISION 7 - STREETS AND RELATED WORK										
78	7010-A	PAVEMENT, PCC, 9 IN.	SY	17340	10025	9670	37035			
79	7020-A	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), SURFACE, 3/8 IN., PG 58-28S	TON		51		51			
80	7020-A	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), INTERMEDIATE, 1/2 IN., PG 58-28S	TON		51		51			
81	7020-A	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), BASE, 3/4 IN., PG 58-28S	TON		153		153			
82	7030-C	SHARED USE PATH, PCC, 6 IN.	SY			8370	8370			
83	7030-C	SHARED USE PATH, REINFORCED PCC, 6 IN.	SY			146	146			
84	7030-D	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY			12065	12065			
85	7030-G	DETECTABLE WARNING	SF			106	106			
86	7030-H-1	DRIVEWAY, PAVED, PCC, 8 IN.	SY	552	198		750			
87	7030-H-3	DRIVEWAY, GRANULAR, 6 IN.	TON	399	75		474			
88	7040-H	PAVEMENT REMOVAL	SY	10260	5485		15745			
DIVISION 8 - TRAFFIC CONTROL										
89	8010-A	TRAFFIC SIGNAL MODIFICATION	LS			1	1			
90	8020-C	PAINTED PAVEMENT MARKINGS, DURABLE	STA	128.42	55	38	221.42			
91	8020-G	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	2		26	28			
92	8020-M	GROOVES CUT FOR PAVEMENT MARKINGS	STA	128.42	55	38	221.42			
93	8020-N	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	2		26	28			
94	8030-A	TEMPORARY TRAFFIC CONTROL	LS	0.5	0.5		1			
95	8040-A	TRAFFIC SIGN, TYPE A ASSEMBLY, PSST	EA	10	21		31			
96	8040-A	TRAFFIC SIGN, TYPE A, LIGHT POLE MOUNT	EA	16	7		23			

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ESTIMATED PROJECT QUANTITIES

C.2

ESTIMATED PROJECT QUANTITIES

Item No.	Item Code	Item	Unit	Quantities						
				Estimated				As-Built		
				Division I (RISE City)	Division II (RISE County)	Division III (Local)	Total	Division I (RISE City)	Division II (RISE County)	Division III (Local)
97	8040-J	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA			13	13			
DIVISION 9 - SITE WORK AND LANDSCAPING										
98	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	2.1	2.3		4.4			
99	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	4.5	7.5		12			
100	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 5	AC	6.6	9.8	7.4	23.8			
101	9010-D	WATERING	MGAL	670	1000		1670			
102	9030-A	PLANTS, TREE, 2" CAL., FURNISHED AND INSTALLED	EA			110	110			
103	9030-A	PLANTS, SHRUBS, 3 GAL., FURNISHED AND INSTALLED	EA			25	25			
104	9040-A-1	SWPPP PREPARATION	LS	0.5	0.5		1			
105	9040-A-2	SWPPP MANAGEMENT	LS	0.5	0.5		1			
106	9040-D-1	FILTER SOCK, 9 IN.	LF	26000	25000	12400	63400			
107	9040-D-2	FILTER SOCKS, REMOVAL	LF	26000	25000	12400	63400			
108	9040-E	TEMPORARY RECP, TYPE 2D	SY	2000	9500		11500			
109	9040-J	RIP RAP, CLASS E	TON	650	287		937			
110	9040-N-1	SILT FENCE OR SILT FENCE DITCH CHECK	LF	21600	15800	10500	47900			
111	9040-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	21600	15800	10500	47900			
112	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	21600	15800	10500	47900			
113	9040-O-2	TRACK-OUT CONTROL	TON	120	120	120	360			
114	9040-Q-1	EROSION CONTROL MULCHING, CONVENTIONAL	AC	6.6	9.8		16.4			
115	9040-R	TURF REINFORCEMENT MATS, TYPE 5.C	SQ		48		48			
116	9040-T-1	INLET PROTECTION DEVICE, GRATE	EA	79	62		141			
117	9040-T-2	INLET PROTECTION DEVICE, MAINTENANCE	EA	79	62		141			
118	9060-A-2	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 54 IN.	LF	159	20		179			
119	9060-D	GATES, REMOVE AND REINSTALL	EA	3			3			
120	9060-E	REMOVAL OF FENCE	LF	1510	2340	2020	5870			
121	SPECIAL	FIELD FENCE	LF	1539	1432		2971			
122	SPECIAL	STRUCTURAL STEEL PEDESTRIAN HAND RAILING	LF			101	101			
123	SPECIAL	STEEL PIPE PEDESTRIAN HAND RAILING	LF			92	92			
124	9070-A	MODULAR BLOCK RETAINING WALL	SF		125		125			
125	SPECIAL	FLOODED BACKFILL	CY	53	165	93	311			
126	SPECIAL	GRANULAR MATERIAL FOR BLANKET	CY	26	51	33	110			
127	SPECIAL	CONCRETE BARRIER, BA-103	LF			70	70			
128	SPECIAL	CONCRETE BARRIER, TAPERED END SECTION, BA-108	EA			2	2			
129	SPECIAL	HANDHOLE	EA			2	2			
130	SPECIAL	HDPE CONDUIT, 3 IN.	EA			455	455			
131	SPECIAL	ELECTRICAL CIRCUITS	EA			159	159			
132	SPECIAL	ADJUST CABINET	EA			1	1			
DIVISION 11 - MISCELLANEOUS										
133	11020-A	MOBILIZATION	LS	0.35	0.35	0.3	1			
134	11030-A	MAINTENANCE OF POSTAL SERVICE	LS		1		1			
135	11030-B	MAINTENANCE OF SOLID WASTE COLLECTION	LS		1		1			
136	11050-A	CONCRETE WASHOUT	LS	0.5	0.5		1			
137	SPECIAL	REMOVE AND RESET MAILBOX	EA		1		1			
138	SPECIAL	NO EXCUSE ROAD OPENING BONUS	LS			1	1			

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ESTIMATED PROJECT QUANTITIES

C.3

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
1	2010-A	**CLEARING AND GRUBBING** Refer to A Sheets. Burning of trees and stumps shall not be allowed. Clear and grub all trees within the grading limits, except those marked for protection. Additional trees and shrubs may exist within the project area in addition to those shown on the plans. The contractor shall request for additional trees, logs, and down timber to be measured. Protection of existing trees to remain shall be incidental to this item. This item is for use in paying for isolated trees, trees that lie within a wooded area shall be paid for using the other clearing and grubbing item which is measured in acres.
2	2010-B	**CLEARING AND GRUBBING** Refer to A Sheets. Burning of trees and stumps shall not be allowed. Clear and grub all trees within the grading limits, except those marked for protection. Protection of existing trees to remain shall be incidental to this item. This item is for use in paying for trees that lie within a wooded area, trees that are isolated shall be paid for using the other clearing and grubbing item which is measured in units.
3	2010-D-1	**TOPSOIL, ON-SITE, STRIP, STOCKPILE, AND SPREAD** This item is for stripping, stockpiling, and respreading onsite topsoil. This item shall include stripping existing topsoil to a minimum depth of 12" before excavation occurs within the roadway grading limits and Borrow Pond. Topsoil stripped within Roadway Grading Limits = 22,580 CY Topsoil stripped from Borrow Pond = 6,335 CY Stockpile topsoil within the temporary easement limits. Potential stockpile location shown on sheet A.3. Topsoil shall be re-spread to a minimum of 12 inches in all disturbed areas within grading limits except for within the water area of the pond, refer to UP sheets for additional information. Quantity represents the quantity to be stripped. Do not stockpile topsoil with other materials. Contractor shall protect topsoil stockpiles from contamination by any rock or other construction materials/debris through the duration of the project, incidental to this item. Excess material, if any, shall be wasted on site upon fore slopes, backslopes, and ditches–coordinate locations with City. Till haul routes, stockpile, and storage areas to a minimum depth of 12", incidental to this item. Item will not be measured and will be paid at plan quantity.
4	2010-D-1	**TOPSOIL, ON-SITE, STRIP AND STOCKPILE** This item is for stripping and stockpiling of topsoil for grading areas shown on the T sheets. Respreading of this topsoil will be by a separate project. This item shall include stripping existing topsoil to a minimum depth of 12" before excavation occurs within the rough grading limits. Topsoil stripped within Rough Grading Area = 8,620 CY Stockpile topsoil within the temporary easement limits. Refer to sheet A.3 for location of rough grading area topsoil stockpile. Quantity represents the quantity to be stripped. Do not stockpile topsoil with other materials. Contractor shall protect topsoil stockpiles from contamination by any rock or other construction materials/debris through the duration of the project, incidental to this item. Item will not be measured and will be paid at plan quantity.
5	2010-E	**EXCAVATION, CLASS 10** The total Excavation, Class 10 quantity represents the total calculated factored fill volume for 32nd St SE, Pleasant St SE, and the Borrow Pond. Fill was estimated using a shrinkage factor of 1.3. Cut (32nd St SE, Pleasant St SE, Borrow Pond) = 72,325 CY Unfactored Fill (32nd St SE, Pleasant St SE, Borrow Pond) (includes shoulder fill) = 31,860 CY Factored Fill within ROW (1.3) = 41,420 CY Cut to be transported to rough grading area = 30,905 CY (see T sheets for location, paid for by separate item) See UP sheets for Borrow Pond location. No payment for overhaul will be allowed. Excavation and removal of unexpected items or unsuitable soil conditions found during excavation shall be considered incidental to this item. This item will not be measured and shall be paid for based on plan quantity. Compaction of each fill material lift located below an area to receive "Subgrade Preparation" requires moisture and density control. Moisture and density control testing shall be provided by City, coordination will be required. For all other areas and embankments outside of paving, Type 'A' compaction requirements shall apply. Where fill is required above existing slopes, bench existing ground in accordance with the benching detail shown in the B sheets. Any abandoned utilities encountered during Class 10 Excavation shall, unless otherwise noted, be removed, capped, and voids backfilled and shall be considered incidental to this item. All materials, labor, equipment necessary for shoulder finishing shall be considered incidental to this item.
6	2010-E	**EXCAVATION, CLASS 10, ROUGH GRADE** The total Excavation, Class 10, Rough Grade quantity represents the total calculated cut volume generated by the project minus the factored fill used within 32nd St SE, Pleasant St SE, and the Borrow Pond. Fill was estimated using a shrinkage factor of 1.3. Cut to be transported to rough grading area = 30,905 CY (see T sheets for location, paid for by this item) Unfactored Fill within rough grading area = 23,775 CY Factored Fill within rough grading area (1.3) = 30,905 CY Payment for hauling soil from the Borrow Pond location shall be considered incidental to this item. No payment for overhaul will be allowed. See UP sheets for Borrow Pond location. See T sheets for destination location. Contours shown in the T sheets are approximate and may be slightly adjusted if needed. Maintain positive drainage from adjacent fields (do not make existing ponding conditions worse than they are today). Excavation and removal of unexpected items or unsuitable soil conditions found during excavation shall be considered incidental to this item. This item will not be measured and shall be paid for based on plan quantity. Additional cut may be allowed to be moved to the rough grading area, coordinate with engineer if it appears additional soil will be available within the project limits. If additional cut is authorized to be moved, that work shall be paid for under this item at the original contract unit price per cubic yard. Documentation must be provided to show the additional volume to be moved beyond that in the original contract amount. Compaction of each fill material lift located from 25 feet left to 25 feet right of the alignment shown on the T sheets requires moisture and density control. Moisture and density control testing shall be provided by City, coordination will be required. For all other areas and embankments outside of paving, Type 'A' compaction requirements shall apply. Where fill is required above existing slopes, bench existing ground in accordance with the benching detail shown in the B sheets.

100-4A
10-29-02

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
7	SPECIAL	**EXCAVATION, CLASS 20** This item is for class 20 excavation required for the three structures shown on the V sheets. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2402 and Iowa DOT SRP DR-111. Includes all labor, equipment, and incidentals required for the excavation. Item includes cost of using suitable Class 20 Excavation to backfill the culvert and/or construct approach fills or shoulders and foreslopes. Cost for placing backfill material shall be included in the price. Item was estimated based on a cut starting at the bottom of the working blanket and a width of four feet greater than the inside width of the RCB culverts and two feet greator than the outer edge of the footing as shown on the plans, then sloping up to existing ground at a 1:1 slope. This item will not be measured and will be paid at plan quantity. Payment will be made following successful backfill of the structure.
8	SPECIAL	**OBLITERATE EXISTING ROAD BED** This item includes excavation of the existing roadbed in accordance with Iowa DOT Standard Road Plan EW-101. D dimension on EW-101 shall be 3 feet minimum. The excavated zone shall be recompacted. Compaction of each fill material lift requires moisture and density control. Testing will be performed by a testing agency retained by the City. Coordination will be required. Stripping, transporting, and incoporation of the existing granular surfacing material from gravel shoulders and gravel roads within the grading limits shall be considered incidental to this item. Incorporate and evenly distribute existing granular material into fill embankment soils, do not place existing granular material in lifts. This item will be measured based on the linear feet of existing roadbed that shall be obliterated. Payment will be made following successful completion of the item.
9	2010-G	**SUBGRADE PREPARATION** Refer to B Sheets for typical sections. This item shall include preparation of the top 12 inches of subgrade underneath all paving and road surfacing and driveways. Preparation shall extend beyond paving and surfacing as shown on the typical sections and 3 feet beyond edge of paving for driveways not shown on typical sections. Area to receive Subgrade Preparation may also receive Subgrade Treatment, Cement Stabilization 4%, refer to note for Subgrade Treatment, Cement Stabilization 4% Item. Moisture and density control will be required for compaction of soils under this item, and testing will be performed by a testing agency retained by the City. Coordination will be required. The item Excavation, Class 10 includes the earth material for the subgrade preparation in fill sections.
10	2010-I	**SUBGRADE TREATMENT, CEMENT STABILIZATION, 4%** This item is for isolated unstable areas of subgrade encountered during construction. Typical means of subgrade construction must be attempted prior to use of this item. Where subgrade conditions require additional stabilization, cement stabilization shall be incorporated into 12" of soil to receive subgrade preparation. The rate of incorporation into the Subgrade Preparation shall be 4% by weight. Engineer shall confirm application rates and may propose different application rates based upon in-situ soil conditions. Quantity for this item has been estimated for cement stablization to be utilized across 5% of areas to receive Subgrade Preparation. Actual needed quantity may vary depending on site conditions, coordination with City and Engineer prior to use shall be required. Where used, it is anticipated that both Subgrade Preparation and Subgrade Treatment - Cement Stabilization are completed as one operation to the full depth of 12 inches, multiple passes may be required to achieve a uniform subgrade. Cement shall be Type I/II per ASTM C150 and AASHTO M85. Potable water shall be used, if required. Soil shall be free of roots, sod, weeds, and stones larger than 3". Cement Stabilization shall not occur when temperatures are below 40 degrees or when conditions indicate that temperatures may fall below 40 degrees within 24 hours. At time of final compaction the cement and water content for each course of subgrade treatment shall conform to the following tolerances: Cement +0.5%,-0.5%; water +2%, -0% (based on optimum laboratory moisture). Prior to cement stabilization, the area shall be graded from at grade to 0.1' below final grading. Grading shall be based upon intent to provide a final 12" layer of cement treated subgrade. The equipment required shall include all equipment necessary to distribute, incorporate, and compact the subgrade and cement material. To control dusting and maintain an accurate placement of the cement material, no end dumping or bottom dumping of the cement material will be allowed. The cement shall be spread uniformly over the top of the subgrade by an approved screw-type spreader box or other approved spreading equipment capable of mechanically controlling the distribution rate of the cement. Due to the proximity of private homes and other structures that could suffer adverse effects due to dusting, the Contractor is advised to use such equipment that will minimize dusting and prevent the migration of dust off of the construction site. Cement shall not be applied when wind conditions, in the opinion of the Engineer, are detrimental to a proper application, or are detrimental to properties adjacent to the work area.
11	2010-I	**SUBGRADE TREATMENT, GEOGRID** This item is for isolated unstable areas of subgrade encountered during construction. Typical means of subgrade construction must be attempted prior to use of this item. Material shall be Type 1 geogrid.
12	2010-J	**SUBBASE, MODIFIED** Refer to B Sheets typical sections for depth and location. Refer to B sheet detail showing increased thickness above arch culvert, additional thickness is incidental to this item. Modified subbase shall be placed 3 feet beyond edge of pavement or as shown on the typical sections. Place modified subbase in lifts no greater than 6 inches. Material for modified subbase shall be either virgin gravel, virgin crushed stone, or recycled pavements (in whole or as part of a blend). Payment shall be by the square yard of modified subbase installed.
13	2010-K-1	**REMOVAL OF STRUCTURE, THREE SIDED ARCH CULVERT SECTION, WINGWALLS, & FOOTINGS** Remove arch section with southern parapet attached to it, wingwalls, and footings. Protect remainder of the existing culvert.
14	2010-K-2-A	**REMOVAL OF KNOWN BOX CULVERT, RCB** Item includes removal of intake structure/inlet end section(s) and outlet end section(s) if present. The length shall be measured from edge of intake structure/inlet end section to end of outlet end section.
15	3010-D	**TRENCH FOUNDATION** Item shall be used only when authorized by the Engineer.

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SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)–9E-77

DRAWN BY: MAM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ESTIMATE REFERENCE NOTES

C.4

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
16	4010-A-1	**SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.**
17	4010-A-1	**SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 15 IN.**
18	4010-B-2	**SANITARY SEWER GRAVITY MAIN WITH CASING PIPE, TRENCHLESS, PVC, 15 IN.**
		Applies to Items 16-18. Refer to MSA Sheets for locations and details. Pipe material to be either PVC SDR 26 or PVC Composite. PVC SDR 35 will not be allowed. Casing pipe shall comply with Section 3020 and be 24" minimum diameter. This item shall include all necessary material, labor, and equipment to install sanitary sewer, including bedding and backfill material. Required fittings are also incidental, services shall connect using a preformed wye or service T. Saddles will not be allowed. Testing of sanitary sewer according to SUDAS Specifications shall be incidental to this item. Refer to SUDAS Figure 4010.201 for service lateral construction. Utilize class F-3 bedding per SUDAS Figure 3010.103. Moisture and density control will be required for compaction of soils in the trench excavation. Testing will be completed every lift. Testing will be performed by a testing agency retained by the City. Coordination will be required. Dewatering and temporary trench shoring shall be considered incidental to this item if needed. Install capped sanitary sewer stubs as shown. Provide permanent, watertight plug. Install a sanitary sewer magnetic marker ball above the capped end of the pipe at a burial depth of 2'. Mark the location with a 4x4 pressure treated wood post painted green, installed vertically at grade and offset from the stub as shown. Record horizontal offset and depth at end of stub, and reference dimension on the as-built drawings. Contractor shall televise the sanitary sewer system and provide video to City for review and approval after the completion of subgrade preparation and prior to beginning paving operations. Televising of sanitary sewer system shall be incidental to this item. Where sanitary sewer crosses over or less than 18 inches below a water main, locate one full length of sewer pipe of water main material so both joints are as far as possible from the water main. Ensure the sewer and water pipes are adequately supported and have watertight joints. Use a low permeability soil for backfill material within 10 feet of the point of crossing. Water main pipe for crossings (if required) shall be measured and paid as part of this item, no additional payment will be made for the water main pipe. Any abandoned utilities encountered during sanitary sewer construction shall have the section in conflict removed, capped, and voids backfilled and shall be considered incidental to this item.
19	4020-A-1	**STORM SEWER, TRENCHED, 15 IN.**
20	4020-A-1	**STORM SEWER, TRENCHED, 18 IN.**
21	4020-A-1	**STORM SEWER, TRENCHED, 24 IN.**
22	4020-A-1	**STORM SEWER, TRENCHED, ARCH, 24 IN.**
23	4020-A-1	**STORM SEWER, TRENCHED, 30 IN.**
24	4020-A-1	**STORM SEWER, TRENCHED, 36 IN.**
25	4020-A-1	**STORM SEWER, TRENCHED, 42 IN.**
26	4020-A-1	**STORM SEWER, TRENCHED, 48 IN.**
27	4020-A-1	**STORM SEWER, TRENCHED, 54 IN.**
28	4020-A-1	**STORM SEWER, TRENCHED, 60 IN.**
29	4020-A-1	**STORM SEWER, TRENCHED, 72 IN.**
		Applies to Items 19-29. Refer to M Sheets for tabulation, location, and details. Storm sewer pipe shall be reinforced concrete pipe (RCP) or polypropylene pipe per SUDAS Section 4020. 15 to 30 inch polypropylene pipe shall comply with ASTM F2881 or ASTM F2764. Polypropylene pipe greater than 30 inches shall comply with ASTM F2764. Provide Class R-2 bedding per SUDAS for RCP and F-2 bedding per SUDAS for polypropylene. Provide bedding material to 6" above the top of the pipe where rock chimney is required, refer to rock chimney detail in B sheets and M sheets for locations. Moisture and density control will be required for compaction of soils in the trench excavation. Testing will be completed every lift. Testing will be performed by a testing agency retained by the City. Coordination will be required. Dewatering shall be considered incidental to this item if needed. This item shall include all necessary material, labor, and equipment to install storm sewer. On pipe runs with a flared end section, the last three joints shall be connected. Contractor shall televise the storm sewer system and provide video to City for review and approval after the completion of subgrade preparation and prior to beginning paving operations. Televising of storm sewer system shall be incidental to this item. Where storm sewer crosses over or less than 18 inches below a water main, locate one full length of sewer pipe with flexible O-ring gaskets so both joints are as far as possible from the water main. Gasketed pipe for crossings shall be measured and paid as part of this item, no additional payment will be made for the gasketed pipe. Any abandoned utilities encountered during storm sewer system construction shall have the section in conflict removed, capped, and voids backfilled; all work and materials to accomplish this shall be considered incidental to this item.
30	4020-D	**REMOVAL OF STORM SEWER, ANY TYPE, ANY SIZE**
		See A Sheets for locations. Item includes the removal of any storm sewer, culvert pipe, and aprons that may be present. Length of the aprons shall be included in the measurement. If any field tile is encountered and removed, that shall be paid for by the item, "Removal of Field Tile".
31	4030-B	**PIPE APRON, RCP, 15 IN.**
32	4030-B	**PIPE APRON, RCP, 18 IN.**
33	4030-B	**PIPE APRON, RCP, 24 IN.**
34	4030-B	**PIPE APRON, RCP, 24 IN. ARCH**
35	4030-B	**PIPE APRON, RCP, 30 IN.**
36	4030-B	**PIPE APRON, RCP, 72 IN.**
		Applies to items 31-36. Refer to M Sheets for locations and details. Item shall include all necessary material, labor, and equipment to install aprons. Aprons shall include footings per SUDAS Figure 4030.221 and apron guards per SUDAS Figure 4030.224. Footings and apron guards shall be considered incidental to this item. Incidental to this item is grading around the apron to ensure proper burial and cover. Contractor shall ensure soil covers the apron and pipe to approximately 6" from the crown of the apron opening. Provide 1-foot minimum cover over the first joint between the apron and the pipe. All contours around the apron shall be smoothly graded and tied into the adjacent grade. Ensure soil is not deposited into the apron during grading operations. If polypropylene pipe is utilized for the storm sewer, utilize Type "C-4" concrete adaptors per DR-122 to transition to RCP aprons, incidental to this item.

100-4A
10-29-02

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
37	SPECIAL	**PRECAST REINFORECED CONCRETE THREE SIDED CULVERT, 32' X 12'**
		Refer to V Sheets for location and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2415 and Developmental Specifications for Precast Reinforced Concrete Three-Sided Culvert, DS-23010. This item includes furnishing and installing precast reinforced concrete three-sided culvert arch sections with parapet mounted to the arch. The work includes all labor, equipment, and materials necessary for a complete installation, including but not limited to connecting plates, bolts, shims, grout, joint materials, concrete footings, and footing reinforcement. The item also includes manufacturer-recommended granular backfill and subdrain, if required. Placement of precast components and all associated work shall be performed in accordance with the system manufacturer's specifications. Proposed arch dimensions shall match the existing arch. Existing arch dimensions are shown in the V Sheets. IDOT Materials I.M. 445 shall apply to this item. The supplier shall be one of the approved fabrication plants listed in IDOT I.M. 445, Appendix A. The Contractor shall submit shop drawings for the proposed product to the engineer for review and approval. Shop drawings shall be signed and sealed by a professional engineer licensed in the State of Iowa. Item will be measured in linear feet along the top centerline of the arch. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
38	SPECIAL	**PRECAST REINFORECED CONCRETE BOX CULVERT BARREL, 10'X4'**
		Refer to V Sheets for location and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2415. Placement of precast components and all associated work shall be performed in accordance with the system manufacturer's specifications. IDOT Materials I.M. 445 shall apply to this item. The supplier shall be one of the approved fabrication plants listed in IDOT I.M. 445, Appendix A. The Contractor shall submit shop drawings for the proposed product to the engineer for review and approval. Shop drawings shall be signed and sealed by a professional engineer licensed in the State of Iowa. Item will be measured in linear feet from outside of wall of intake to back of parapet. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
39	SPECIAL	**PRECAST REINFORECED CONCRETE BOX CULVERT BARREL, 6'X3'**
		Refer to V Sheets for location and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2415. Placement of precast components and all associated work shall be performed in accordance with the system manufacturer's specifications. IDOT Materials I.M. 445 shall apply to this item. The supplier shall be one of the approved fabrication plants listed in IDOT I.M. 445, Appendix A. The Contractor shall submit shop drawings for the proposed product to the engineer for review and approval. Shop drawings shall be signed and sealed by a professional engineer licensed in the State of Iowa. Item will be measured in linear feet from outside of wall of intake to back of parapet. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
40	SPECIAL	**PRECAST REINFORCED CONCRETE WINGWALL**
		Refer to V Sheets for location and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2415 and Developmental Specifications for Precast Reinforced Concrete Three-Sided Culvert, DS-23010. This item includes furnishing and installing precast reinforced concrete wingwall sections. The work includes all labor, equipment, and materials necessary for a complete installation, including but not limited to connecting plates, bolts, shims, grout, joint materials, concrete footings, and footing reinforcement. The item also includes manufacturer-recommended granular backfill and subdrain, if required. Placement of precast components and all associated work shall be performed in accordance with the system manufacturer's specifications. IDOT Materials I.M. 445 shall apply to this item. The supplier shall be one of the approved fabrication plants listed in IDOT I.M. 445, Appendix A. The Contractor shall submit shop drawings for the proposed product. Shop drawings shall be signed and sealed by a professional engineer licensed in the State of Iowa. Item will be measured by counting each wingwall installed. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
41	SPECIAL	**PRECAST REINFORCED CONCRETE BOX CULVERT END SECTION, 10'X4'**
		Refer to V Sheets for location and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2415. Placement of precast components and all associated work shall be performed in accordance with the system manufacturer's specifications. IDOT Materials I.M. 445 shall apply to this item. The supplier shall be one of the approved fabrication plants listed in IDOT I.M. 445, Appendix A. The Contractor shall submit shop drawings for the proposed product. Shop drawings shall be signed and sealed by a professional engineer licensed in the State of Iowa. Item will be measured by counting each end section installed. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
42	SPECIAL	**PRECAST REINFORCED CONCRETE BOX CULVERT END SECTION, 6'X3'**
		Refer to V Sheets for location and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2415. Placement of precast components and all associated work shall be performed in accordance with the system manufacturer's specifications. IDOT Materials I.M. 445 shall apply to this item. The supplier shall be one of the approved fabrication plants listed in IDOT I.M. 445, Appendix A. The Contractor shall submit shop drawings for the proposed product. Shop drawings shall be signed and sealed by a professional engineer licensed in the State of Iowa. Item will be measured by counting each end section installed. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
43	4040-A	**SUBDRAIN, PERFORATED, 4 IN.**
		Refer to B Sheets for typical sections and details and M Sheets for roadway longitudinal subdrain tabulation. Spoils from subdrain trench excavation shall not be placed on modified subbase. This item includes all necessary caps, elbows, tees, connections, and backfill material to install the subdrain. Item also includes engineering fabric per details. Subdrains are to outlet into storm sewer structures on upstream and downstream ends, except for those to receive a subdrain cleanout on the upstream end. If polypropylene pipe is utilized for the storm sewer, the rock chimney item will not be utilized and this item will be utilized instead. Additional quantity will be paid for at the original contract unit price.
44	4040-C-1	**SUBDRAIN CLEANOUT, TYPE A-1, 6 IN.**
		Refer to A, B, and M Sheets for locations. Additional connectors, elbows, wyes, and tees required to construct cleanout are incidental to this item. Cleanouts shall be Type A-1 per SUDAS Figure 4040.232 unless otherwise approved by Engineer. Item includes adjusting field tile risers to proposed grade and installing cleanout castings on the riser.
45	4040-D-1	**SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE, 4 IN.**
		Refer to B and M Sheets for details, tabulation, and locations. Connectors, elbows, wyes, and tees required to construct outlet and connect to storm sewer structure are incidental to this item. Refer to SUDAS Figure 4040.233. Core drilling of structures (if necessary) and non-shrink grout is incidental to this item. Rodent guards are incidental to this item. If polypropylene pipe is utilized for the storm sewer, the rock chimney item will not be utilized and this item will be utilized instead. Additional quantity will be paid for at the original contract unit price.

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
46	4040-D-1	**SUBDRAIN OUTLETS AND CONNECTIONS, FIELD TILE TO DITCH, ANY SIZE**
		This item is for outletting field tile to a slope if applicable. Refer to SUDAS Figure 4040.233. Item includes, but is not limited to, all labor, rock, connectors, elbows, wyes, and tees required to construct outlet. Rodent guards are incidental to this item.
47	SPECIAL	**ROCK CHIMNEY**
		Rock Chimney shall be installed per detail shown in the B Sheets at locations shown in the M Sheets. The rock chimney shall serve as subdrain in areas above longitudinal storm sewer piping. The rock chimney shall be installed after subgrade preparation and prior to the placement of modified subbase. Material for the rock chimney shall be be porous backfill meeting the requirements of IDOT Gradation Table 4109.02-1 (Gradation No. 29). Material excavated for the installation of rock chimneys shall be either removed from the site or utilized as embankment soil and handling shall be considered incidental to this item. Item shall be measured in linear feet and and payment shall be considered full compensation for necessary labor, equipment and material to install rock chimney. This item will not be utilized if polypropylene pipe is utilized for storm sewer.
48	SPECIAL	**LOCATE TILE LINES**
		This item includes exploratory trenching which shall be conducted to determine locations of existing tile lines present within project limits. This item shall include all labor, materials, equipment, and backfilling necessary for locating existing field tile lines. Existing locations, sizes, material, elevation, and flow direction shall be recorded. Payment for replacement of damaged or unstable field tiles shall be by item "FIELD TILE REPAIR AND FITTINGS, PVC, UNSPECIFIED DIA." Quantity for this item has been estimated for length along proposed centerline of 32nd St SE. Coordinate with engineer and City prior to completing additional exploratory trenching. Measurement will be made by the station along exploratory trench, and payment will be made at the contract unit price for each station of exploratory trenching completed. Tile Lines shown on plans are from the original I-80 construction plans.
49	SPECIAL	**FIELD TILE REPAIR AND FITTINGS, PVC, UNSPECIFIED DIA.**
		This item includes all material, labor, and equipment necessary to reconnect, repair, and/or replace existing field tile encountered during construction. Actual size shall be determined in the field. Approval from the engineer must be obtained when executing the work associated with this item. Refer to General Notes for additional information. The contractor shall use caution in working over and around existing tile lines. Breaks in tile lines due to the contractor's carelessness shall be repaired and replaced at the contractor's expense. Where existing field tile is encountered and draining toward project limits, maintain the tile flow and allow the tile to continue under the roadway, otherwise connect into proposed storm sewer at a structure. Repalce existing sections of tile located under the proposed roadway with new tile. Where existing field tile is encountered in conflict and draining away from project limits, cap at grading limits and remove tile from within construction area. Removal of field tile will be measured and paid by the linear foot with the "Removal of Field Tile" bid item. Field tile connections/outlets to proposed storm sewer structures will be counted and paid by each connection with the "Subdrain Outlets and Connections" bid item. Capping of existing field tile shall be incidental to this repair item. Measurement shall be by the linear foot of new field tile installed. Payment will be made following successful installation of field tile.
50	SPECIAL	**REMOVAL OF FIELD TILE**
		Refer to A sheets for potential locations. This item shall include all labor, materials, and equipment necessary to remove and dispose of existing field tile. Removal of field tile cleanouts, risers, and outlets is included in this item. Measurement and payment shall be made per linear foot of field tile removed.
51	5010-A-1	**WATER MAIN, TRENCHED, PVC, 8 IN.**
52	5010-A-1	**WATER MAIN, TRENCHED, PVC, 12 IN.**
		Appplies to items 51-52. Refer to MWM Sheets for locations and details. Contractor shall confirm clearance between existing water main and proposed storm prior to completing the relocations shown in the plans, provide clearances to the engineer. Water main pipe shall be C900 PVC DR 18. Moisture and density control will be required for compaction of soils in the trench excavation. Testing will be performed by a testing agency retained by the City. Coordination will be required. Dewatering shall be considered incidental to this item if needed. Tracer wire shall be installed on all watermain and shall be incidental to this item. Restrained joints and thrust blocks shown in plans or otherwise required shall be considered incidental to this item. All material, labor, and equipment associated with cleaning and testing shall be considered incidental to this item. Any abandoned utilities encountered during water system construction shall have the section in conflict removed, capped, and voids backfilled; all work and materials to accomplish this shall be considered incidental to this item. Shutdowns of existing water main will be limited or may be prohibited during periods of high water and irrigation usage, coordination with City will be required. Coordination with city and notification of property owners or residents is required in advance of any shutdowns impacting service to water customers.
53	SPECIAL	**CONNECTION TO EXISTING WATER SYSTEM**
		Refer to MWM sheets for locations and details. This item shall include all labor, material, and equipment to make connections to existing water system. Contractor to verify location and elevation of existing water main prior to completing work. Contractor shall coordinate with engineer and City of Bondurant prior to any shutdowns. Locating existing main, coordination, draining/filling of main, excavation, dewatering, backfill, and isolation of existing water main shall be considered incidental to this item. Fittings required for connections shall be paid for under the respective size of fitting bid item. Provide restrained or locked joints on all fittings, Megalug or approved equal. Incidental to this item is miscellaneous short pieces of pipe and repair sleeves as needed to install fittings and/or connect to the system. Connect tracer wire along new water main to tracer wire at existing water main using connection method approved by City of Bondurant. Each connection to existing water system will be counted, payment will be made at the contract unit price for each connection installed.
54	5010-C-1	**FITTING, DUCTILE IRON, 12 IN.**
		Refer to MWM Sheets for locations and details. Contractor shall confirm clearance between existing water main and proposed storm prior to completing the relocations shown in the plans, provide clearances to the engineer. Provide restrained or locked joints on all fittings, Megalug or approved equal. Restrained joints are considered incidental to the associated pipe or fitting and will not be counted separately as fittings. All fittings shall be wrapped with minimum 8 mils thickness polyethylene encasement, AWWA C105. Wrap, thrust blocks, and miscellaneous appurtenances necessary for installation shall be incidental to this item. Refer to SUDAS Figure 5010.101 for Thrust Block Details.
55	5010-H	**WATER MAIN REMOVAL, 12 IN.**
		Refer to A and MWM sheets.

100-4A
10-29-02

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
56	5020-A	**VALVE, RESILIENT WEDGE GATE, 8 IN.**
		Refer to MWM Sheets for locations. Tracer wire shall be terminated in valve box. Locate operating nut and valve box out of conflict with utilities, sidewalk, shared use path, and other pavement whenever possible.
57	5020-E	**FLUSHING DEVICE (BLOWOFF), 2 IN.**
		See MWM Sheets for locations. Flushing device shall be Kupferle Mainguard #77 flushing hydrant or approved equal.
58	5020-G	**VALVE BOX EXTENSION**
		Refer to MWM Sheets for location. This item includes adjustment of existing valve boxes to proposed grade. Tracer wire connections, if present in existing fixture, shall be restored and is considered incidental to valve box extension. Each valve box adjusted will be counted, payment will be made at the contract unit price for each valve box adjusted.
59	SPECIAL	**FIRE HYDRANT RELOCATION**
		Refer to A and MWM Sheets for locations. Comply with all provisions contained within SUDAS division 5. Item includes removal, salvaging, and reinstallation of existing fire hydrant. Remove existing fire hydrant assembly leaving the existing fire hydrant valve in place. This item includes furnishing any new parts to achive the new hydrant locations shown in the MWM sheets. If any existing parts are damaged during removal, those shall be replaced incidental to this item. Existing parts may be reused if they are in proper working condition. Measurement will be by counting each fire hydrant that is relocated. Payment will be made following successful reinstallation of each fire hydrant.
60	6010-A	**MANHOLE, SW-301, 48 IN.**
		Refer to MSA Sheets for locations and tabulation. Castings for structures shall be standard unless specified on M-Sheets. Provide three-piece castings if located within pavement and two-piece castings if located outside of pavement.
61	6010-A	**MANHOLE, SW-401, 48 IN.**
62	6010-A	**MANHOLE, SW-401, 72 IN.**
63	6010-A	**MANHOLE, MODIFIED SW-402, TOP ONLY, 8' X 3'**
64	6010-A	**MANHOLE, SW-403, 9' X 6'**
65	6010-A	**MANHOLE, MODIFIED SW-403, 10' X 4'**
66	6010-A	**MANHOLE, MODIFIED SW-403, 14' X 4'**
67	6010-B	**INTAKE, SW-505**
68	6010-B	**INTAKE, SW-506**
69	6010-B	**INTAKE, SW-512, 24 IN.**
70	6010-B	**INTAKE, SW-513, 4' X 4'**
71	6010-B	**INTAKE, SW-513, 5' X 5'**
72	6010-B	**INTAKE, SW-516**
73	6010-B	**INTAKE, SW-516, MODIFIED**
74	6010-B	**INTAKE, SW-549**
		Applies to Items 61-74. Refer to M Sheets for locations and tabulation. Refer to B Sheets and M Sheets for details of modified structures. Modified structures shall be cast in place. Precast structures will not be accepted for any modified structures. Castings for structures shall be standard unless specified on M-Sheets. Provide three-piece castings if located within pavement and two-piece castings if located outside of pavement.
75	6010-E-1	**MANHOLE ADJUSTMENT, MINOR**
		See A sheets for location. Remove the existing adjusting rings and replace with Cretex Pro-Rings or approved equivalent so manhole lid is 4" above finished grade. Use 6" thick rings with finish ring to achieve required height. Rings shall be sealed with manufacturer recommended M-1 sealant and no chimney seal is required. Re-use existing casting and lid. Fasten casting through Pro-Rings to the cone section using ½" stainless steel all-thread rods embedded and epoxied into the top of the cone section. Minimum embedment depth is 4". Use Hilti 200R-V3 epoxy or approved equivalent. Secure with stainless steel washers and nuts.
76	6010-F-1	**MANHOLE ADJUSTMENT, MAJOR**
		See A sheets for locations. Provide three-piece castings if located within pavement and two-piece castings if located outside of pavement. Provide pedestrian rated casting if located within sidewalk. If possible, rotate cone sections so that casting is located outside of proposed pavement. If casting must be in proposed pavement, rotate cone so that the casting is as far away from edge of pavement as possible.
77	6010-H-2	**REMOVE INTAKE, TOP ONLY**
		Refer to A sheets for location. Remove top only, protect existing pipes and base. New top will be installed and paid for by a separate item. Refer to Detail 1, sheet B.3.
78	7010-A	**PAVEMENT, PCC, 9 IN.**
		Refer to B, D, E, and L Sheets and Sheet U.1 for locations and details. Use a QMC mix for slip-form paving. C-4 or C-3WR mixes may be utilized for hand-finished pavement. Submit proposed mix designs to City and Engineer for review and approval. Item includes integral curbs. All pavement joints shall be cleaned and sealed. Pavement smoothness incentives shall not apply. Pavement thickness incentives shall not apply. Concrete pavement shall include reinforcing in joints as detailed on B and L Sheets. Keyway joints will not be allowed. Metallic or glass fiber reinforced polymer bars will be accepted. Concrete testing and sampling will be performed by testing firm hired by the City.

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
79	7020-A	**PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), SURFACE, 3/8 IN., PG 58-28S**
80	7020-A	**PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), INTERMEDIATE, 1/2 IN., PG 58-28S**
81	7020-A	**PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), BASE, 3/4 IN., PG 58-28S**
		Applies to items 79-81. Refer to B and E sheets for locations.
82	7030-C	**SHARED USE PATH, PCC, 6 IN.**
		Refer to B, D, and S Sheets and Sheet U.1 for locations and details. Refer to Standard Road Plan Table in the C Sheets for references to SUDAS accesible sidewalk figures. Transverse joints shall be spaced every 10 feet (typical). Install and seal 1/2-inch preformed expansion joint at top of ramps. Concrete testing and sampling will be performed by testing firm hired by the City.
83	7030-C	**SHARED USE PATH, REINFORCED PCC, 6 IN.**
		Refer to B, S, and V Sheets for locations and details. This item is for reinforced shared use path paving above existing three-sided culvert. Reinforcement, preformed joint filler with sealant, sealant next to existing parapet, and thickened edge shall be considered incidental to this item. All materials, labor, and equipment associated with construction shall be considered incidental to this item.
84	7030-D	**SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH**
		Refer to B Sheets for typical sections. Special subgrade preparation shall be required under all shared use path paving. Special subgrade preparation shall extend a minimum of 2 feet outside edges of the shared use path paving. The item "Excavation, Class 10" includes the earth material for the subgrade preparation in fill sections.
85	7030-G	**DETECTABLE WARNING**
		Refer to S Sheets for sidewalk ramp details. Detectable warning panels shall be cast iron, unpainted natural finish.
86	7030-H-1	**DRIVEWAY, PAVED, PCC, 8 IN.**
		Refer to D, E, F, and L Sheets and Sheet U.1 for locations and details. Use a QMC mix for slip-form paving. C-4 or C-3WR mixes may be utilized for hand-finished pavement. Submit proposed mix designs to City and Engineer for review and approval. All pavement joints to be cleaned and sealed. Pavement smoothness incentives shall not apply. Pavement thickness incentives shall not apply. Construct driveways per SUDAS Figure 7030.101, Type A with radii.
87	7030-H-3	**DRIVEWAY, GRANULAR, 6 IN.**
		Item shall be used for granular sections of driveways and for temporary granular driveways shown on J sheets. Refer to SUDAS Section 7010 for material requirements. Measurement will be in tons for the thickness of granular surfacing placed. Payment will be at the unit price per ton for granular surfacing placed. Unit price includes, but is not limited to, labor, equipment, placement, compaction, and shaping of the surface. Provide weight tickets to engineer.
88	7040-H	**PAVEMENT REMOVAL**
		Refer to A Sheets for locations. Item includes removal and disposal of existing roadway pavement. Work shall include full depth saw cutting to create a clean edge between existing and proposed pavement. Double cut all sawcut edges. Adjacent pavement damaged during removals shall be replaced by Contractor and will be considered incidental to this item. Slurry from saw cutting operations must be contained, containment is incidental to this item. No additional payment shall be provided for varying pavement type, varying pavement thickness or reinforcement.
89	8010-A	**TRAFFIC SIGNAL MODIFICATION**
		Includes all work shown on the N Sheets. Item shall be paid as a lump sum. Contract price shall include all equipment, materials, and labor for a fully functioning system according to the contract documents and as shown on the N Sheets.
90	8020-C	**PAINTED PAVEMENT MARKINGS, DURABLE**
91	8020-G	**PAINTED SYMBOLS AND LEGENDS, DURABLE**
92	8020-M	**GROOVES CUT FOR PAVEMENT MARKINGS**
93	8020-N	**GROOVES CUT FOR SYMBOLS AND LEGENDS**
		Applies to Items 90-93. Refer to K Sheets for locations and tabulations. Line factors for items measured by STA are based on a single, continuous 6-inch line as shown on K sheets.
94	8030-A	**TEMPORARY TRAFFIC CONTROL**
		Refer to J Sheets for traffic control plan, detour plan, staging, and notes. Item includes providing, placing, shifting, maintaining, replacing, and removing of all temporary traffic control signage and devices (including delineators) during the project as required by the staging plans and the Contractor's method of construction. Included in this item, cover or remove and reinstall permanent traffic control devices that conflict with temporary traffic control plan and as directed by Engineer. All traffic control shall conform to the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) and applicable SUDAS requirements. Temporary granular material for temporary accesses shall be paid for by the item Driveway, Granular, 6 in. Temporary storm pipes shown on the J sheets shall be considered incidental to this item. Removal of temporary granular drives and storm pipes shall be considered incidental to this item.

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Item No.	Item Code	Description
95	8040-A	**TRAFFIC SIGN, TYPE A ASSEMBLY, PSST**
		Refer to K Sheets for locations and tabulation. Item includes sign blank, application of reflective sheeting, application of screened message, all mounting hardware, PSST post, and anchor. One assembly includes the post, anchor, and any signs attached. Measurement shall be by each assembly installed. Payment shall be made following successful installation of each sign assembly. Sign locations shown on the plan are intended to be approximate, coordination with the Engineer and City on final locations will be required. Posts shall be 14 gauge, 2.25-inch by 2.25-inch perforated square steel tubing. Soil post anchors shall be 12 gauge, 2.5-inch by 2.5-inch by 30-inch perforated square steel tubing driven into ground leaving 2 to 3 inches exposed above the surface. 2.25-inch posts to be inserted into 2.5-inch sleeve and bolted through perforations.
96	8040-A	**TRAFFIC SIGN, TYPE A, LIGHT POLE MOUNT**
		Refer to K Sheets for locations and tabulation. Item includes sign blank, application of reflective sheeting, application of screened message, and all mounting hardware. Measurement shall be by each light pole with signs mounted to it. Payment shall be made following successful installation of signs. Sign locations shown on the plans are intended to be approximate, coordination with the Engineer and City on final locations will be required. W13-9P to be mounted to existing PSST is included in this item.
97	8040-J	**REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY**
		Refer to A sheets for locations of signs to be removed and salvaged. Existing wood posts to be properly disposed of by contractor. PSST in good condition shall be salvaged. Damaged PSST shall be properly disposed of by contractor. Deliver salvaged signs and PSST posts to the city. Contractor to coordinate delivery with City of Bondurant.
98	9010-A	**CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1**
		Refer to RR Sheets for locations and details. Type 1 seed mixture shall be applied conventionally to disturbed areas identified on RR Sheets. Seed may be applied hydraulically with Engineer's approval where slopes limit conventional seeding operations. Seeding shall be completed within specified dates for seeding application and shall be completed as soon as practical after final grading and topsoil placement is completed. Top eight inches of the seedbed shall be free of all rock and debris. Mulch shall be BFM (Bonded Fiber Matrix) hydro mulch meeting SUDAS requirements. Seeding quantity has been calculated to include seeding for all Type 1 seeding areas identified on RR Sheets plus an additional 20 percent.
99	9010-A	**CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 2**
		Refer to RR Sheets for locations and details. Seeding shall be completed within specified dates for seeding application and shall be completed as soon as practical after final grading and topsoil placement is completed. Top eight inches of the seedbed shall be free of rock and debris. Seeding quantity has been calculated to include seeding for all Type 2 seeding areas shown in plans plus an additional 20 percent.
100	9010-A	**CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 5**
		Item to be used only in accordance with Stormwater Pollution Prevention Plan (SWPPP) to temporarily stabilize disturbed areas outside of the spring and fall seeding windows or when work will not occur in a disturbed area for 14 calendar days or as otherwise required by SWPPP. Mulch shall be BFM (Bonded Fiber Matrix) hydro mulch meeting SUDAS requirements. Total Type 5 seed quantity has been calculated to include all Type 1 and Type 2 seeding areas shown in the RR sheets plus an additional 20 percent and the rough grading area shown on the T sheets.
101	9010-D	**WATERING**
		Water seed as necessary for establishment. Quantity is based upon the watering schedule for used for sod shown in SUDAS section 9020. Quantity assumed based on 15 waterings. Watering schedule shall be adjusted based on rainfall. Each watering shall consist of a gentle application of 1/4" depth of water, evenly distributed in a manner that does not displace seed, soil, or mulch. Payment shall include all necessary labor, equipment, and material to complete the watering. Watering of seed is for Type 1 and Type 2 areas only.
102	9030-A	**PLANTS, TREE, 2" CAL., FURNISHED AND INSTALLED**
		Refer to R Sheets for plant quantities, locations, notes, and details. Plants shall be a minimum of 2-inch caliper size. Item includes all product submittals, labor, material, and equipment to install the plants per project documents. Hardwood mulching for tree rings and watering shall be incidental to this bid item. Plantings will be measured per each tree. Payment will be at the contract unit price per each tree installed.
103	9030-A	**PLANTS, SHRUBS, 3 GAL., FURNISHED AND INSTALLED**
		Refer to R Sheets for plant quantities, locations, notes, and details. Plants shall be a minimum of 3 gallon container size. Item includes all product submittals, labor, material, and equipment to install the plants per project documents. Hardwood mulch and watering for plantings shall be incidental to this bid item. Plantings will be measured per each shrub. Payment will be at the contract unit price per each shrub installed.

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Bondurant Life Connecting

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DRAWN BY: MAM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ESTIMATE REFERENCE NOTES

C.7

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
104	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). 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. 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. The Contractor is responsible for implementation, inspection, maintenance, and monitoring compliance of the SWPPP. 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. 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. 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. 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.
105	9040-A-2	**SWPPP MANAGEMENT**
		Contractor is responsible for developing the phasing and staging plans for implementation of the Storm Water Pollution Prevention Plan. 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. The Contractor is responsible for all fees and fines associated with the permit and permit violations. 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. 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. 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. Payment shall be by lump sum and shall be considered full payment for management of the Storm Water Pollution Prevention Plan as noted.
106	9040-D-1	**FILTER SOCK, 9 IN.**
		Refer to RR Sheets for approximate locations based on finished grades. Additional filter sock shall be installed throughout construction based on actual project phasing, place in accordance with Storm Water Pollution Prevention Plan. Contractor to verify the specific locations of devices in the field and adjust the plan as needed to prevent the migration of soil off the project. Quantity includes length for area intake protection and apron protection. Bid quantity represents length of filter sock as identified on the RR Sheets plus an additional 100 percent. Refer to SUDAS Figure 9040.102 for installation details.
107	9040-D-2	**FILTER SOCKS, REMOVAL**
		Remove filter sock as necessary and at the completion of the project after vegetative stabilization has been achieved.
108	9040-E	**TEMPORARY RECP, TYPE 2D**
		Refer to RR Sheets for locations based on finished grades. Locations may be adjusted as needed to provide optimal slope protection, coordinate with City and Engineer. Install Temporary Rolled Erosion Control Product in compliance with manufacturer's guidelines and SUDAS specifications. Provide product meeting SUDAS Temporary RECP Type 2D specification for double-net erosion control blanket. Roll width shall be 8 feet, other widths may be allowed after review and approval by City and Engineer. Bid quantity represents 2 times the area of RECP shown on RR Sheets.
109	9040-J	**RIP RAP, CLASS E**
		Refer to M, UP, and V Sheets for locations and details. Rip rap shall be placed at storm sewer outlets and as identified on plans. Thickness of rip rap placement shall be 2 feet unless otherwise noted on plans. Revetment shall be placed so that it is fully embedded in the PG surface so that the top of the revetment equals the top of the PG surface elevations. Placement of rip rap over non-woven geotextile fabric, fabric is incidental to this item. Excavation required for placement of rip rap is incidental to this item, and excavated material shall be wasted on site. No additional payment will be made for wasting material on site. Submit weight tickets to City.
110	9040-N-1	**SILT FENCE OR SILT FENCE DITCH CHECK**
		Refer to RR Sheets for approximate locations based on finished grades. Additional silt fence shall be installed throughout construction based on actual project phasing, place in accordance with Storm Water Pollution Prevention Plan. Contractor to verify the specific locations of devices in the field and adjust the plan as needed to prevent the migration of soil off the project. Maintenance of silt fence shall be considered incidental to this item. Bid quantity represents length of silt fence as identified on the RR Sheets plus an additional 100 percent.

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Item No.	Item Code	Description
111	9040-N-2	**SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT**
		- -
112	9040-N-3	**SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE**
		Remove silt fence as necessary and at the completion of the project after vegetative stabilization has been achieved.
113	9040-O-2	**TRACK-OUT CONTROL**
		Utilize macadam crushed stone for track-out control. Multiple construction entrances may be required based upon staging of project. Material may be reused from one stage to the next at the discretion of the Engineer if it remains clean and suitable for use. Entrance must be maintained throughout construction to prevent mud and debris from being tracked out of the project site. Maintenance and removal shall be considered incidental to this item. Measurement shall be by the ton. Submit weight tickets to City.
114	9040-Q-1	**EROSION CONTROL MULCHING, CONVENTIONAL**
		Item to be used only in accordance with Stormwater Pollution Prevention Plan (SWPPP) to temporarily stabilize disturbed areas. Mulch type and application shall be conventional meeting SUDAS requirements. Total erosion control conventional mulching quantity has been estimated to include a quantity measured based on all Type 1 and Type 2 seeding areas shown on the RR sheets plus an additional 20 percent. This item is for erosion control conventional mulching only, mulching with seeding is included with the respective seeding, fertilizing, and mulching bid items.
115	9040-R	**TURF REINFORCEMENT MATS, TYPE 5.C**
		Refer to UP sheets for locations and details. Submit product for approval. Install in accordance with manufacturer's recommendations.
116	9040-T-1	**INLET PROTECTION DEVICE, GRATE**
		Sediment filter device shall be "drop-in" style. Devices shall be placed in all onsite grate intakes. Contractor to field verify intake type and size prior to construction to ensure proper bag fit. Removal of inlet protection device at conclusion of project after stabilization of sediment sources has been achieved is incidental to this item, coordinate with City and Engineer.
117	9040-T-2	**INLET PROTECTION DEVICE, MAINTENANCE**
		Remove sediment from devices as needed throughout the duration of the project to keep sediment bags functioning. Clean out devices when capacity reaches 50% and make repairs as needed. Sediment material captured by devices shall be removed from project site and properly disposed of or dried and respread on fore slopes or other City-approved onsite location, incidental to this item.
118	9060-A-2	**CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 54 IN.**
		Refer to B, D, and V Sheets for locations and details. Fence shall be 54" tall. Item shall include furnishing all materials including anchor bolts and shims, and all of the equipment, and labor required. Measurement shall be made based on the installed length of chain link fence.
119	9060-D	**GATES, REMOVE AND REINSTALL**
		Refer to A and D Sheets for locations and details. Item includes removal and reinstallation of each gate. Item shall include furnishing new materials if necessary, storage of salvaged materials, equipment, and labor required including new posts and concrete footings.
120	9060-E	**REMOVAL OF FENCE**
		Refer to A Sheets for locations. Remove and dispose of existing fence including posts, footings, and gates. Protect fence to remain beyond removal limits. Removal limits may be adjusted to end at the nearest suitable ending post.
121	SPECIAL	**FIELD FENCE**
		Refer to D sheets for locations. Construct fence in accordance with Iowa DOT SRP MI-103 and MI-104. Measurement shall be by the linear feet of fence installed. Payment will be made following successful installation of field fence.
122	SPECIAL	**STRUCTURAL STEEL PEDESTRIAN HAND RAILING**
		See B Sheets for locations and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2414. Item shall include furnishing all materials including anchor bolts and shims, and all of the equipment and labor required. Measurement shall be made based on the installed length of hand railing. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified. Submit shop drawings for all railing components prior to beginning any fabrication of rail components.
123	SPECIAL	**STEEL PIPE PEDESTRIAN HAND RAILING**
		See B Sheets for details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2414. Item includes steel pipe pedestrian hand railing required on concrete barrier railing. Item shall include furnishing all materials including anchor bolts and shims, and all of the equipment and labor required. Measurement shall be made based on the installed length of hand railing. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified. Submit shop drawings for all railing components prior to beginning any fabrication of rail components.
124	9070-A	**MODULAR BLOCK RETAINING WALL**
		See E sheets for location and details. The Contractor shall submit shop drawings for the proposed product. Shop drawings shall be signed and sealed by a professional engineer licensed in the State of Iowa.

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Bondurant Life Connecting

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RISE NO: RMX-0747(618)--9E-77

DRAWN BY: MAM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ESTIMATE REFERENCE NOTES

C.8

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
125	SPECIAL	**FLOODED BACKFILL**
		Item shall be used for RCB culverts shown on sheet V.3 and V.4. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2402 and Iowa DOT SRP DR-111. Prior to flooding, place a cohesive soil plug to the height of the floodable backfill at the inlet, outlet, and sides of the culvert. Toe of cohesive soil plug shall be located 25' from the end of culvert. Quantity calculations for pavement are based on a 1:1(H:V) slope and minimum trench dimensions. Actual slope of trench may vary based on Contractor's operations. No additional payment will be made for additional quantities resulting from use of flatter trench slopes. Item will not be measured and shall be paid at plan quantity. Install 4-inch subdrain at flowline elevation of box culvert starting at intake structure and ending at outlet at headwall wings. Cover with a minimum of 4 inches of porous backfill. Labor, material, and equipment necessary for installation of subdrain and porous backfill shall be considered incidental to this item. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
126	SPECIAL	**GRANULAR MATERIAL FOR BLANKET**
		Item shall be used for RCB culverts shown on sheet V.3 and V.4. Provide 12-inch thick working blanket below RCB box culverts. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2402 and Iowa DOT SRP DR-111. Item will not be measured and shall be paid at plan quantity. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified. Item was estimated based on a width of four feet greater than the inside width of the culvert.
127	SPECIAL	**CONCRETE BARRIER, BA-103**
		See B, D, and L Sheets for locations and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2414. Barrier shall be secured to the roadway pavement with dowels as noted in the details. Structural concrete, reinforcing steel, and dowels shall all be considered incidental to this item. Contractor shall submit shop drawings for rebar fabrication to engineer for review and approval. Measurement shall be made based on the installed length of barrier. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
128	SPECIAL	**CONCRETE BARRIER, TAPERED END SECTION, BA-108**
		See B, D, and L Sheets for locations and details. Construction shall conform to the provisions of Iowa DOT Standard Specifications section 2414. Barrier shall be secured to the roadway pavement with dowels as noted in the details. Structural concrete, reinforcing steel, and dowels shall all be considered incidental to this item. Contractor shall submit shop drawings for rebar fabrication to engineer for review and approval. Measurement shall be made based each end section installed. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
129	SPECIAL	**HANDHOLE**
		Refer to UU Sheets for locations, details, and sizes. Item shall include furnishing all materials, equipment, and labor required. Excavation and backfill shall be considered incidental to this item. Measurement shall be made based each handhole installed. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
130	SPECIAL	**HDPE CONDUIT, 3 IN.**
		See UU sheets for location. Conduit may be trenched or pushed. Conduit shall be red or feature a red stripe. Tracer wire and pull tape shall be incidental to this item. Item includes all equipment, materials, and labor required. Item will be measured by the linear foot of conduit installed. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
131	SPECIAL	**ELECTRICAL CIRCUITS**
		See UU sheets for location. Item includes wiring to the WRA cabinet. Wiring shall be reestablished to the same condition as prior to removal of the existing cabinet. Item includes all equipment, materials, and labor required. Item will be measured by the linear foot of wiring installed. The length will be measured along the conduit, each individual wire will not be measured separately. Cable schedule shown in UU sheets is for information only. The 40-foot coil of wire shall be included in measurement. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
132	SPECIAL	**ADJUST CABINET**
		See A and UU sheets for location. This item includes adjustment of existing WRA cabinet to proposed grade. Item includes removal of existing pad. Pour new concrete pad, match existing dimensions. Extend existing conduits to new elevation. WRA to remove cabinet and flow meter prior to construction, coordination will be required. Item includes all equipment, materials, and labor required. Each cabinet adjusted will be measured. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified.
133	11020-A	**MOBILIZATION**
		- -
134	11030-A	**MAINTENANCE OF POSTAL SERVICE**
		This item includes maintenance of postal service to 6313 NE 80th Street at the NE corner of 32nd Street SE and Pleasant Street SE. Contractor shall provide a temporary mail box or utilize the property's existing mailbox mounted temporarily in a location that is accessible to the residents and letter carrier. Coordinate with the local postmaster and residents of the property.
135	11030-B	**MAINTENANCE OF SOLID WASTE COLLECTION**
		This item includes maintenance of solid waste collection at 6313 NE 80th Street at the NE corner of 32nd Street SE and Pleasant Street SE. If the resident utilizes a dumpster, coordinate with waste hauler(s) on access to the current location or coordinate the temporary relocation of the dumpster, contractor may need to relocate the dumpster. If the resident utilizes rolling bins, the contractor shall ensure waste hauler(s) have access to the bin(s) or the contractor shall move the bin to a location that can be accessed by the waste hauler. Coordinate with the waste hauling company(s) and residents of the property.

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ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
136	11050-A	**CONCRETE WASHOUT**
		Concrete washouts shall be provided onsite to retain all concrete wash water. Type of collection and location of washouts shall be coordinated with Stormwater Pollution Prevention Plan and City prior to construction. Maintenance, moving of locations, draining of water, and removal are included in this item.
137	SPECIAL	**REMOVE AND RESET MAILBOX**
		Remove and reset mailbox for 6313 NE 80th Street. Item shall include removal, salvaging, and reinstallation of all existing mailbox componets to the same state as they were prior to the project or if the contractor desires and if the homeowner agrees in writing, the contractor may install a brand new mailbox assembly. Show the homeowner the intended product prior to installation. Measurement will be based on each mailbox successfully reinstalled. Payment shall be considered full compensation for all labor, materials, and equipment required to complete the work as specified. The original contract unit price will be utilized regardless of whether the existing mailbox is reinstalled or if a new mailbox is provided.
138	SPECIAL	**NO EXCUSE ROAD OPENING BONUS**
		In order to achieve the No Excuse Road Opening Bonus all roadways and driveways must be open to traffic on or before June 25, 2027. Temporary lane closures will be allowed after June 25, 2027, two way traffic must be maintained at all times after June 25, 2027. Sidewalk and trail construction, final seeding, and landscaping may occur after June 25th and will not be considered part of the No Excuse Road Opening Bonus. Any delays due to weather, change orders, overruns of quantities, utility delays, or any other delays will not be considered as justification to modify the calendar date for opening the project to traffic.

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STANDARD ROAD PLANS

The following Standard Road Plans apply to the construction work on this project.

Number	Date	Title
3010.101 (SW-101)	04-17-18	Trench Bedding and Backfill Zones
3010.102 (SW-102)	04-20-21	Rigid Gravity Pipe Trench Bedding
3010.103 (SW-103)	04-20-21	Flexible Gravity Pipe Trench Bedding
3010.104 (SW-104)	04-20-21	Pressure Pipe Trench Bedding
4010.201 (SW-201)	04-21-20	Sanitary Sewer Service Stub
4020.211 (SW-211)	04-18-18	Storm Sewer Pipe Connections
4030.221	10-21-14	RCP Apron Section Footing
4030.222	10-18-16	Circular Concrete Aprons
4030.223	10-18-16	Arch and Elliptical Concrete Pipe Aprons
4030.224	10-18-16	Concrete Pipe Apron Guard
4040.231	10-21-14	Subdrains
4040.232	2020 Edition	Subdrain Cleanouts
4040.233	2025 Edition	Subdrain Outlets
5010.101 (WM-101)	01-01-26	Thrust Blocks
5010.102 (WM-102)	10-18-16	Tracer System
5020.201 (WM-201)	04-19-22	Fire Hydrant Assembly
6010.301 (SW-301)	10-18-22	Circular Sanitary Sewer Manhole
6010.401 (SW-401)	04-20-21	Circular Storm Sewer Manhole
6010.403 (SW-403)	04-21-20	Deep Well Rectangular Storm Sewer Manhole
6010.505 (SW-505)	04-21-20	Double Grate Intake
6010.506 (SW-506)	04-21-20	Double Grate Intake with Manhole
6010.512 (SW-512)	04-21-20	Circular Area Intake
6010.513 (SW-513)	04-20-21	Open-sided Area Intake
6010.514 (SW-514)	04-17-18	Boxouts for Grate Intakes
6010.516 (SW-516)	04-16-24	Large Well Double Grate Intake with Manhole
6010.601 (SW-601)	04-21-20	Castings for Sanitary Sewer Manholes
6010.602 (SW-602)	04-21-20	Castings for Storm Sewer Manholes
6010.603 (SW-603)	10-16-18	Castings for Grate Intakes
6010.604 (SW-604)	04-21-20	Castings for Area Intakes
7010.101 (PV-101)	01-01-26	Joints
7010.102 (PV-102)	04-21-20	PCC Curb Details
7010.103 (PV-103)	04-19-22	Manhole Boxouts in PCC Pavement
7030.101	2022 Edition	Concrete Driveway, Type A
7030.204	10-20-15	General Features of an Accessible Sidewalk
7030.205	10-20-15	General Sidewalk and Curb Ramp Details
7030.207	10-16-12	Curb Ramp for Class B or C Sidewalk
7030.210	10-16-12	Detectable Warning Placement
9040.102	2025 Edition	Filter Berm and Filter Sock
9040.103	2025 Edition	Rolled Erosion Control Product (RECP) Installation on Slopes
9040.104	2025 Edition	Rolled Erosion Control Product (RECP) Installation in Channel
9040.110	10-21-14	Rip Rap for Pipe Outlet onto Flat Ground
9040.111	10-21-14	Rip Rap Apron for Pipe Outlet into Channel
9040.119	2025 Edition	Silt Fence
9040.12	2025 Edition	Stabilized Construction Exit
DR-121	04-18-23	Connected Pipe Joints
DR-122	10-18-16	Construction of Type "C" Concrete Adaptors for Pipe Culvert Connections
EW-101	10-17-17	Embankment and Rebuilding Embankments
MI-101	10-20-15	Fencing Layout
MI-103	10-20-15	Deer Fence and Field Fence Construction
MI-104	10-17-17	Fence Construction at Channel Crossings, Flood Plains, and Minor Ground Depressions
PM-110	10-15-24	Line Types
PM-111	04-21-20	Symbols and Legends
PM-115	10-20-26	Grooving for Line Types
PM-116	04-16-24	Grooving for Symbols and Legends
SI-101	04-19-16	Locations - Type 'A' Signs
SW-549	04-17-18	Single-Grate Barrier Intake, Rectangular

GENERAL NOTES

1. ALL ELEVATIONS ARE TO NAVD88 DATUM.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BONDURANT AND SHIVE-HATTERY TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO WEEKS PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE OF THE WORK WHICH SHALL BE SUBMITTED TWO DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. SCHEDULE SHALL SHOW ANTICIPATED MATERIAL DELIVERIES AND COMPLETION OF MAJOR TASKS FOR THE PROJECT. MEETING WILL BE RESCHEDULED IF SCHEDULE OF WORK HAS NOT BEEN RECEIVED.
4. COORDINATION WILL BE REQUIRED WITH THE ADJACENT PHASE 1 PROJECT CONTRACTOR.
5. THE CONTRACTOR WILL BE REQUIRED TO LIMIT WORK HOURS ON THE PROJECT FROM 6:30 A.M. TO 9:00 PM,. MONDAY THROUGH FRIDAY AND FROM 8:00 A.M. TO 5:00 P.M. ON SATURDAY AND 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 EXCEPTIONS TO THESE TIME RESTRICTIONS.
6. THE CONTRACTOR SHALL NOTIFY CITY OF BONDURANT UTILITIES DEPARTMENT AND FIRE DEPARTMENT AT LEAST 24 HOURS PRIOR TO SHUT-DOWN OR TAPPING OF ANY WATER MAIN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION MATERIALS.
8. THE PROJECT MAY INVOLVE CONTACT WITH THE PUBLIC. THE CONTRACTOR IS ENCOURAGED TO PERFORM THEIR OPERATIONS AS PROFESSIONALLY AS POSSIBLE TO MINIMIZE CONFLICTS WITH THE PUBLIC.
9. THE CONTRACTOR SHALL CONFINE THEIR WORK TO THE EASEMENTS SHOWN ON THE PLANS. THE CONTRACTOR WILL NOT BE ALLOWED TO UTILIZE RESIDENTIAL YARDS FOR STORAGE, STOCKPILING, OR PARKING. THE CONTRACTOR MUST STORE, STOCKPILE, AND PARK ONLY WITHIN THE RIGHT-OF-WAY, PERMANENT EASEMENTS, TEMPORARY EASEMENTS, OR AT A OFFSITE LOCATION OBTAINED BY THE CONTRACTOR. IF THE CONTRACTOR OBTAINS ADDITIONAL EASEMENTS FOR THE STORAGE OF EQUIPMENT AND MATERIALS, COPIES OF THE AGREEMENTS WITH THE PROPERTY OWNERS SHALL BE PROVIDED TO THE CITY. THE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS INCURRED IN RESTORING ANY STORAGE AREAS OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OUTSIDE THE TEMPORARY EASEMENTS RESULTING FROM THEIR NEGLIGENCE. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT OR REMOVE ANY EXISTING PAVEMENT. THE ENGINEER MAY LIMIT THE CONTRACTOR'S OPERATIONS IN ACCORDANCE WITH THE SPECIFICATIONS.
10. CONTRACTOR SHALL APPLY WATER TO THE CONSTRUCTION AREA AS NECESSARY TO PREVENT THE SPREAD OF DUST WITH NO ADDITIONAL COMPENSATION.
11. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES WRITTEN NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND
12. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY 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 RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS 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. THE CONTRACTOR SHALL REPAIR TO SATISFACTION OF THE UTILITY OWNER ANY DAMAGED UTILITIES. KNOWN UTILITY CONFLICTS ARE BEING RESOLVED BY EACH RESPECTIVE UTILITY COMPANY. UTILITY CONFLICTS DISCOVERED DURING CONSTRUCTION WILL BE ADDRESSED AT THE TIME OF DISCOVERY.
12. THE CONTRACTOR IS TO USE DUE CAUTION IN WORKING OVER AND AROUND ALL TILE LINES. BREAKS IN TILE LINES DUE TO THE CONTRACTOR'S CARELESSNESS ARE TO BE REPLACED AT THEIR EXPENSE WITHOUT COST TO THE OWNER. ANY TILE LINES BROKEN OR DISTURBED BY PROJECT CUT OR UTILITY INSTALLATION WILL BE REPLACED USING THE PROVIDED BID ITEMS.
13. 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.
14. THE CONTRACTOR IS TO USE DUE CAUTION IN WORKING OVER AND AROUND ALL UTILITY LINES. COORDINATE WITH EACH INDIVIDUAL UTILITY OWNER FOR ANY REQUIRED TEMPORARY BRACING.
15. 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 OWNER'S REPRESENTATIVE AT THE CONTRACTORS EXPENSE.
16. TO OBTAIN CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE EXTREME CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE PAVING ONE-HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
17. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PAVEMENT GRADES SHOWN ON THE PLANS ARE OBTAINED. SHORT LENGTHS OF FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS TO MEET GRADES AS SPECIFIED. ALL GRADES AS CALLED OUT WITHIN THE L-SHEETS SHALL BE STAKED IN THE FIELD.
18. THE CONTRACTOR SHALL ADEQUATELY BARRICADE FRESH P.C.C. TO PREVENT UNWANTED MARKINGS. BLEMISHED CONCRETE SURFACES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
19. 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.
20. THE CONTRACTOR SHALL MINIMIZE THE DISTURBANCE OF GRASS AREAS WITHIN THE TEMPORARY EASEMENT LIMITS BUT OUTSIDE OF THE GRADING LIMITS TO THE MAXIMUM EXTENT POSSIBLE. THE CONTRACTOR SHALL PROTECT ALL LANDSCAPE FEATURES, SHRUBS, TREES, LANDSCAPING BEDS, ROCKS, MULCH, LIGHTS, FENCES, ETC. WITHIN THE TEMPORARY EASEMENT AND OUTSIDE OF THE GRADING LIMIT UNLESS THE ITEM IS SPECIFICALLY CALLED FOR REMOVAL.
21. IN EFFORT TO AVOID ANY DAMAGE TO EXISTING PAVEMENT SURFACES, THE CONTRACTOR SHALL DOUBLE CUT EXISTING PAVEMENT EDGES AND IS CAUTIONED TO EXERCISE EXTREME CARE WHEN REMOVING PAVEMENT.
22. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK. THE CONTRACTOR IS ENCOURAGED TO USE RUBBER WHEELED CONSTRUCTION EQUIPMENT WHEN WORKING ON THESE AREAS.
23. ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF FENCE POSTS, UTILITY POLES, OR STRUCTURES SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE TO PREVENT FUTURE SETTLEMENT. HOLES SHALL BE PROTECTED UNTIL BACKFILLED. THIS OPERATION SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS IN PROJECT.
24. CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR IN THE PROJECT MANUAL SHALL CONFORM TO THE SUDAS STANDARD SPECIFICATIONS, 2026.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN EXISTING FIELD CONDITIONS BEFORE BIDDING ON THIS PROJECT, ORDERING MATERIALS, OR BEGINNING CONSTRUCTION.
26. 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.
27. CONTRACTOR IS RESPONSIBLE FOR KEEPING DIRT AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF ADJACENT LANES, STREETS, AND DRIVEWAYS.
28. CONTRACTOR SHALL COMPLETE SEEDING OPERATIONS IN STAGES AND AS WORK AREAS BECOME AVAILABLE SUCH THAT SEEDING AND SODDING IS COMPLETED WITHIN THE REQUIRED TIME FRAME AND WEATHER LIMITATIONS.
29. CONTRACTOR SHALL USE CAUTION TO NOT DAMAGE IRRIGATION OUTSIDE OF THE WORK AREA. ANY IRRIGATION ENCOUNTERED DURING THE PROJECT SHALL BE CUT, CAPPED AND MARKED FOR FUTURE REPAIR.
30. CONTRACTOR SHALL MAINTAIN PROPERTY ACCESS FOR ADJACENT PROPERTIES. THE COSTS INCURRED TO FACILITATE CONSTRUCTION PHASING OR TO MAINTAIN ACCESS SHALL BE INCIDENTAL TO THE TRAFFIC CONTROL BID ITEM.
31. CONSTRUCTION SURVEY AND MONUMENT PRESERVATION OR REPLACEMENT SERVICES WILL BE PROVIDED BY THE PROJECT ENGINEER, SHIVE HATTERY, INC.. THESE ITEMS WILL NOT BE INCLUDED IN THE PROJECT. COORDINATION WILL BE REQUIRED.
32. FIELD SURVEYS FOR THESE PLANS WERE PERFORMED BY SHIVE-HATTERY, INC.

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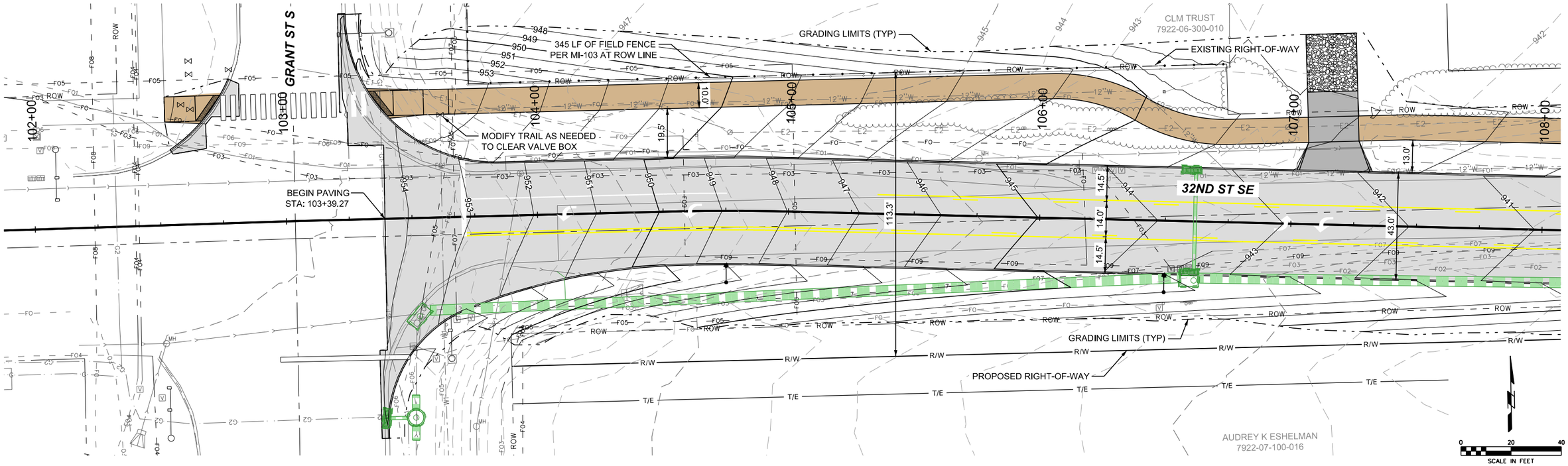

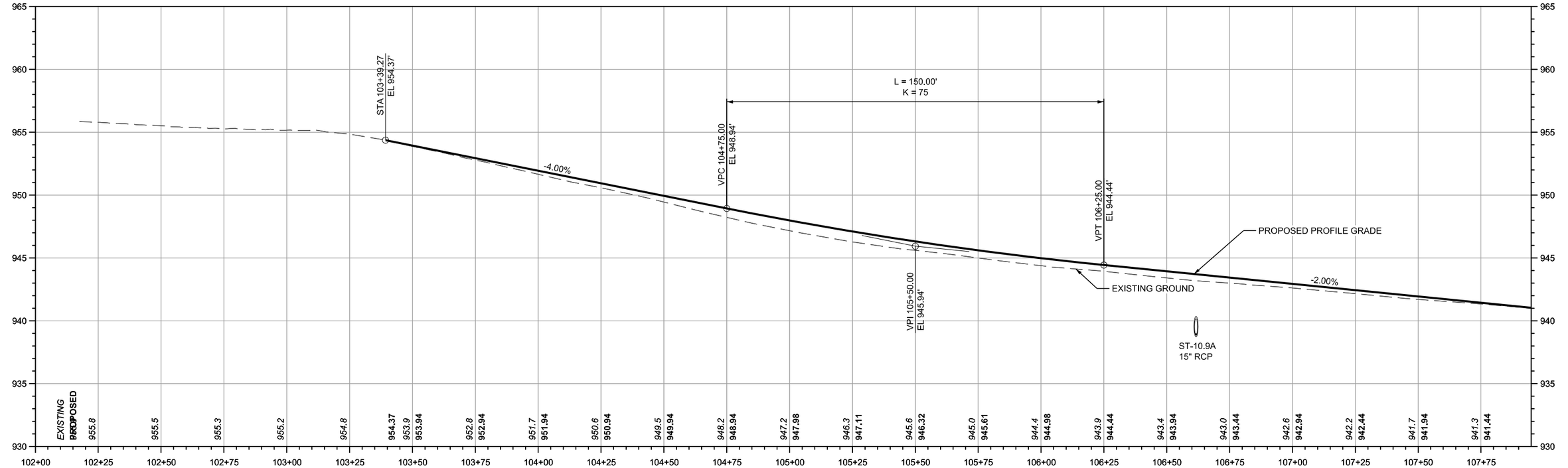

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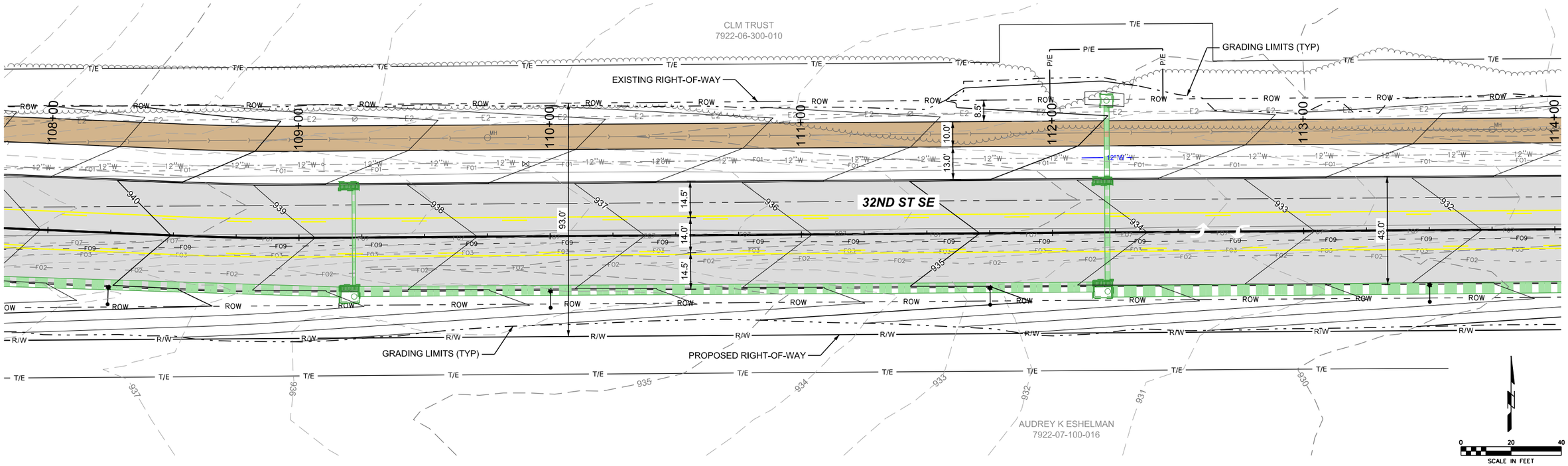

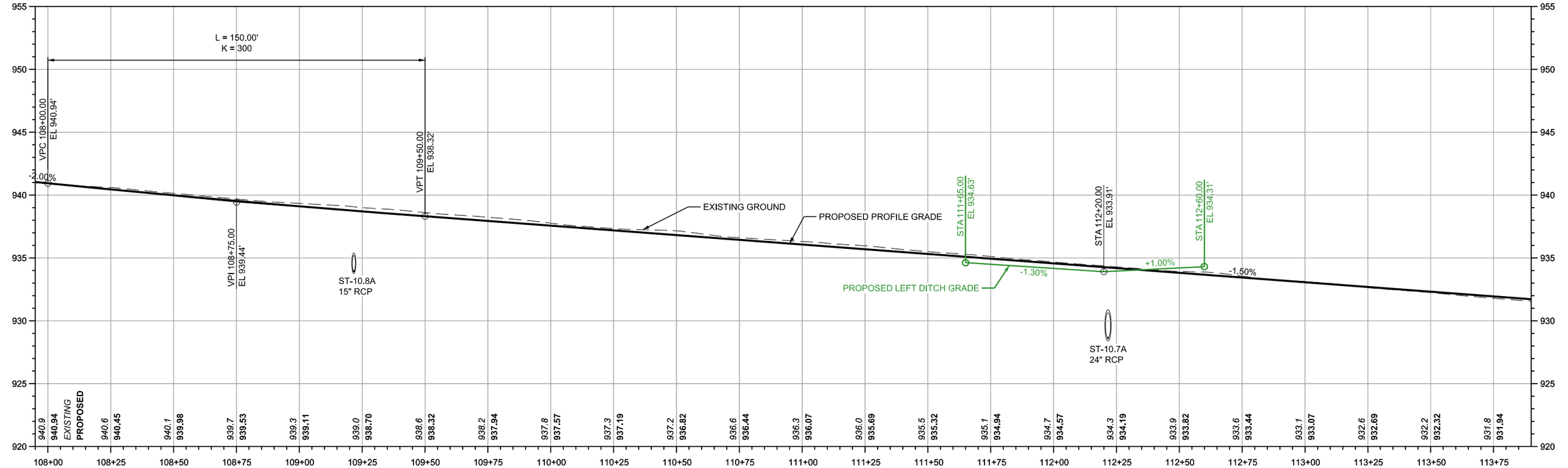

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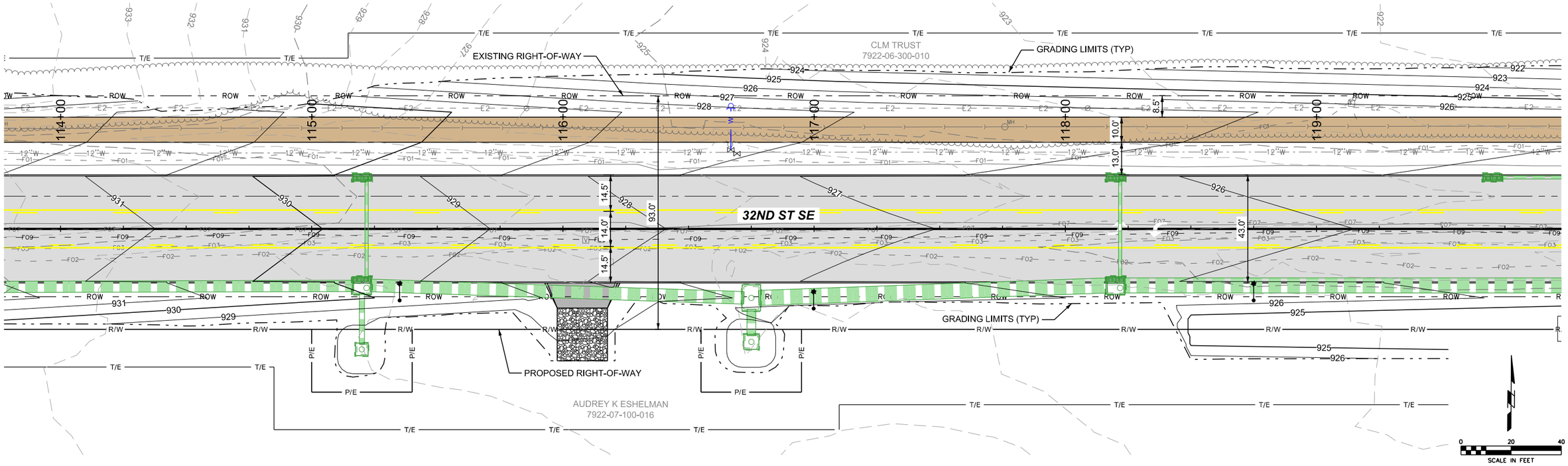

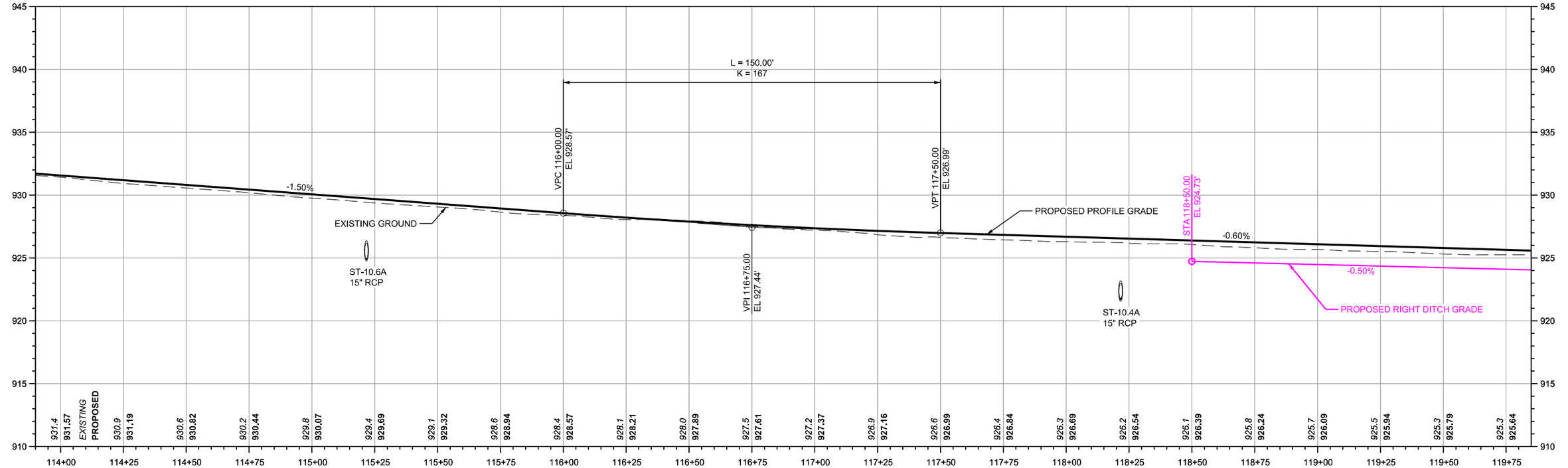

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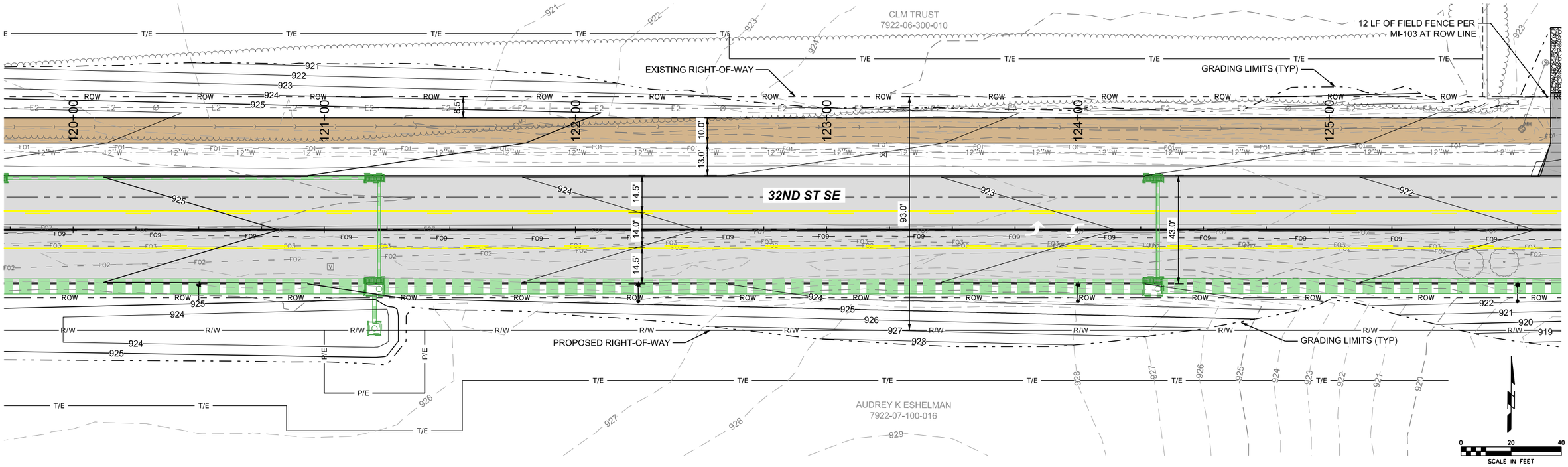

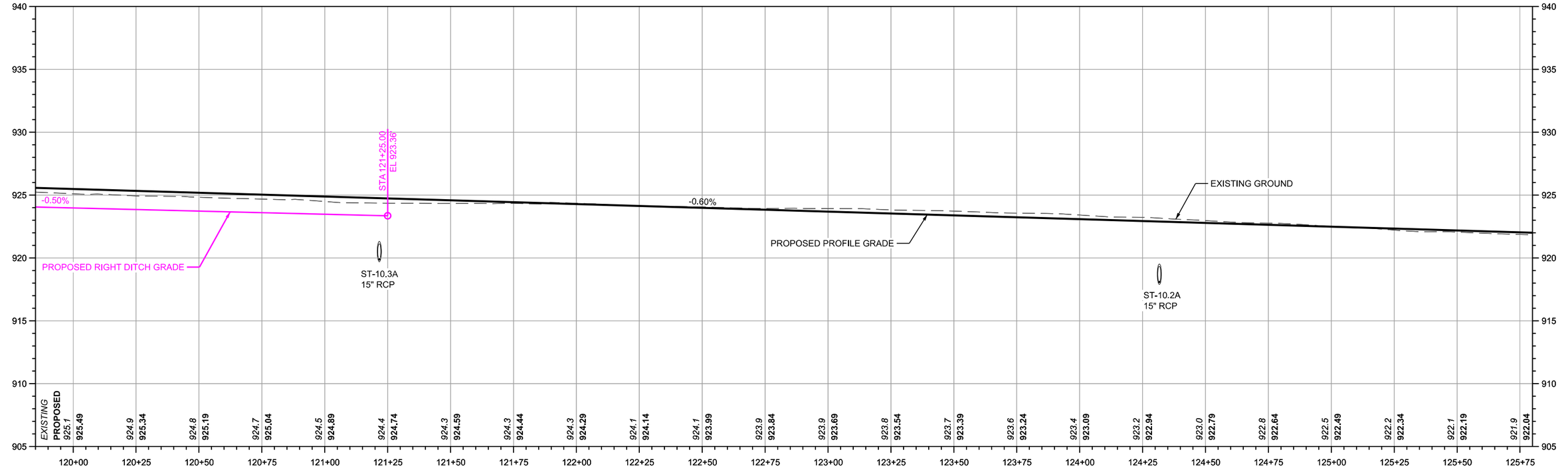

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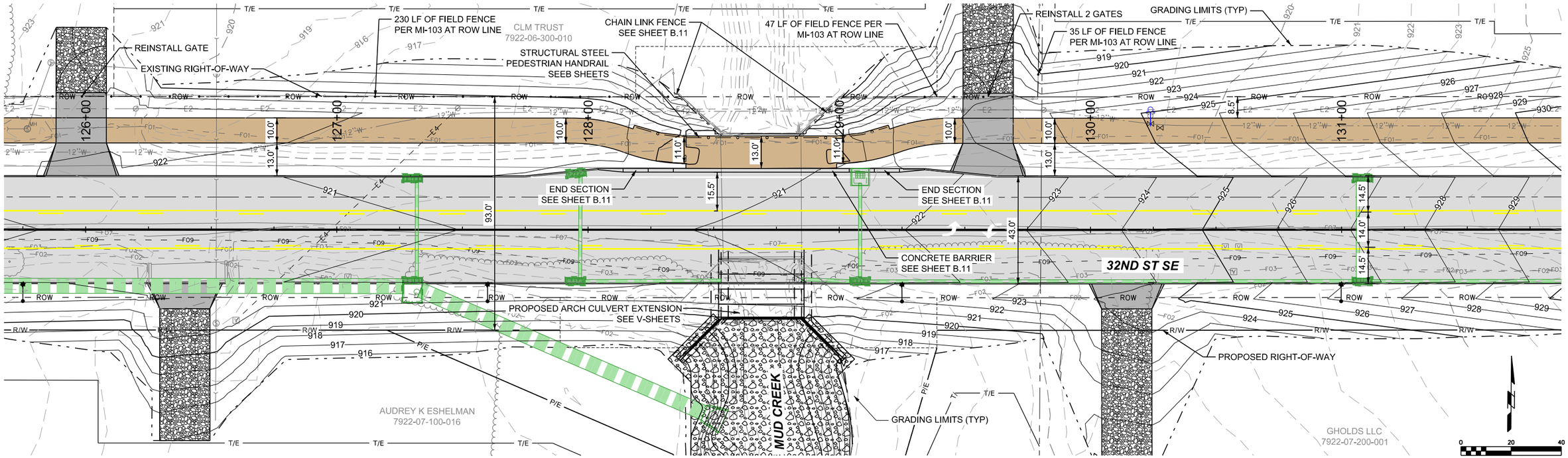

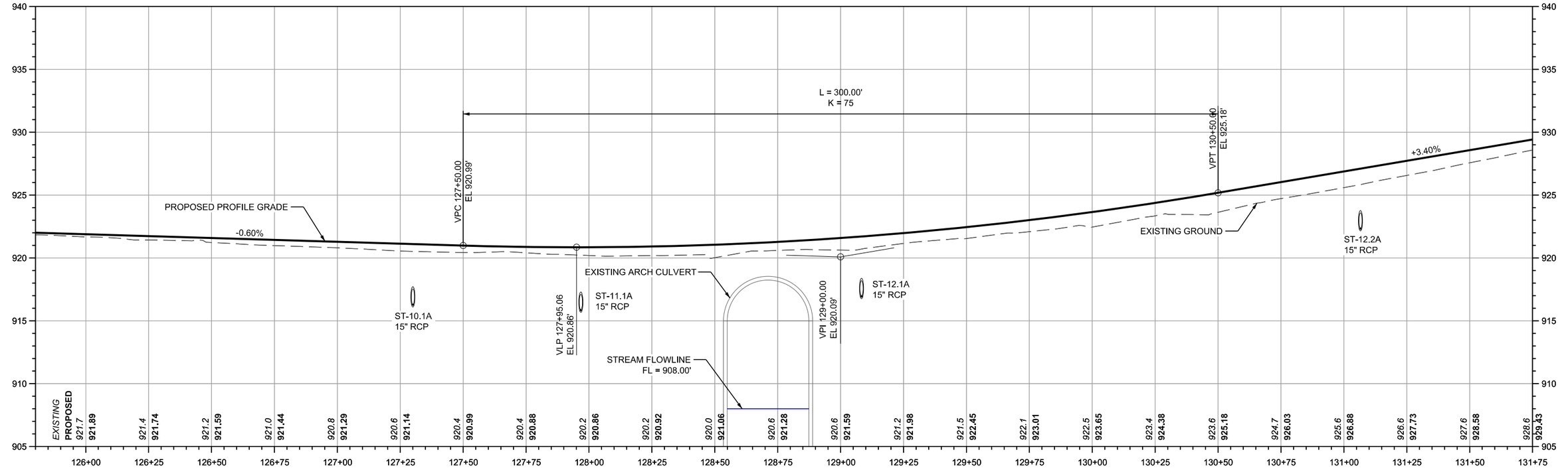

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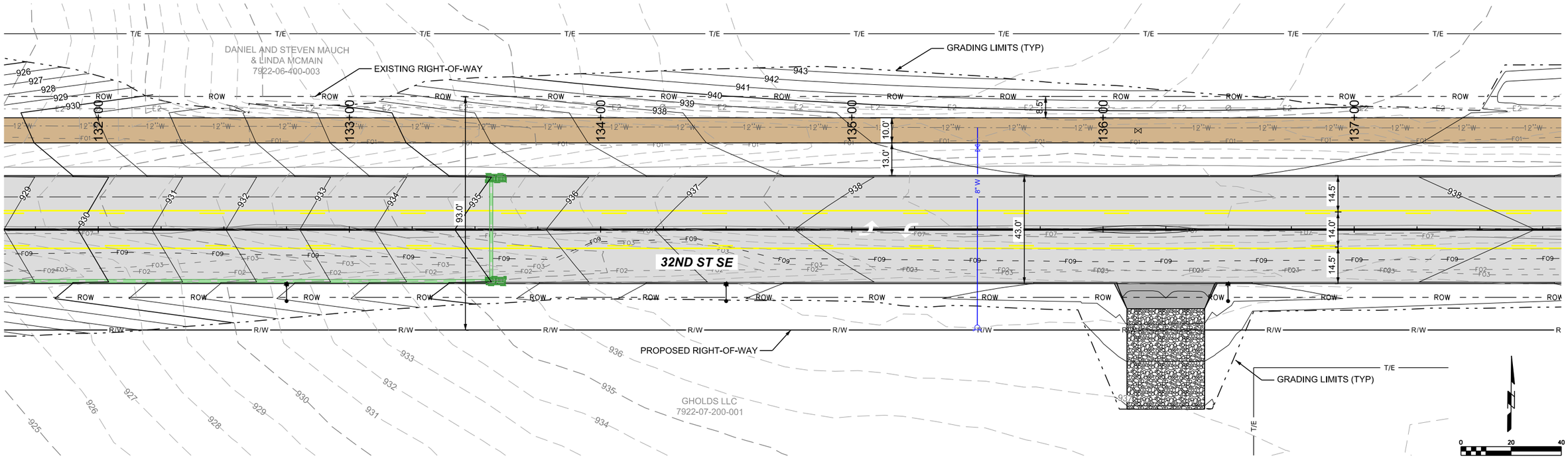

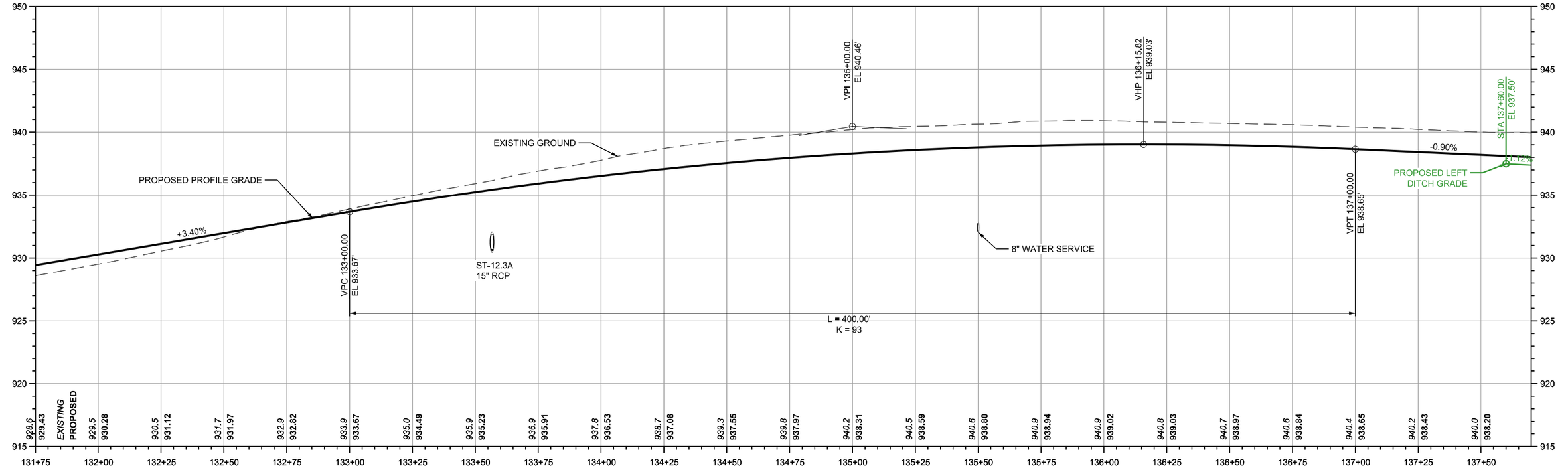

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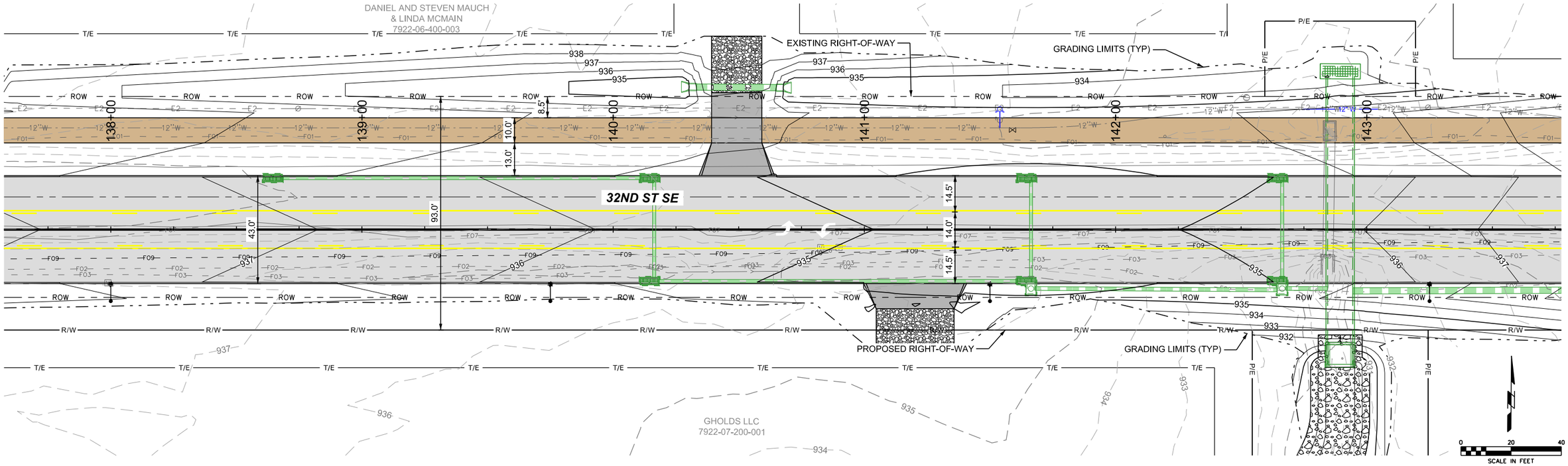

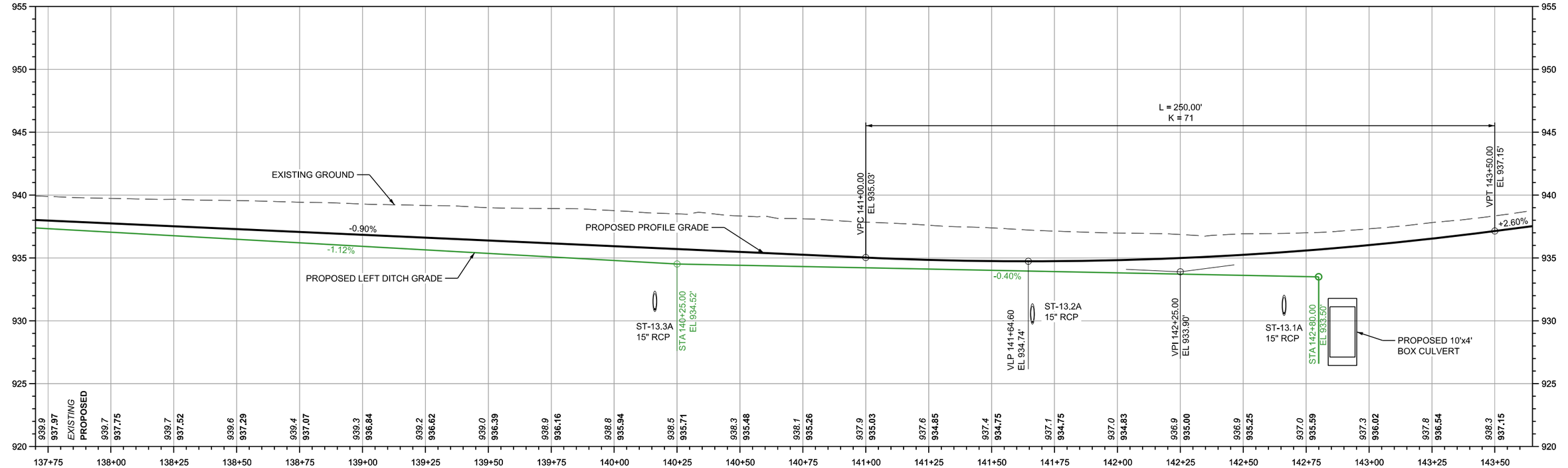

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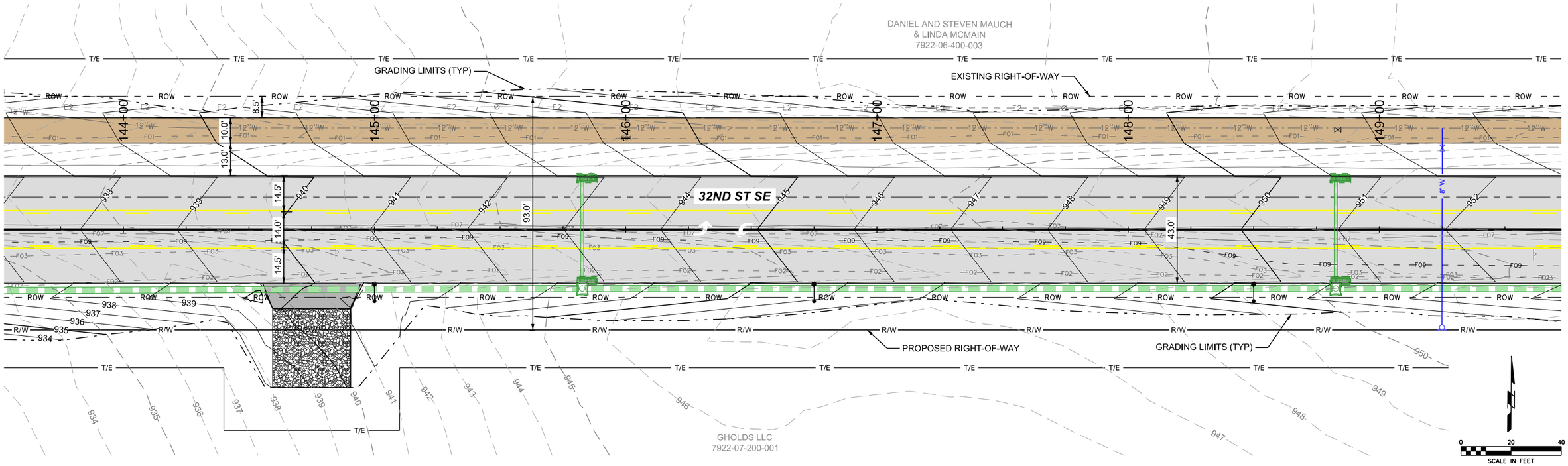

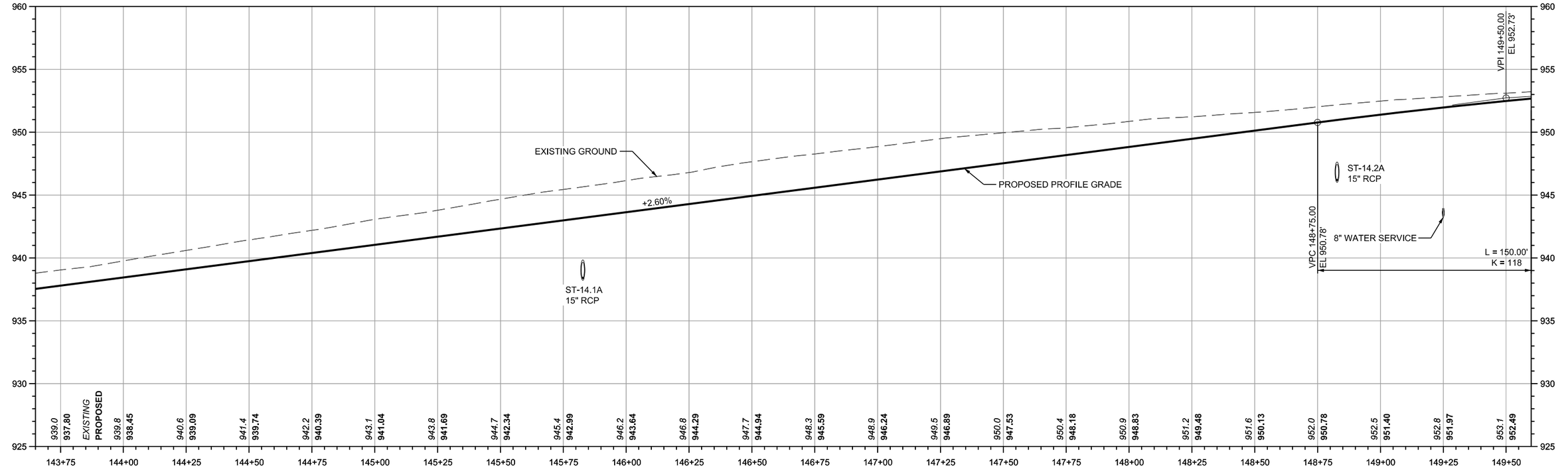

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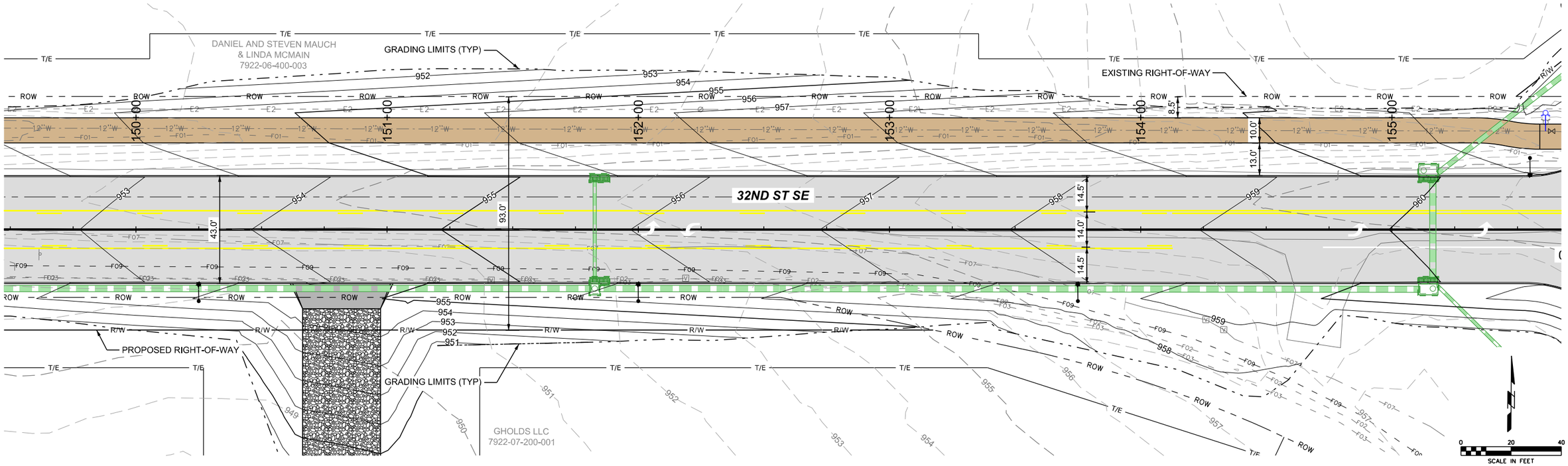

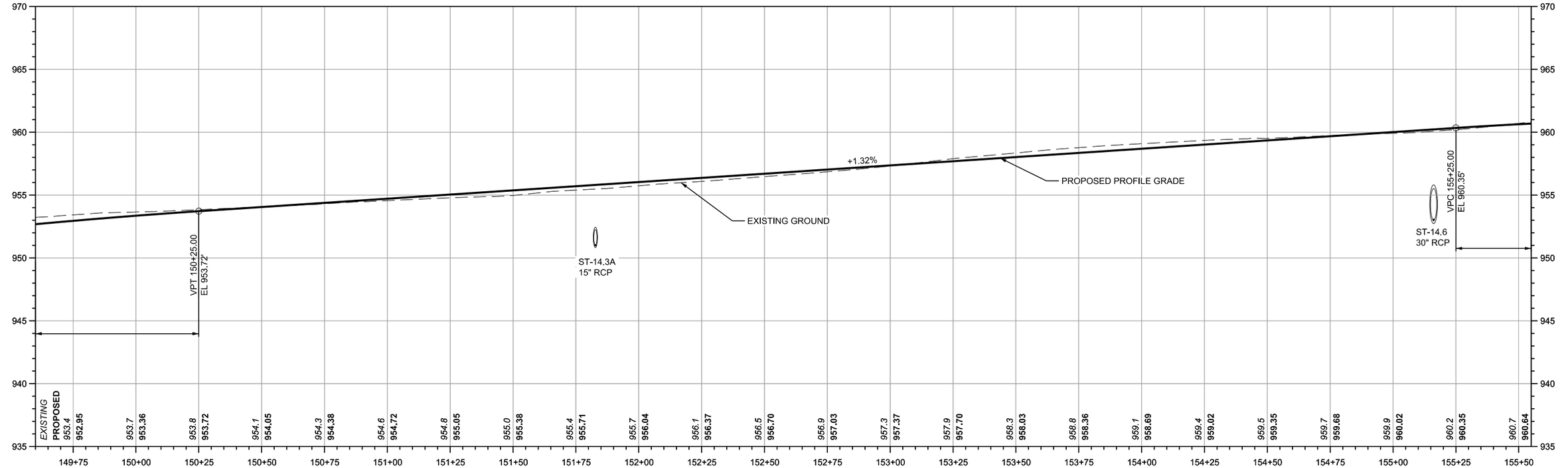

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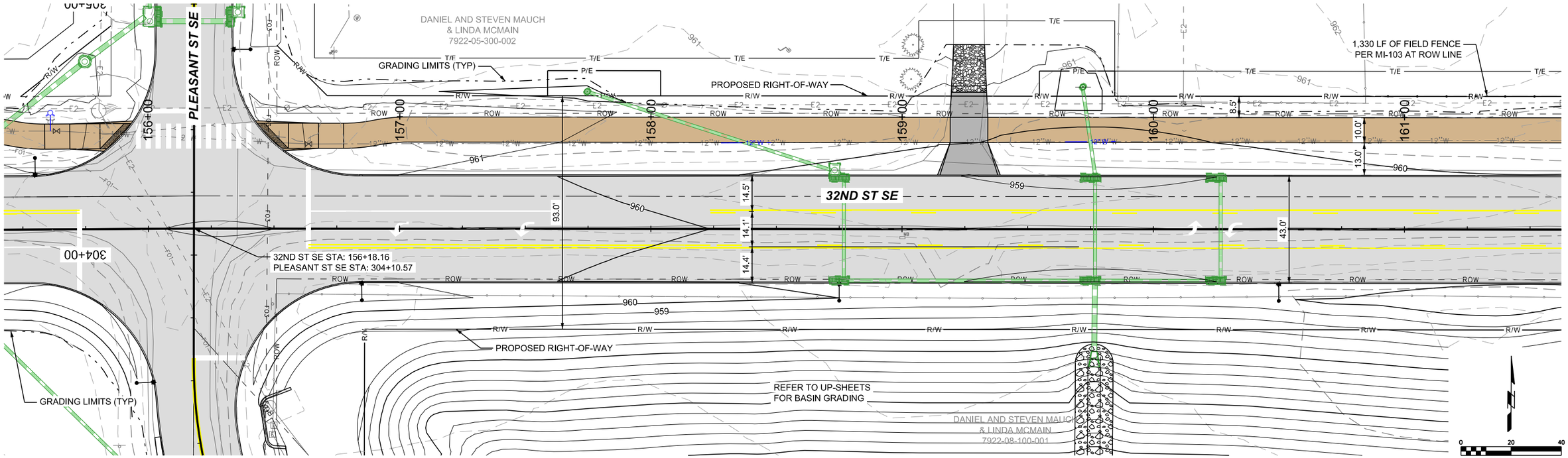

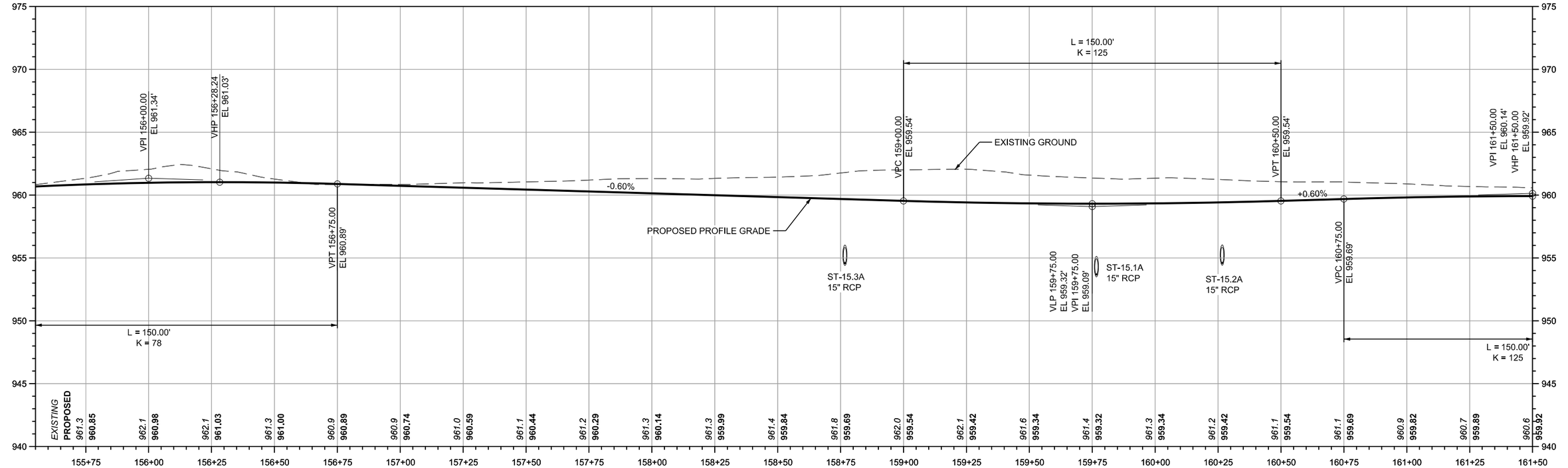

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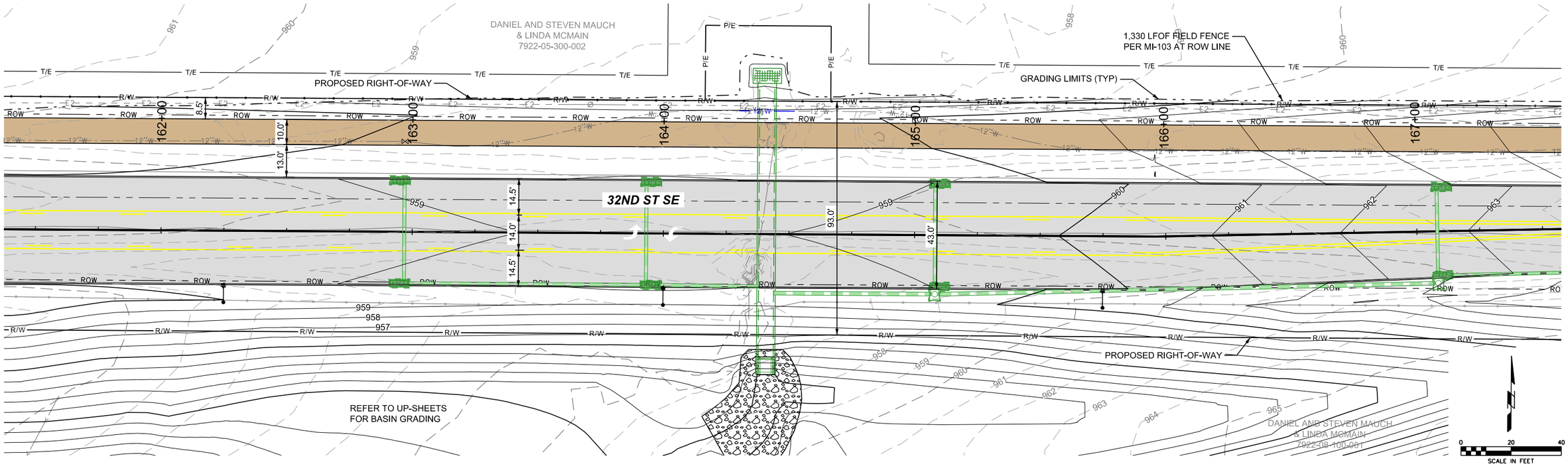

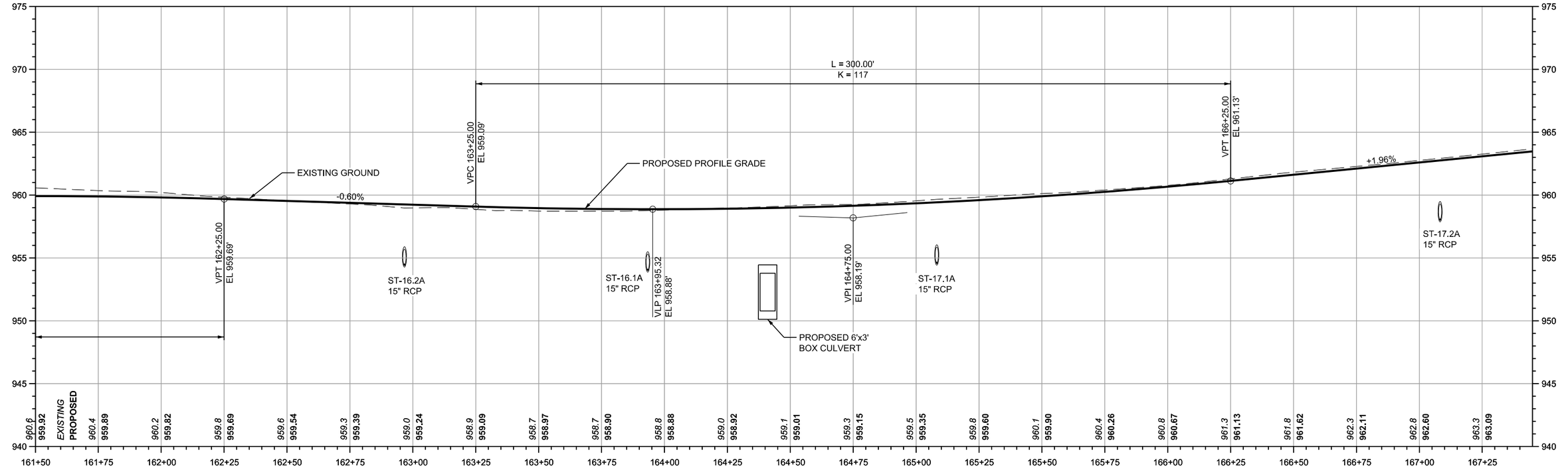

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Bondurant Life Connecting

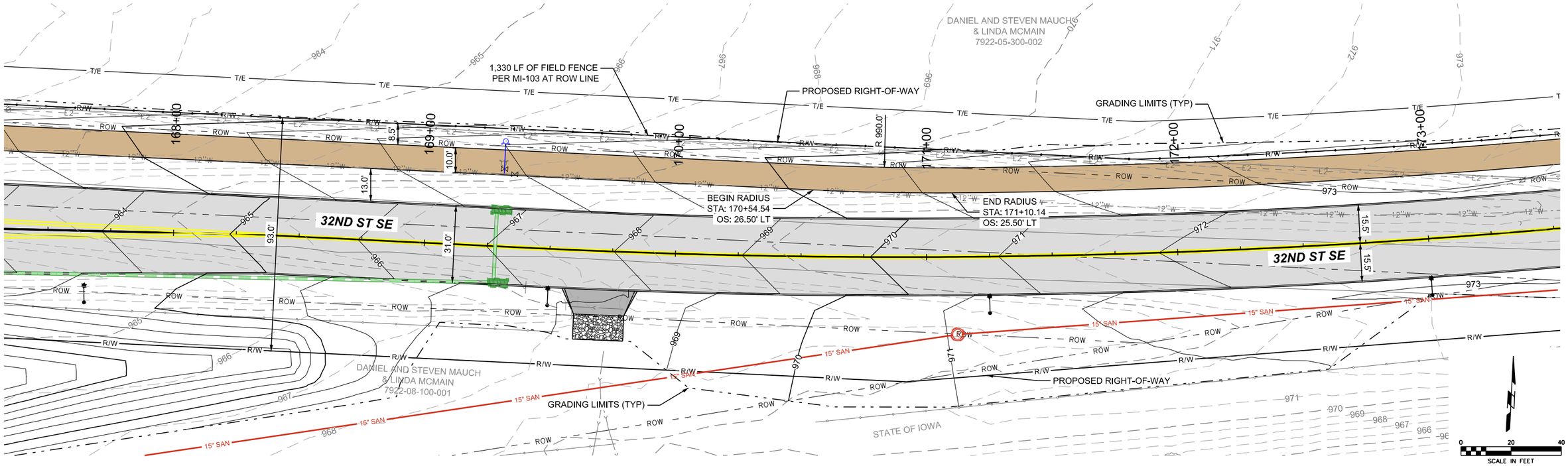
SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)--9E-77

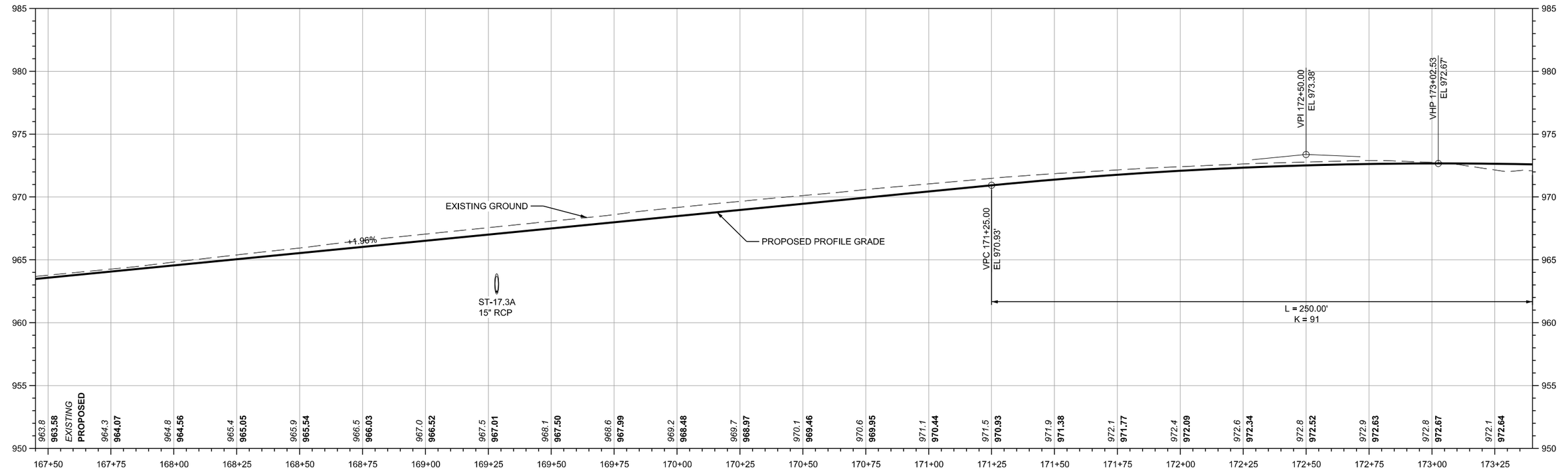
DRAWN BY: MAM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

PLAN AND PROFILE

D.11





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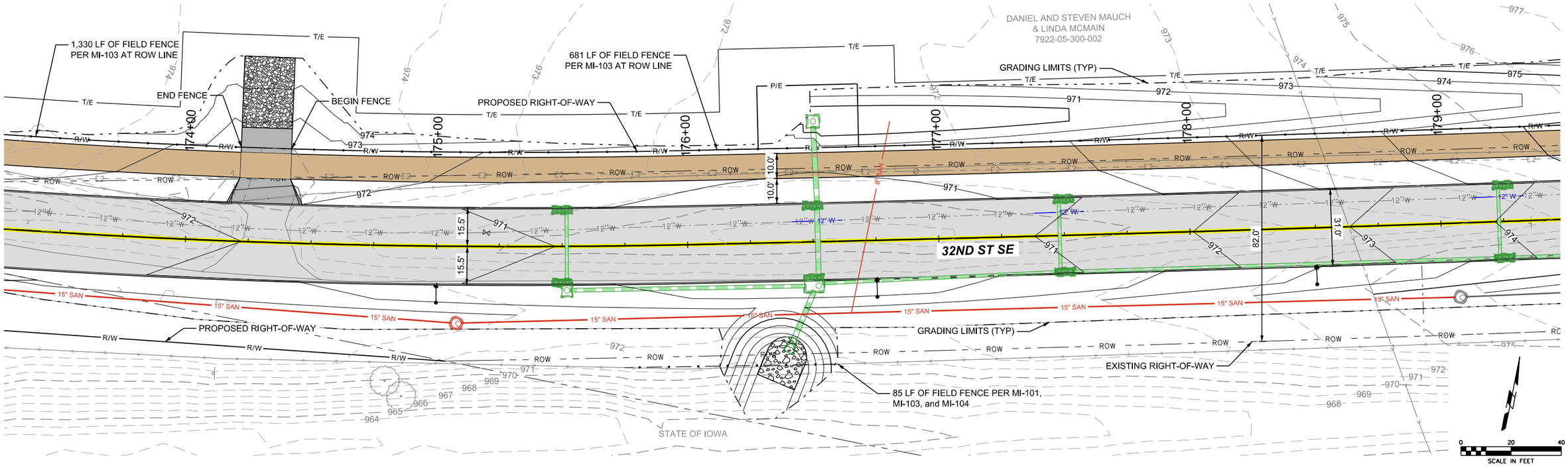
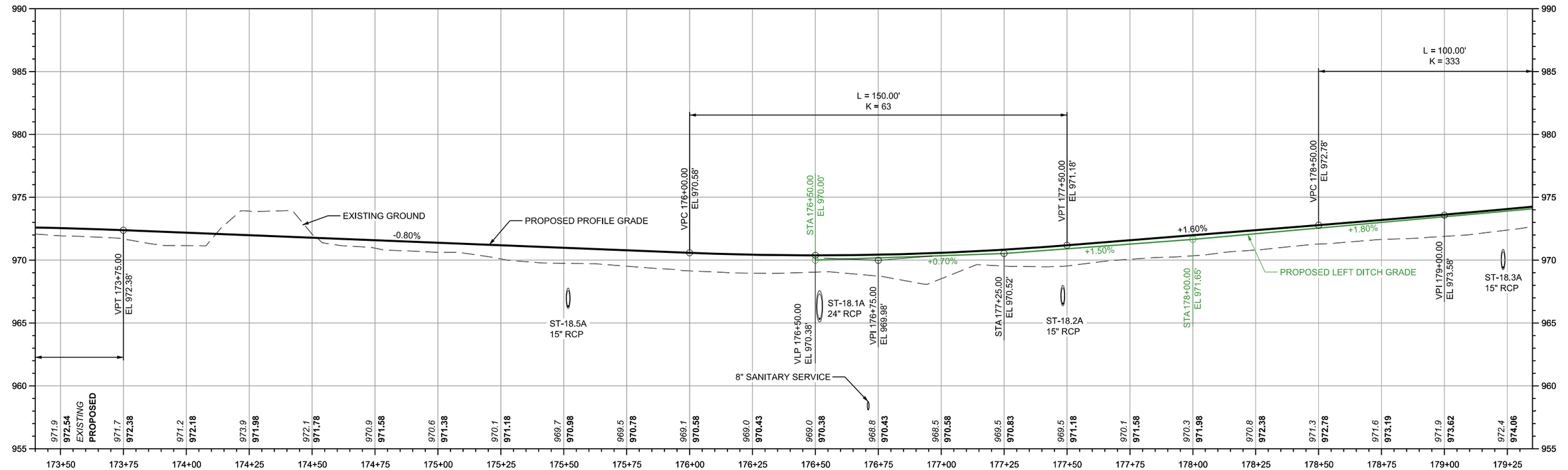
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

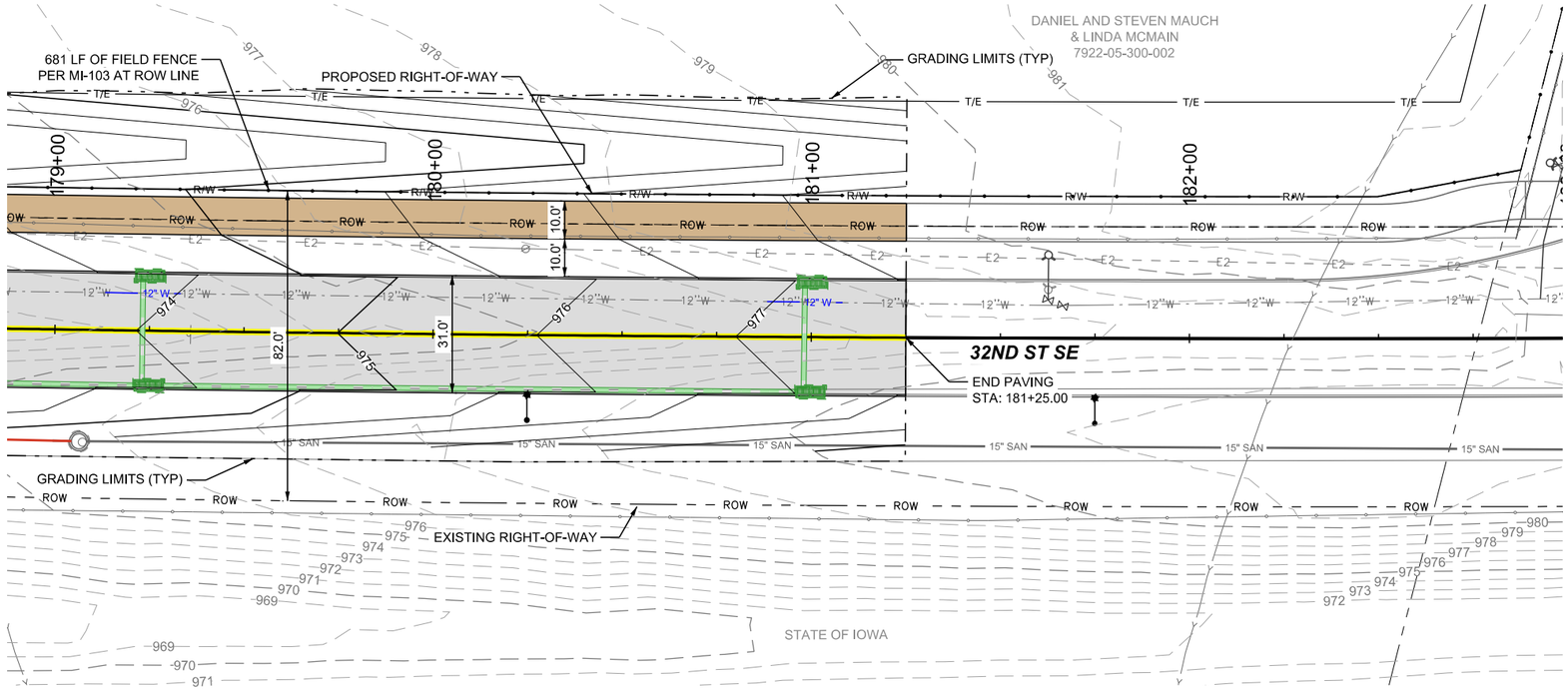
PLAN AND PROFILE

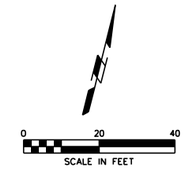
D.12

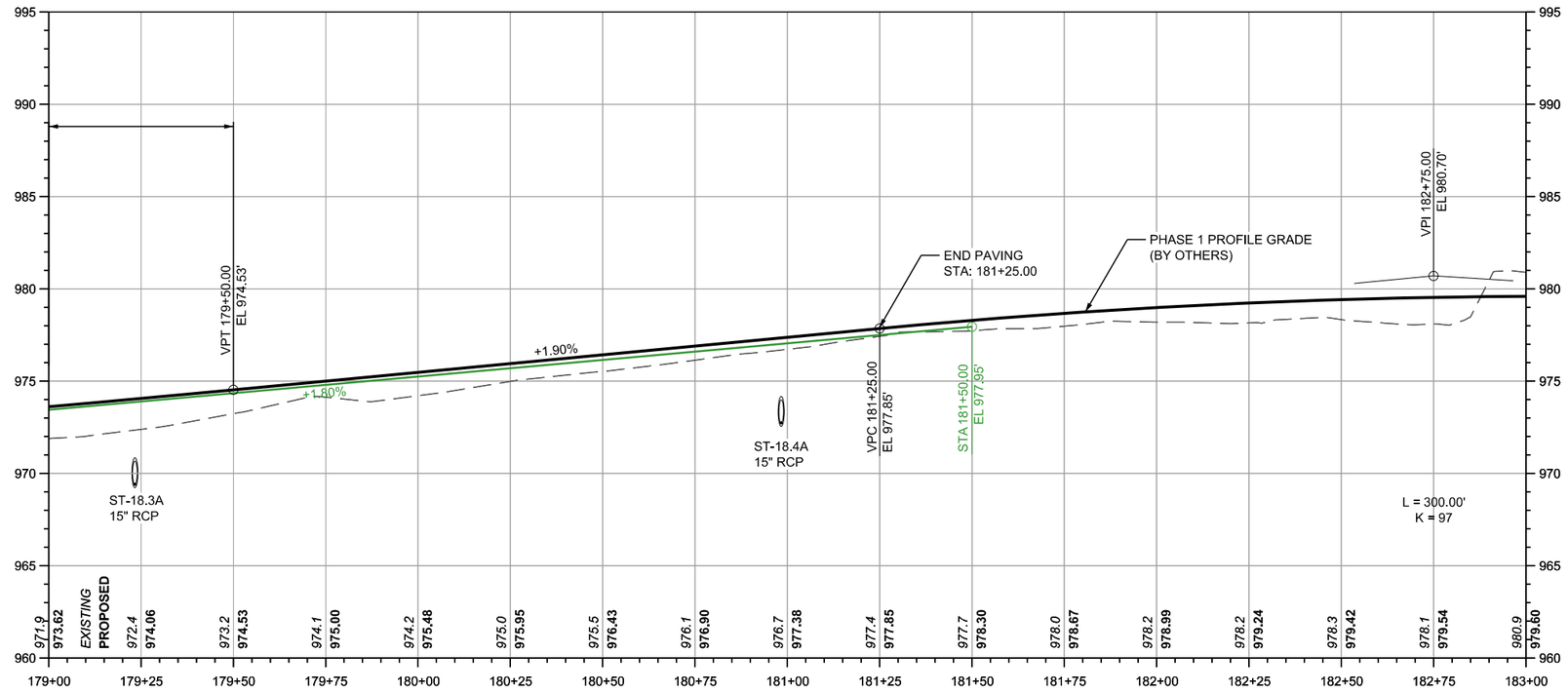

1,330 LF OF FIELD FENCE
PER MI-103 AT ROW LINE
END FENCE
BEGIN FENCE
681 LF OF FIELD FENCE
PER MI-103 AT ROW LINE
PROPOSED RIGHT-OF-WAY
GRADING LIMITS (TYP)
DANIEL AND STEVEN MAUCH
& LINDA MCMAIN
7922-05-300-002
32ND ST SE
15" SAN
PROPOSED RIGHT-OF-WAY
GRADING LIMITS (TYP)
EXISTING RIGHT-OF-WAY
85 LF OF FIELD FENCE PER MI-101,
MI-103, and MI-104
STATE OF IOWA
SCALE IN FEET


EXISTING GROUND
PROPOSED PROFILE GRADE
-0.80%
+0.70%
+1.50%
+1.60%
+1.80%
PROPOSED LEFT DITCH GRADE
L = 150.00'
K = 63
L = 100.00'
K = 333
VPT 173+75.00
EL 972.38'
VPC 176+00.00
EL 970.58'
STA 176+50.00
EL 970.00'
VPT 177+50.00
EL 971.18'
VPC 178+50.00
EL 972.78'
VPI 179+00.00
EL 973.58'
VLP 176+50.00
EL 970.38'
VPI 176+75.00
EL 969.98'
STA 177+25.00
EL 970.52'
STA 178+00.00
EL 971.65'
ST-18.5A
15" RCP
ST-18.1A
24" RCP
ST-18.2A
15" RCP
ST-18.3A
15" RCP
8" SANITARY SERVICE
EXISTING
PROPOSED

| | | |







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SH PROJECT NO: 2250019060	DRAWN BY: MAM	SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2	PLAN AND PROFILE
RISE NO: RMX-0747(618)--9E-77	APPROVED BY: DRF		D.14
	DATE: 06/05/2026		

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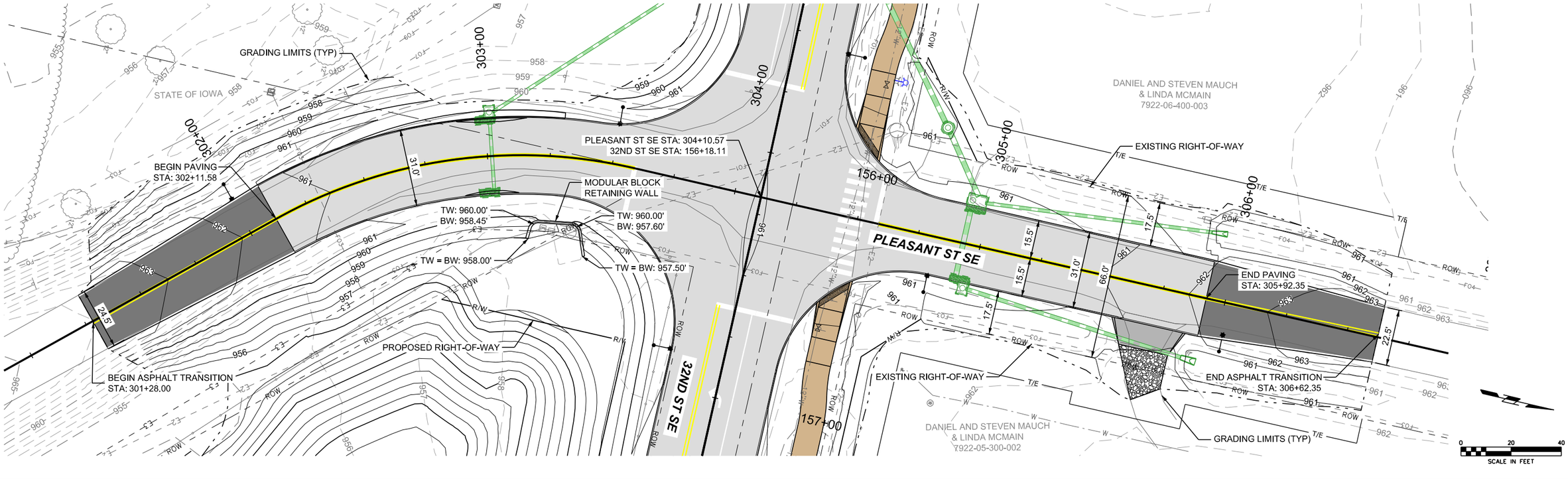
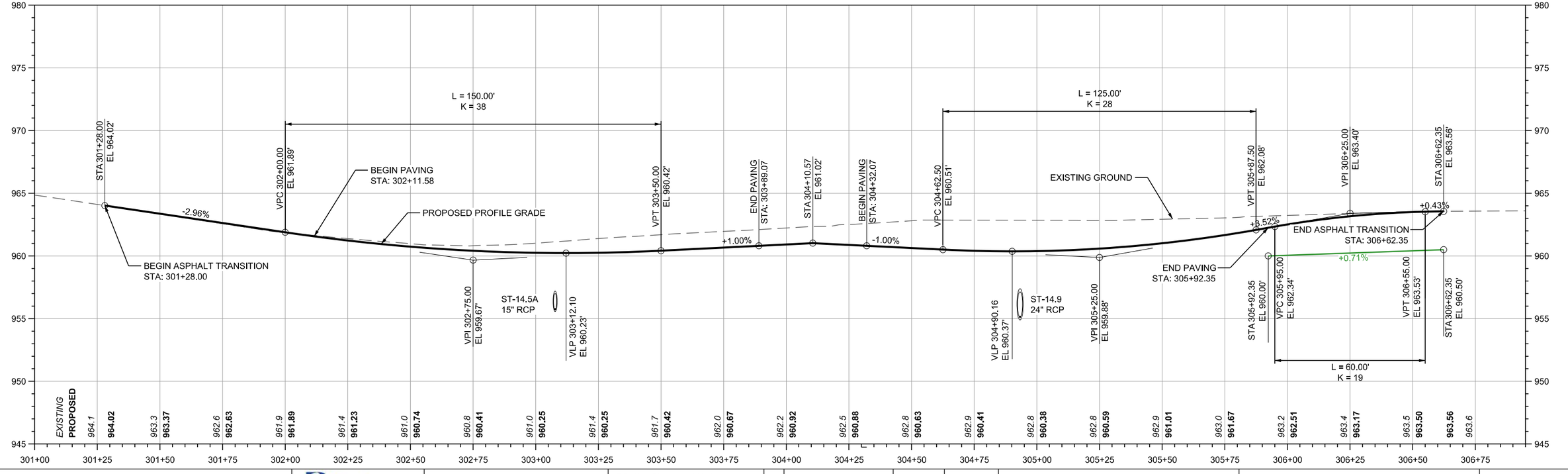
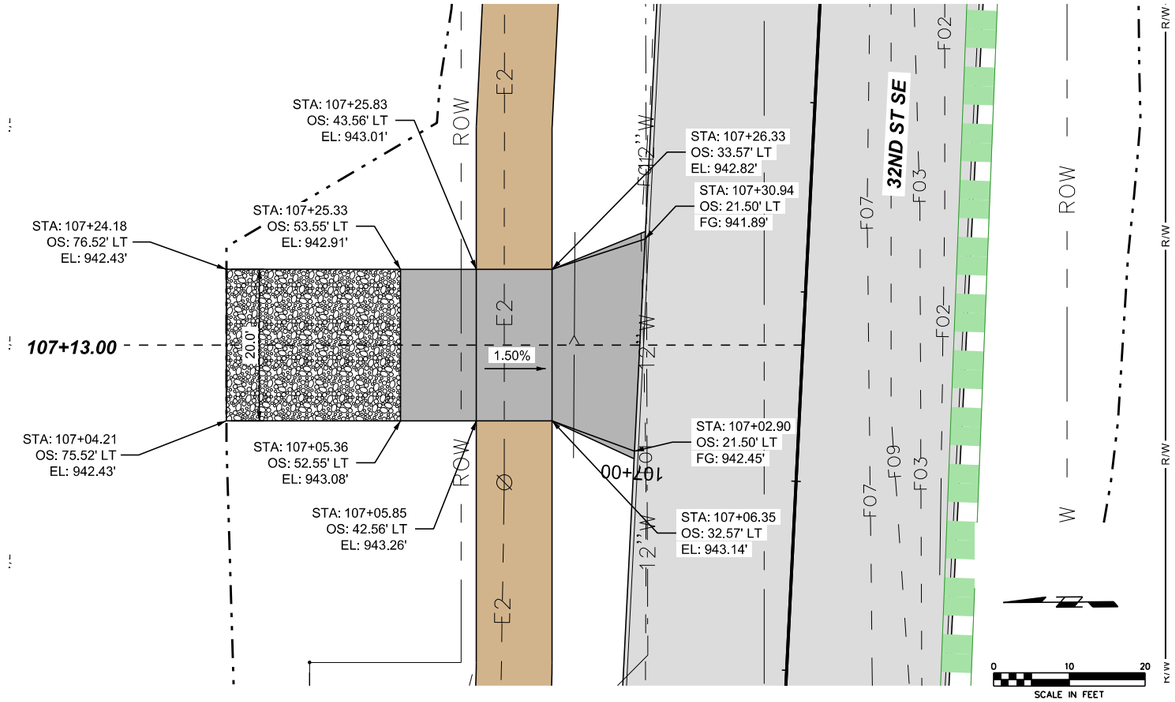
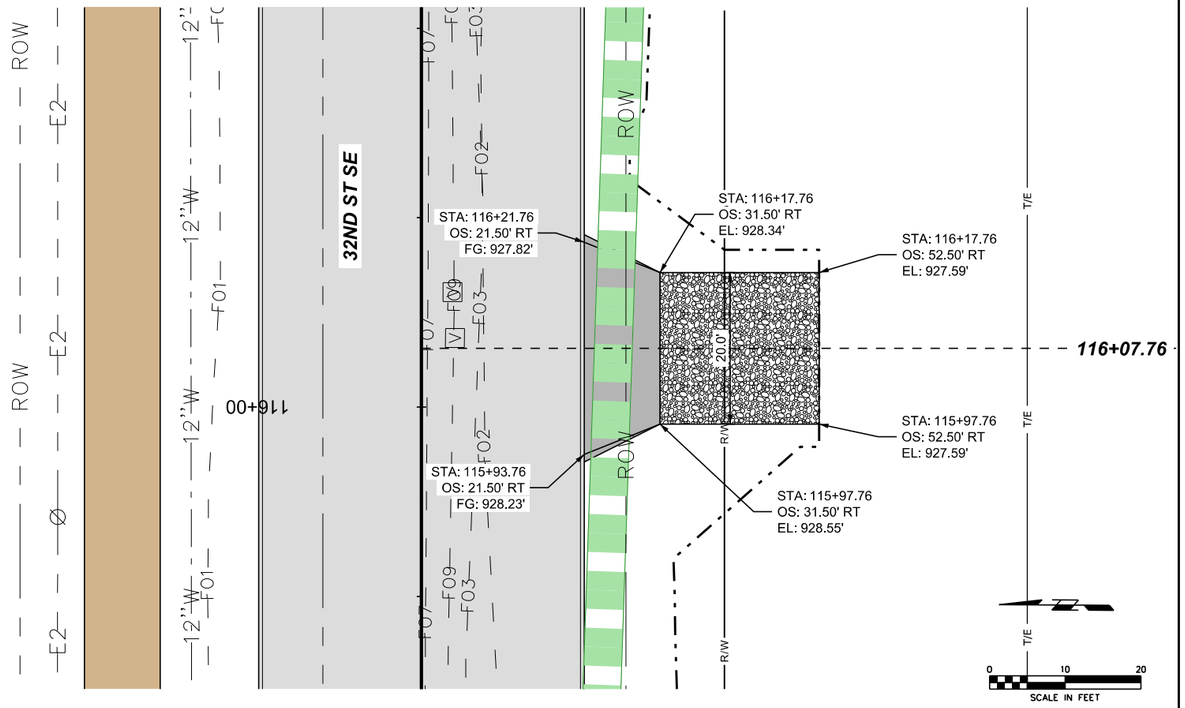
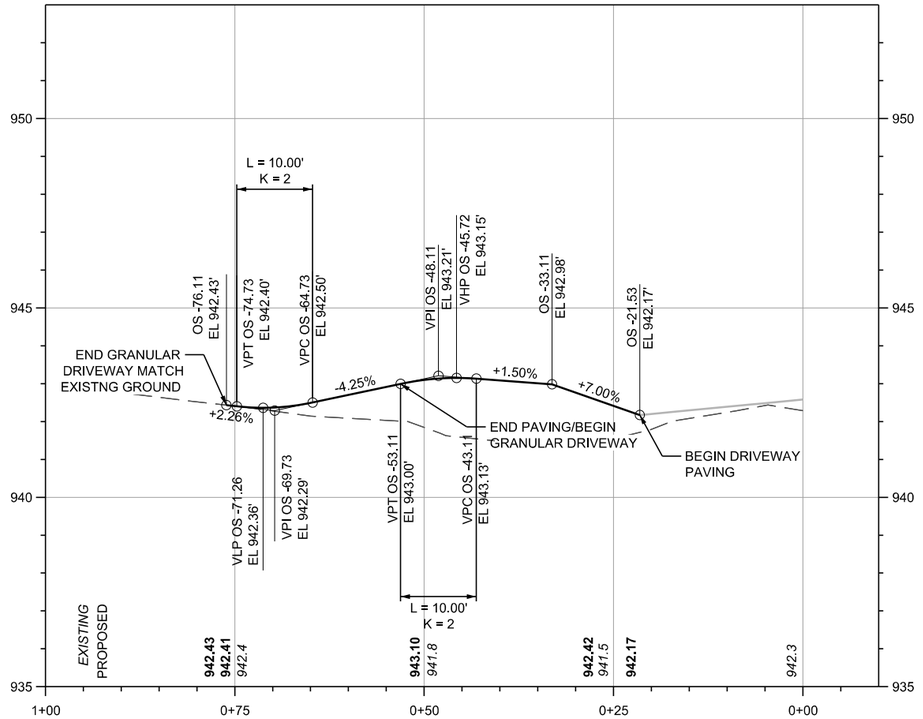


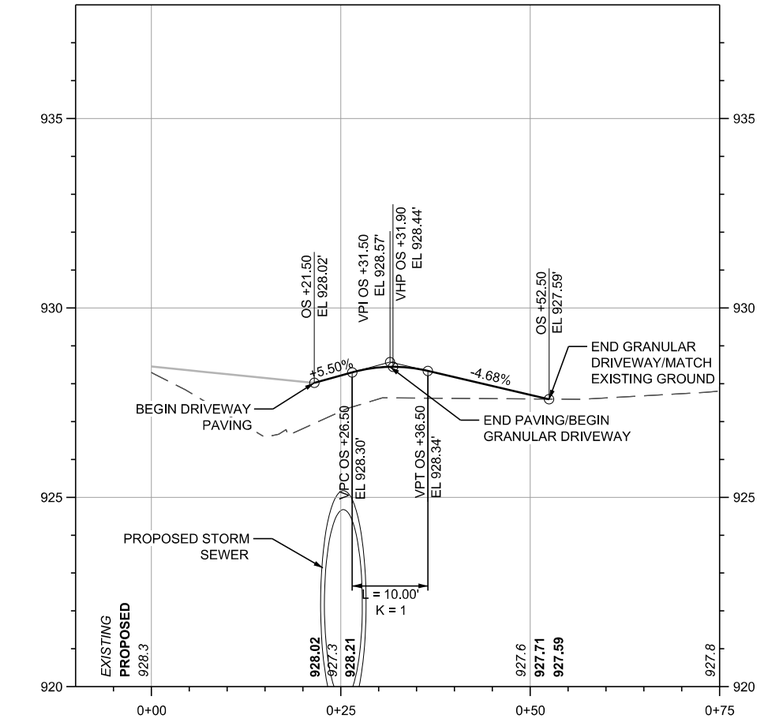


SHIVEHATTERY ARCHITECTURE + ENGINEERING 4125 Westown Parkway Suite 100 West Des Moines, Iowa 50266 515.223.8104 | shive-hattery.com	Bondurant Life Connecting	SH PROJECT NO: 2250019060 RISE NO: RMX-0747(618)–9E-77	DRAWN BY: MAM APPROVED BY: DRF DATE: 06/05/2026	SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2	PLEASANT STREET PLAN AND PROFILE	E.1









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Bondurant Life Connecting

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RISE NO:	RMX-0747(618)–9E-77
DRAWN BY:	SBM
APPROVED BY:	DRF
DATE:	06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DRIVEWAY PLAN AND PROFILE

F.1

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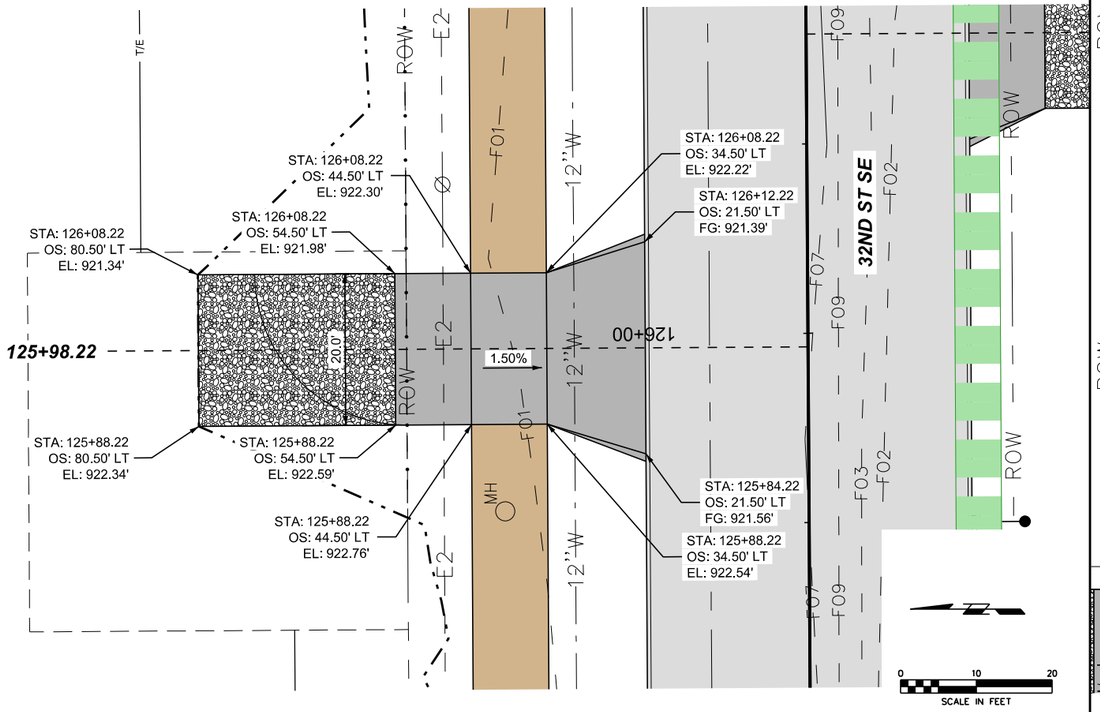

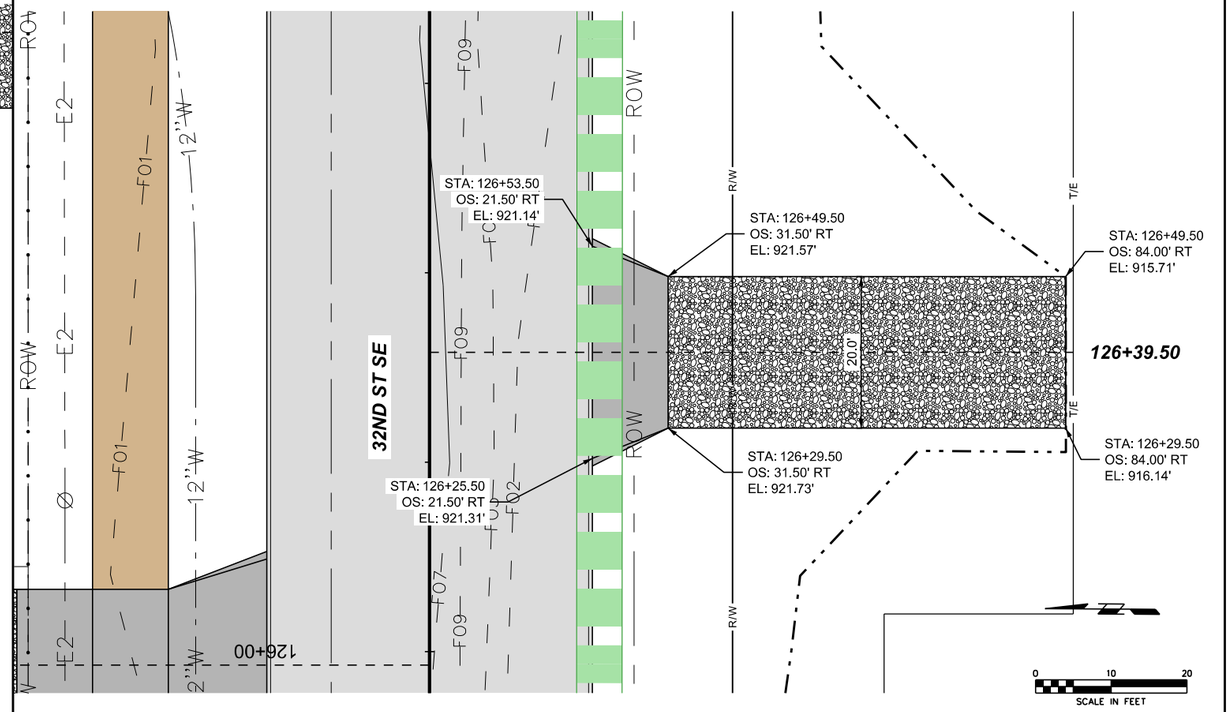

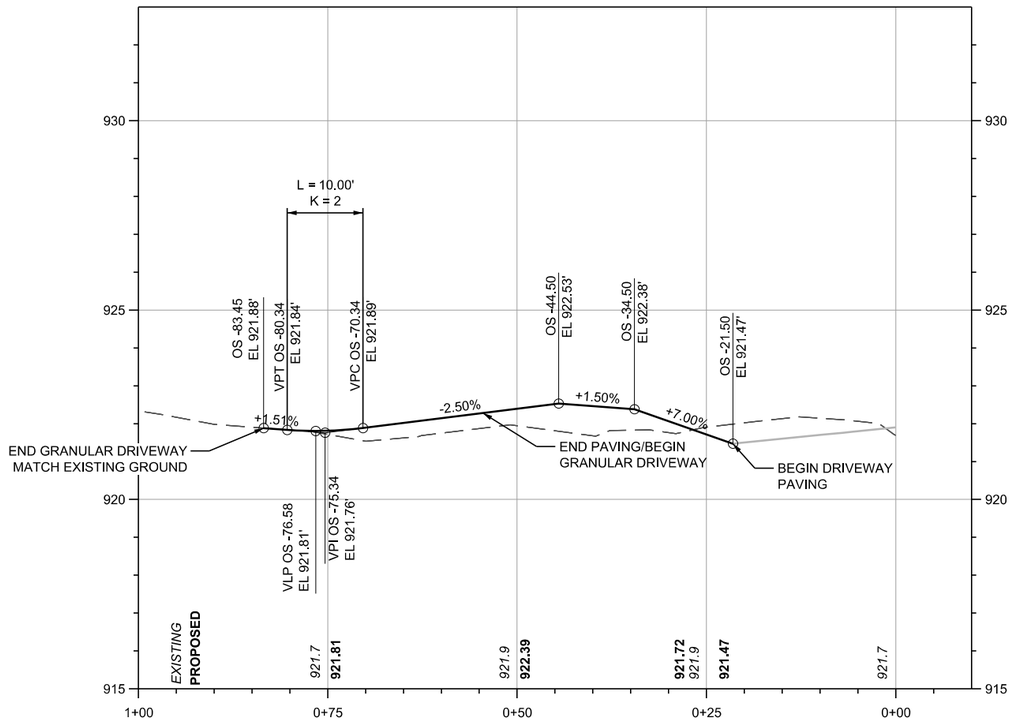

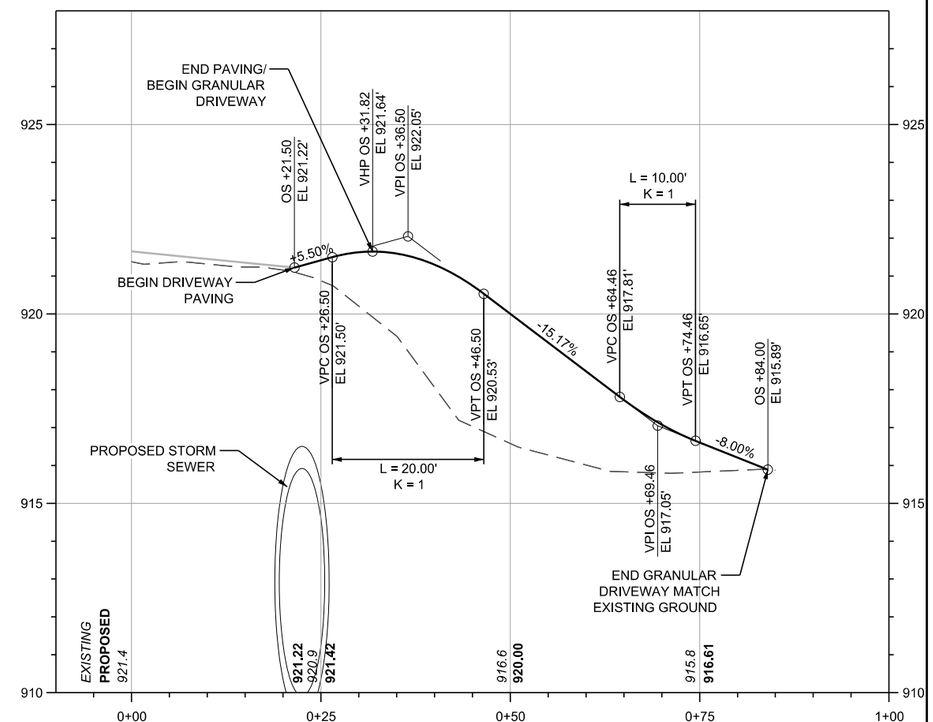

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Bondurant
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SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)--9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DRIVEWAY PLAN AND PROFILE

F.2

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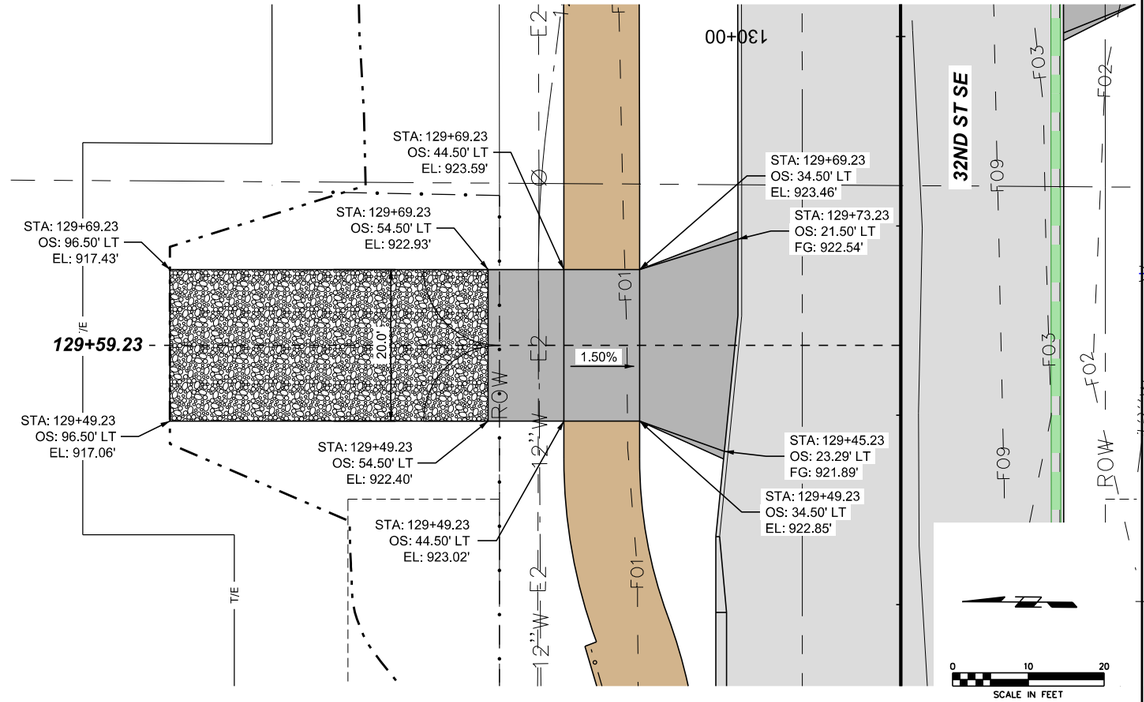

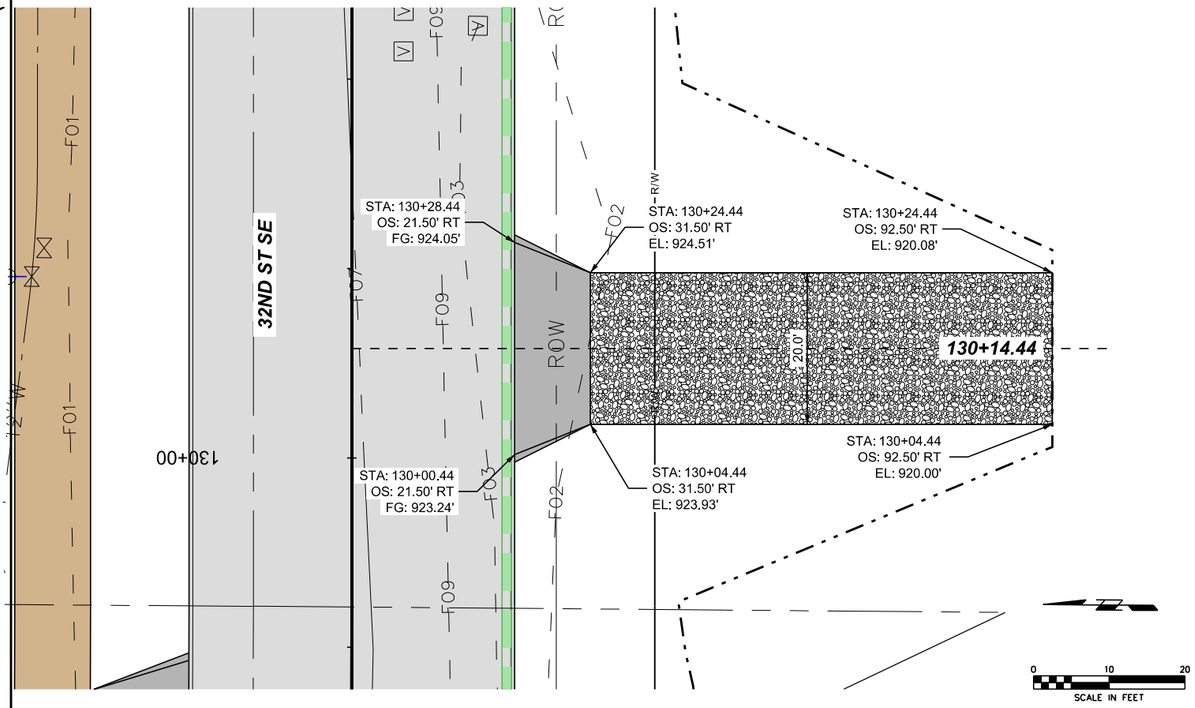

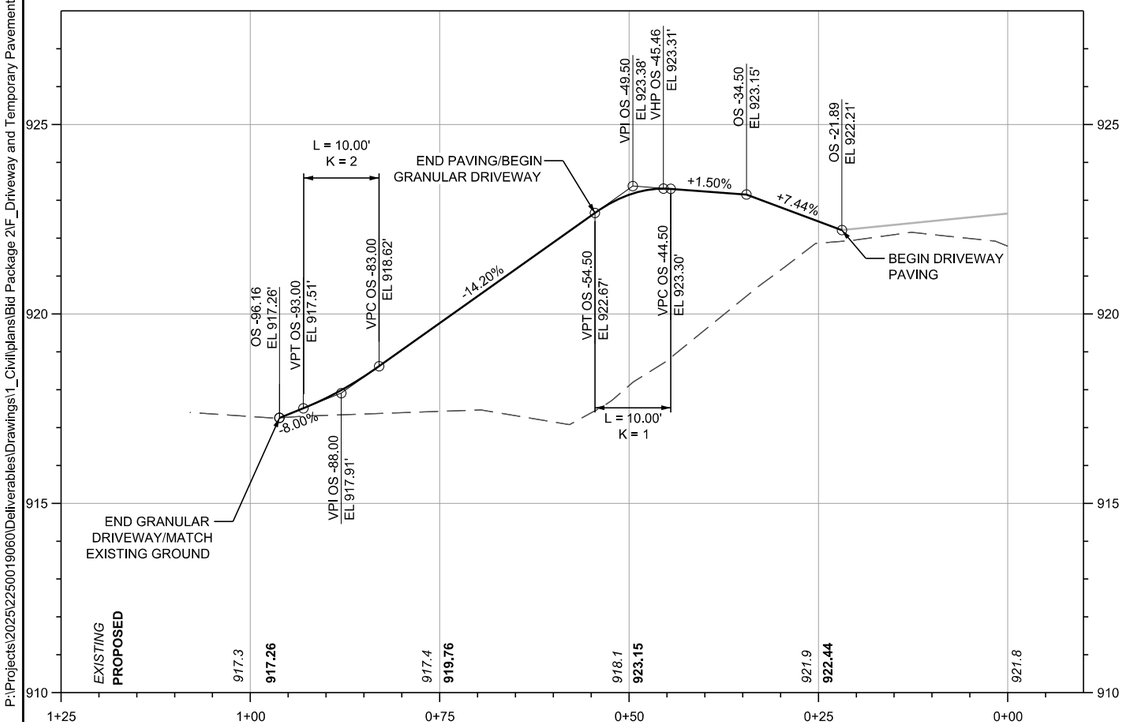

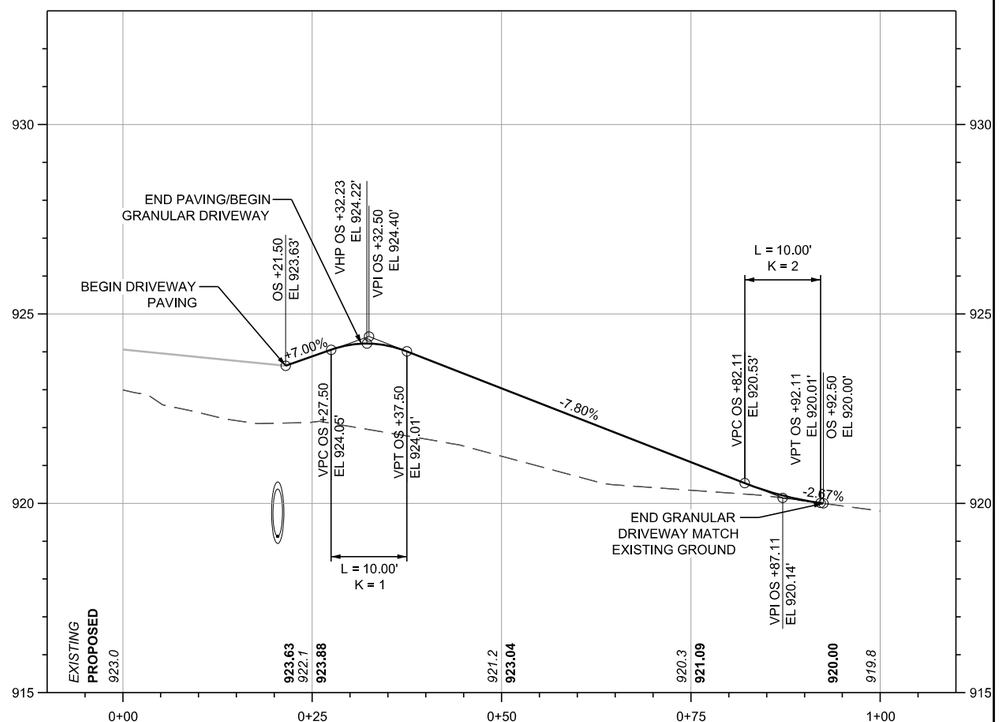

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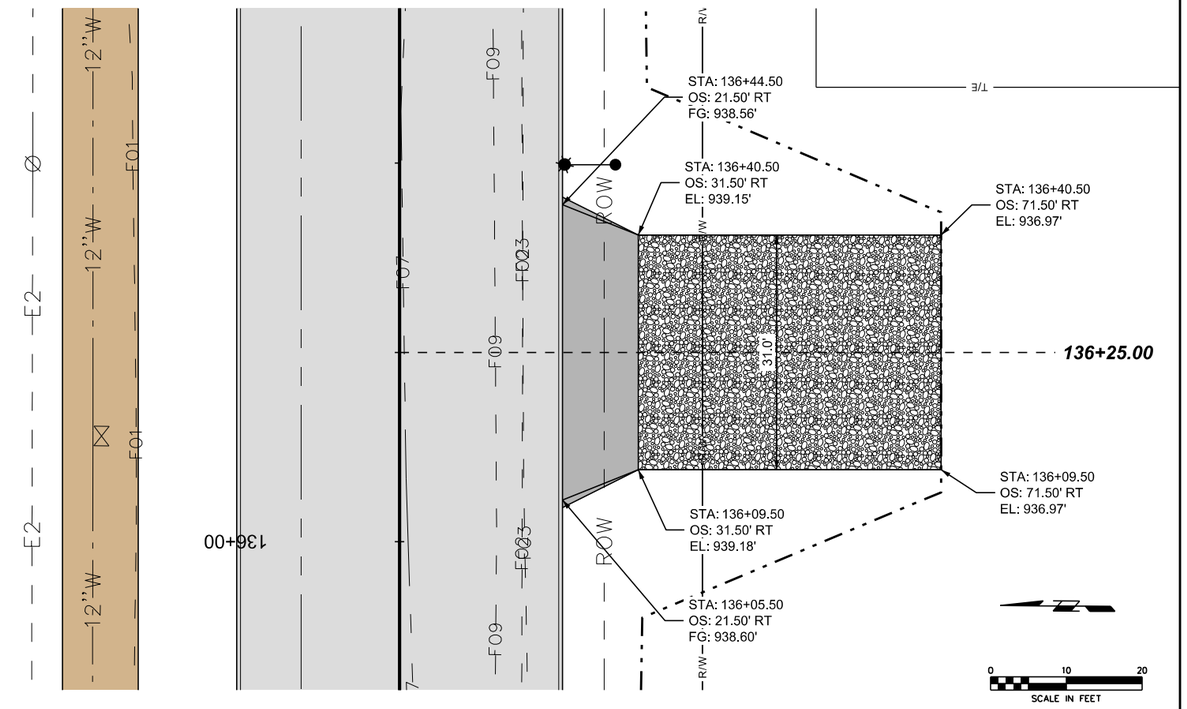

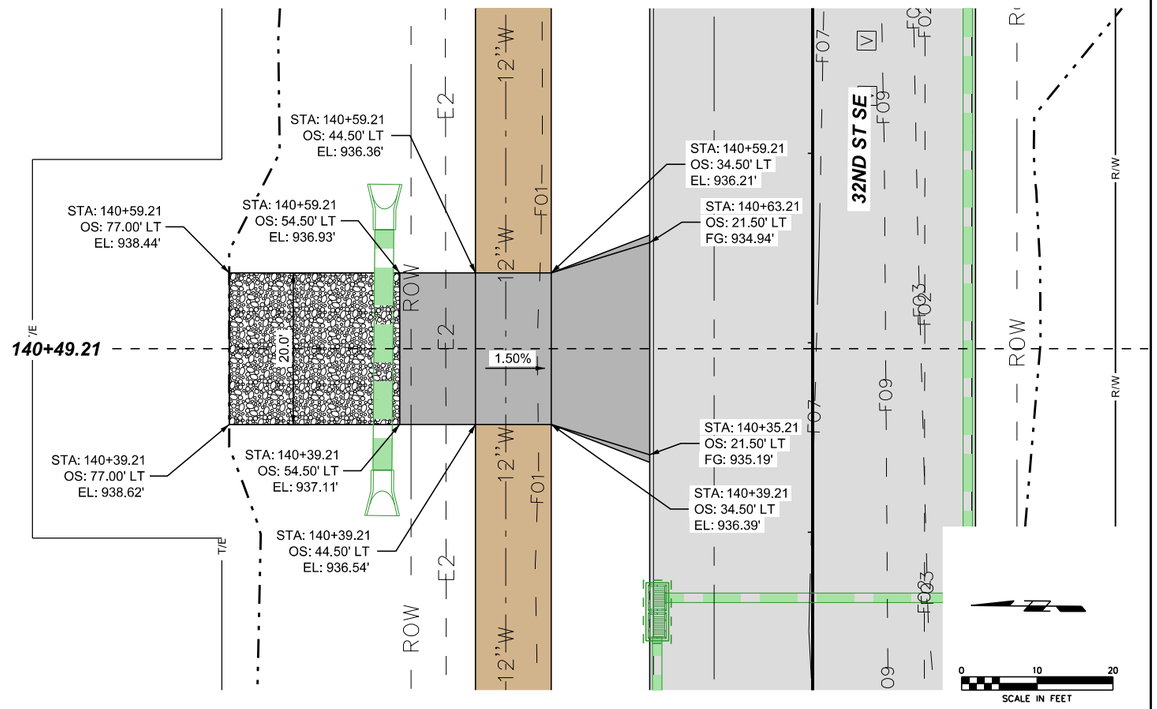

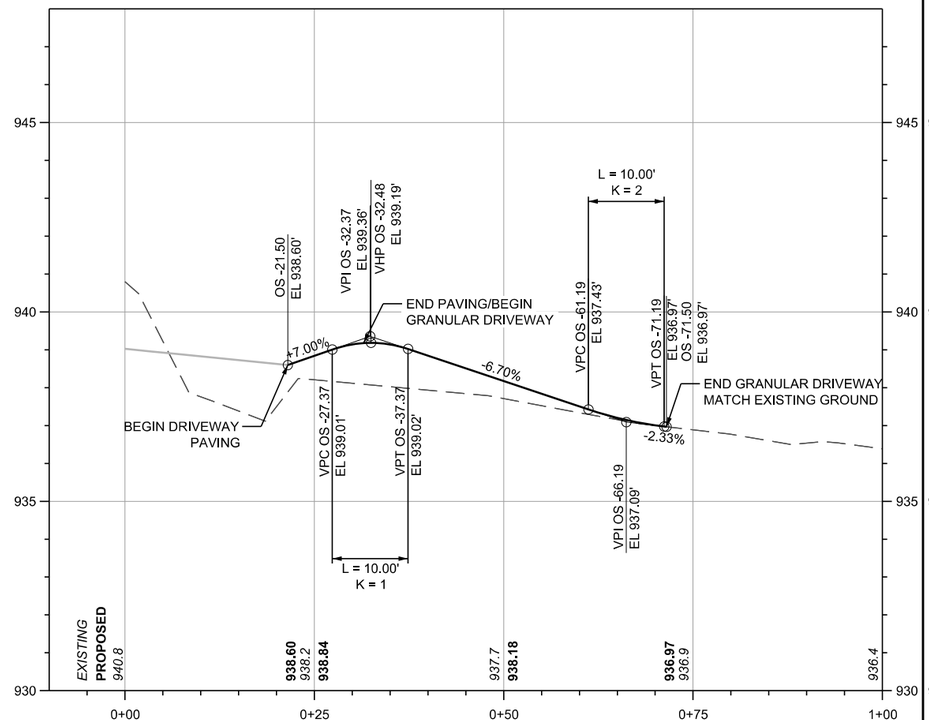

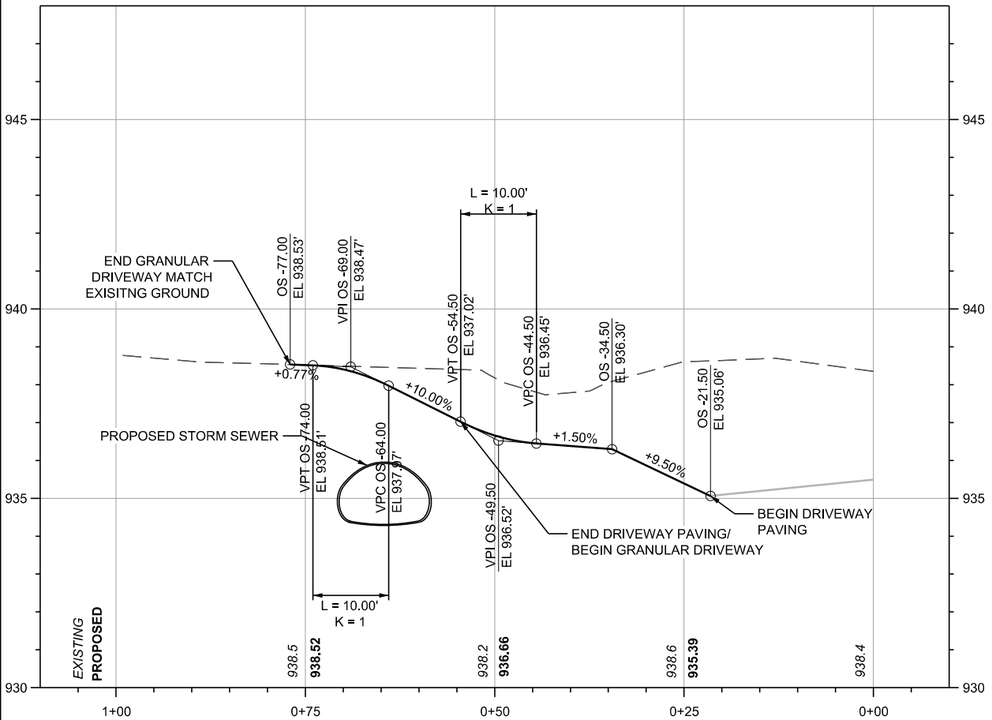

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DRAWN BY: SBM
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DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DRIVEWAY PLAN AND PROFILE

F.4

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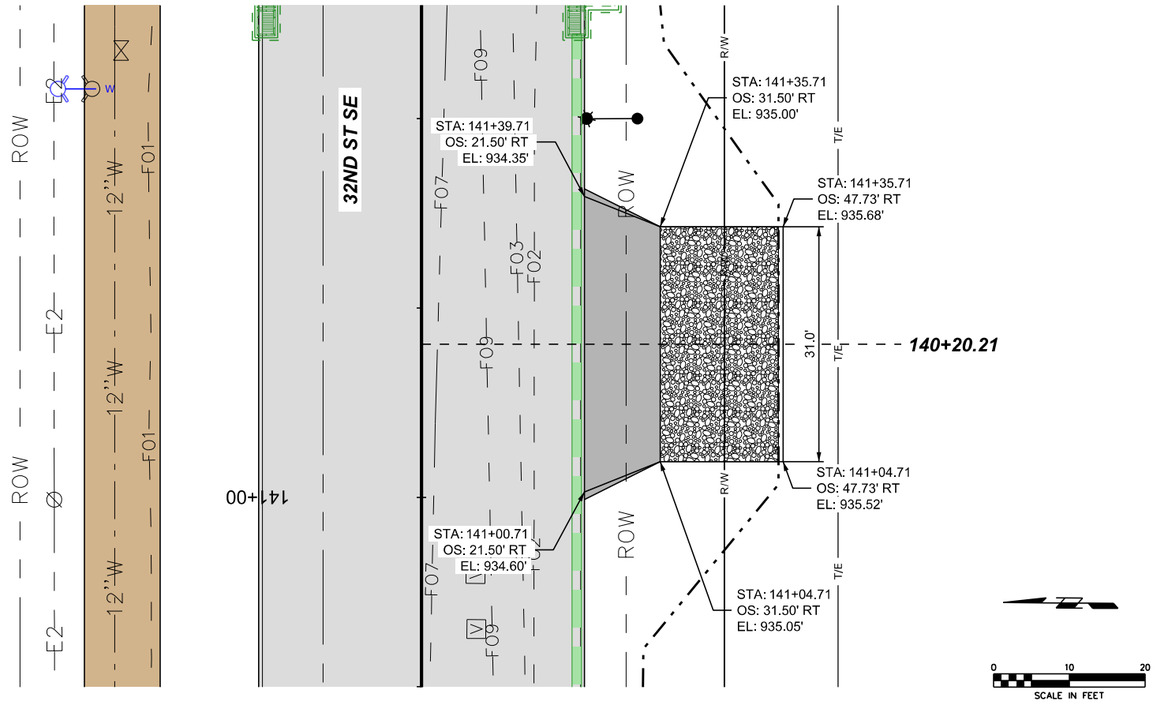

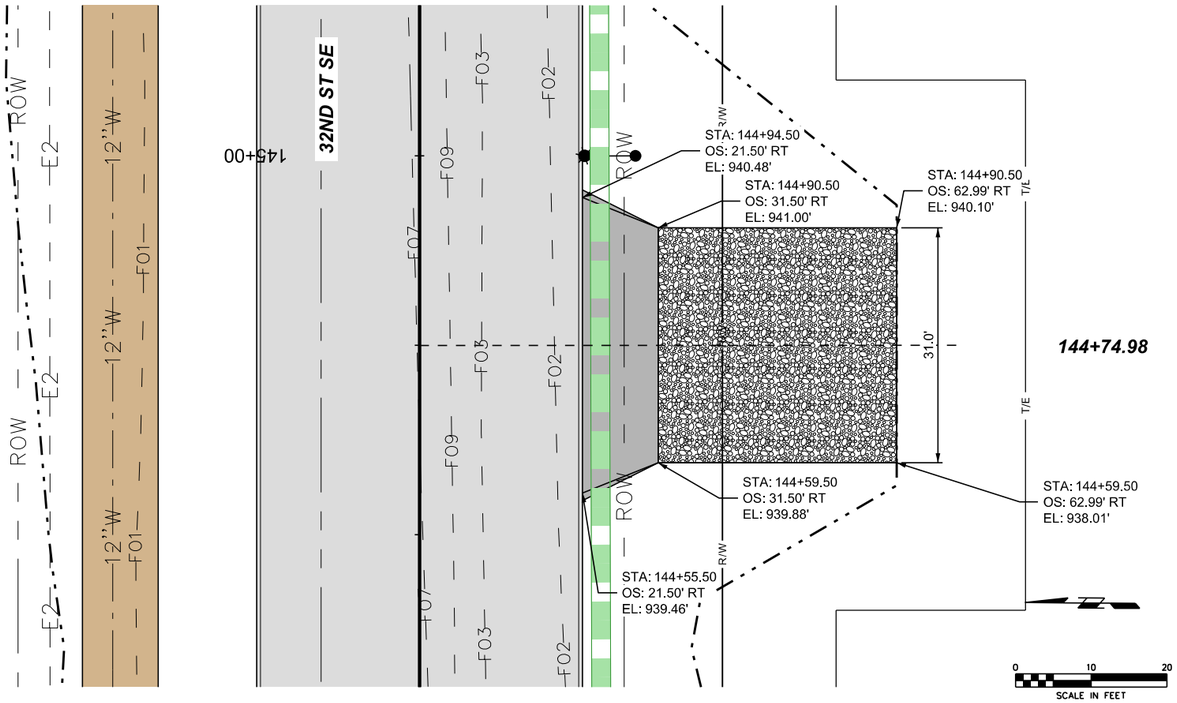

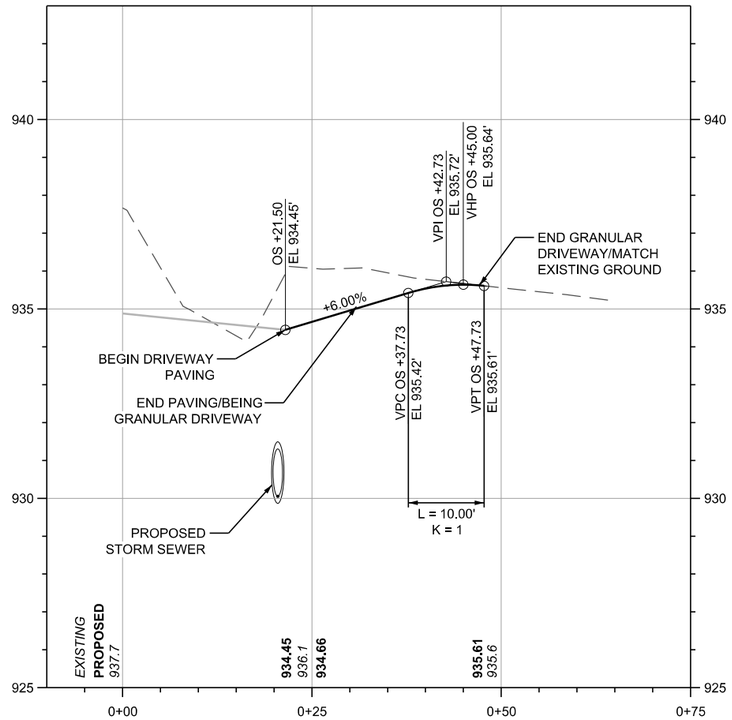

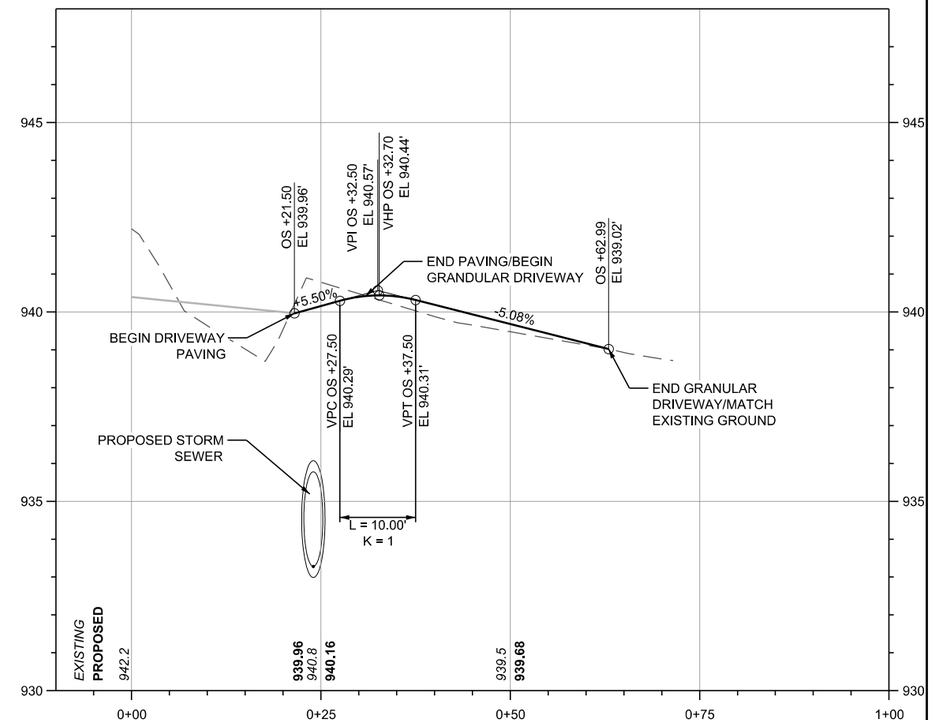

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DRIVEWAY PLAN AND PROFILE

F.5

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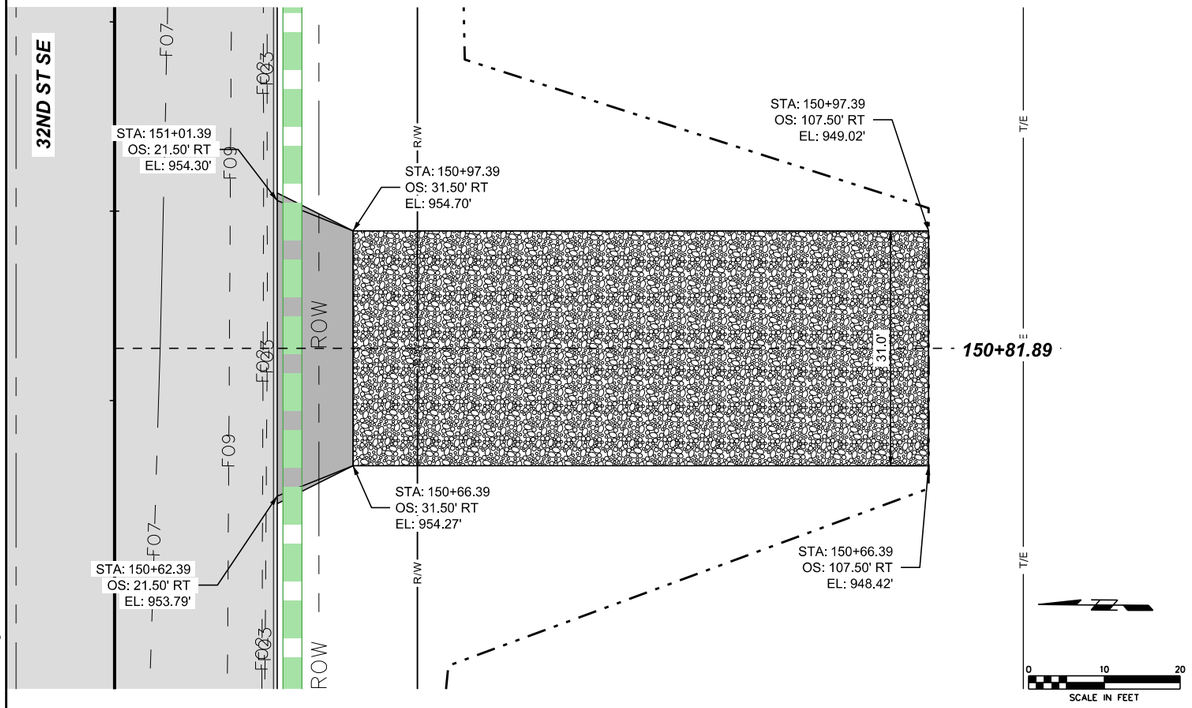

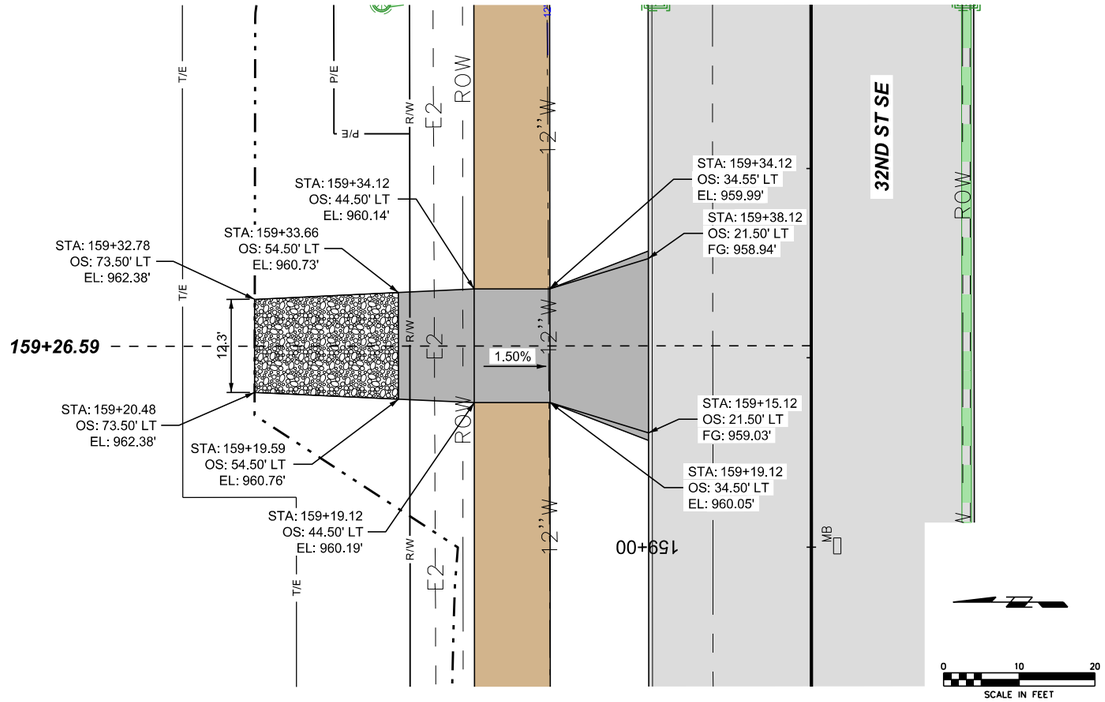

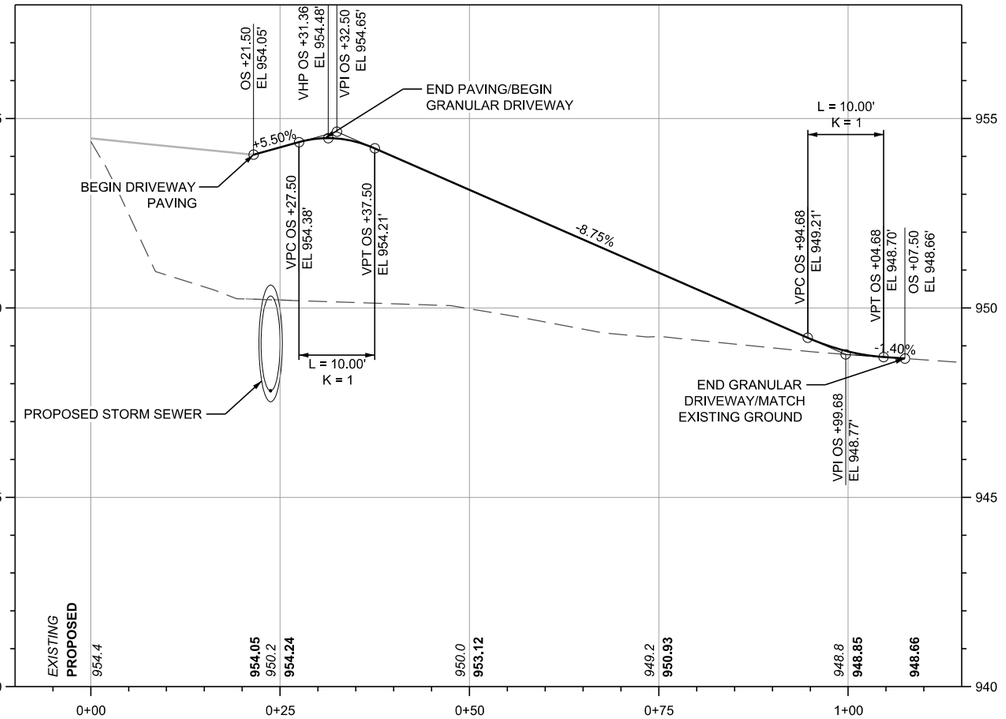

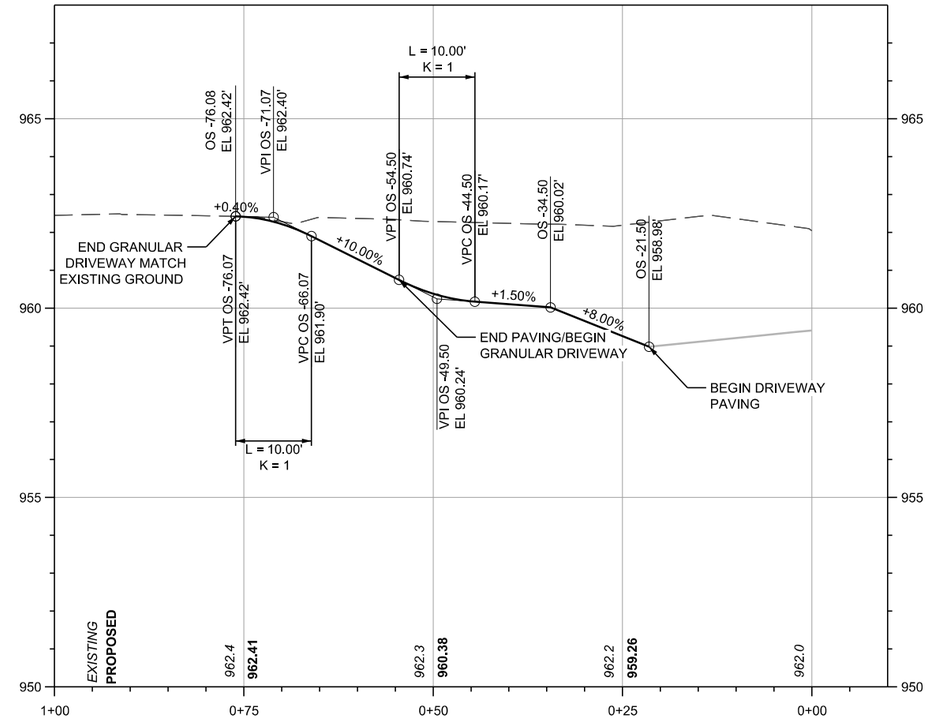

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DRIVEWAY PLAN AND PROFILE

F.6

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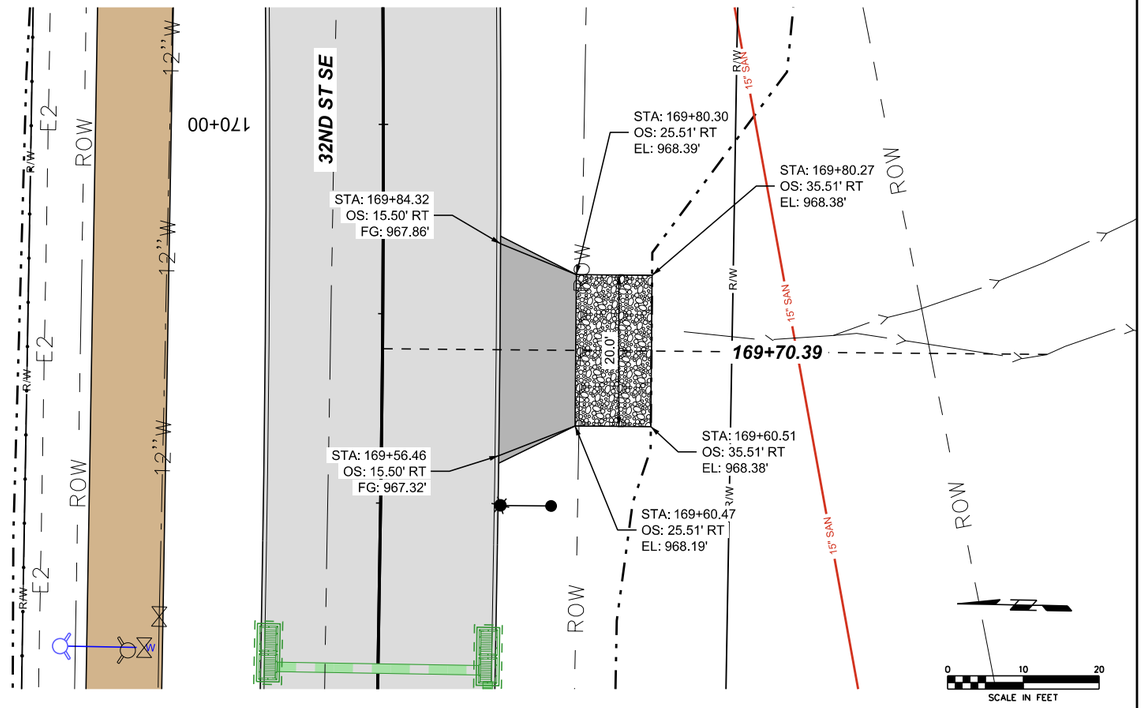

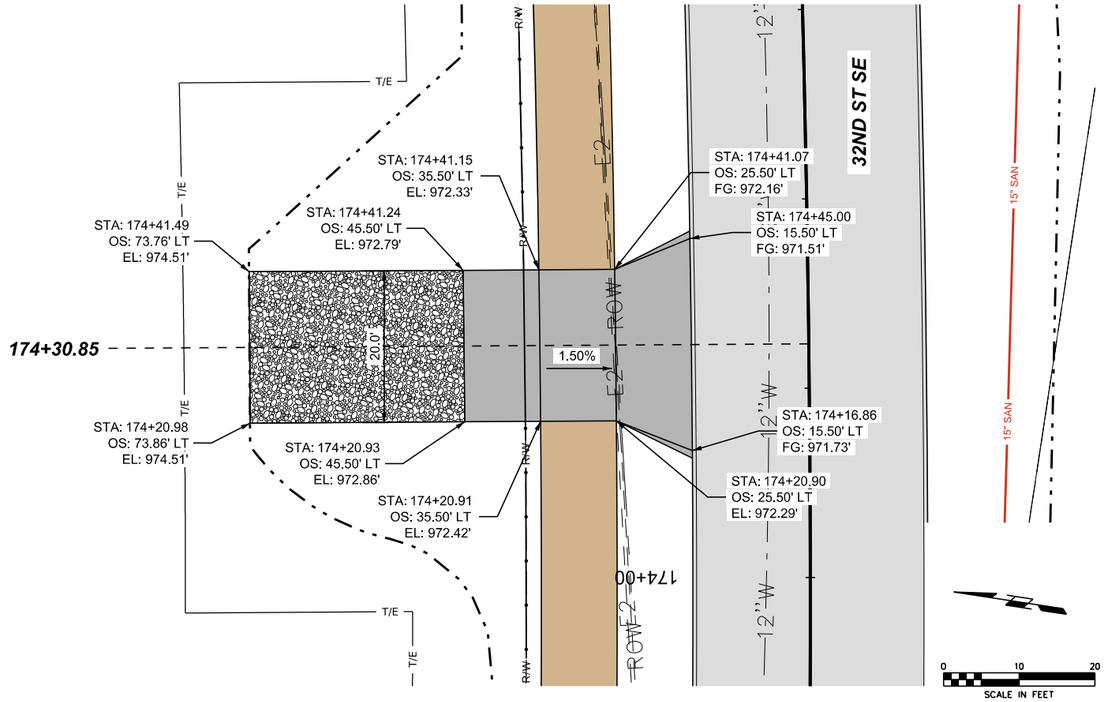

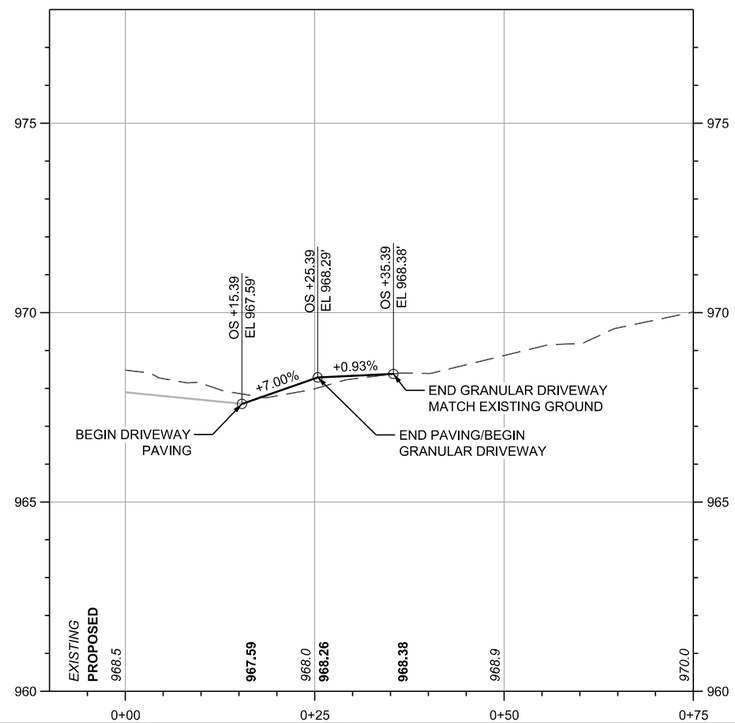

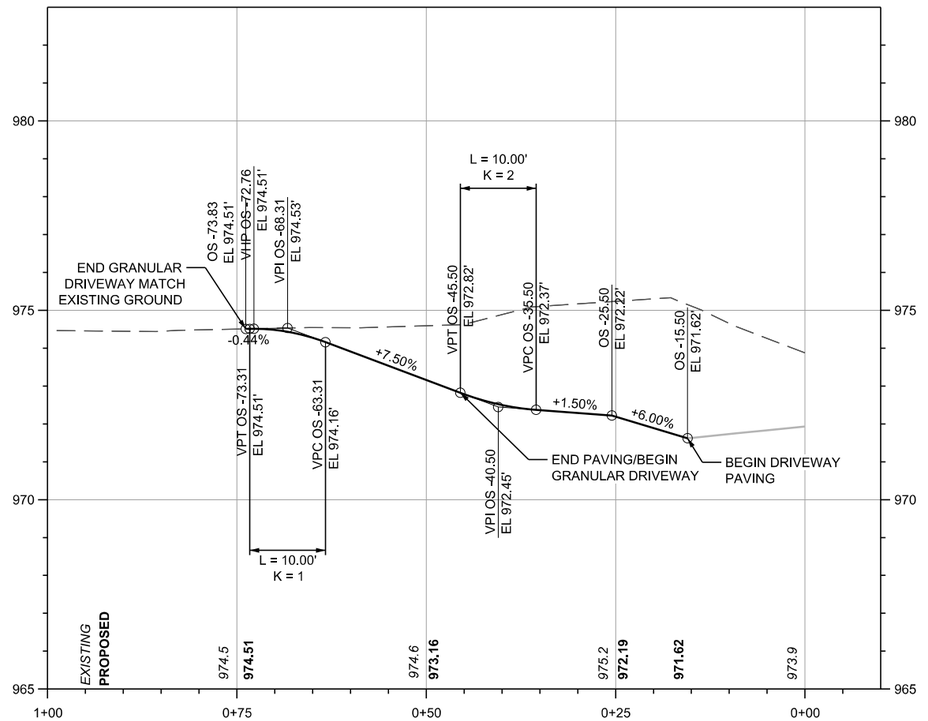

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DRIVEWAY PLAN AND PROFILE

F.7

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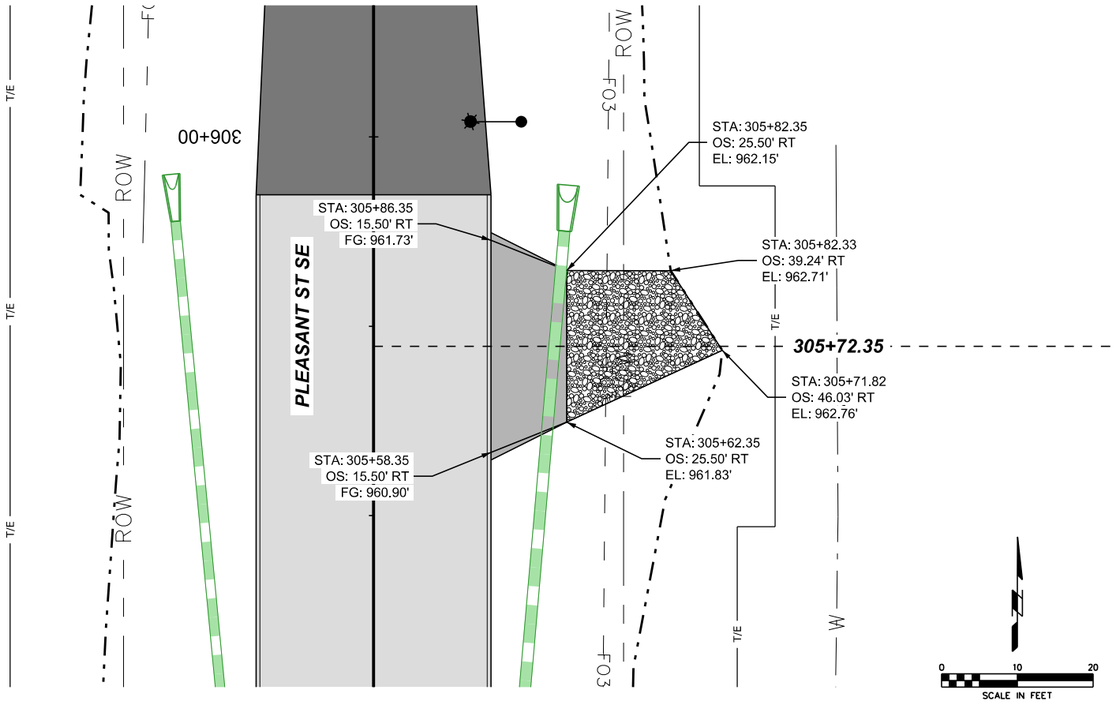

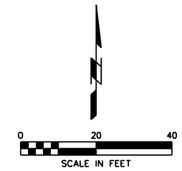

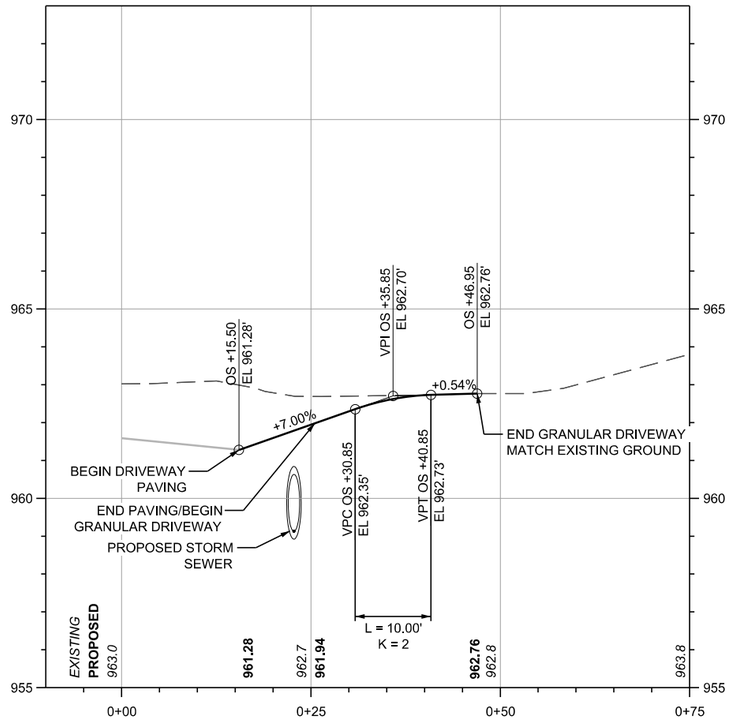

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Bondurant Life Connecting

SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)–9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DRIVEWAY PLAN AND PROFILE

F.8

SMumm P:\Projects\2025\2250019060\Deliverables\Drawings\1_Civil\plans\Bid Package 2\F_Driveway and Temporary Pavement Sheets\F-Sheets.dgn 6/4/2026 5:13:04 PM

SH
02-15-24

Found Monuments

Point No.	Northing	Easting	Elevation	Description
12	612748.355	1660395.772	985.874	IR 1/2IR YPC 5228
15	613063.323	1660459.451	988.698	IR 1/2IR
100	609597.896	1655411.589	962.73	SCM NAIL
101	615173.383	1655413.205	981.232	SCM NAIL
102	615168.426	1660690.99	968.946	SCM NAIL
103	620447.82	1660688.953	961.864	SCM NAIL
104	620457.924	1655409.922	978.145	SCM NAIL
105	615166.433	1665975.229	985.216	SCM SPIKE
106	609652.67	1665971.989	954.784	SCM NAIL
107	609602.28	1660678.444	972.922	SCM NAIL
108	620416.153	1658047.028	963.645	FCB
109	618468.65	1658047.539	971.912	FCB
110	620448.407	1658049.312	964.598	SCM NAIL
111	617812.14	1660693.995	976.536	SCM 1IN RBR BENT
112	615167.705	1658052.612	989.544	SCM NAIL
113	616493.516	1655413.876	984.321	IR 1IN ROD
114	616493.655	1655697.552	987.266	IR 1IN GP
115	616493.642	1655697.661	987.174	IR 1/2IN RBR
116	616653.608	1655696.039	986.876	FCM
117	617554.285	1655696.177	987.843	IR 5/8IN RBR
118	617358.073	1655696.926	988.294	FCM
119	618150.24	1656726.99	975.747	FCB1
120	617809.277	1656727.589	974.712	FCB
121	618145.821	1655993.144	976.524	FCB2
122	618146.49	1655447.32	974.865	FCB2
123	617814.376	1655414.742	981.832	SCM MAG NAIL
124	617553.113	1655447.315	983.945	IR 1/2IN RBR LEAN
125	612241.73	1655406.76	977.876	SCM NAIL
126	609847.86	1658049.439	982.422	FCB3
127	610916.603	1658052.775	984.085	FCB3
128	612235.158	1658058.485	990.359	FCB3
129	610751.623	1660649.798	979.55	ROWR ROW RAIL
130	610568.927	1660714.727	976.2	ROWR ROW RAIL
131	610751.393	1660250.78	975.468	IR 1/2IN RBR YCAP 13286
132	611318.022	1660250.402	982.164	IR 1/2IN RBR YCAP 13286
133	612243.482	1660684.265	983.976	SCM 1IN ROD
134	615166.75	1663333.48	985.479	SCM NAIL
135	612297.649	1665980.482	981.674	SCM NAIL
136	611948.904	1665965.579	990.981	CX CUT X
137	611921.516	1665965.418	990.724	CX CUT X
138	611923.878	1665990.878	990.795	CX CUT X
139	611950.999	1665990.99	990.969	CX CUT X
140	609628.396	1663323.274	947.634	SCM MAG NAIL
141	618473.158	1656727.777	974.714	FCB
142	616653.32	1655697.651	986.332	IR 5/8RBR BENT
143	617809.024	1658041.969	975.022	FCB E
144	617805.227	1658709.892	969.631	FCB
145	617810.314	1660662.406	977.11	FCB
146	611322.545	1660682.1	982.631	IR 1/2IN RBR BENT
147	612235.872	1658057.829	988.669	IR 1/4 ALUM PIPE
148	612031.913	1661245.788	978.186	IR 1/2IN RBR
149	611721.207	1661244.611	982.792	IR 1/2 RBR
150	611714.151	1660715.949	987.431	IR 1/2IN RBR YCAP
151	612265.421	1663330.032	948.315	SCM CX
152	611708.789	1664653.183	965.364	FCB
153	612072.944	1665888.654	967.49	FCB
155	618146.209	1655446.976	975.031	IR-3/4 GP
156	618145.649	1655814	976.634	IR-GP 3/4
157	618141.576	1656726.538	976.615	IR-GP 3/4
158	617809.653	1656726.56	975.053	IR-GP 3/4
160	606954.84	1655410.694	936.184	SCM-STUBBY NAIL
161	604318.16	1655413.196	907.84	SCM-STUBBY NAIL
162	604298.576	1652770.234	951.452	SCM-STUBBY NAIL
163	604283.903	1650104.095	962.564	SCM-1/2IN RBR YCAP 18643 COADY
164	606923.159	1650097.936	975.249	SCM-MAG NAIL
165	606938.869	1652771.851	921.329	SCM 1/2RBR YCAP S&A 11804
166	609578.012	1652773.89	922.795	SCM-MAG
170	607454.041	1649990.847	966.003	IR-RBR END
171	607452.143	1649990.292	966.038	IR-RBR END
180	609013.615	1654249.49	934.386	IR ROW RAIL
181	608911.928	1653964.446	922.96	IR ROW RAIL
182	609243.299	1655325.494	955.317	IR ROW RAIL
183	608805.741	1653322.472	914.233	IR ROW RAIL
200	609561.401	1650097.553	954.98	SCM-CUT X
201	609484.844	1650047.551	955.468	SCM-CUT X
202	609600.226	1650003.592	956.806	SCM-CUT X
203	609641.183	1650138.079	953.38	SCM-CUT X
204	609513.791	1650160.528	953.907	SCM-CUT X
205	609553.74	1657002.393	971.501	IR 5/8" IR
206	610568.995	1660714.701	976.405	ROWR
207	609600.042	1658045.001	975.563	SCM CX
208	610256.129	1660713.857	974.579	ROWR
209	609602.315	1660678.422	973.031	SCM STUBBY
210	609642.699	1660645.616	970.203	ROWR
211	611405.565	1664650.914	958.477	ROWR
212	611632.756	1664711.223	960.401	STA 1555
213	611309.814	1663329.438	940.995	IR 5/8 IR ALUM CAP
214	611175.123	1662865.412	947.833	ROWR
215	611077.203	1662791.843	957.196	STA 1535
216	610520.859	1660870.007	974.328	STA 1515
217	609992.857	1659045.738	983.034	STA 1495
218	609597.92	1655411.584	962.76	SCM STUBBY
219	609600.11	1658045	975.562	SCM CX

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02-15-24

Found Monuments

Point No.	Northing	Easting	Elevation	Description
220	609592.08	1658046.947	975.367	EC TIE
221	609584.366	1658015.279	975.042	CX STA 1485 TIE
222	609599.512	1658075.962	975.67	CX TIE
301	610751.295	1660647.973	978.782	IR 1/2 IRF YPC 13286
302	610751.178	1660680.958	978.245	IR 1/2IRF
303	610558.501	1660680.602	977.091	IR 5/8 IRF RPC 19968
304	610568.221	1660713.555	974.98	IR 5/8 IRF RPC 19968
305	610474.101	1660557.862	973.555	IR 5/8 IRF RPC 19968
306	610528.85	1660452.448	976.271	IR 5/8 IRF YPC 17758
307	610250.101	1659489.973	974.286	IR 5/8 IRF YPC 17758
308	610115.675	1659320.679	977.401	IR 5/8 IRF RPC 19968
309	610148.301	1659102.919	987.164	IR 5/8 IRF YPC 17758
310	610051.238	1658785.915	976.212	IR 5/8 IRF YPC 17758
311	609934.115	1658645.416	974.445	IR 5/8 IRF RPC 19968
312	609774.045	1658045.865	981.31	IR 5/8 IRF RPC 19968
313	609599.405	1657302.626	972.206	IR 5/8 IRF RPC 19968
314	609654.407	1657206.617	975.241	IR 5/8 IRF RPC 19968
315	609639.205	1657135.02	974.17	IR 5/8 IRF RPC 19968
316	609553.766	1657002.376	971.44	IR 5/8 IRF
317	609599.103	1656947.335	971.839	IR 5/8 IRF RPC 19968

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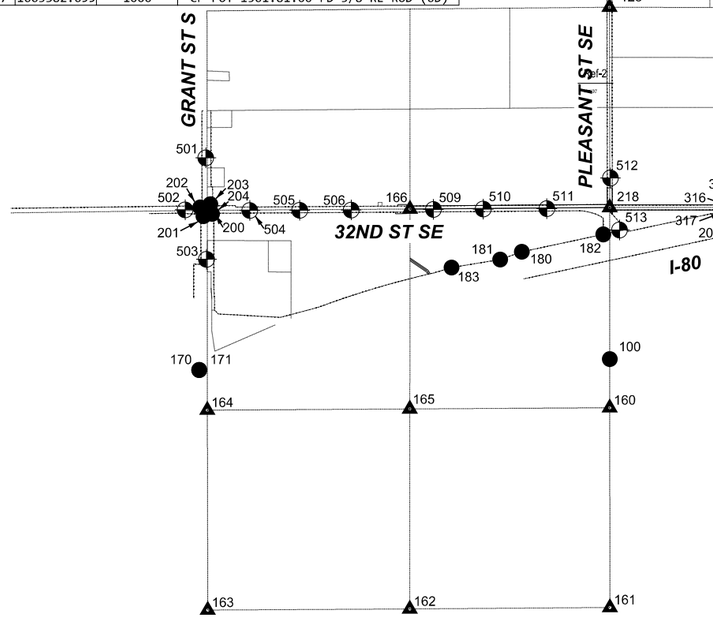
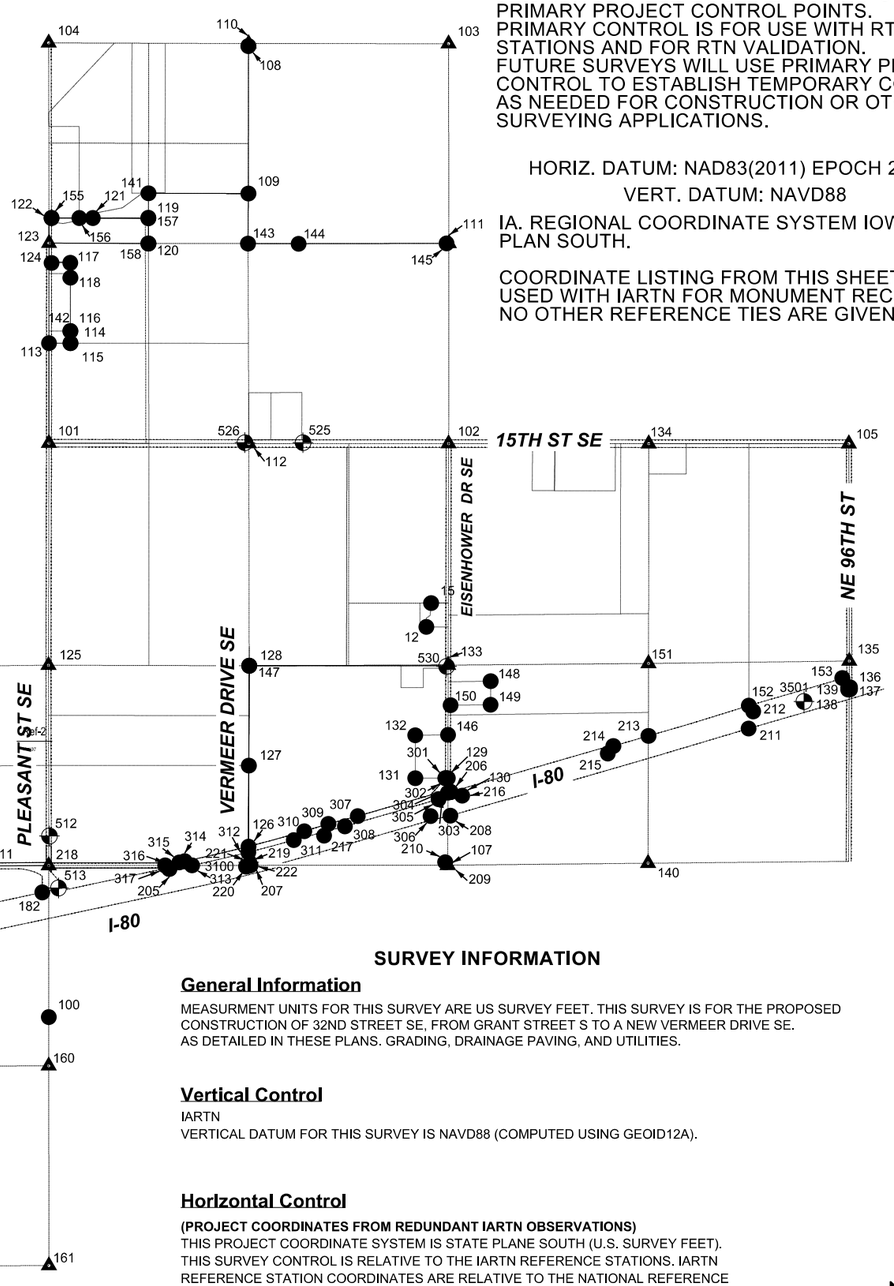
02-15-24

Control Points

Point No.	Northing	Easting	Elevation	Description
501	610254.316	1650077.384	945.457	CP CUTX
502	609567.439	1649804.784	959.391	CP CUTX
503	608914.082	1650086.694	958.562	CP PK NAIL
504	609558.907	1650658.551	940.174	CP PK NAIL
505	609561.925	1651317.714	929.842	CP PK NAIL
506	609564.765	1651997.107	924.705	CP PK NAIL
509	609573.211	1653082.519	933.963	CP PK NAIL
510	609577.429	1653740.274	939.589	CP PK NAIL
511	609582.617	1654580.158	950.88	CP PK NAIL
512	609987.807	1655420.046	964.032	CP PK NAIL
513	609301.786	1655539.75	965.03	CP PK NAIL
525	615179.884	1658767.891	985.256	CP PK NAIL
526	615180.064	1658001.468	989.515	CP PK NAIL
530	612226.481	1660662.826	984.026	CP PK NAIL
3100	609640.846	1658050.003	973.28	CP PI 1485+47.63 FD 5/8 RE-ROD 16DP
3501	611763.67	1665382.699	1000	CP POT 1561.81.00 FD 5/8 RE-ROD (6D)





CONTROL POINT VICINITY MAP

THIS MAP IS A GUIDE TO THE VICINITY OF THE PRIMARY PROJECT CONTROL POINTS. PRIMARY CONTROL IS FOR USE WITH RTK BASE STATIONS AND FOR RTN VALIDATION. FUTURE SURVEYS WILL USE PRIMARY PROJECT CONTROL TO ESTABLISH TEMPORARY CONTROL AS NEEDED FOR CONSTRUCTION OR OTHER SURVEYING APPLICATIONS.

HORIZ. DATUM: NAD83(2011) EPOCH 2010.00

VERT. DATUM: NAVD88

IA. REGIONAL COORDINATE SYSTEM IOWA STATE PLAN SOUTH.

COORDINATE LISTING FROM THIS SHEET WILL BE USED WITH IARTN FOR MONUMENT RECOVERY. NO OTHER REFERENCE TIES ARE GIVEN.

SURVEY INFORMATION

General Information

MEASURMENT UNITS FOR THIS SURVEY ARE US SURVEY FEET. THIS SURVEY IS FOR THE PROPOSED CONSTRUCTION OF 32ND STREET SE, FROM GRANT STREET S TO A NEW VERMEER DRIVE SE. AS DETAILED IN THESE PLANS. GRADING, DRAINAGE PAVING, AND UTILITIES.

Vertical Control

IARTN

VERTICAL DATUM FOR THIS SURVEY IS NAVD88 (COMPUTED USING GEOID12A).

Horizontal Control

(PROJECT COORDINATES FROM REDUNDANT IARTN OBSERVATIONS)

THIS PROJECT COORDINATE SYSTEM IS STATE PLANE SOUTH (U.S. SURVEY FEET). THIS SURVEY CONTROL IS RELATIVE TO THE IARTN REFERENCE STATIONS. IARTN REFERENCE STATION COORDINATES ARE RELATIVE TO THE NATIONAL REFERENCE STATION NETWORK DATUM: NAD83 (2011) FOR EPOCH 2010.00. COORDINATES WERE DETERMINED BY IARTN OBSERVATIONS WITH APPROPRIATE OCCUPATION TIMES.

N

0 1000 2000
SCALE IN FEET

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Bondurant Life Connecting

SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)–9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

SURVEY INFORMATION

G.1

SH
02-15-24

ALIGNMENT DATA - 32ND ST SE

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						
32nd ST SE	100+00.00	609564.43	1649793.99															
32nd ST SE	103+04.04	609568.40	1650098.00															
32nd ST SE				104+50.44	609569.31	1650244.40	104+75.42	609569.47	1650269.38	105+00.40	609568.38	1650294.34	2.862	24.984	49.958	1000	0.312	
32nd ST SE				108+50.93	609553.04	1650644.54	108+75.91	609551.95	1650669.50	109+00.89	609552.11	1650694.48	2.862	24.984	49.958	1000	0.312	
32nd ST SE	129+80.42	609565.01	1652773.97															
32nd ST SE	156+18.17	609584.90	1655411.64															
32nd ST SE	165+96.34	609585.71	1656389.81															
32nd ST SE	168+36.41	609591.91	1656629.81															
32nd ST SE				169+44.74	609592.00	1656738.14	172+71.89	609592.27	1657065.29	175+96.46	609663.05	1657384.68	12.45	327.15	651.71	3000.00	17.79	
32nd ST SE				175+96.46	609663.05	1657384.68	182+38.26	609801.90	1658011.28	188+79.72	609975.84	1658629.06	3.23	641.80	1283.26	22759.50	9.05	
32nd ST SE				188+79.72	609975.84	1658629.06	188+83.83	609976.96	1658633.02	188+87.93	609978.07	1658636.97	0.09	4.11	8.21	5000.00	0.00	
32nd ST SE	195+82.91	610167.53	1659305.63															
32nd ST SE				208+10.73	610509.19	1660484.95	209+60.23	610550.79	1660628.54	210+84.59	610693.91	1660671.71	57.058	149.493	273.859	275	38.007	
32nd ST SE				210+84.59	610693.91	1660671.71	211+32.91	610740.17	1660685.67	211+80.54	610788.48	1660685.77	16.659	48.316	95.949	330	3.518	
32nd ST SE	212+72.86	610880.80	1660685.98															

SH
02-15-24

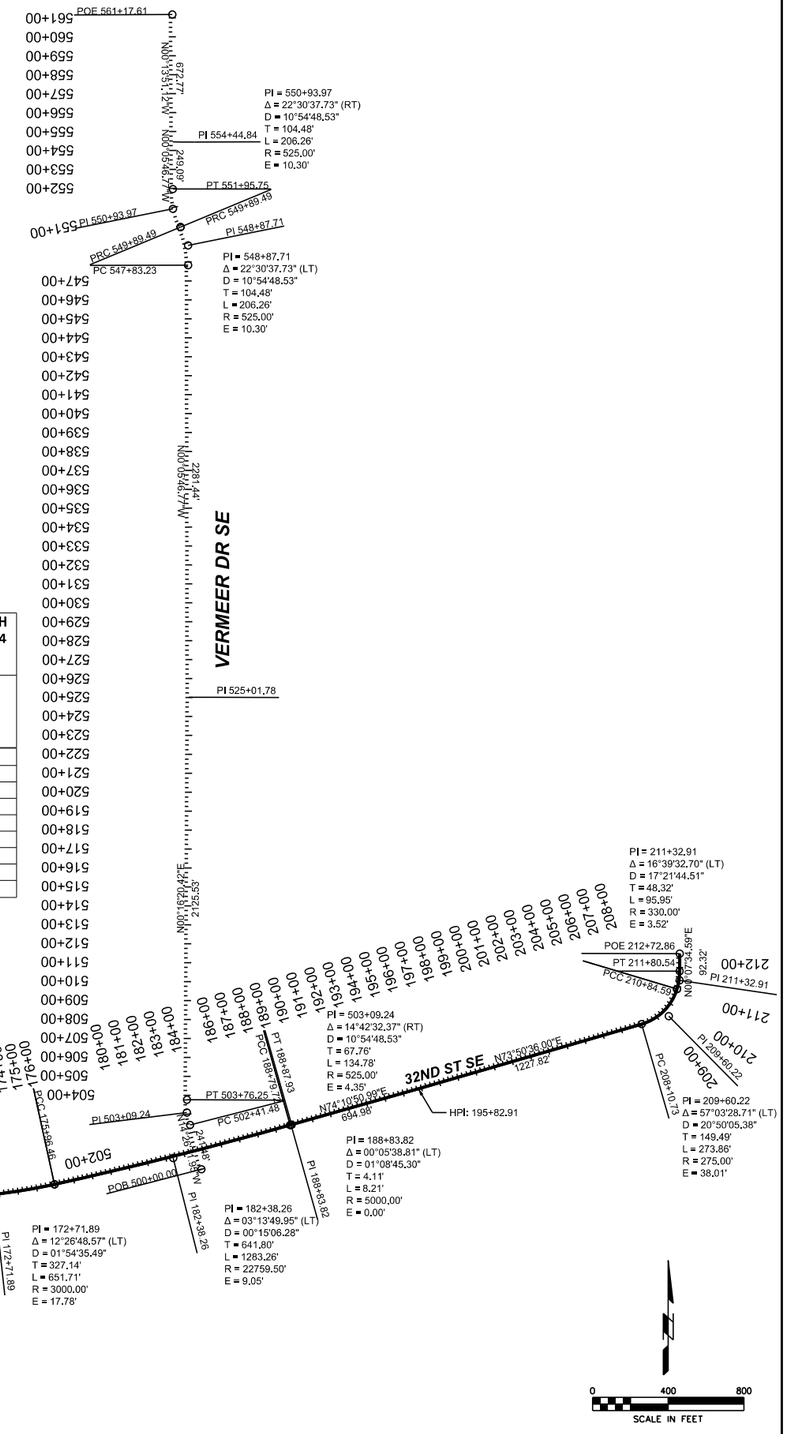
ALIGNMENT DATA - PLEASANT ST SE

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						
PLEASANT ST SE	300+00.00	609241.56	1655604.68															
PLEASANT ST SE				302+11.58	609398.71	1655463.02	302+88.46	609455.81	1655411.54	303+58.37	609532.69	1655411.57	42.052	76.878	146.791	200	14.267	
PLEASANT ST SE	304+23.57	609597.90	1655411.59															
PLEASANT ST SE	307+88.55	609962.87	1655410.92															

SH
02-15-24

ALIGNMENT DATA - Vermeer Drive SE

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						
Vermeer Drive	500+00	609742.45	1658160.71															
Vermeer Drive				502+41.47	609976.31	1658100.51	503+09.24	610041.93	1658083.62	503+76.25	610109.69	1658083.94	14.71	67.76	134.78	525	4.36	
Vermeer Drive	525+01.78	612235.19	1658094.04															
Vermeer Drive				547+83.23	614516.63	1658090.21	548+87.71	614621.11	1658090.03	549+89.49	614717.56	1658049.87	22.51	104.48	206.26	525.00	10.30	
Vermeer Drive				549+89.49	614717.56	1658049.87	550+93.97	614814.02	1658009.71	551+95.75	614918.49	1658009.53	22.51	104.48	206.26	525.00	10.30	
Vermeer Drive	554+44.84	615167.58	1658009.11															
Vermeer Drive	561+17.61	615840.34	1658006.40															



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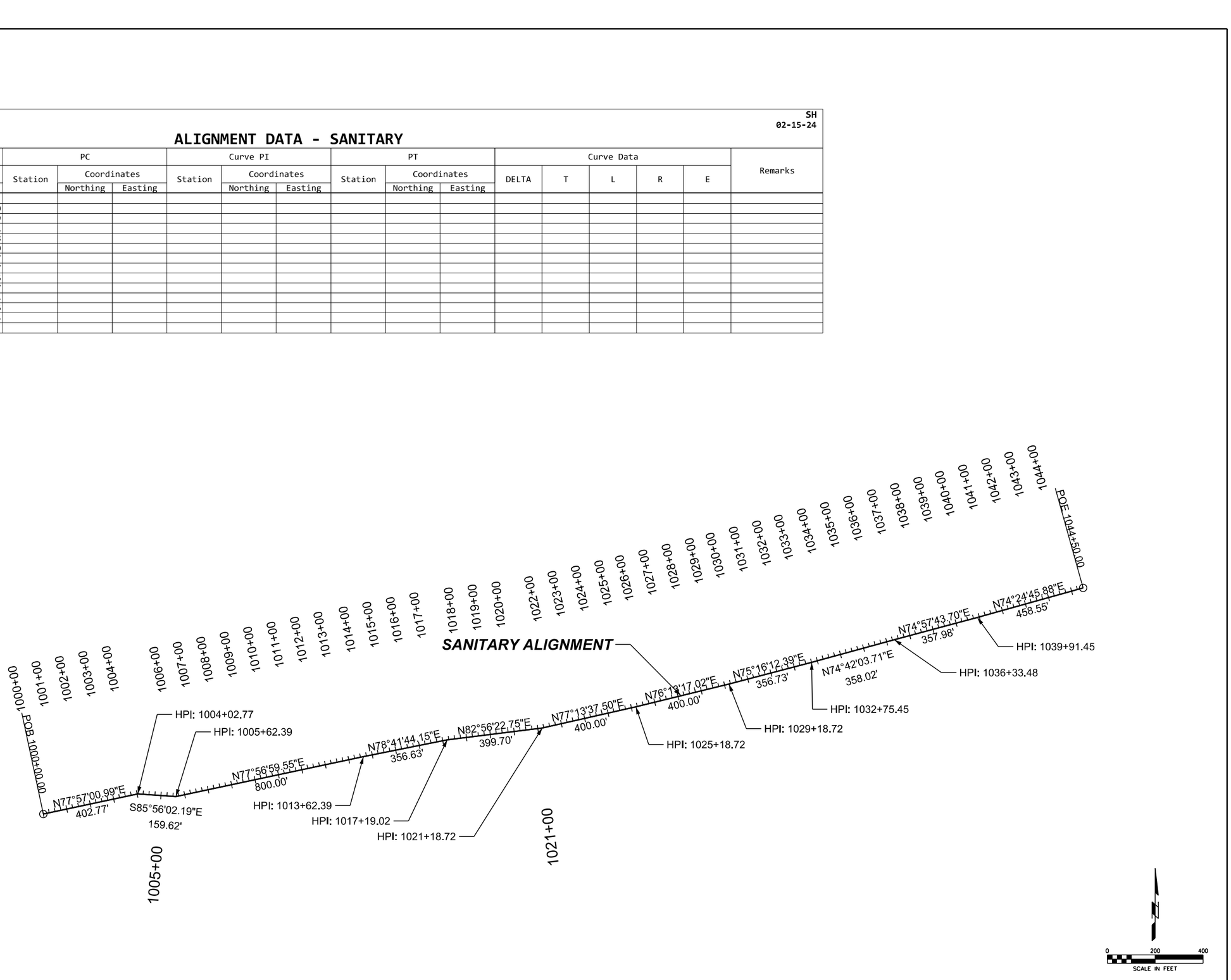
02-15-24

ALIGNMENT DATA - SANITARY

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						
Sanitary	1000+00.00	609256.29	1655222.00															
Sanitary	1004+02.77	609340.37	1655615.89															
Sanitary	1005+62.39	609329.05	1655775.11															
Sanitary	1013+62.39	609496.07	1656557.48															
Sanitary	1017+19.02	609565.98	1656907.20															
Sanitary	1021+18.72	609615.11	1657303.87															
Sanitary	1025+18.72	609703.54	1657693.97															
Sanitary	1029+18.72	609798.81	1658082.46															
Sanitary	1032+75.45	609889.51	1658427.47															
Sanitary	1036+33.48	609983.99	1658772.84															
Sanitary	1039+91.45	610076.87	1659118.56															
Sanitary	1044+50.00	610200.08	1659560.24															



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DRAWN BY: SBM
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DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

SANITARY ALIGNMENT DATA

G.3

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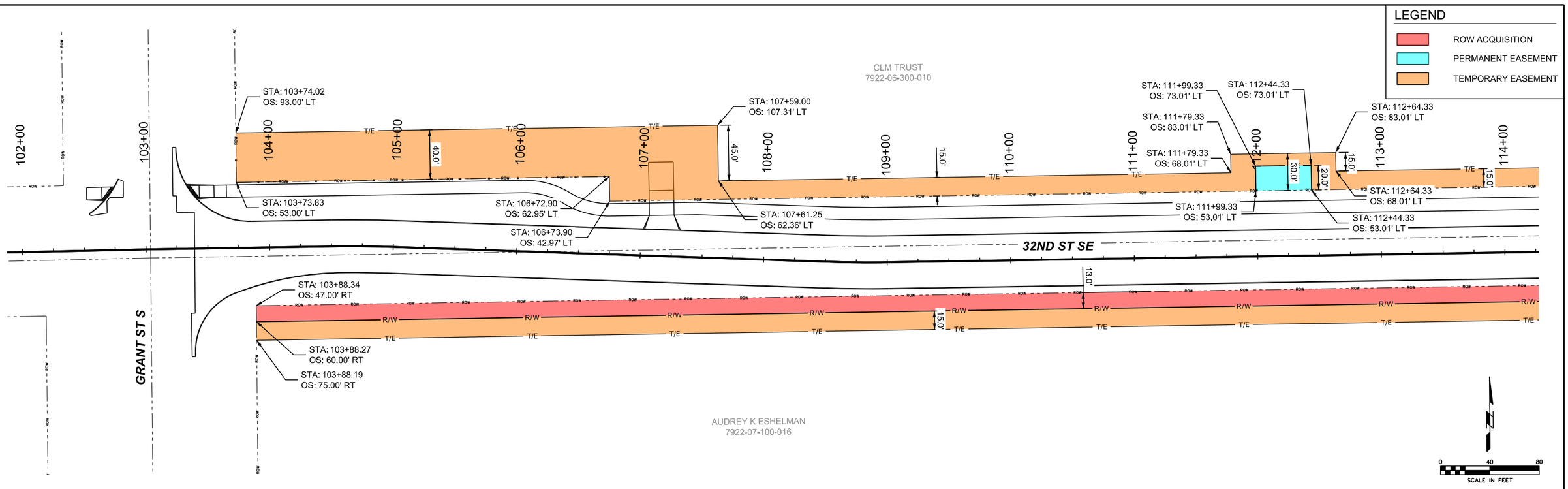

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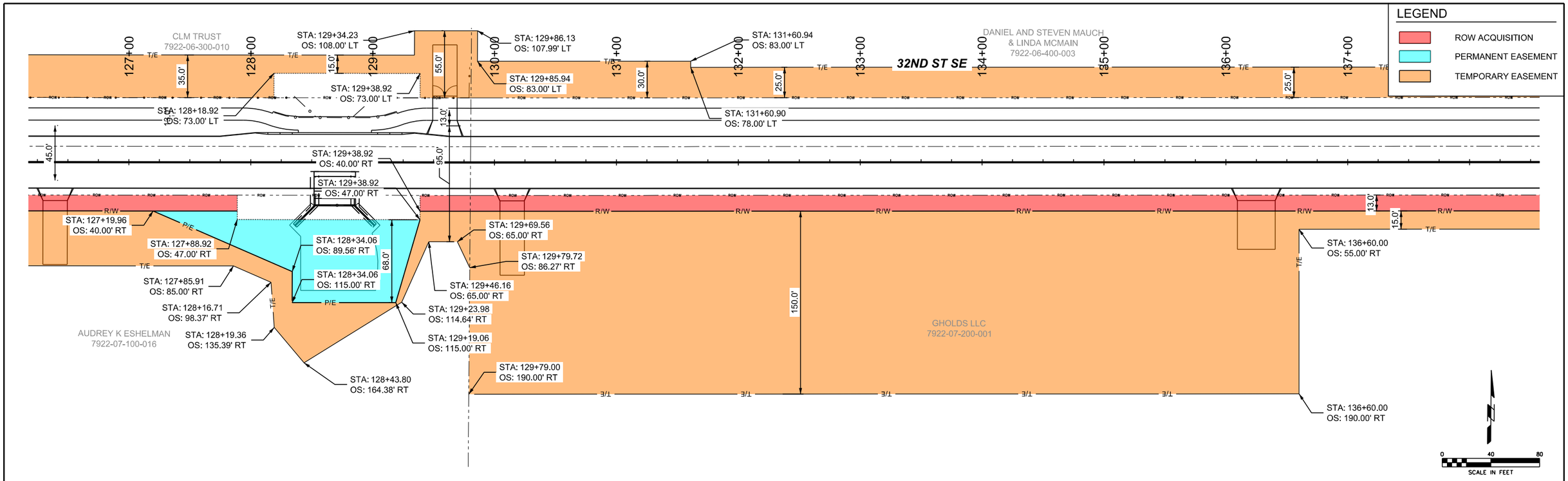
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

RIGHT-OF-WAY AND EASEMENT PLAN

H.1



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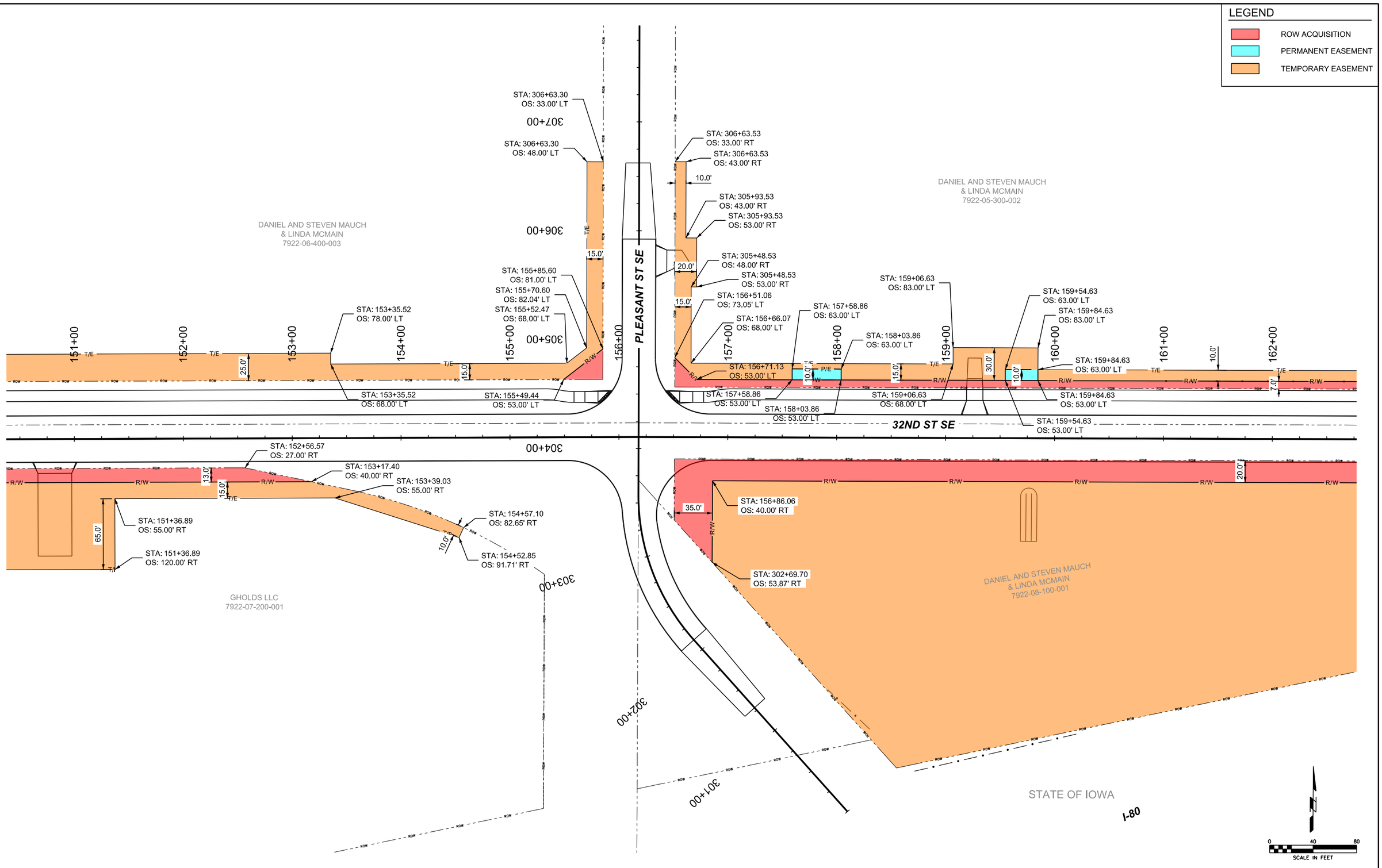
Bondurant Life Connecting

SH PROJECT NO:	2250019060
RISE NO:	RMX-0747(618)–9E-77
DRAWN BY:	MAM
APPROVED BY:	DRF
DATE:	06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

RIGHT-OF-WAY AND EASEMENT PLAN

H.2



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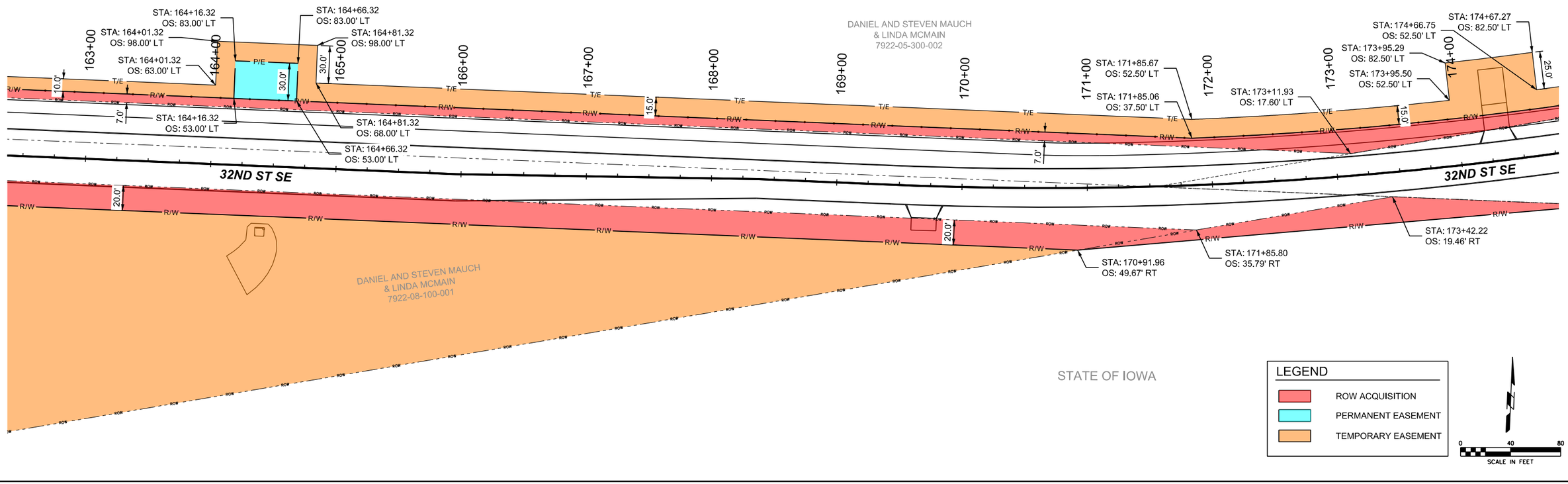

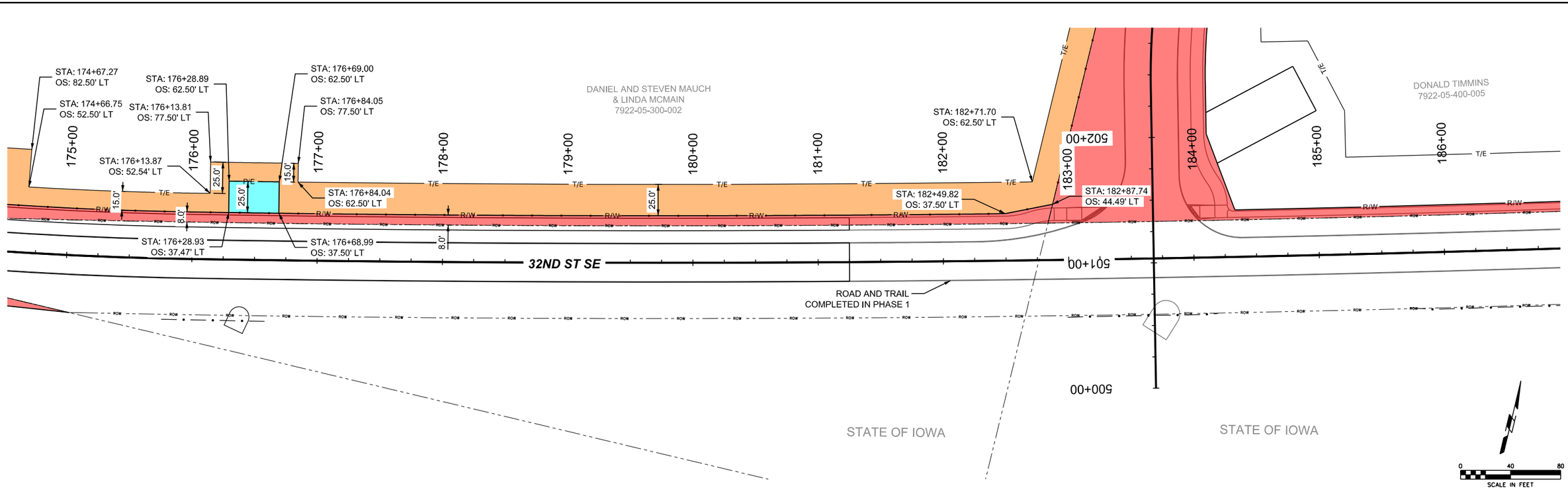

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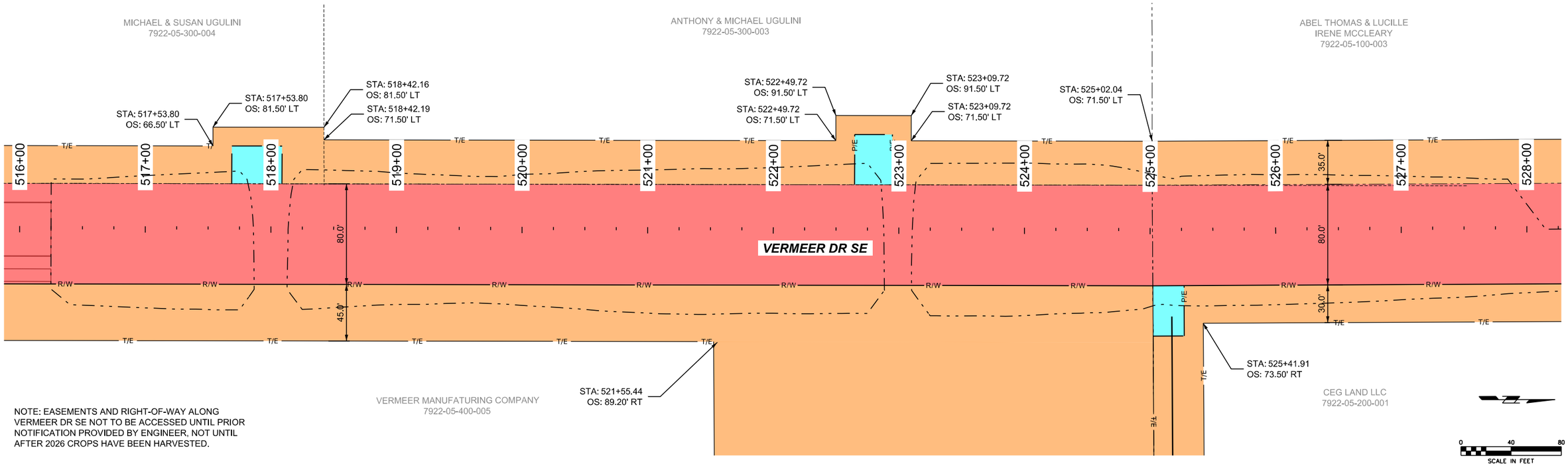
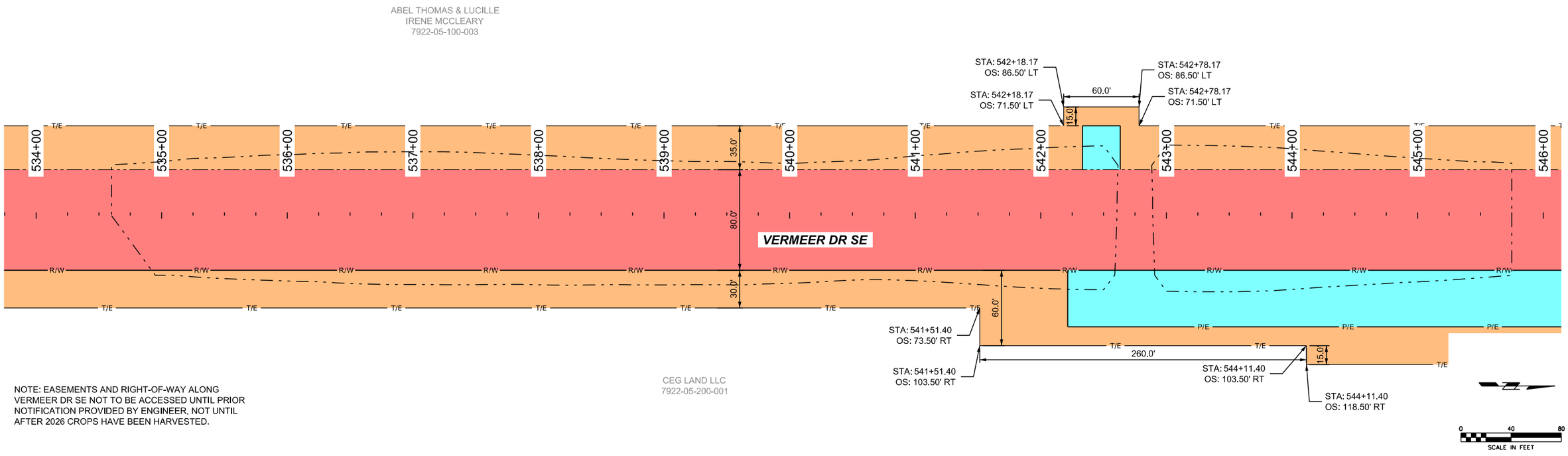


NOTE: EASEMENTS AND RIGHT-OF-WAY ALONG VERMEER DR SE NOT TO BE ACCESSED UNTIL PRIOR NOTIFICATION PROVIDED BY ENGINEER, NOT UNTIL AFTER 2026 CROPS HAVE BEEN HARVESTED.



NOTE: EASEMENTS AND RIGHT-OF-WAY ALONG VERMEER DR SE NOT TO BE ACCESSED UNTIL PRIOR NOTIFICATION PROVIDED BY ENGINEER, NOT UNTIL AFTER 2026 CROPS HAVE BEEN HARVESTED.

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

RIGHT-OF-WAY AND EASEMENT PLAN

H.5

TRAFFIC CONTROL PLAN

THE CONTRACTOR SHALL EMPLOY SOUND PRACTICES OF SAFETY AND TRAFFIC CONTROL. THESE METHODS AND PRACTICES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

ACCESS TO ALL PROPERTIES MUST BE MAINTAINED AT ALL TIMES UNLESS ARRANGED OTHERWISE BY AGREEMENT BETWEEN THE CONTRACTOR AND PROPERTY OWNER. PROPERTIES WITHOUT MULTIPLE ACCESS POINTS MAY REQUIRE CONSTRUCTION IN STAGES OR USE GRANULAR SURFACING TO ALLOW TEMPORARY ACCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL DRIVEWAY CONNECTIONS WITH PROPERTY OWNERS, INCLUDING PREFERRED TIMES FOR REMOVALS, POURS, AND TO PROVIDE AT LEAST 72 HOUR NOTICE PRIOR TO REMOVALS OR CHANGES IN SITE ACCESS.

THE CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL WITH OTHER PROJECTS IN THE AREA.

TRAFFIC CONTROL ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT PART 6 OF THE MANUAL ON UNIFROM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE DEPARTMENT PER 761 OF THE IOWA ADMINISTRATIVE CODE (IAC), CHAPTER 130 AND SPECIFIC LAYOUTS SHOWN ON THESE PLANS.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.

ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED AT A MINIMUM OF 2 FEET CLEAR OF THE BACK OF CURB OR OUTSIDE EDGE OF SHOULDER WHERE POSSIBLE.

THE PROPOSED SIGNING MAY BE MODIFIED TO MEET FIELD CONDITIONS, PREVENT OBSTRUCTIONS AND TO ACCOMMODATE CONSTRUCTION SCHEDULING UPON APPROVAL OF THE PROJECT ENGINEER.

SEE ESTIMATE REFERENCE NOTES FOR PROJECT REQUIREMENTS FOR REMOVAL AND INSTALLATION OF STREET SIGNS.

AT THE TIME OF INITIAL SET UP OR AT THE TIME OF MAJOR STAGE CHANGES, 100 PERCENT OF EACH TYPE OF DEVICE (SIGNS, CONES, TUBULAR MARKERS, DRUMS, BARRICADES, VERTICAL PANELS, CHANGEABLE MESSAGE SIGNS, AND PAVEMENT MARKINGS) SHALL BE CLASSIFIED AS ACCEPTABLE BY THE REQUIREMENTS OF THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA), "QUALITY STANDARD FOR WORK ZONE TRAFFIC CONTROL DEVICES -1992." THROUGHOUT THE DURATION OF THE PROJECT, UNACCEPTABLE DEVICES OR SITUATIONS THAT ARE FOUND ON THE JOB SITE AS DETERMINED BY THE PROJECT ENGINEER BEFORE MENTIONED PUBLICATION SHALL BE REPLACED OR THE SITUATION CORRECTED WITHIN 12 HOURS OF INITIAL NOTIFICATION BY THE PROJECT ENGINEER.

THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR DURING NON-WORKING HOURS SHALL BE AS APPROVED BY THE PROJECT ENGINEER. MATERIAL MAY NOT BE STOCKPILED IN TEMPORARY CONSTRUCTION EASEMENTS UNLESS THE CONTRACTOR NEGOTIATES AGREEMENT WITH ADJACENT PROPERTY OWNERS. ANY AGREEMENTS SHALL BE IN WRITTING AND PROVIDED TO THE PROJECT ENGINEER IF APPLICABLE.

THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, CITY OF BONDURANT, AND OTHER CONTRACTORS IN THE AREA A MINIMUM OF SEVEN (7) DAYS PRIOR TO TEMPORARY ROAD CLOSURES AND CHANGES TO TRAFFIC PATTERNS DURING CONSTRUCTION.

THE BID ITEM "TRAFFIC CONTROL" SHALL INCLUDE THE COST OF ALL TRAFFIC CONTROL INSTALLED BY THE CONTRACTOR EXCEPT FOR THOSE WHICH ARE SEPARATE BID ITEMS OR AS INCIDENTAL TO OTHER BID ITEMS. TRAFFIC CONTROL SIGN FURNISHING, ERECTING, REMOVING, WASHING, AND MAINTENANCE SHALL BE CONSIDERED INCIDENTAL TO "TRAFFIC CONTROL" AND SHALL BE REQUIRED AS DIRECTED BY THE PROJECT ENGINEER.

THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER, PRIOR TO THE START OF CONSTRUCTION, THE NAME AND 24-HOUR PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE IN CHARGE OF TRAFFIC CONTROL.

PROPOSED CHANGES IN THE TRAFFIC CONTROL PLAN, PRIVATE PROPERTY ACCESS, OR ALTERNATE SIGNING DETAILS TO COINCIDE WITH THE SCHEDULE OR OPERATIONS FOR ANY VARIATIONS SHALL BE SUBMITTED IN WRITING AND REVIEWED WITH THE PROJECT ENGINEER AT LEAST 48-HOURS BEFORE CHANGES ARE MADE IN THE FIELD.

NO ADDITIONAL PAYMENT WILL BE GIVEN FOR TRAFFIC CONTROL REQUIRED WHILE INSTALLING PERMANENT PAVEMENT MARKINGS. THIS SHALL BE INCIDENTAL TO THE PERMANENT PAVEMENT MARKING AND PAVEMENT GROOVING ITEMS.

TEMPORARY BARRIERS SHALL BE REQUIRED WHEN TRAFFIC IS WITHIN 5 FEET OF AN EXCAVATED TRENCH OR PATH EXTENDING 2 FOOT OR GREATER IN DEPTH.

STAGING NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ALL PROPERTY OWNERS AND OTHER CONTRACTORS IN THE AREA REGARDING ANY CLOSURE OR LOSS OF ACCESS AS WELL AS ANY OTHER COORDINATION ITEMS IMPERATIVE TO NOT SLOWING CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE OR MAKE ACCOMMODATIONS IN THE CONSTRUCTION AREA FOR MAIL AND PARCEL DELIVERY SERVICE, PARKING, AND REFUSE COLLECTION. DRIVEWAY AND EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE NOTED.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE WORK TO ENSURE PAVEMENT REMOVALS CAN BE REPLACED IN A REASONABLE TIME FRAME BASED ON WEATHER AND THE CONSTRUCTION SEASON. ONCE WORK WITHIN A STAGE HAS COMMENCED, THE CONTRACTOR SHALL CONTINUE TO WORK WITHIN THAT STAGE UNTIL ALL WORK WITHIN THAT STAGE HAS BEEN COMPLETED.

THE CONTRACTOR IS REQUIRED TO COORDINATE THEIR ACTIVITIES WITH ANY PUBLIC OR PRIVATE PROJECTS IN THE AREA. THIS INCLUDES BUT IS NOT LIMITED TO 32ND STREET SE - PHASE ONE CONTRACTOR AND VERMEER SITE DEVELOPER. PHASE 2, STAGE ONE CANNOT BEGIN UNTIL PHASE 1, STAGE 1 HAS BEEN COMPLETED AND ACCESS TO VERMEER SITE CAN BE MAINTAINED VIA EISENHOWER DRIVE SE.

COORDINATE WITH THE PROJECT ENGINEER A MINIMUM OF ONE (1) WEEK PRIOR TO CHANGES IN TRAFFIC PATTERNS. THE CITY AND ON SITE REPRESENTATIVES WILL NOTIFY ALL PROPERTY OWNERS OF ANY CHANGE IN ACCESS.

CONTRACTOR SHALL PLAN GRADING OPERATIONS AND PROPOSED STORM SEWER INSTALLATION TO MAINTAIN POSITIVE STORM SEWER DRAINAGE AND NOT IMPEDE EXISTING FLOWS OR DIRECT WATER ONTO STREET OR ADJACENT PROPERTIES.

DRIVEWAY ACCESS TO BUSINESSES AND RESIDENCES SHALL BE MAINTAINED AS LONG AS POSSIBLE. THE CONTRACTOR MUST NOTIFY PROPERTY OWNERS OF ACCESS RESTRICTIONS AT LEAST 7 DAYS IN ADVANCE AND RESTORE ACCESS AS SOON AS FEASIBLE.

CONTRACTOR MAY PROPOSE MODIFICATIONS TO THE CONSTRUCTION SEQUENCING. ALL REQUESTS MUST BE SUBMITTED TO THE PROJECT ENGINEER AND THE CITY OF BONDURANT FOR REVIEW.

PHASE 2 CONTRACTOR SHALL COORDINATE PROPOSED TRAFFIC CONTROL, DETOURS, STAGING, AND CONSTRUCTION SEQUENCING WITH THE ADJACENT PHASE 1 PROJECT TRAFFIC CONTROL PLAN. OVERLAPPING, DUPLICATE, OR CONFLICTING SIGNING, DETOUR ROUTES, LANE CLOSURES, AND TEMPORARY TRAFFIC CONTROL DEVICES WILL NOT BE PERMITTED. COORDINATE REQUIRED ADJUSTMENTS WITH THE PROJECT ENGINEER PRIOR TO INSTALLATION.

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APPROVED BY: DRF
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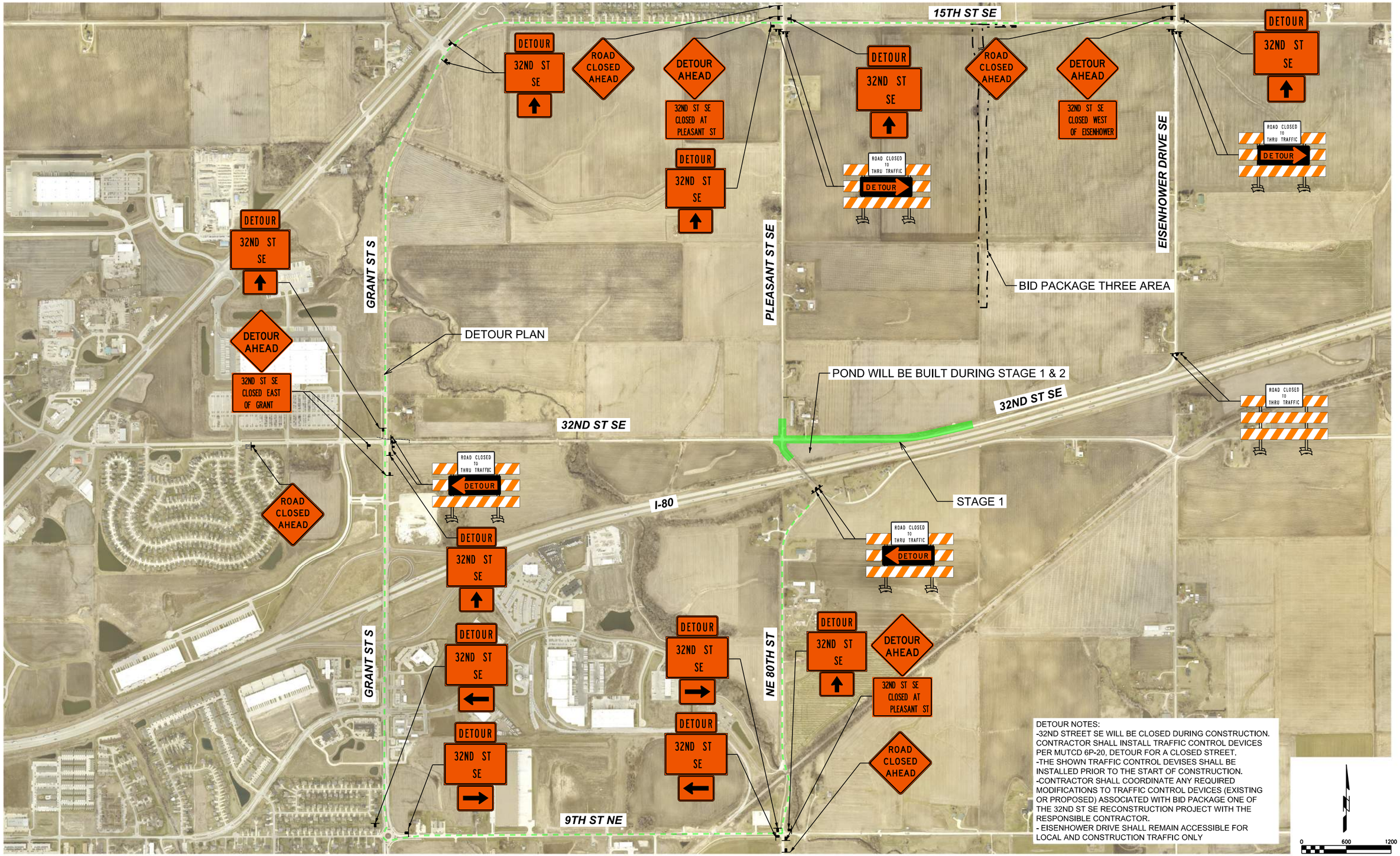
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAGING AND TRAFFIC CONTROL NOTES

J.1



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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DETOUR PLAN - STAGE 1

J.2

INSTALL TRAFFIC CONTROL DEVICES PER MUTCD TA-8, ROAD CLOSURE WITH AN OFF SITE DETOUR.

CONTRACTOR SHALL INSTALL GRANULAR DRIVEWAY TO MAINTAIN ACCESS TO PROPERTY. CONTRACTOR SHALL ALSO INSTALL 20 LF OF 18" CMP CULVERT UNDER TEMPORARY DRIVEWAY.

DANIEL AND STEVEN MAUCH & LINDA MCMAIN 7922-08-100-001

PLEASANT ST SE

ROAD CLOSED

6313 NE 80TH ST

DANIEL AND STEVEN MAUCH & LINDA MCMAIN 7922-05-300-002

RECONSTRUCTION OF 32ND ST SE BY BID PACKAGE ONE CONTRACTOR. COORDINATION WILL BE REQUIRED WITH CONTRACTOR.

ROAD CLOSED

VERMEER DR SE

INSTALL TRAFFIC CONTROL DEVICES PER MUTCD TA-8, ROAD CLOSURE WITH AN OFF SITE DETOUR.

END OF STAGE 1 181+25.00

CONTRACTOR SHALL MAINTAIN LOCAL ACCESS TO PROPERTY FOR AS LONG AS POSSIBLE. WHEN CLOSURE IS NEEDED, CONTRACTOR SHALL MAINTAIN TEMPORARY ACCESS VIA PLEASANT ST SE

CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER FOR FIELD ACCESS TO PROPERTY THROUGHOUT CONSTRUCTION

END OF STAGE 1 305+92.35

STAGE 1

32ND ST SE

START OF STAGE 1 155+00.00

32ND ST SE

DANIEL AND STEVEN MAUCH & LINDA MCMAIN 7922-08-100-001

GHOLDS LLC 7922-07-200-001

START OF STAGE 1 301+28.00

I-80

NE 62ND DR

ROAD CLOSED DETOUR

ROAD CLOSED DETOUR

INSTALL TRAFFIC CONTROL DEVICES PER MUTCD TA-8, ROAD CLOSURE WITH AN OFF SITE DETOUR.

NE 80TH ST

NOTE:
- PHASE 2 CONTRACTOR WILL BE REQUIRED TO COORDINATION OPERATIONS AND CLOSURES WITH ADJACENT PHASE 1 PUBLIC IMPROVMENTS CONTRACTOR TO MAINTAIN FULL ACCESS TO VERMEER SITE DURING THIS STAGE OF THE PROJECT.

N

0 50 100
SCALE IN FEET

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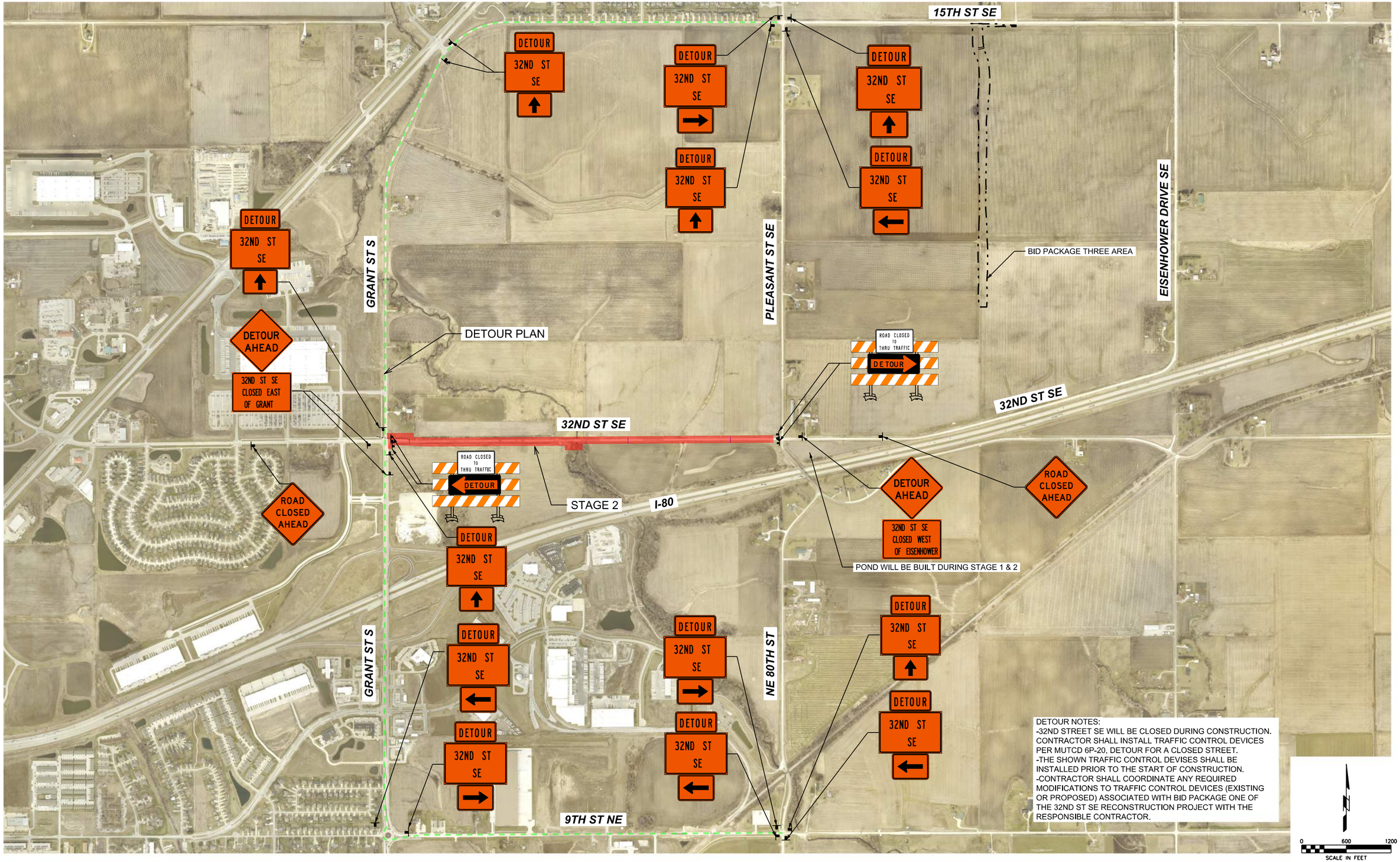
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAGING PLAN - STAGE 1

J.3



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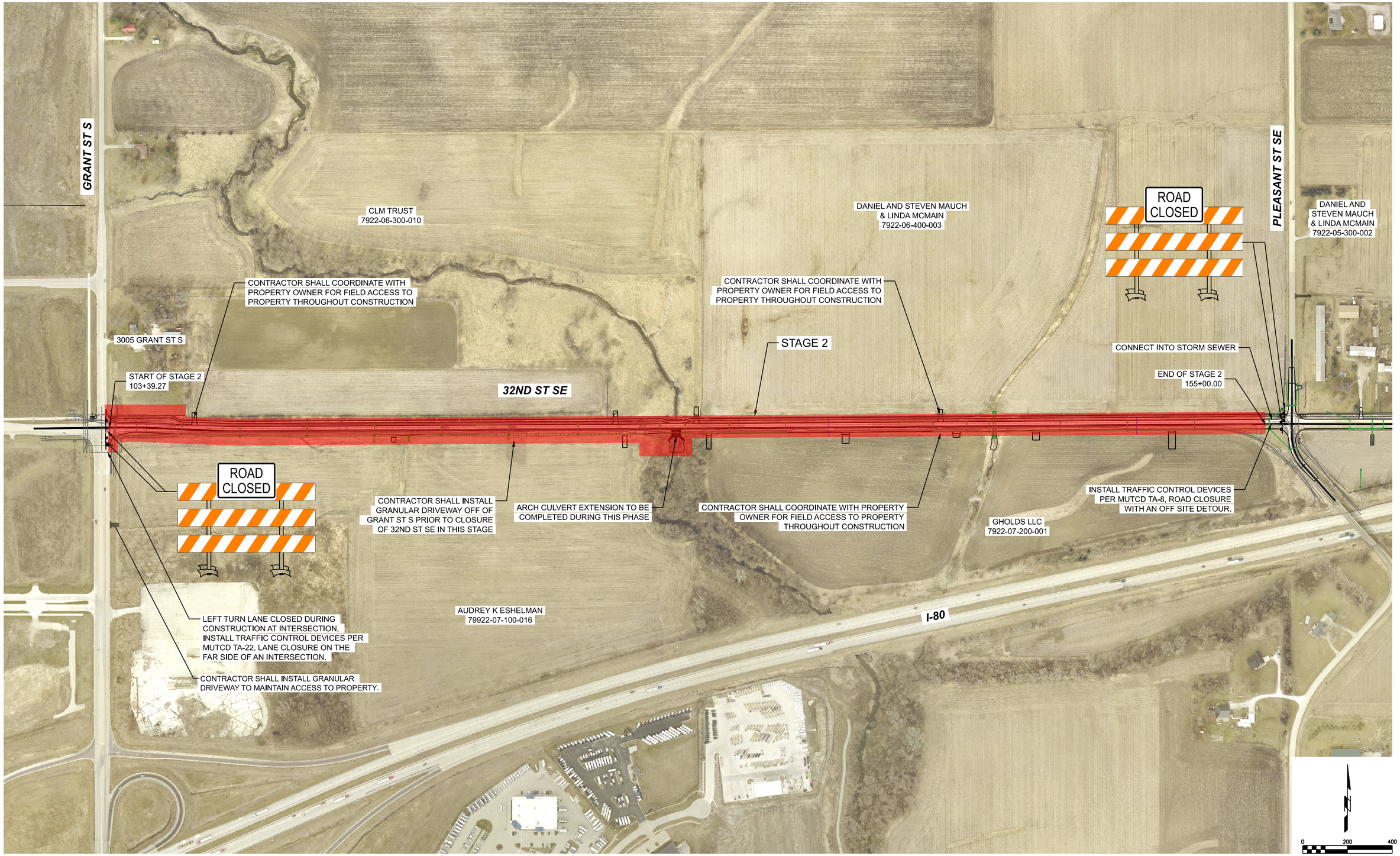
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

DETOUR PLAN - STAGE 2

J.4



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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAGING PLAN - STAGE 2

J.5

PAVEMENT MARKING LINE TYPES

See PM-110

* CBW - Factor of 1.00 as value includes number of 6-inch passes to cover area as shown on the plans.

DCY6: Double Centerline (Yellow) @ 2.00
SLW6: Solid Lane Line (White) @ 1.00
SLW2: Stop Line (White) @ 4.00
NPY6: No Passing Zone Line (Yellow) @ 1.25
CBW6: Crosswalk Bar (White) @ 1.00
ELW6: Edge Line Right (White) @ 1.00

Location															Remarks
Road ID	Station to Station		Dir. of Travel	Marking Type	Side			DCY6	SLW6	SLW2	CBW6	NPY6	ELW6	Grooves Cut	
					L	C	R	STA	STA	STA	STA	STA	STA		
32nd St SE	102+75.00	103+33.00	NB/SB		X						6.00			X	
32nd St SE	102+96.00	103+48.00	NB/SB				X			0.52				X	
32nd St SE	103+71.00	103+71.00	EB/WB		X					0.30				X	
32nd St SE	103+71.00	104+75.00	WB		X				1.05					X	
32nd St SE	103+71.00	105+35.00	EB/WB				X	1.65						X	
32nd St SE	105+35.00	154+13.00	EB/WB		X							48.78		X	
32nd St SE	105+35.00	154+13.00	EB/WB				X					48.78		X	
32nd St SE	127+77.00	129+60.00	WB		X				1.83					X	
32nd St SE	154+13.00	155+73.00	EB/WB		X			1.60						X	
32nd St SE	154+73.00	155+73.00	EB				X		1.00					X	
32nd St SE	155+73.00	155+73.00	EB/WB				X			0.32				X	
32nd St SE	156+64.00	156+64.00	EB/WB		X					0.32				X	
32nd St SE	156+64.00	157+64.00	WB		X				1.00					X	
32nd St SE	156+64.00	158+24.00	EB/WB				X	1.60						X	
32nd St SE	158+24.00	165+96.00	EB/WB		X							7.74		X	
32nd St SE	158+24.00	165+96.00	EB/WB				X					7.74		X	
32nd St SE	165+96.00	168+36.00	EB/WB		X			2.40						X	
32nd St SE	165+96.00	168+36.00	EB/WB				X	2.40						X	
32nd St SE	168+36.00	181+25.00	EB/WB			X		12.91						X	
Pleasant St SE	301+28.00	302+11.58	NB/SB		X								0.84	X	
Pleasant St SE	301+28.00	302+11.58	NB/SB				X						0.84	X	
Pleasant St SE	301+28.00	303+59.00	NB/SB			X		2.31						X	
Pleasant St SE	303+59.00	303+59.00	NB/SB				X			0.21				X	
Pleasant St SE	304+47.00	304+47.00	NB/SB			X					4.80			X	
Pleasant St SE	304+57.00	304+57.00	NB/SB		X					0.21				X	
Pleasant St SE	304+57.00	306+62.35	NB/SB			X		2.05						X	
Pleasant St SE	305+92.35	306+62.35	NB/SB		X								0.70	X	
Pleasant St SE	305+92.35	306+62.35	NB/SB				X						0.70	X	
				UNFACTORED TOTALS:				26.92	4.88	1.88	10.80	113.04	3.08		
				FACTOR:				2.00	1.00	4.00	1.00	1.25	1.00		
				FACTORED TOTALS:				53.84	4.88	7.52	10.80	141.30	3.08		
														PAVEMENT MARKINGS TOTAL	221.42 STA
														GROOVING TOTAL	221.42 STA

PAVEMENT MARKING SYMBOLS AND LEGENDS

Road Identification	Location			Groove Cuts	Remarks
	Station	Side	LTAW	EACH	
32nd St SE	104+14.00	WB	1	1	
32nd St SE	104+64.00	WB	1	1	
32nd St SE	106+95.00	EB	1	1	
32nd St SE	107+15.00	WB	1	1	
32nd St SE	112+57.00	EB	1	1	
32nd St SE	112+77.00	WB	1	1	
32nd St SE	118+19.00	EB	1	1	
32nd St SE	118+39.00	WB	1	1	
32nd St SE	123+81.00	EB	1	1	
32nd St SE	124+01.00	WB	1	1	
32nd St SE	129+43.00	EB	1	1	
32nd St SE	129+63.00	WB	1	1	
32nd St SE	135+05.00	EB	1	1	
32nd St SE	135+25.00	WB	1	1	
32nd St SE	140+67.00	EB	1	1	
32nd St SE	140+87.00	WB	1	1	
32nd St SE	146+29.00	EB	1	1	
32nd St SE	146+49.00	WB	1	1	
32nd St SE	152+03.00	EB	1	1	
32nd St SE	152+23.00	WB	1	1	
32nd St SE	154+84.00	EB	1	1	
32nd St SE	155+34.00	EB	1	1	
32nd St SE	157+02.00	WB	1	1	
32nd St SE	157+52.00	WB	1	1	
32nd St SE	160+14.00	EB	1	1	
32nd St SE	160+34.00	WB	1	1	
32nd St SE	163+86.00	EB	1	1	
32nd St SE	164+06.00	WB	1	1	
		TOTAL:	28	28	

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4/10/2026

SUMMARY OF TYPE 'A' SIGNS

Line No.	Sign Number	Non-Standard Sign Number or Name	Quantity (EA)	Size (IN)	Total Sign Area
	R1-1		4	30x30	25.0
	R2-1		4	24x30	20.0
	R3-9cP		1	24x12	2.0
	R3-9dP		1	24x12	2.0
	R8-3		48	24x24	192.0
	R3-9b		33	24x36	198.0
	TOTALS:		91		439.0

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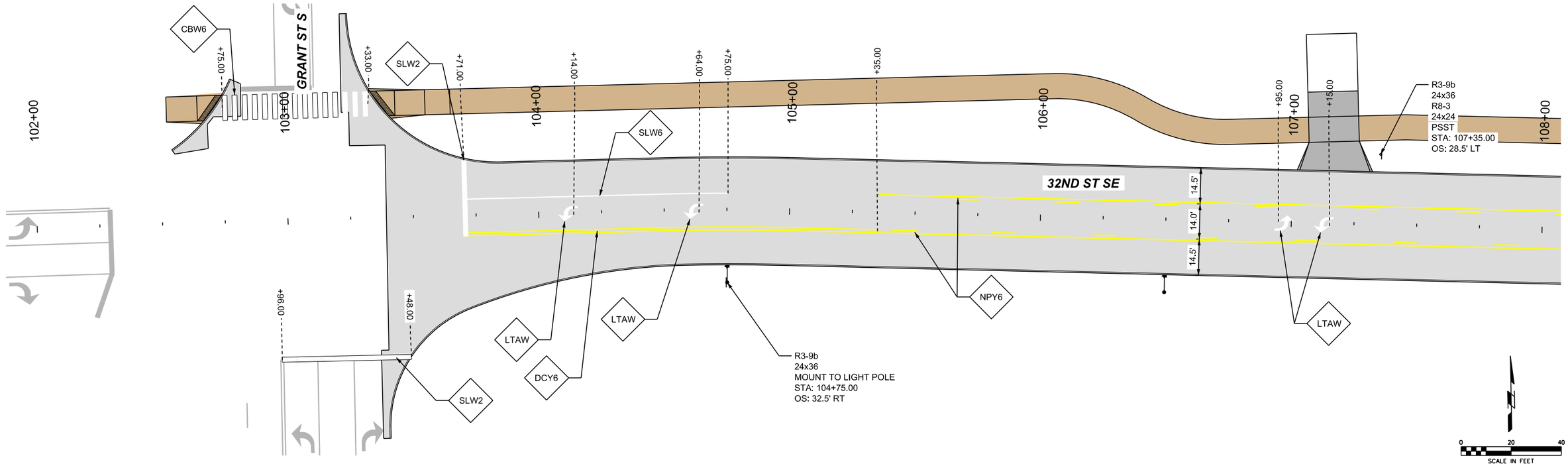

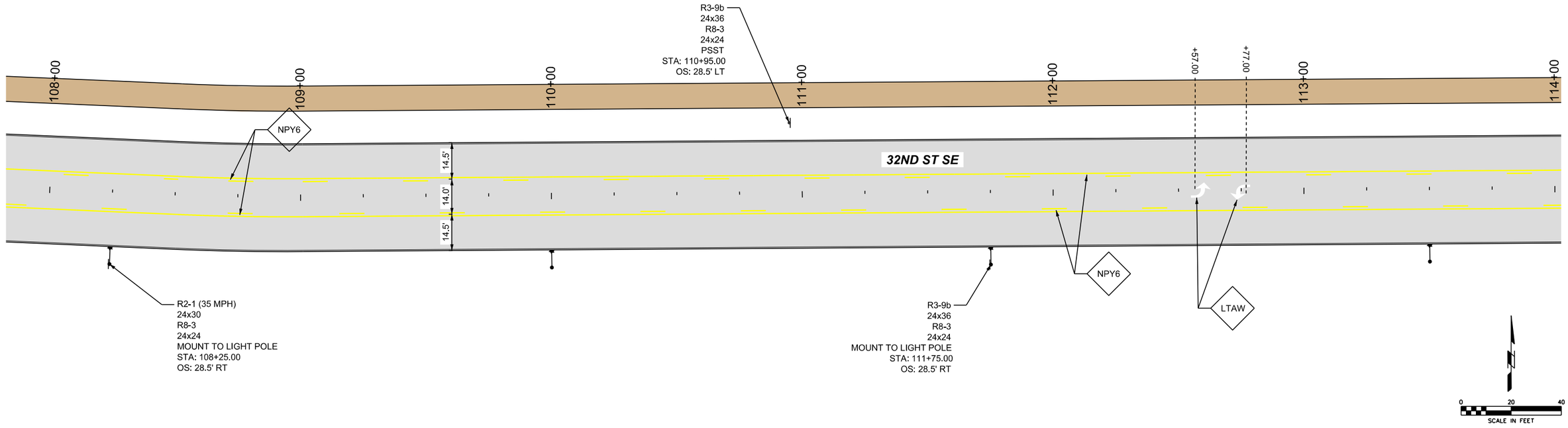

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RISE NO: RMX-0747(618)--9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STRIPING AND SIGNAGE PLAN

K.2

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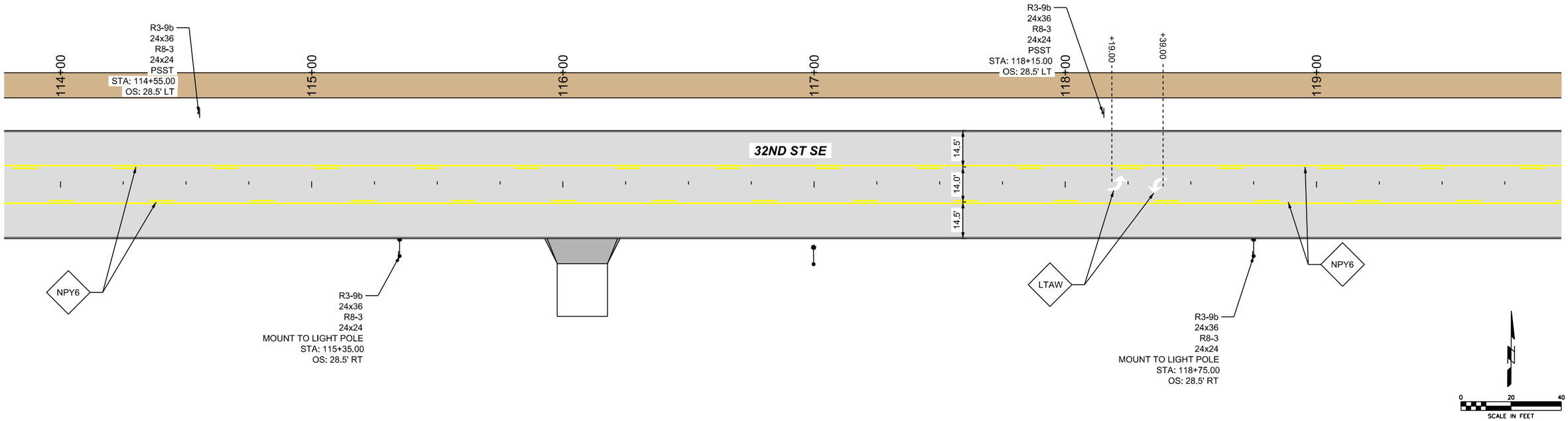

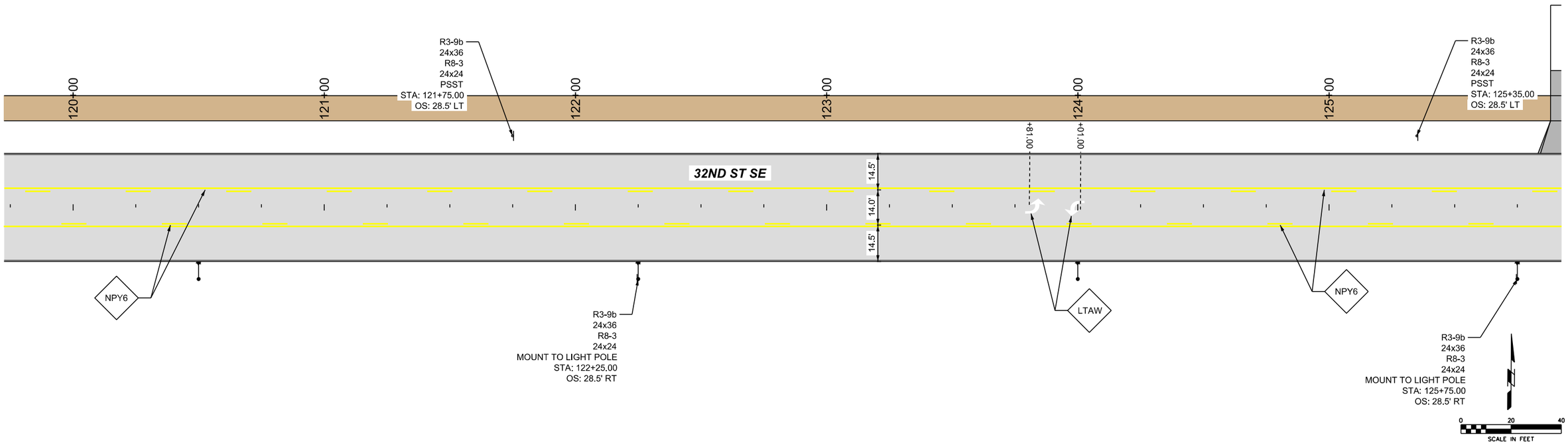

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STRIPING AND SIGNAGE PLAN

K.3

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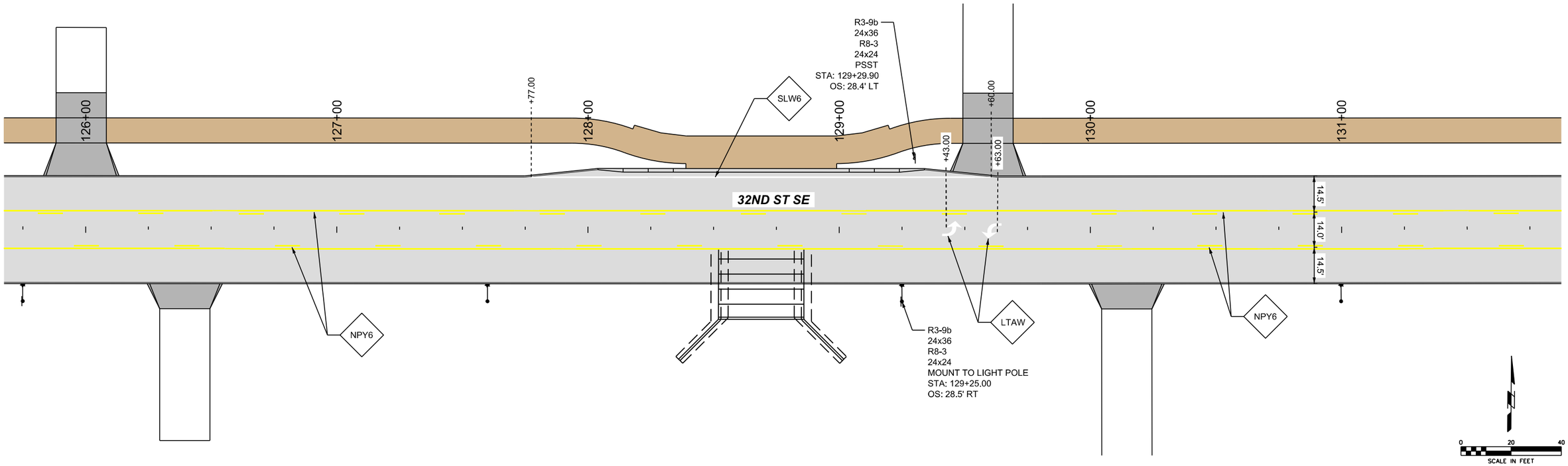

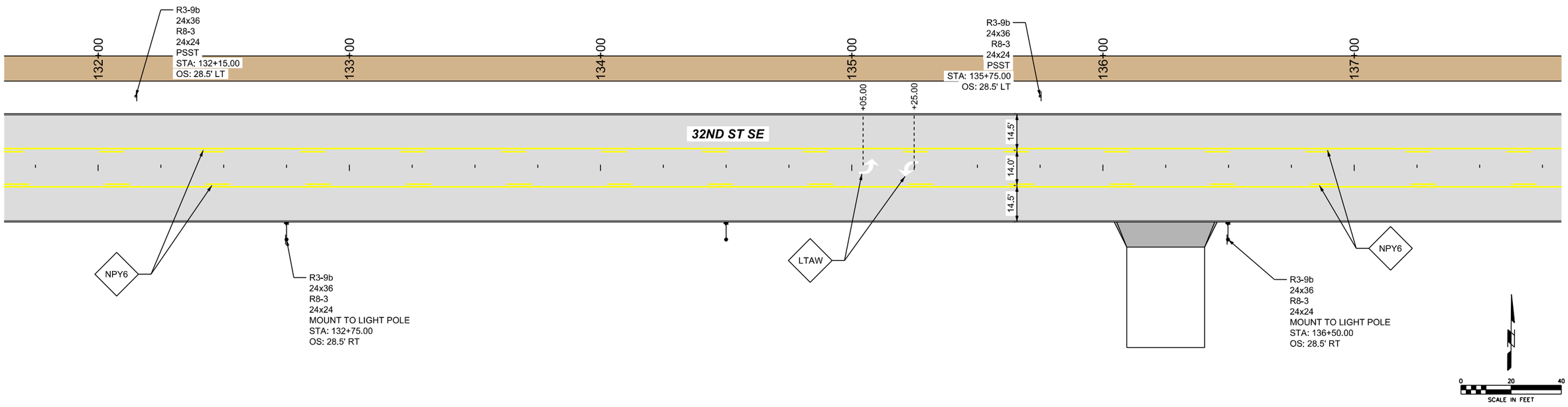

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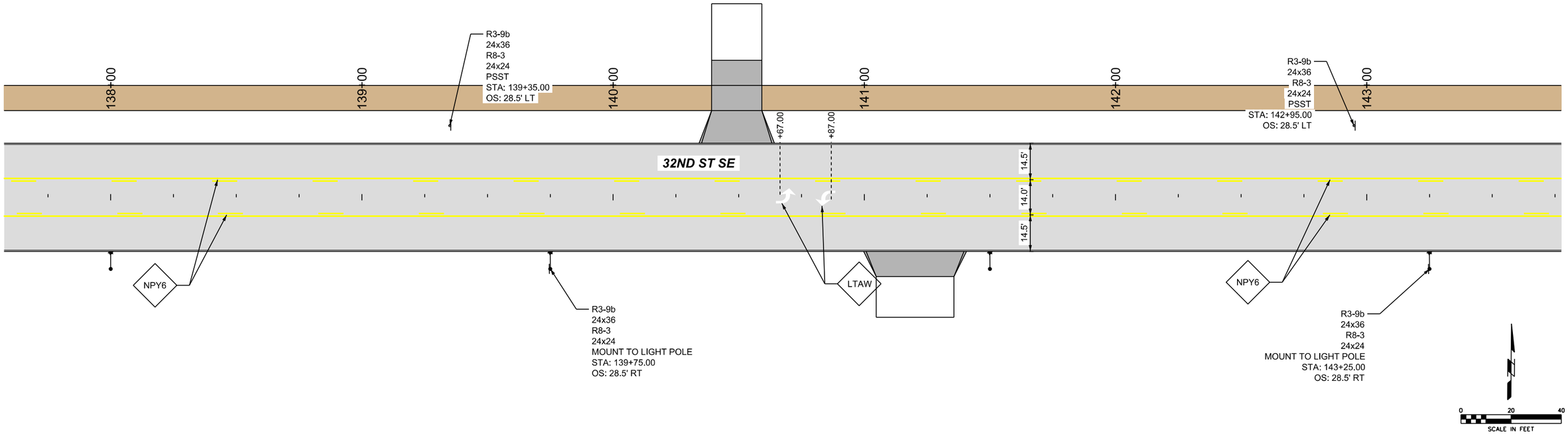
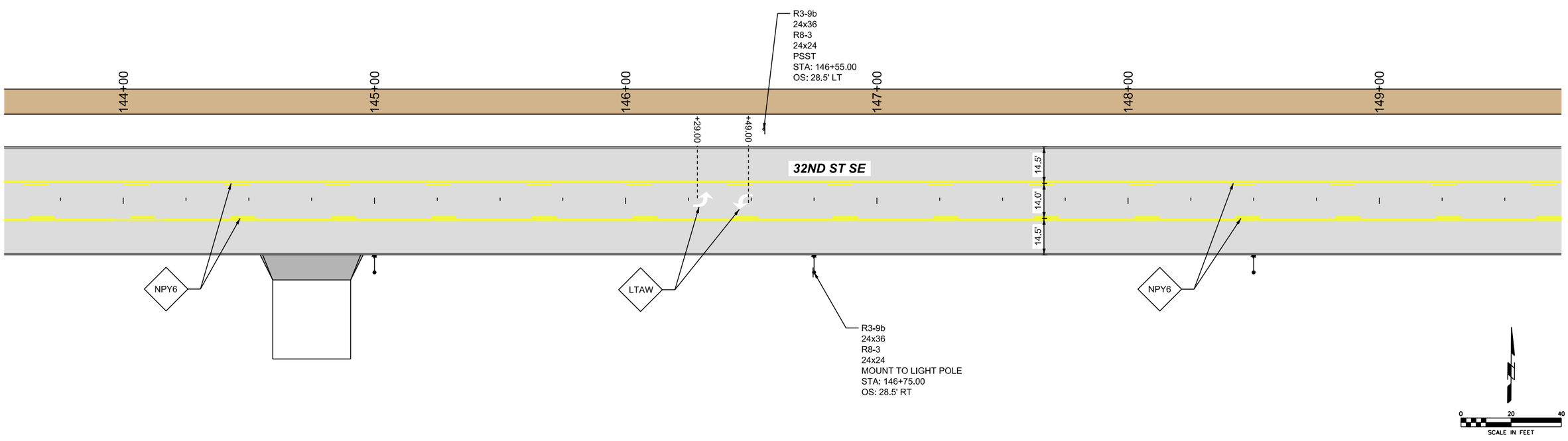
STRIPING AND SIGNAGE PLAN

K.4





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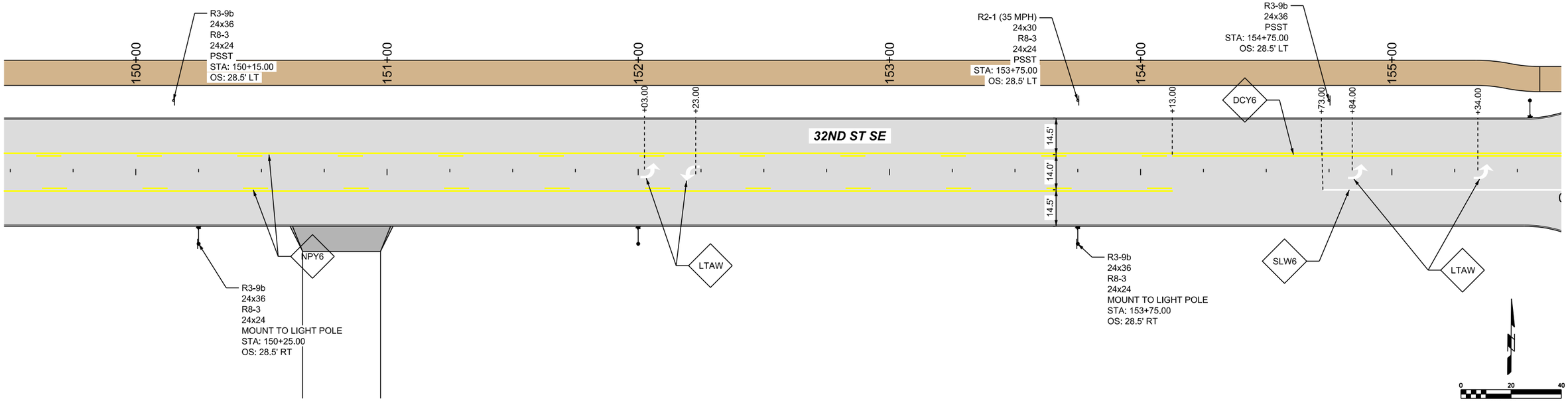
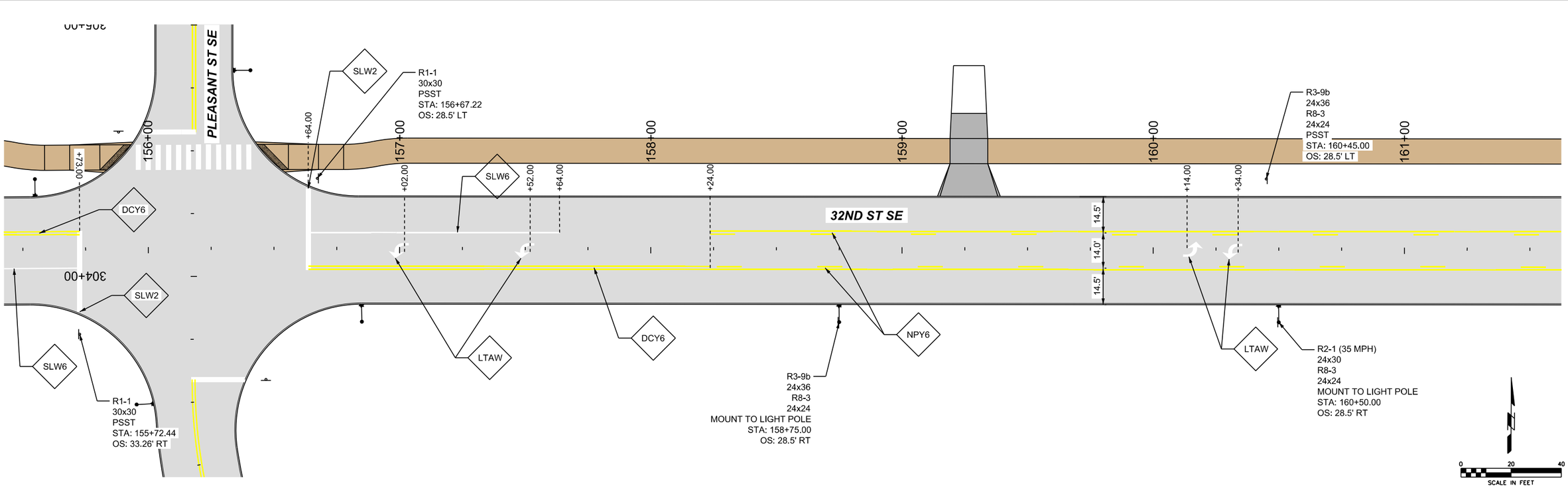
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STRIPING AND SIGNAGE PLAN

K.5





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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STRIPING AND SIGNAGE PLAN

K.6

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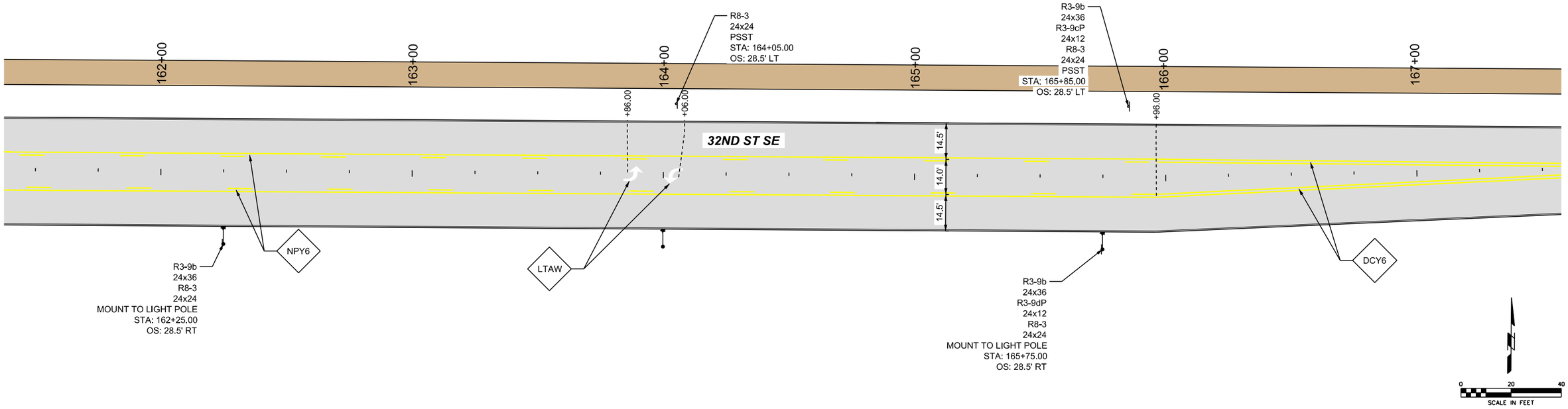

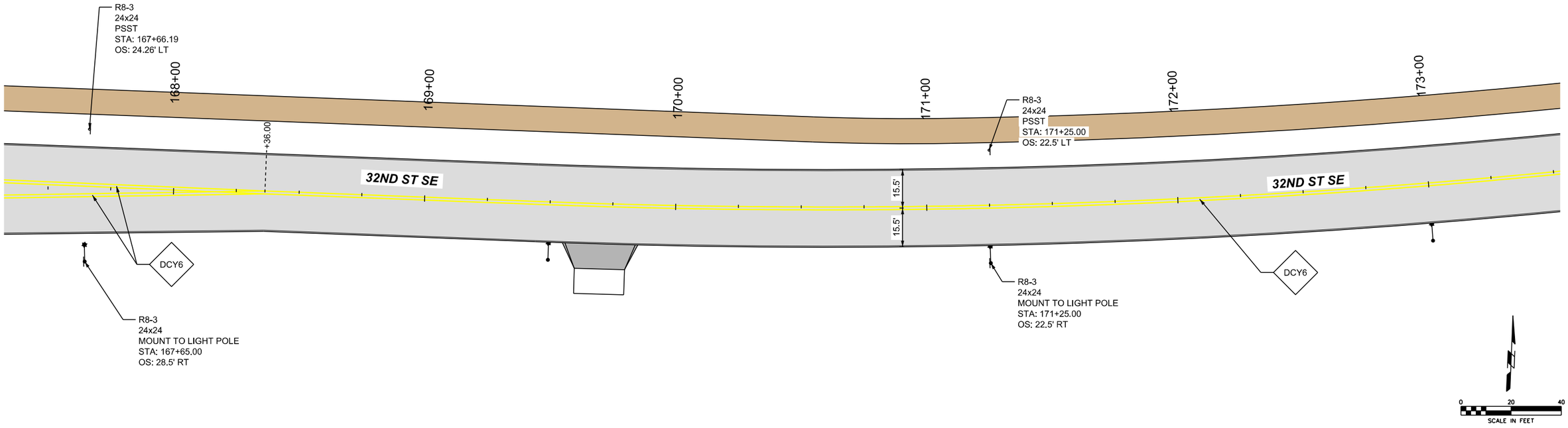

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STRIPING AND SIGNAGE PLAN

K.7

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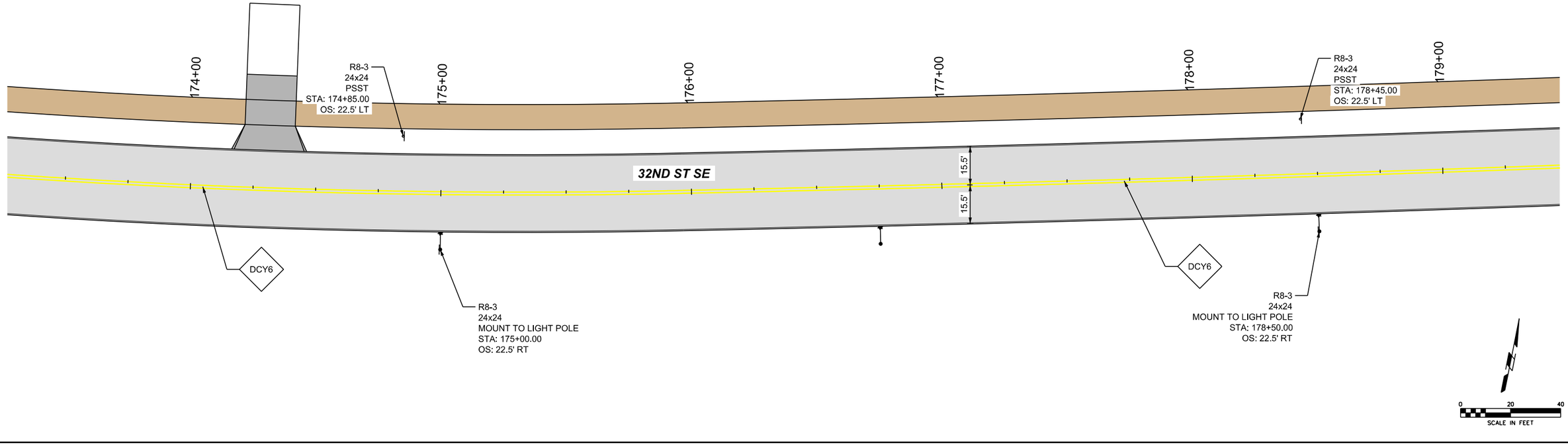

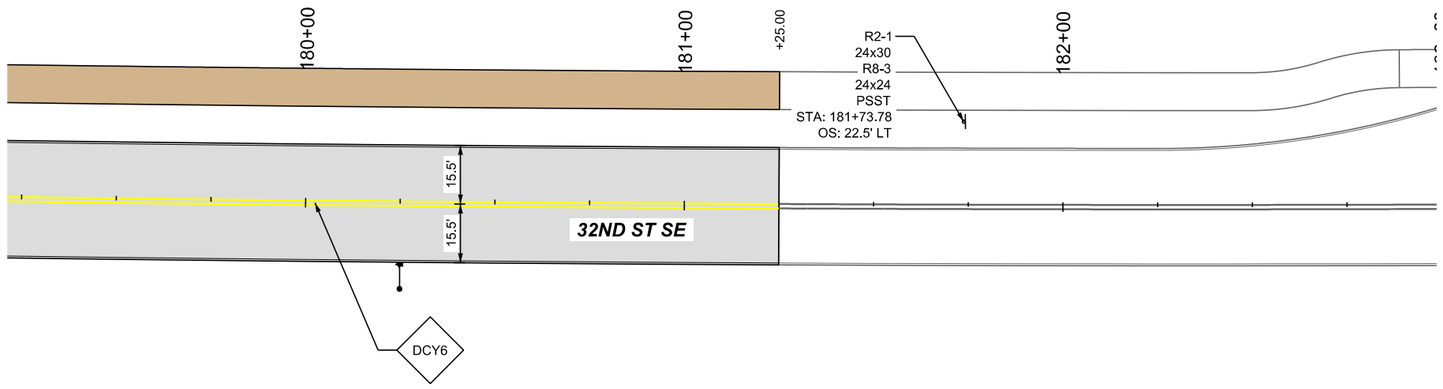

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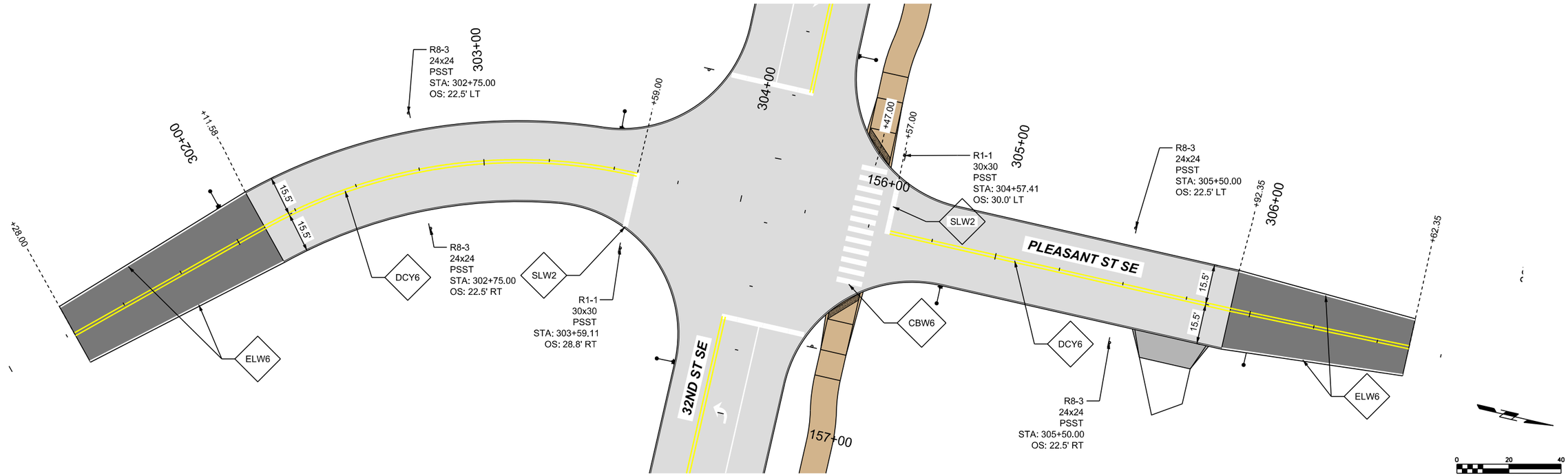
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STRIPING AND SIGNAGE PLAN

K.8



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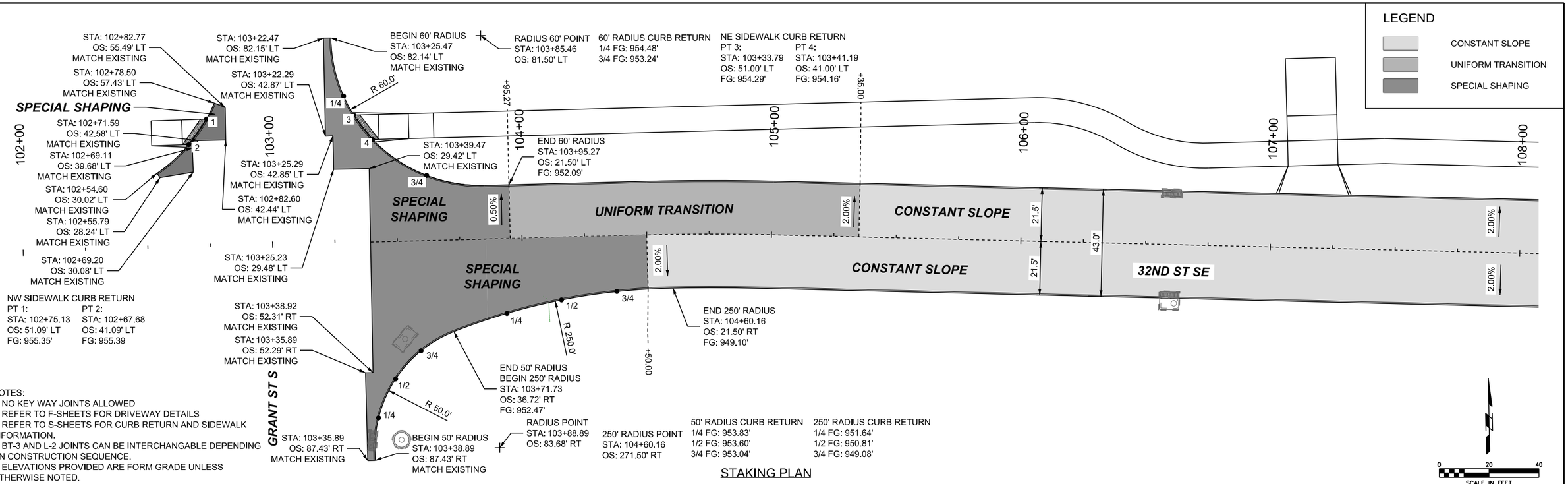
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STRIPING AND SIGNAGE PLAN

K.9



STAKING PLAN

NOTES:
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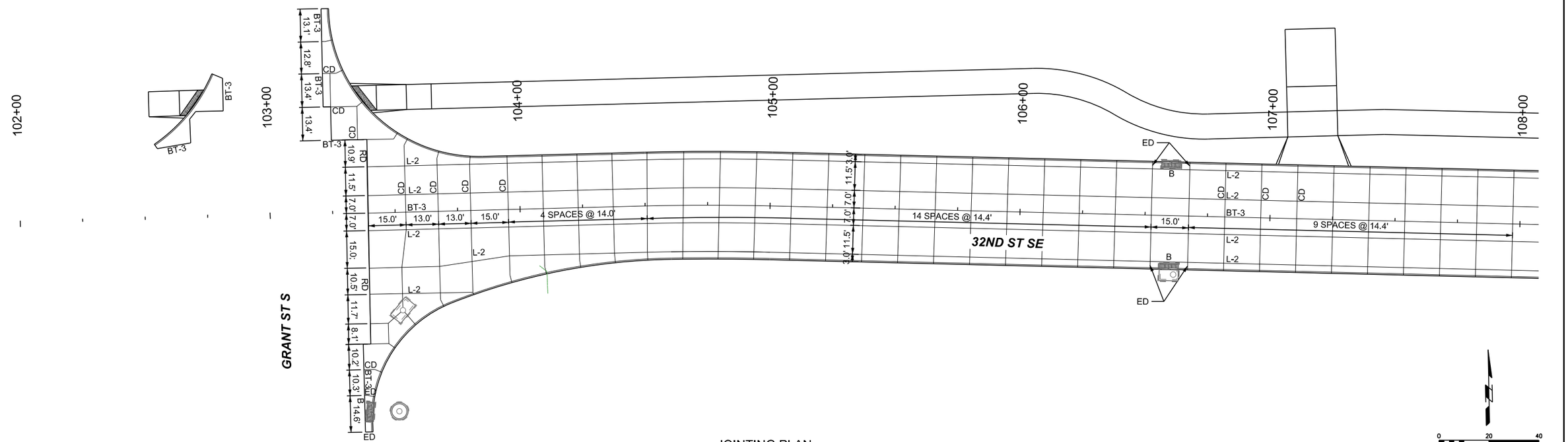
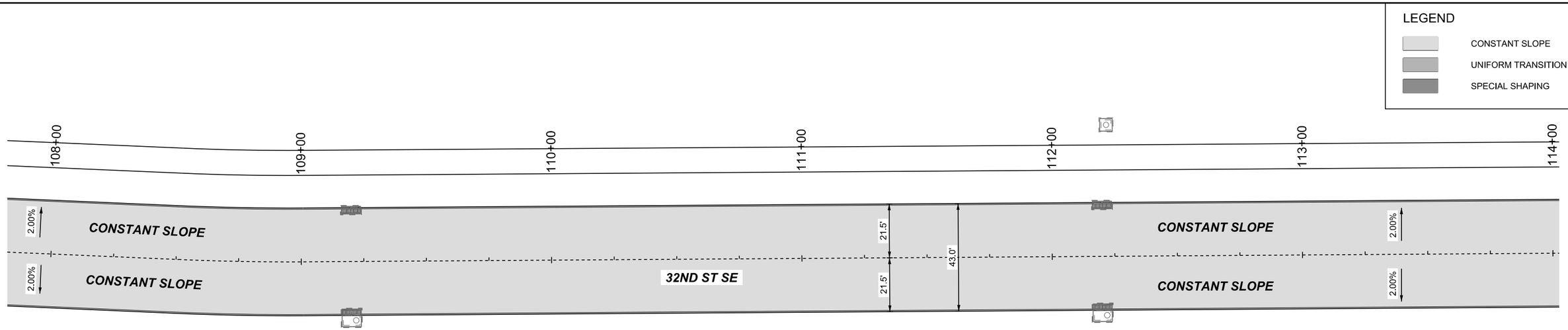
2. REFER TO F-SHEETS FOR DRIVEWAY DETAILS
3. REFER TO S-SHEETS FOR CURB RETURN AND SIDEWALK INFORMATION.
4. BT-3 AND L-2 JOINTS CAN BE INTERCHANGABLE DEPENDING ON CONSTRUCTION SEQUENCE.
5. ELEVATIONS PROVIDED ARE FORM GRADE UNLESS OTHERWISE NOTED.



JOINTING PLAN



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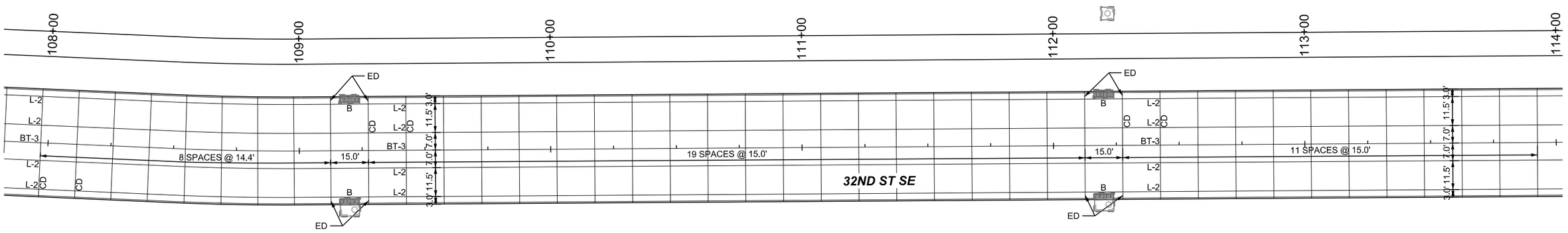
STAKING PLAN



JOINTING PLAN

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Bondurant Life Connecting

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DRAWN BY:	SBM
APPROVED BY:	DRF
DATE:	06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.2

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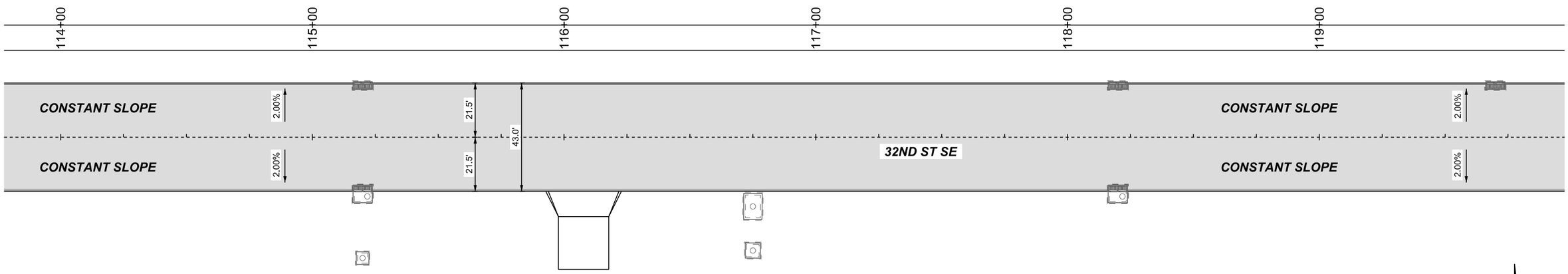
LEGEND

- CONSTANT SLOPE
- UNIFORM TRANSITION
- SPECIAL SHAPING



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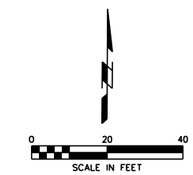
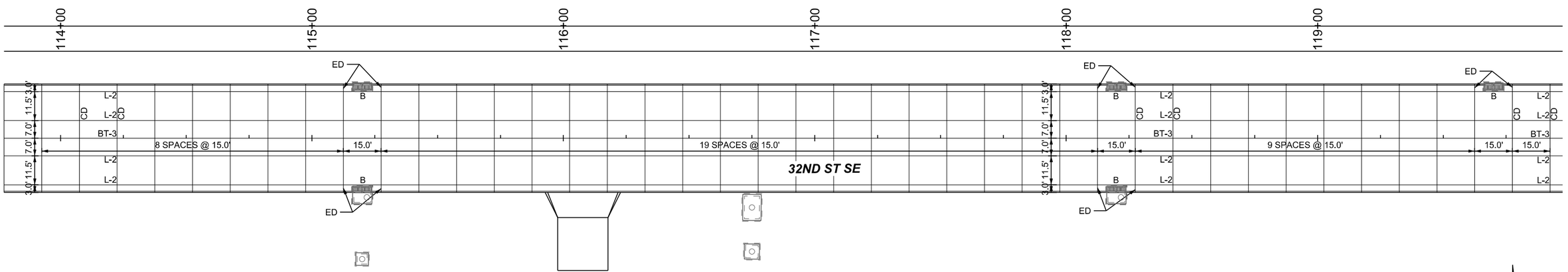
STAKING PLAN





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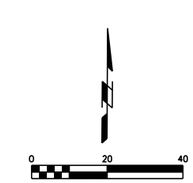

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.3

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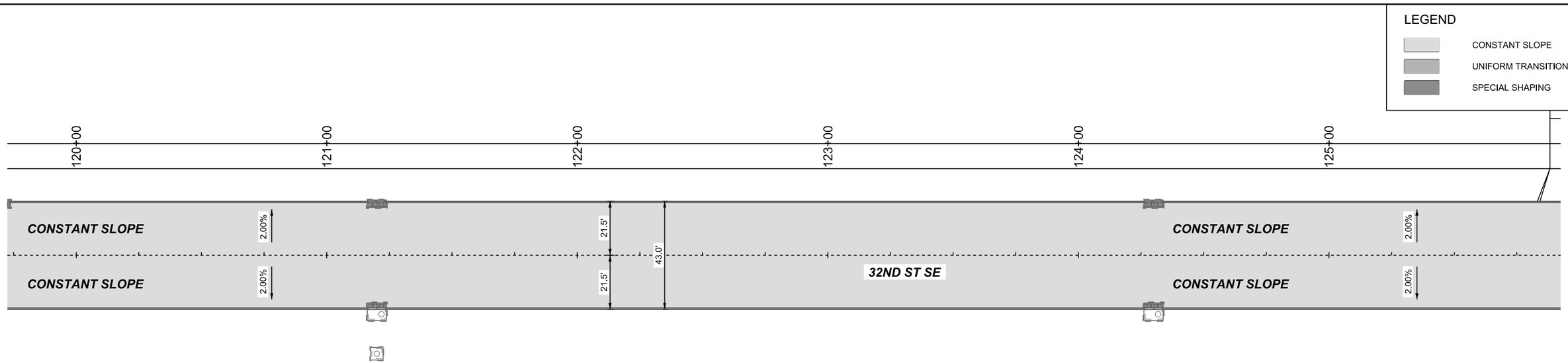

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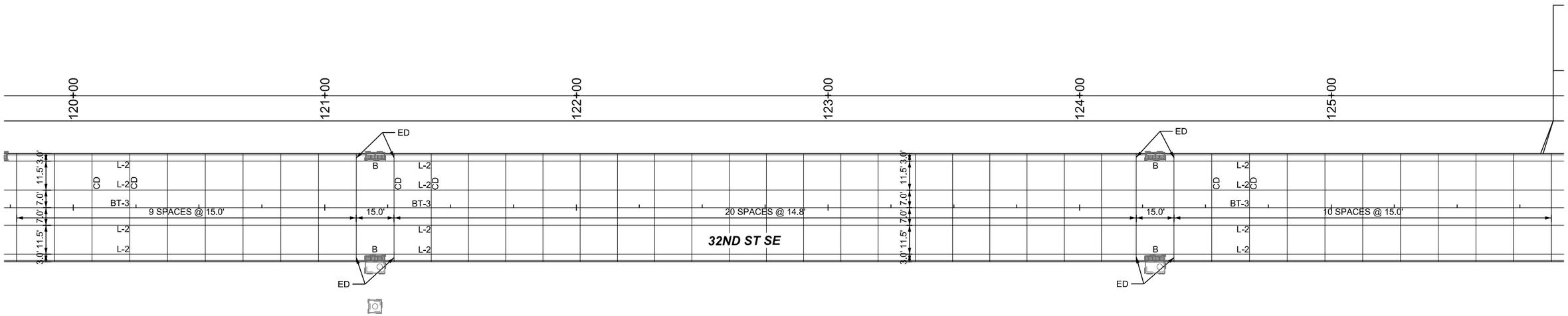
STAKING PLAN



JOINTING PLAN

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.4

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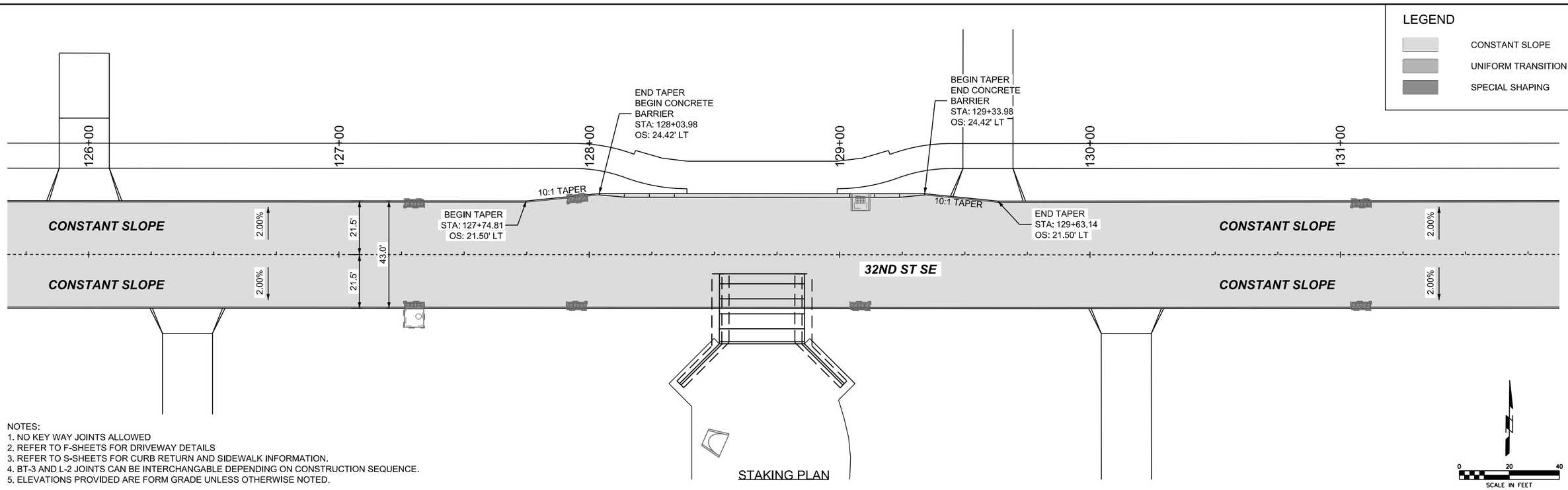

STAKING PLAN

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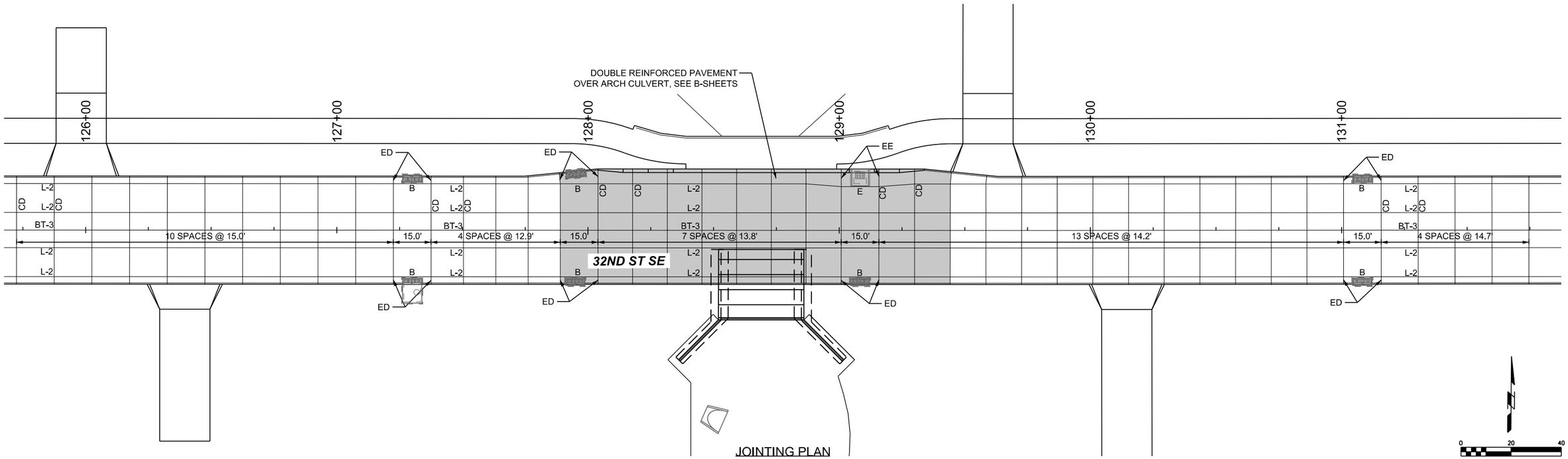

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.5

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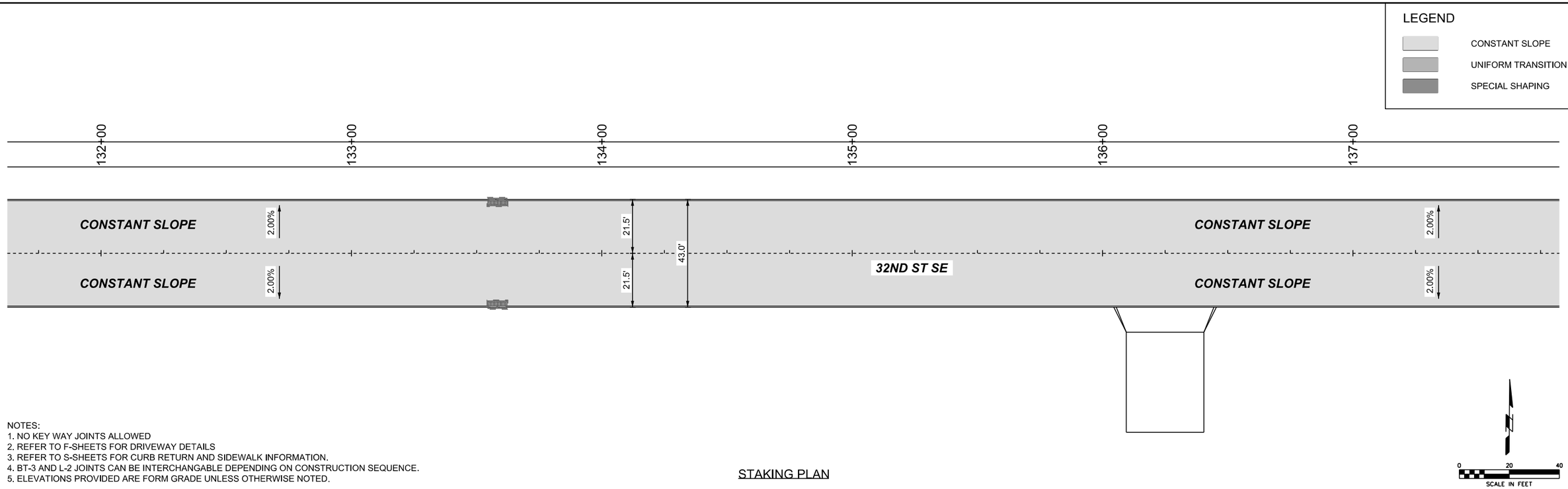

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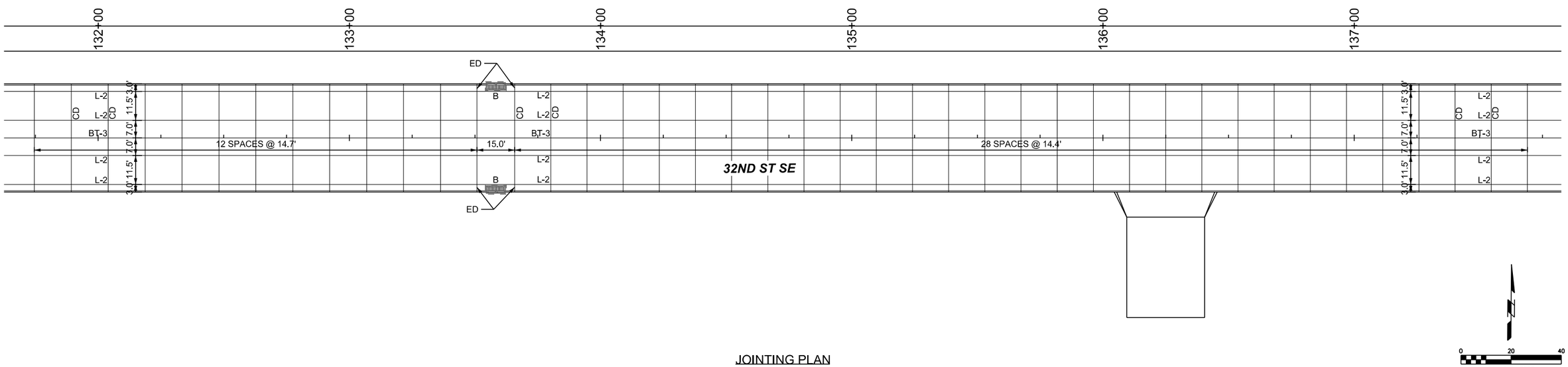

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.6

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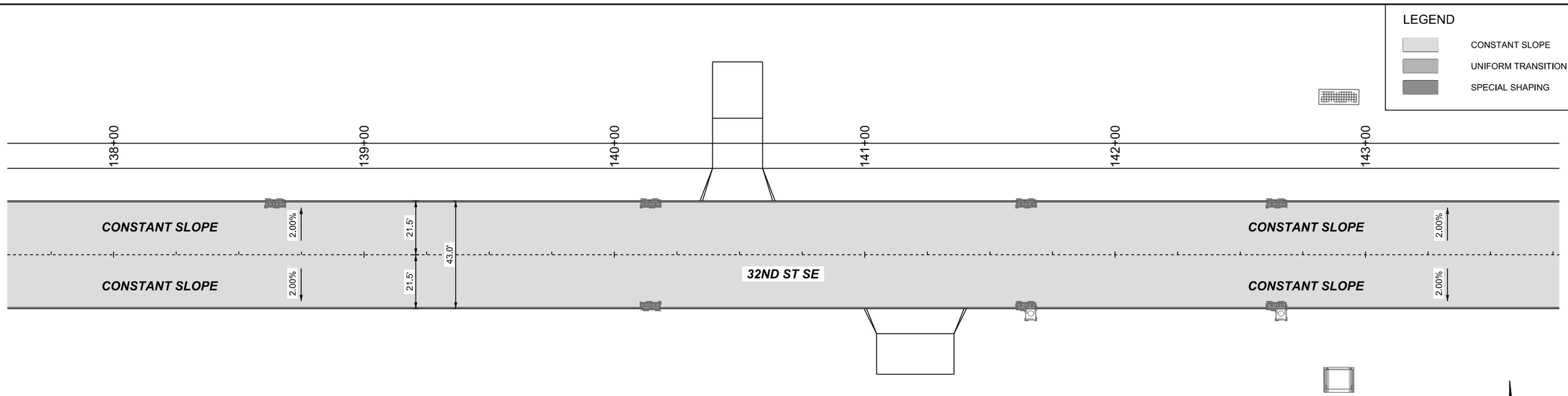

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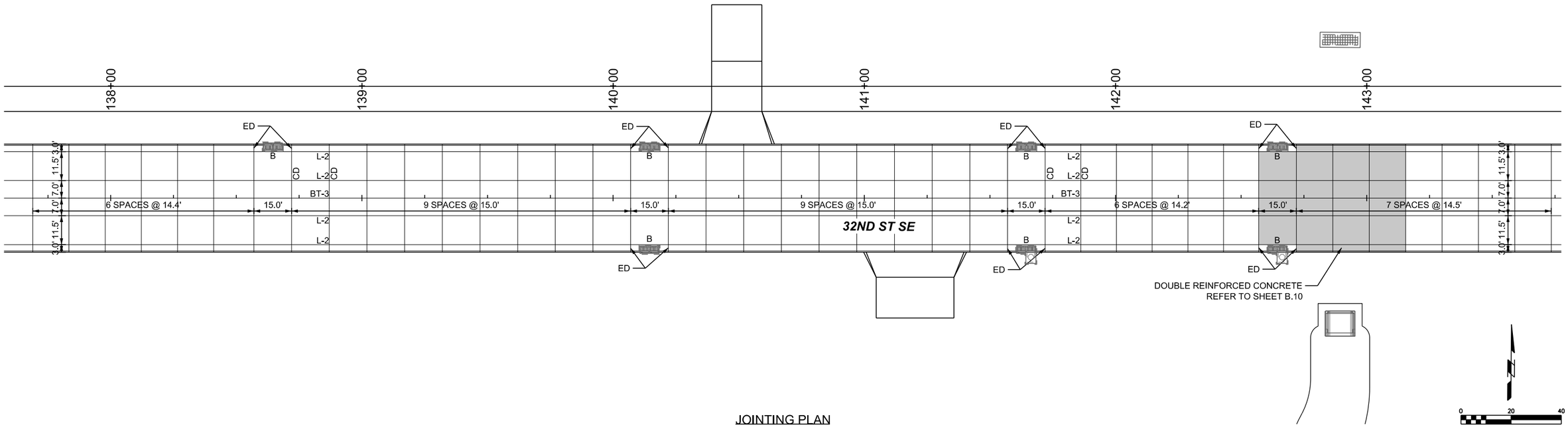

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STAKING AND JOINTING PLAN

L.7

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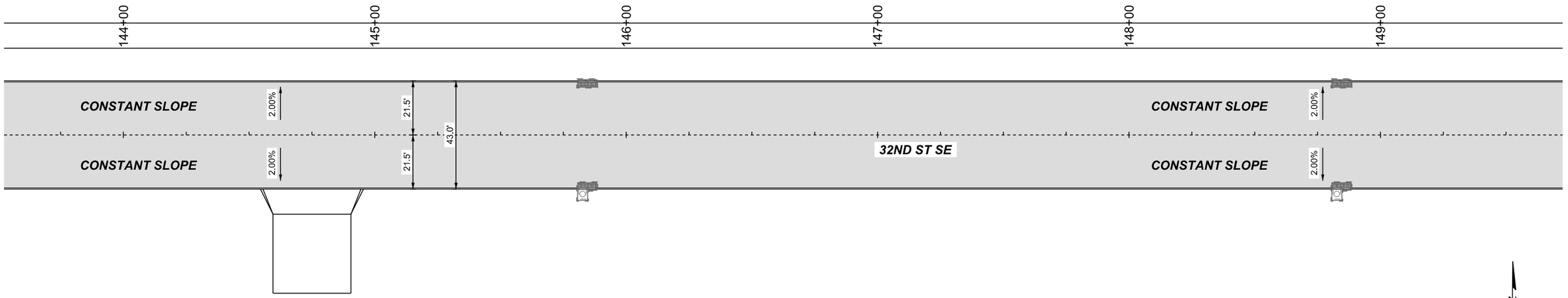
LEGEND

- CONSTANT SLOPE
- UNIFORM TRANSITION
- SPECIAL SHAPING



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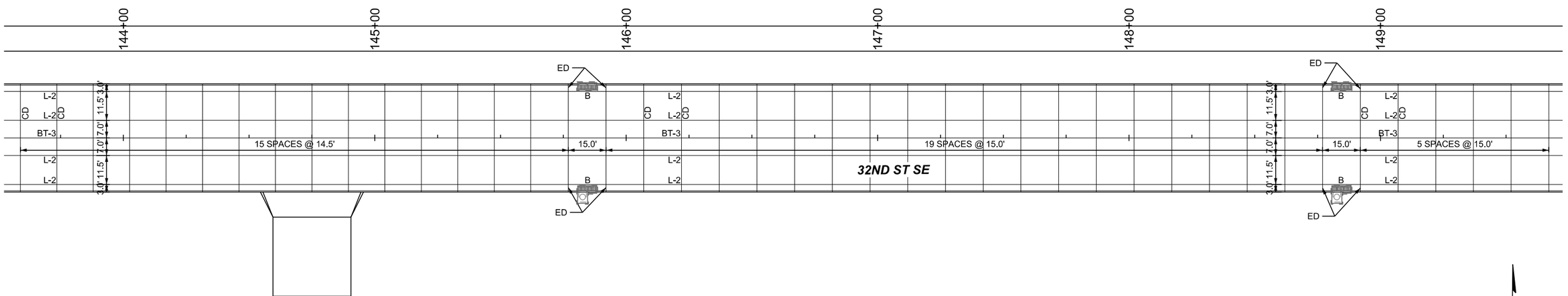
3. REFER TO S-SHEETS FOR CURB RETURN AND SIDEWALK INFORMATION.
4. BT-3 AND L-2 JOINTS CAN BE INTERCHANGABLE DEPENDING ON CONSTRUCTION SEQUENCE.
5. ELEVATIONS PROVIDED ARE FORM GRADE UNLESS OTHERWISE NOTED.

STAKING PLAN

N

0 20 40
SCALE IN FEET

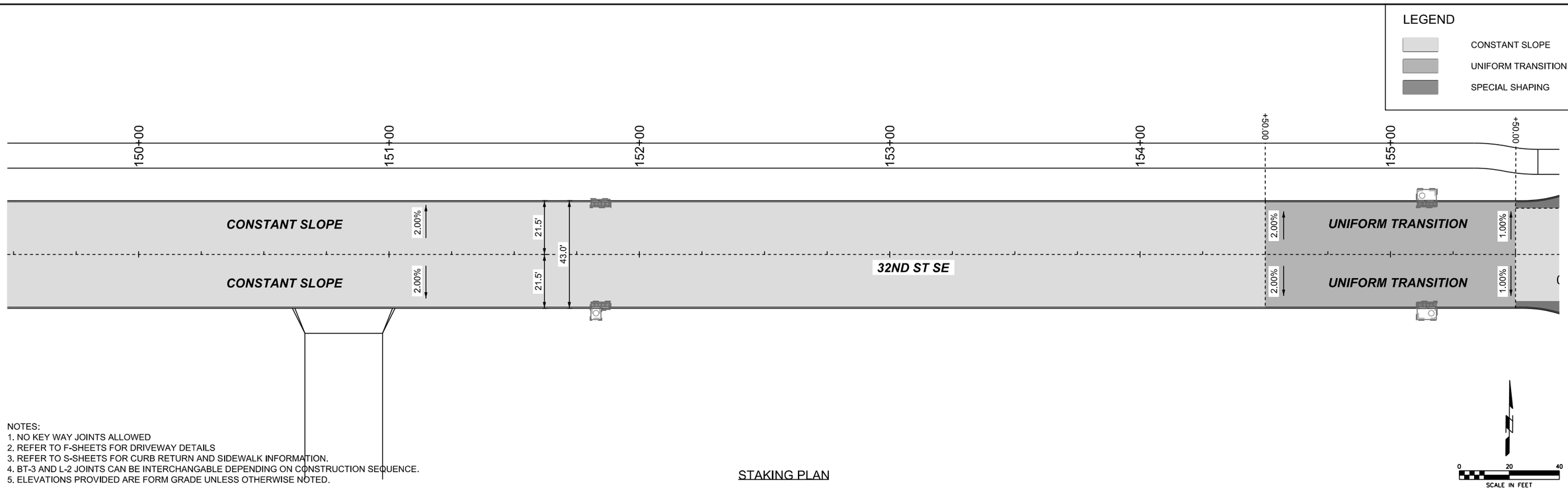


JOINTING PLAN

N

0 20 40
SCALE IN FEET

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: 2250019060 RISE NO: RMX-0747(618)–9E-77	DRAWN BY: SBM APPROVED BY: DRF DATE: 06/05/2026	SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2	STAKING AND JOINTING PLAN	L.8



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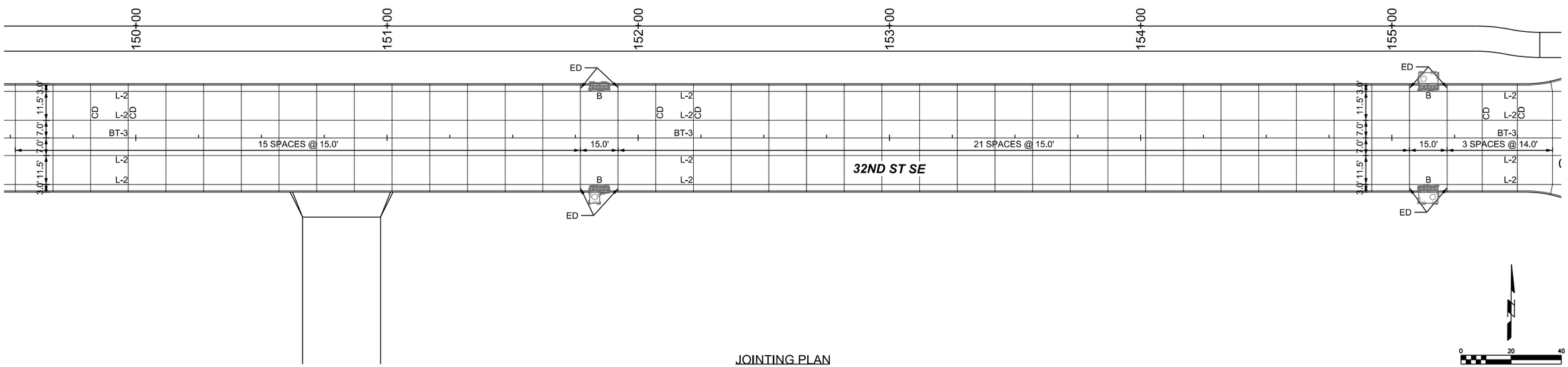
STAKING PLAN



JOINTING PLAN

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Bondurant Life Connecting

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RISE NO: RMX-0747(618)--9E-77

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APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.9

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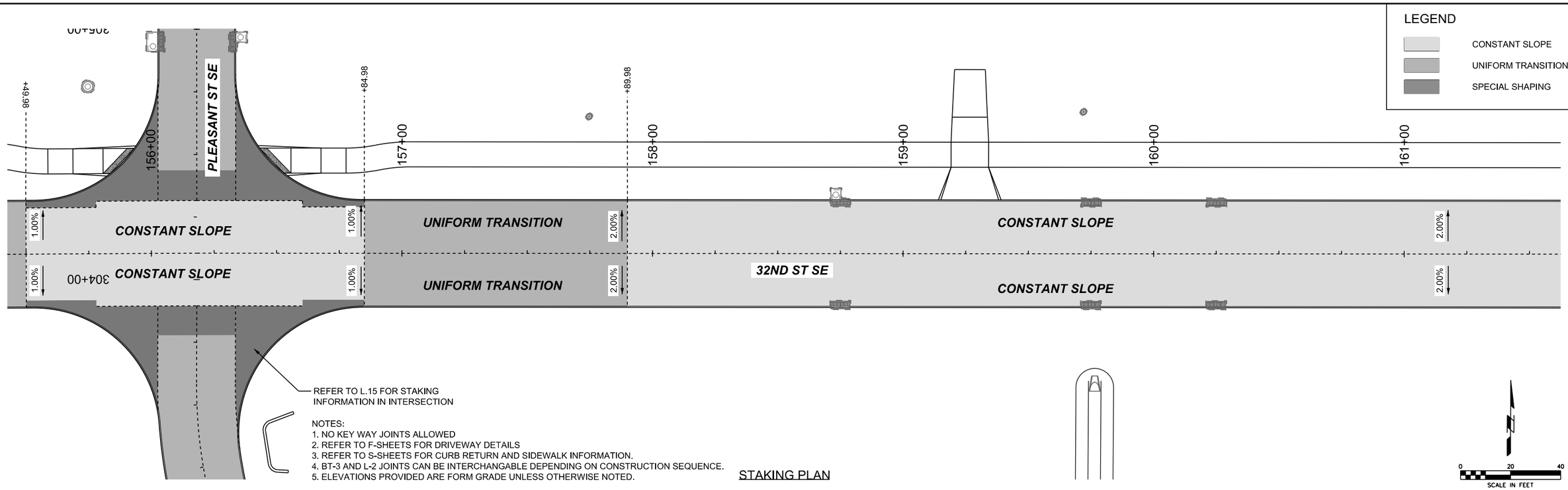
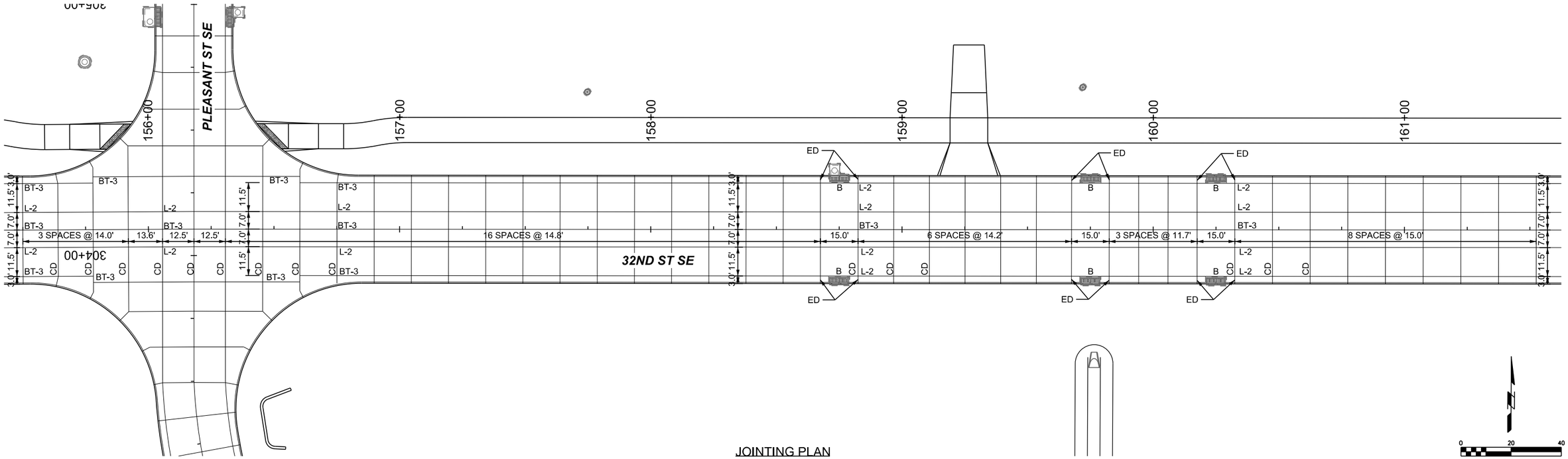


STAKING PLAN



JOINTING PLAN

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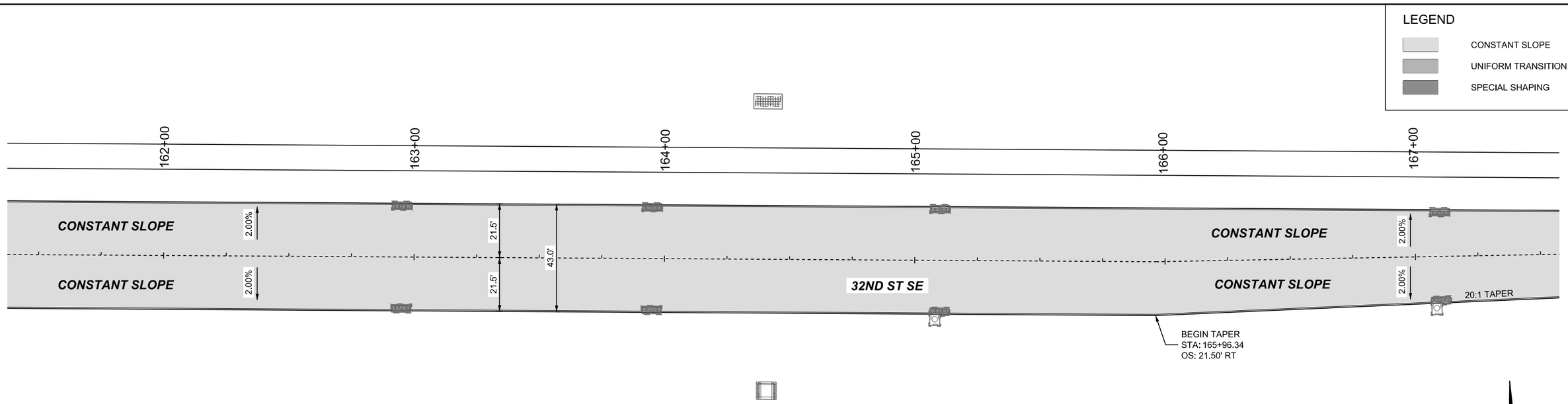

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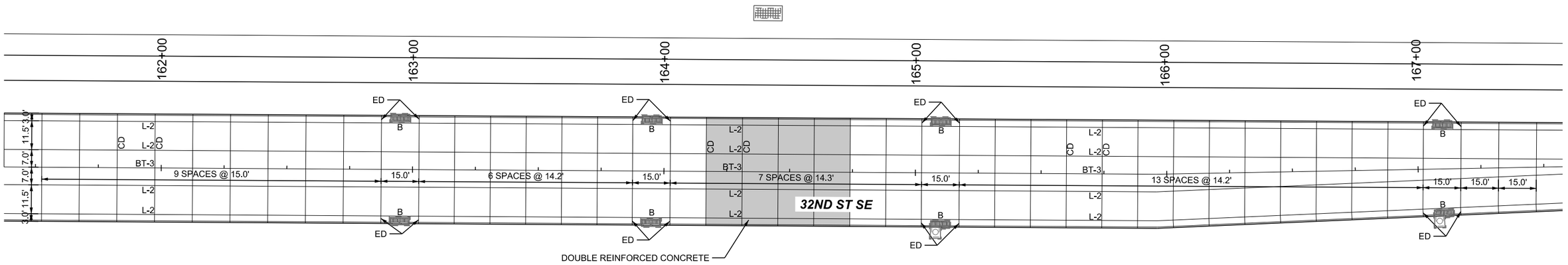
STAKING PLAN



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DRAWN BY: SBM
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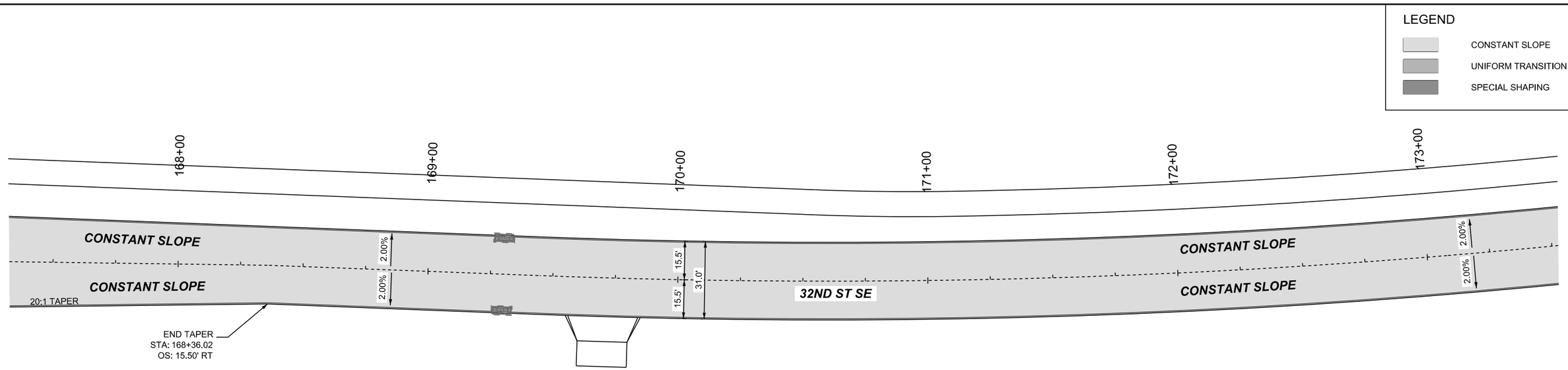
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.11



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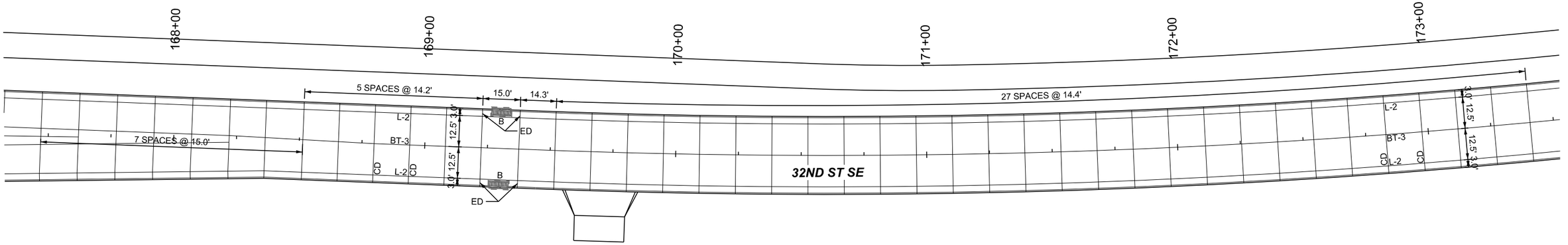

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STAKING AND JOINTING PLAN

L.12

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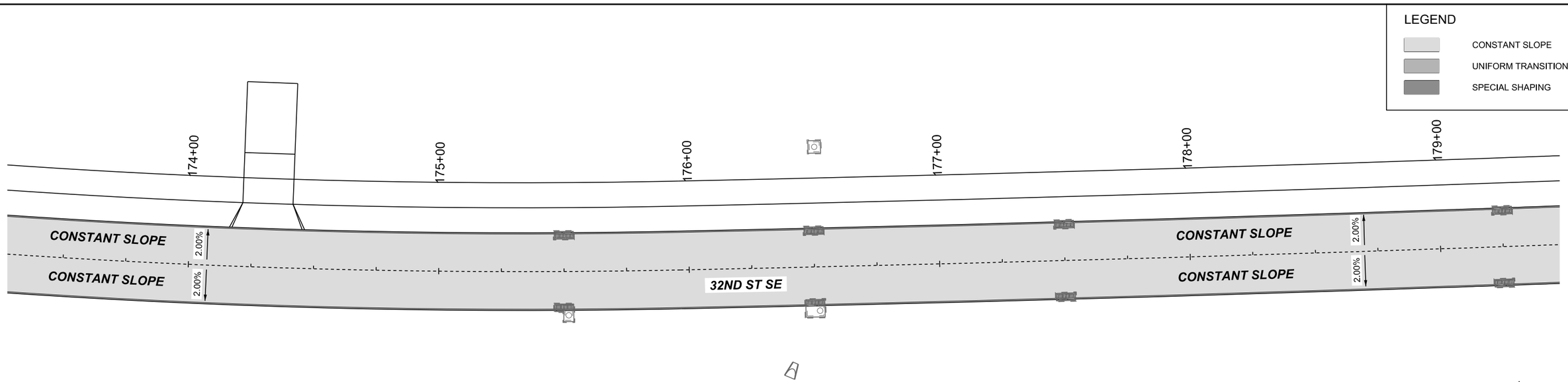

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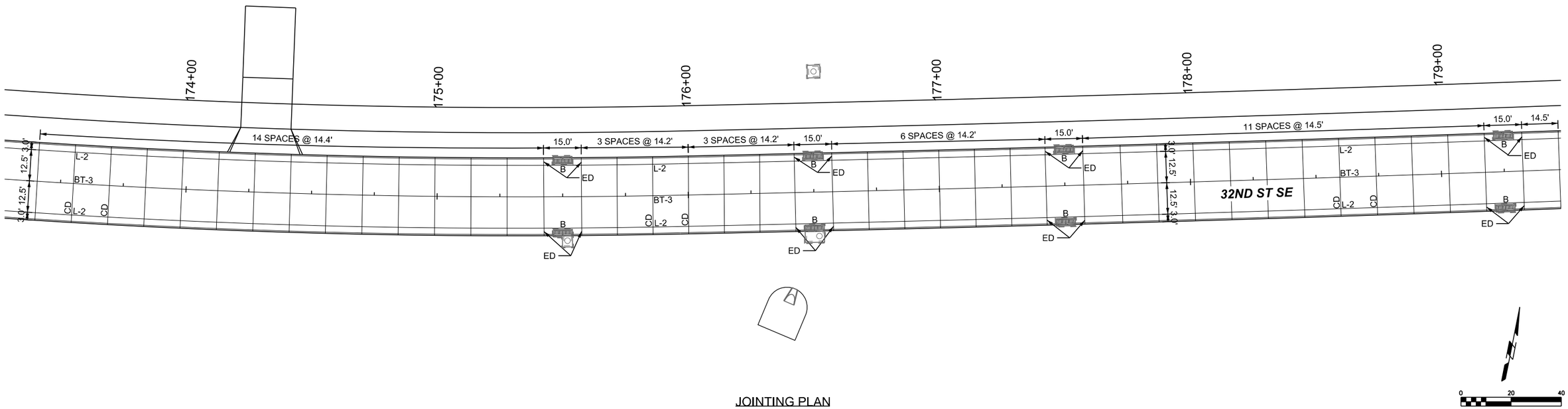

JOINTING PLAN

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.13

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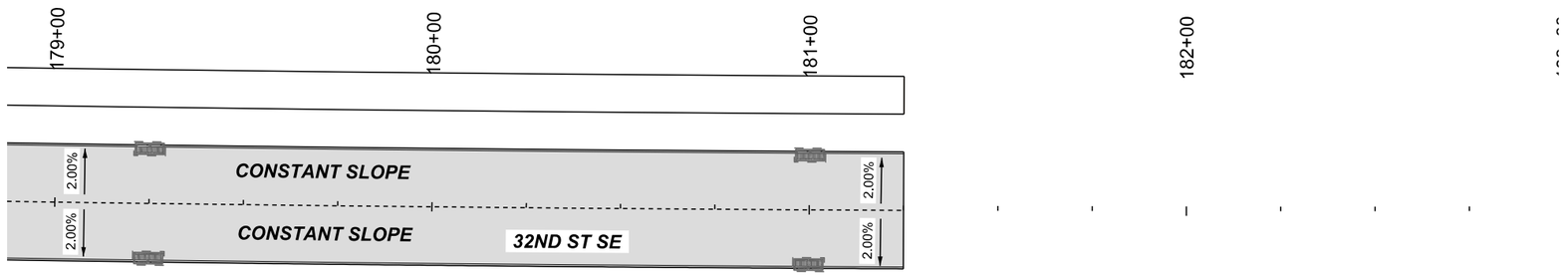
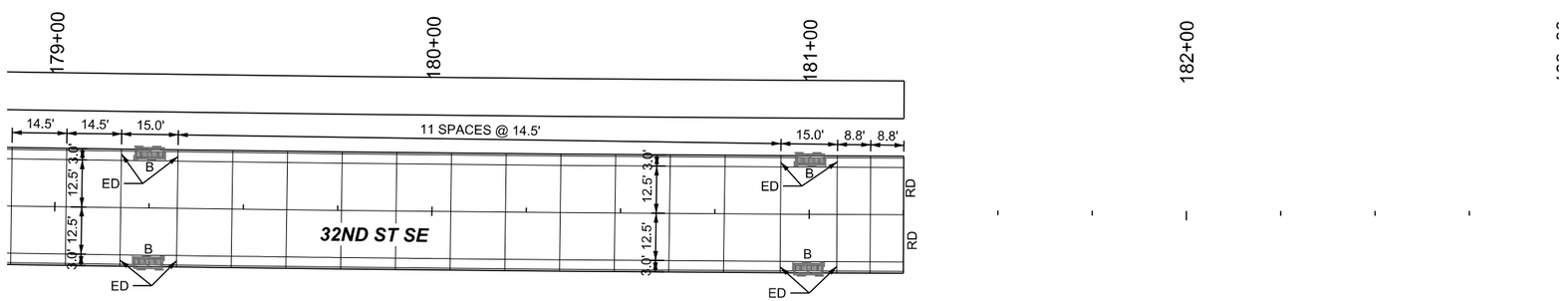


STAKING PLAN

0 20 40
SCALE IN FEET



JOINTING PLAN

0 20 40
SCALE IN FEET

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STAKING AND JOINTING PLAN

L.14

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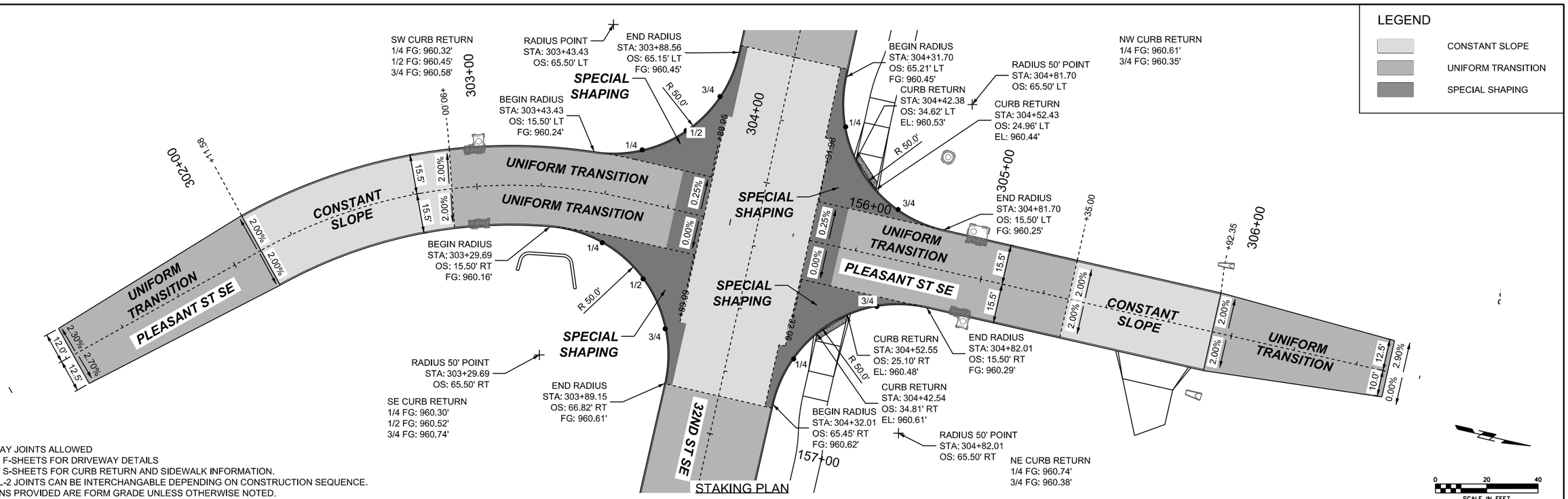

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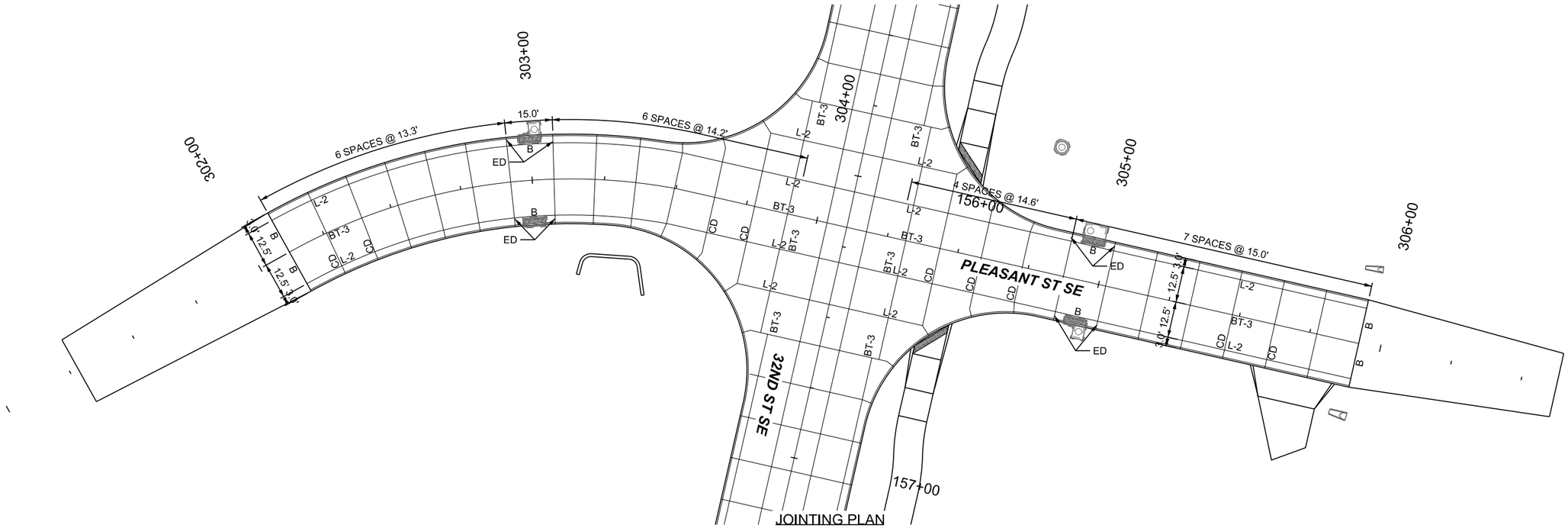

STORM SEWER

Diameter or equivalent diameter
* Bid Item
** All joints shall be wrapped with engineering fabric.

INTAKES AND UTILITY ACCESSES

PIPE

Design Length, Slope, and Flowlines are calculated from inside wall to inside wall along CL of pipe. An additional 2 ft length is added to each end of the Design Length to account for estimated length to center of structures.

No.	Location Station and Offset	*Type or Standard Road Plan	Form Grade/Rim Elev.	Bottom Well Elev.	Extension Length** FT	Notes	Line Number	Intake/Utility Access No. From	Intake/Utility Access No. To	Class 'D'	Pipe Size IN	Bid* Length FT	Design Length FT	Slope %	Connected Pipe Joint (DR-121) TYPE	Flow Lines Inlet Elevation	Flow Lines Outlet Elevation	Flow Lines Other Elevation	Pipe Profile Sheet No.	Notes
ST FES-1.1		SUDAS 4030.222 (30")	944.00				ST-1.0	ST FES-1.1	ST FES-1.0		30	72	72	0.63%		943.96	943.58		UP.3	
ST FES-1.0		SUDAS 4030.222 (30")	943.54																	
ST FES-10.0	128+53.85, 76.30 RT	SUDAS 4030.222 (72")	908.10				ST-10.1	ST INT-10.1	ST FES-10.0		72	126	124	0.60%		908.89	908.15		M.8	
ST INT-10.1	127+30.00, 21.50 RT	SW-516 MODIFIED	920.68	908.23			ST-10.1A	ST INT-10.1A	ST INT-10.1		15	43	39	1.00%		916.48	916.09		M.20	
ST INT-10.1A	127+30.80, 21.50 LT	SW-505	920.68	915.98			ST-10.2	ST INT-10.2	ST INT-10.1		72	298	294	0.80%		911.57	909.22		M.7/M.8	
ST INT-10.2	124+30.00, 21.50 RT	SW-516 MODIFIED	922.48	910.90			ST-10.2A	ST INT-10.2A	ST INT-10.2		15	43	39	1.00%		918.28	917.89		M.20	
ST INT-10.2A	124+30.00, 21.50 LT	SW-505	922.48	917.78			ST-10.3	ST INT-10.3	ST INT-10.2		72	308	304	0.80%		914.10	911.67		M.7	
ST INT-10.3	121+20.00, 21.50 RT	SW-516 MODIFIED	924.34	913.43			ST-10.3A	ST INT-10.3A	ST INT-10.3		15	43	39	1.00%		920.08	919.69		M.20	
ST INT-10.3A	121+20.00, 21.50 LT	SW-505	924.34	919.58			ST-10.3B	ST INT-10.3B	ST INT-10.3A		15	148	144	0.60%		921.04	920.18		M.20	
ST INT-10.3B	119+70.00, 21.50 LT	SW-505	925.24	920.54			ST-10.3C	ST INT-10.3C	ST INT-10.3		18	16	12	2.00%		919.22	919.00		M.20	
ST INT-10.3C	121+20.00, 39.25 RT	SW-513 (4'x4')	923.39	918.72		OPEN ALL SIDES	ST-10.4	ST INT-10.4	ST INT-10.3		72	298	294	0.80%		916.54	914.20		M.6/M.7	
ST INT-10.4	118+20.00, 21.50 RT	SW-516 MODIFIED	926.14	915.88			ST-10.4A	ST INT-10.4A	ST INT-10.4		15	43	39	1.00%		921.94	921.55		M.20	
ST INT-10.4A	118+20.00, 21.50 LT	SW-505	926.14	921.44			ST-10.5	ST MH-10.5	ST INT-10.4		72	143	139	0.80%		917.74	916.64		M.6	
ST MH-10.5	116+75.00, 27.50 RT	SW-403 (9'X6')	927.92	917.07			ST-10.5A	ST INT-10.5A	ST MH-10.5		42	15	11	1.50%		921.00	920.83		M.20	
ST INT-10.5A	116+75.00, 45.00 RT	SW-513 (5'x5')	926.50	920.50		OPEN ALL SIDES	ST-10.6	ST INT-10.6	ST MH-10.5		60	153	149	1.30%		920.79	918.83		M.6	
ST INT-10.6	115+20.00, 21.50 RT	SW-516 MODIFIED	929.34	920.12			ST-10.6A	ST INT-10.6A	ST INT-10.6		15	43	39	1.00%		925.14	924.75		M.20	
ST INT-10.6A	115+20.00, 21.50 LT	SW-505	929.34	924.64			ST-10.6B	ST INT-10.6B	ST INT-10.6		24	25	21	0.80%		923.75	923.59		M.20	
ST INT-10.6B	115+20.00, 48.00 RT	SW-513 (4'x4')	927.50	923.25		OPEN ALL SIDES	ST-10.7	ST INT-10.7	ST INT-10.6		54	298	294	1.30%		925.40	921.59		M.5/M.6	
ST INT-10.7	112+20.00, 21.50 RT	SW-516 MODIFIED	933.84	924.74			ST-10.7A	ST INT-10.7A	ST INT-10.7		24	43	39	1.00%		928.84	928.45		M.20	
ST INT-10.7A	112+20.00, 21.50 LT	SW-505	933.84	928.34			ST-10.7B	ST INT-10.7B	ST INT-10.7A		24	33	29	0.80%		929.36	929.14		M.20	
ST INT-10.7B	112+21.90, 52.50 LT	SW-513 (4'x4')	933.93	928.86		OPEN ALL SIDES	ST-10.8	ST INT-10.8	ST INT-10.7		48	298	294	1.60%		931.00	926.31		M.5	
ST INT-10.8	109+20.00, 21.50 RT	SW-516 MODIFIED	938.35	930.50			ST-10.8A	ST INT-10.8A	ST INT-10.8		15	43	39	1.00%		934.15	933.76		M.20	
ST INT-10.8A	109+20.00, 21.50 LT	SW-505	938.35	933.65			ST-10.9	ST INT-10.9	ST INT-10.8		48	259	255	1.70%		935.63	931.30		M.4/M.5	
ST INT-10.9	106+60.00, 21.50 RT	SW-516 MODIFIED	943.31	935.13			ST-10.9A	ST INT-10.9A	ST INT-10.9		15	43	39	1.00%		939.11	938.72		M.20	
ST INT-10.9A	106+60.00, 21.50 LT	SW-505	943.31	938.61			ST-10.10	ST MH-10.10	ST INT-10.9		48	303	299	3.30%		945.73	935.88		M.4	
ST MH-10.10	103+52.15, 39.20 RT	SW-402 TOP ONLY	953.40				ST-10.12	ST MH-10.12	CONNECT-10.11		36	8	6	1.04%		946.08	946.02			
CONNECT-10.11	103+49.85, 70.60 RT	FIGURE 4020.211, Type PC-2					ST-10.12A	ST INT-10.12A	ST MH-10.12		15	12	8	2.00%		949.25	949.11			
ST MH-10.12	103+49.70, 70.50 RT	SW-401 (72")	954.59	945.58			ST-10.13	CONNECT-10.13	ST MH-10.12		36	8	6	1.04%		946.27	946.21			
ST INT-10.12A	103+39.05, 79.50 RT	SW-505	953.95	948.75																
CONNECT-10.13	103+49.40, 88.50 RT	FIGURE 4020.211, Type PC-2																		
CONNECT-11.0	128+53.00, 20.20 RT	FIGURE 4020.211					ST-11.1	ST INT-11.1	CONNECT-11.0		15	59	55	5.00%		915.32	912.59		M.9	
ST INT-11.1	127+95.00, 21.50 RT	SW-505	920.43	914.82			ST-11.1A	ST INT-11.1A	ST INT-11.1		15	46	42	1.00%		916.07	915.66		M.9	
ST INT-11.1A	127+95.00, 23.52 LT	SW-505	920.27	915.57																
CONNECT-12.0	128+85.00, 19.65 RT	FIGURE 4020.211					ST-12.1	ST INT-12.1	CONNECT-12.0		15	24	20	7.00%		914.44	913.04		M.9	
ST INT-12.1	129+08.30, 21.50 RT	SW-505	921.28	913.94			ST-12.1A	ST INT-12.1A	ST INT-12.1		15	43	38	1.00%		917.13	916.75		M.20	
ST INT-12.1A	129+08.30, 22.80 LT	SW-549	921.25	916.63			ST-12.2	ST INT-12.2	ST INT-12.1		15	198	194	3.00%		921.84	916.04		M.9	
ST INT-12.2	131+08.30, 21.50 RT	SW-505	926.73	921.34			ST-12.2A	ST INT-12.2A	ST INT-12.2		15	43	39	1.00%		922.53	922.14		M.20	
ST INT-12.2A	131+08.30, 21.50 LT	SW-505	926.73	922.03			ST-12.3	ST INT-12.3	ST INT-12.2		15	248	244	3.30%		930.15	922.12		M.9/M.10	
ST INT-12.3	133+58.30, 21.50 RT	SW-505	935.04	929.65			ST-12.3A	ST INT-12.3A	ST INT-12.3		15	43	39	1.00%		930.84	930.45		M.10	
ST INT-12.3A	133+58.30, 21.50 LT	SW-505	935.04	930.34																
CONNECT-13.0	142+84.40, 23.50 RT	FIGURE 4020.211					ST-13.1	ST INT-13.1	CONNECT-13.0		18	21	17	4.40%		928.74	928.00		M.11	
ST INT-13.1	142+64.50, 21.50 RT	SW-506	935.01	928.24			ST-13.1A	ST INT-13.1A	ST INT-13.1		15	43	39	1.00%		930.81	930.42		M.20	
ST INT-13.1A	142+64.50, 21.50 LT	SW-505	935.01	930.31			ST-13.2	ST INT-13.2	ST INT-13.1		18	101	97	0.60%		929.43	928.85		M.11	
ST INT-13.2	141+64.50, 21.50 RT	SW-506	934.32	928.93			ST-13.2A	ST INT-13.2A	ST INT-13.2		15	43	39	1.00%		930.12	929.73		M.20	
ST INT-13.2A	141+64.50, 21.50 LT	SW-505	934.32	929.62			ST-13.3	ST INT-13.3	ST INT-13.2		15	148	144	0.60%		930.67	929.81		M.11	
ST INT-13.3	140+14.50, 21.50 RT	SW-505	935.39	930.17			ST-13.3A	ST INT-13.3A	ST INT-13.3		15	43	39	0.80%		931.08	930.77		M.11	
ST INT-13.3A	140+14.50, 21.50 LT	SW-505	935.39	930.58			ST-13.3B	ST INT-13.3B	ST INT-13.3A		15	148	144	0.80%		932.33	931.18		M.11	
ST INT-13.3B	138+64.50, 21.50 LT	SW-505	936.73	931.83																
CONNECT-14.0	142+94.40, 24.40 RT	FIGURE 4020.211					ST-14.1	ST INT-14.1	CONNECT-14.0		30	291	287	3.20%		936.68	927.51		M.11/M.12	
ST INT-14.1	145+84.50, 21.50 RT	SW-506	942.80	936.18			ST-14.1A	ST INT-14.1A	ST INT-14.1		15	43	39	1.00%		938.61	938.22		M.20	
ST INT-14.1A	145+84.50, 21.50 LT	SW-505	942.80	938.11			ST-14.2	ST INT-14.2	ST INT-14.1		30	301	297	2.60%		944.70	936.98		M.12	
ST INT-14.2	148+84.50, 21.50 RT	SW-506	950.59	944.20			ST-14.2A	ST INT-14.2A	ST INT-14.2		15	43	39	1.00%		946.39	946.01		M.21	
ST INT-14.2A	148+84.50, 21.50 LT	SW-505	950.59	945.89			ST-14.3	ST INT-14.3	ST INT-14.2		30	301	297	1.40%		949.20	945.05		M.12/M.13	
ST INT-14.3	151+84.50, 21.50 RT	SW-506	955.41	948.70			ST-14.3A	ST INT-14.3A	ST INT-14.3		15	43	39	1.00%		951.21	950.82		M.21	
ST INT-14.3A	151+84.50, 21.50 LT	SW-505	955.41	950.71			ST-14.4	ST INT-14.4	ST INT-14.3		30	331	327	0.80%		952.12	949.50		M.13	
ST INT-14.4	155+14.50, 21.50 RT	SW-516 MODIFIED	959.92	951.62			ST-14.5	ST INT-14.5	ST INT-14.4		15	131	127	1.00%		955.32	954.06		M.14	
ST INT-14.5	303+00.00, 15.50 LT	SW-506	959.97	954.82			ST-14.5A	ST INT-14.5A	ST INT-14.5		15	31	27	1.00%		955.89	955.62		M.14	
ST INT-14.5A	303+00.00, 15.50 RT	SW-505	959.97	955.39			ST-14.6	ST INT-14.6	ST INT-14.4		30	43	39	1.00%		953.22	952.83		M.14	
ST INT-14.6	155+14.50, 21.50 LT	SW-516 MODIFIED	959.92	952.72			ST-14.7	ST INT-14.7	ST INT-14.6		24	74	70	1.00%		954.53	953.82		M.14	
ST INT-14.7	304+77.10, 43.50 LT	SW-401 (48") GRATE TOP	960.30	954.02			ST-14.8	ST INT-14.8	ST INT-14.7		24	32	28	1.00%		954.90	954.63		M.14	
ST INT-14.8	304+95.00, 15.50 LT	SW-516	960.17	954.40			ST-14.8A	ST FES-14.8A	ST INT-14.8		15	93	91	4.30%		959.74	955.82		M.21	
ST FES-14.8A	305+95.00, 26.75 LT	SUDAS 4030.222 (15")	960.00				ST-14.9	ST INT-14.9	ST INT-14.8		24	31	27	1.00%		955.27	955.00		M.14	
ST INT-14.9	304+95.00, 15.50 RT	SW-506	960.18	954.77			ST-14.9A	ST FES-14.9A	ST INT-14.9		18	92	90	4.30%		959.74	955.89		M.14	
ST FES-14.9A	305+93.60, 25.70 RT	SUDAS 4030.222 (18")	960.00																	

STORM SEWER

Diameter or equivalent diameter
* Bid Item
** All joints shall be wrapped with engineering fabric.

INTAKES AND UTILITY ACCESSES

PIPE

Design Length, Slope, and Flowlines are calculated from inside wall to inside wall along CL of pipe. An additional 2 ft length is added to each end of the Design Length to account for estimated length to center of structures.

No.	Location Station and Offset	*Type or Standard Road Plan	Form Grade/Rim Elev.	Bottom Well Elev.	Extension Length** FT	Notes	Line Number	Intake/Utility Access No. From	Intake/Utility Access No. To	Class 'D'	Pipe Size IN	Bid* Length FT	Design Length FT	Slope %	Connected Pipe Joint (DR-121) TYPE	Flow Lines Inlet Elevation	Flow Lines Outlet Elevation	Flow Lines Other Elevation	Pipe Profile Sheet No.	Notes
ST FES-15.0	159+76.50, 54.90 RT	SUDAS 4030.222 (24")	952.00				ST-15.1	ST INT-15.1	ST FES-15.0		24	30	28	1.00%		952.33	952.06		M.21	
ST INT-15.1	159+75.00, 21.50 RT	SW-505	958.89	951.85			ST-15.1A	ST INT-15.1A	ST INT-15.1		15	43	39	1.00%		953.88	953.50		M.21	
ST INT-15.1A	159+75.00, 21.50 LT	SW-505	958.89	953.38			ST-15.1B	ST INT-15.1B	ST INT-15.1A		15	39	35	2.00%		954.87	954.18		M.21	
ST INT-15.1B	159+72.00, 56.70 LT	SW-512 (24" CASE 1)	959.00	954.37			ST-15.2	ST INT-15.2	ST INT-15.1		15	48	44	0.70%		954.31	954.01		M.15	
ST INT-15.2	160+25.00, 21.50 RT	SW-505	959.00	953.81			ST-15.2A	ST INT-15.2A	ST INT-15.2		15	43	39	1.00%		954.80	954.41		M.15	
ST INT-15.2A	160+25.00, 21.50 LT	SW-505	959.00	954.30			ST-15.3	ST INT-15.3	ST INT-15.1		15	98	94	0.80%		954.10	953.35		M.15	
ST INT-15.3	158+70.00, 21.50 RT	SW-505	959.28	953.60			ST-15.3A	ST INT-15.3A	ST INT-15.3		15	43	39	1.00%		954.79	954.40		M.15	
ST INT-15.3A	158+70.00, 21.50 LT	SW-506	959.28	954.29			ST-15.3B	ST INT-15.3B	ST INT-15.3A		15	105	101	0.90%		955.80	954.89		M.15	
ST INT-15.3B	157+75.70, 54.70 LT	SW-512 (24" CASE 1)	959.43	955.30																
CONNECT-16.0	164+38.00, 20.80 RT	FIGURE 4020.211					ST-16.1	ST INT-16.1	CONNECT-16.0		15	44	40	2.00%		952.30	951.51		M.16	
ST INT-16.1	163+95.00, 21.50 RT	SW-505	958.46	951.80			ST-16.1A	ST INT-16.1A	ST INT-16.1		15	43	39	1.00%		954.26	953.87		M.21	
ST INT-16.1A	163+95.00, 21.50 LT	SW-505	958.46	953.76			ST-16.2	ST INT-16.2	ST INT-16.1		15	98	94	1.40%		953.97	952.66		M.16	
ST INT-16.2	162+95.00, 21.50 RT	SW-505	958.86	953.47			ST-16.2A	ST INT-16.2A	ST INT-16.2		15	43	39	1.00%		954.66	954.27		M.16	
ST INT-16.2A	162+95.00, 21.50 LT	SW-505	958.86	954.16																
CONNECT-17.0	164+44.00, 23.50 RT	FIGURE 4020.211					ST-17.1	ST INT-17.1	CONNECT-17.0		18	67	63	3.40%		953.62	951.49		M.16	
ST INT-17.1	165+10.00, 21.50 LT	SW-506	959.01	953.12			ST-17.1A	ST INT-17.1A	ST INT-17.1		15	43	39	1.00%		954.81	954.42		M.21	
ST INT-17.1A	165+10.00, 21.50 RT	SW-505	959.01	954.31			ST-17.2	ST INT-17.2	ST INT-17.1		18	202	198	1.80%		957.48	953.92		M.16	
ST INT-17.2	167+10.00, 18.75 LT	SW-506	962.43	956.98			ST-17.2A	ST INT-17.2A	ST INT-17.2		15	38	34	1.00%		958.23	957.89		M.21	
ST INT-17.2A	167+10.00, 18.65 RT	SW-505	962.43	957.73			ST-17.3	ST INT-17.3	ST INT-17.2		15	217	213	1.90%		962.03	957.98		M.17	
ST INT-17.3	169+30.00, 15.50 LT	SW-505	966.80	961.53			ST-17.3A	ST INT-17.3A	ST INT-17.3		15	31	27	1.00%		962.60	962.33		M.17	
ST INT-17.3A	169+30.00, 15.50 RT	SW-505	966.80	962.10																
FES-18.0	176+39.00, 43.05 RT	SUDAS 4030.222 (24")	965.00				ST-18.1	ST INT-18.1	ST FES-18.0		24	23	21	0.50%		965.13	965.03		M.21	
ST INT-18.1	175+50.00, 15.50 RT	SW-516	970.07	964.63			ST-18.1A	ST INT-18.1A	ST INT-18.1		24	31	27	0.70%		965.42	965.23		M.21	
ST INT-18.1A	175+50.00, 15.50 LT	SW-505	970.07	964.92			ST-18.1B	ST INT-18.1B	ST INT-18.1A		24	35	31	0.60%		965.70	965.52		M.21	
ST INT-18.1B	176+51.00, 48.00 LT	SW-513 (4'x4')	969.15	965.20		OPEN ALL SIDES	ST-18.2	ST INT-18.2	ST INT-18.1		15	98	94	0.50%		966.33	965.86		M.18	
ST INT-18.2	177+50.00, 15.50 RT	SW-505	970.87	965.83			ST-18.2A	ST INT-18.2A	ST INT-18.2		15	31	27	0.90%		966.67	966.43		M.21	
ST INT-18.2A	177+50.00, 15.50 LT	SW-505	970.87	966.17			ST-18.3	ST INT-18.3	ST INT-18.2		15	173	169	1.40%		968.98	966.63		M.18	
ST INT-18.3	179+25.00, 15.50 RT	SW-505	973.76	968.48			ST-18.3A	ST INT-18.3A	ST INT-18.3		15	31	27	1.00%		969.55	969.28		M.21	
ST INT-18.3A	179+25.00, 15.50 LT	SW-505	973.76	969.05			ST-18.4	ST INT-18.4	ST INT-18.3		15	173	169	1.60%		972.30	969.61		M.19	
ST INT-18.4	181+00.00, 15.50 RT	SW-505	977.07	971.80			ST-18.4A	ST INT-18.4A	ST INT-18.4		15	31	27	1.00%		972.87	972.60		M.19	
ST INT-18.4A	181+00.00, 15.50 LT	SW-505	977.07	972.37			ST-18.5	ST INT-18.5	ST INT-18.1		18	98	94	0.50%		966.10	965.63		M.18	
ST INT-18.5	175+50.00, 15.50 RT	SW-506	970.67	965.60			ST-18.5A	ST INT-18.5A	ST INT-18.5		15	31	27	1.00%		966.47	966.20		M.18	
ST INT-18.5A	175+50.00, 15.50 LT	SW-505	970.67	965.97																
ST FES-19.1	140+27.20, 56.80 LT	SUDAS 4030.223 (24")	934.51				ST-19.1	ST FES-19.1	ST FES-19.0		24 E	32	32	0.40%		934.49	934.35			
ST FES-19.0	140+71.00, 56.50 LT	SUDAS 4030.223 (24")	934.33																	

NOTES:

1. WHERE STORM SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF PIPE WITH FLEXIBLE O-RING GASKET JOINTS OVER THE CROSSING SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.

2. AT FLARED END SECTIONS, THE FINAL THREE (3) SECTIONS OF PIPE SHALL BE CONNECTED TO THE FLARED END SECTION USING A DR-121 TYPE 3 CONNECTION.

3. AT FLARED END SECTIONS, THE FORM GRADE ELEVATIONS AND LOCATION STATION+OFFSET REPORTED IN THE TABULATION ARE ON THE FLOWLINE AT THE OPEN END (NOT AT THE PIPE CONNECTION).

4. AT FLARED END SECTIONS, CONTRACTOR SHALL ENSURE SOIL COVERS THE FLARED END SECTION AND PIPE TO APPROXIMATELY 6" FROM THE CROWN OF THE FLARED END SECTION OPENING. PROVIDE 1 FOOT MINIMUM COVER OF THE FIRST JOINT BETWEEN THE FLARED END SECTION AND THE PIPE.

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LONGITUDINAL SUBDRAIN SHOULDER AND BACKSLOPE

* Incidental to subdrain line item

Line No.	Road or Lane Ident.	Location: Station to Station		Side	Depth	Longitudinal Subdrain: Shoulder Size	Shoulder Length	Backslope Size	Backslope Length	Subdrain Outlet: Station	Subdrain Outlet: SUDAS Figure	Remarks
					IN	IN	FT	IN	FT			
1	32ND ST SE	103+27.96	106+56.67	LT	30	4	365			106+56.67	4040.233	CLEANOUT: 103+27.96
2	32ND ST SE	103+38.41	106+56.67	RT	30	4	338					OUTLET BOTH ENDS
3	32ND ST SE	106+63.33	109+16.67	LT	30	4	256					OUTLET BOTH ENDS
4	32ND ST SE	106+63.33	109+16.67	RT	30	4	256					OUTLET BOTH ENDS
5	32ND ST SE	109+23.33	112+16.67	LT	30	4	297					OUTLET BOTH ENDS
6	32ND ST SE	109+23.33	112+16.67	RT	30	4	294					OUTLET BOTH ENDS
7	32ND ST SE	112+23.33	115+16.67	LT	30	4	297					OUTLET BOTH ENDS
8	32ND ST SE	112+23.33	115+16.67	RT	30	4	294					OUTLET BOTH ENDS
9	32ND ST SE	115+23.33	118+16.67	LT	30	4	297					OUTLET BOTH ENDS
10	32ND ST SE	115+23.33	116+72.02	RT	-	-	149					ROCK CHIMNEY
11	32ND ST SE	116+78.02	118+16.67	RT	-	-	139					ROCK CHIMNEY
12	32ND ST SE	118+23.33	119+66.67	LT	30	4	148					OUTLET BOTH ENDS
13	32ND ST SE	118+23.33	121+16.67	RT	-	-	293					ROCK CHIMNEY
14	32ND ST SE	119+73.33	121+16.67	LT	30	4	148					OUTLET BOTH ENDS
15	32ND ST SE	121+23.33	124+26.67	LT	30	4	308					OUTLET BOTH ENDS
16	32ND ST SE	121+23.33	124+26.46	RT	-	-	303					ROCK CHIMNEY
17	32ND ST SE	124+33.33	127+26.67	LT	30	4	298					OUTLET BOTH ENDS
18	32ND ST SE	124+33.54	127+26.67	RT	-	-	294					ROCK CHIMNEY
19	32ND ST SE	127+33.33	127+91.78	LT	30	4	63					OUTLET BOTH ENDS
20	32ND ST SE	127+33.33	127+91.67	RT	30	4	60					OUTLET BOTH ENDS
21	32ND ST SE	127+98.33	128+52.98	RT	-	-	55					ROCK CHIMNEY
22	32ND ST SE	127+98.42	128+36.25	LT	30	4	40			127+98.42	4040.233	CLEANOUT: 128+36.25
23	32ND ST SE	128+84.98	129+04.98	RT	-	-	20					ROCK CHIMNEY
24	32ND ST SE	129+11.64	131+04.95	RT	30	4	198					OUTLET BOTH ENDS
25	32ND ST SE	129+08.31	131+04.95	LT	30	4	200					OUTLET BOTH ENDS
26	32ND ST SE	131+11.62	133+54.95	LT	30	4	248					OUTLET BOTH ENDS
27	32ND ST SE	131+11.62	133+54.95	RT	30	4	248					OUTLET BOTH ENDS
28	32ND ST SE	133+61.62	136+10.35	LT	30	4	251			133+61.62	4040.233	CLEANOUT: 136+10.35
29	32ND ST SE	133+61.62	136+03.39	RT	30	4	244			133+61.62	4040.233	CLEANOUT: 136+03.39
30	32ND ST SE	136+12.35	138+61.17	LT	30	4	251			138+61.17	4040.233	CLEANOUT: 136+12.35
31	32ND ST SE	136+46.03	140+11.17	RT	30	4	368			140+11.17	4040.233	CLEANOUT: 136+46.03
32	32ND ST SE	138+67.83	140+11.17	LT	30	4	147					OUTLET BOTH ENDS
33	32ND ST SE	140+17.83	141+61.17	LT	30	4	148					OUTLET BOTH ENDS
34	32ND ST SE	140+17.83	141+64.83	RT	30	4	149					OUTLET BOTH ENDS
35	32ND ST SE	141+67.83	142+61.17	LT	30	4	98					OUTLET BOTH ENDS
36	32ND ST SE	141+67.83	142+64.83	RT	-	-	97					ROCK CHIMNEY
37	32ND ST SE	142+67.83	145+81.17	LT	30	4	317					OUTLET BOTH ENDS
38	32ND ST SE	142+94.46	145+81.17	RT	-	-	287					ROCK CHIMNEY
39	32ND ST SE	145+87.83	148+81.17	LT	30	4	298					OUTLET BOTH ENDS
40	32ND ST SE	145+84.16	148+81.17	RT	-	-	297					ROCK CHIMNEY
41	32ND ST SE	148+87.83	151+81.17	LT	30	4	298					OUTLET BOTH ENDS
42	32ND ST SE	148+84.16	151+81.17	RT	-	-	297					ROCK CHIMNEY
43	32ND ST SE	151+87.83	155+11.17	LT	30	4	326					OUTLET BOTH ENDS
44	32ND ST SE	151+84.16	155+11.17	RT	-	-	327					ROCK CHIMNEY
45	32ND ST SE	155+17.83	304+91.67	LT	30	4	120					OUTLET BOTH ENDS
46	32ND ST SE	155+17.83	303+03.05	RT	30	4	150					OUTLET BOTH ENDS
47	32ND ST SE	304+98.33	158+71.67	LT	30	4	276					OUTLET BOTH ENDS
48	32ND ST SE	303+00.30	158+71.67	RT	30	4	296					OUTLET BOTH ENDS
49	32ND ST SE	158+74.67	159+71.67	LT	30	4	100					OUTLET BOTH ENDS
50	32ND ST SE	158+78.33	159+71.67	RT	30	4	98					OUTLET BOTH ENDS
51	32ND ST SE	159+78.33	160+21.67	LT	30	4	48					OUTLET BOTH ENDS
52	32ND ST SE	159+78.33	160+21.67	RT	30	4	48					OUTLET BOTH ENDS
53	32ND ST SE	160+28.33	162+91.67	LT	30	4	268					OUTLET BOTH ENDS
54	32ND ST SE	160+28.33	162+91.67	RT	30	4	268					OUTLET BOTH ENDS
55	32ND ST SE	162+98.34	163+91.67	LT	30	4	98					OUTLET BOTH ENDS
56	32ND ST SE	162+98.34	163+91.67	RT	30	4	98					OUTLET BOTH ENDS
57	32ND ST SE	163+98.34	165+06.64	LT	30	4	112					OUTLET BOTH ENDS
58	32ND ST SE	163+98.34	165+06.64	RT	30	4	111					OUTLET BOTH ENDS
59	32ND ST SE	165+13.31	167+06.64	LT	30	4	197					OUTLET BOTH ENDS
60	32ND ST SE	165+09.64	167+06.64	RT	30	4	198					OUTLET BOTH ENDS
61	32ND ST SE	167+13.30	169+26.66	LT	30	4	218					OUTLET BOTH ENDS
62	32ND ST SE	167+09.74	169+26.66	RT	30	4	219					OUTLET BOTH ENDS
63	32ND ST SE	169+33.33	172+43.32	LT	30	4	311			169+33.33	4040.233	CLEANOUT: 172+43.32
64	32ND ST SE	169+33.33	172+46.54	RT	30	4	317			169+33.33	4040.233	CLEANOUT: 172+46.54
65	32ND ST SE	172+45.33	175+46.65	LT	30	4	302			175+46.65	4040.233	CLEANOUT: 172+45.33
66	32ND ST SE	172+48.53	175+50.33	RT	30	4	304			175+50.33	4040.233	CLEANOUT: 172+48.53
67	32ND ST SE	175+53.33	176+46.67	LT	30	4	97					OUTLET BOTH ENDS
68	32ND ST SE	175+53.33	176+46.67	RT	30	4	94					OUTLET BOTH ENDS
69	32ND ST SE	176+53.33	177+46.67	LT	30	4	97					OUTLET BOTH ENDS
70	32ND ST SE	176+53.33	177+46.67	RT	30	4	96					OUTLET BOTH ENDS
71	32ND ST SE	177+53.33	179+21.67	LT	30	4	172					OUTLET BOTH ENDS
72	32ND ST SE	177+53.33	179+21.67	RT	30	4	173					OUTLET BOTH ENDS
73	32ND ST SE	179+28.33	180+96.79	LT	30	4	173					OUTLET BOTH ENDS
74	32ND ST SE	179+28.33	180+96.55	RT	30	4	172					OUTLET BOTH ENDS
75	32ND ST SE	181+03.46	181+20.00	LT	30	4	19			181+03.46	4040.233	CONNECT TO PHASE 1 SUBDRAIN
76	32ND ST SE	181+03.21	181+20.00	RT	30	4	19			181+03.21	4040.233	CONNECT TO PHASE 1 SUBDRAIN
77	PLEASANT ST SE	301+27.90	303+00.30	LT	30	4	180			303+00.30	4040.233	CLEANOUT: 301+27.90
78	PLEASANT ST SE	301+27.90	302+96.40	RT	30	4	163			302+96.40	4040.233	CLEANOUT: 301+27.80
79	PLEASANT ST SE	304+98.33	306+62.50	LT	30	4	164			304+98.33	4040.233	CLEANOUT: 306+62.50
80	PLEASANT ST SE	304+98.33	306+62.50	RT	30	4	164			304+98.33	4040.233	CLEANOUT: 306+62.50
					Subdrain Total		**13563**		**LF**			
					Rock Chimney Total		**2483**		**LF**			
					Cleanout Total		**14**		**EA**			
					Outlet Total		**120**		**EA**			

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RISE NO: RMX-0747(618)--9E-77

DRAWN BY: HNS
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STORM SEWER TABULATION

M.3

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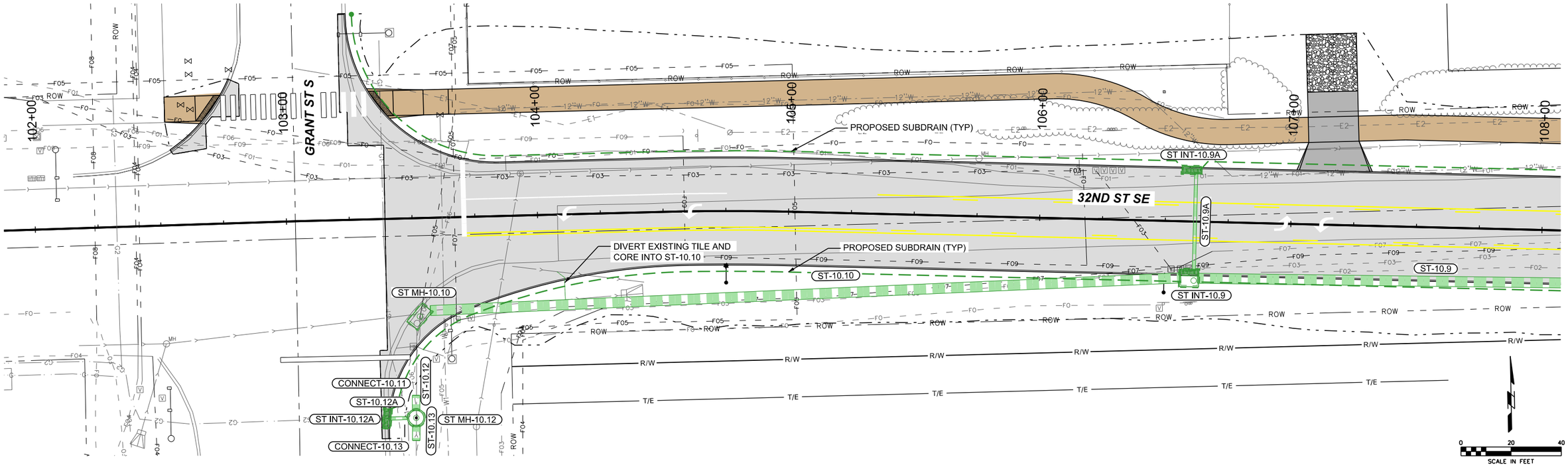

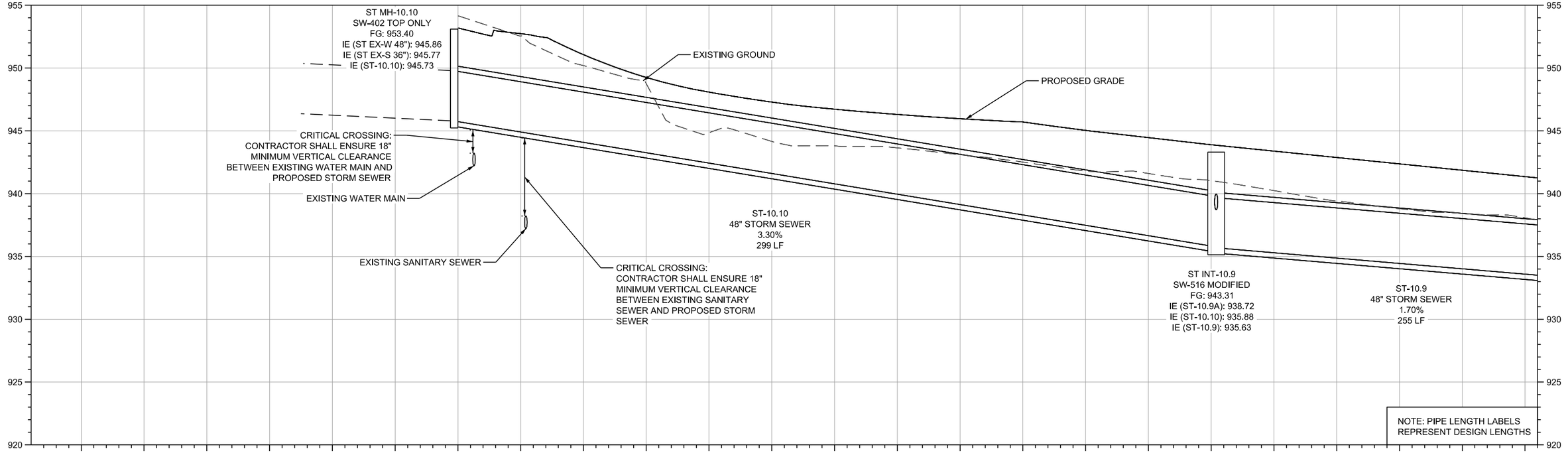

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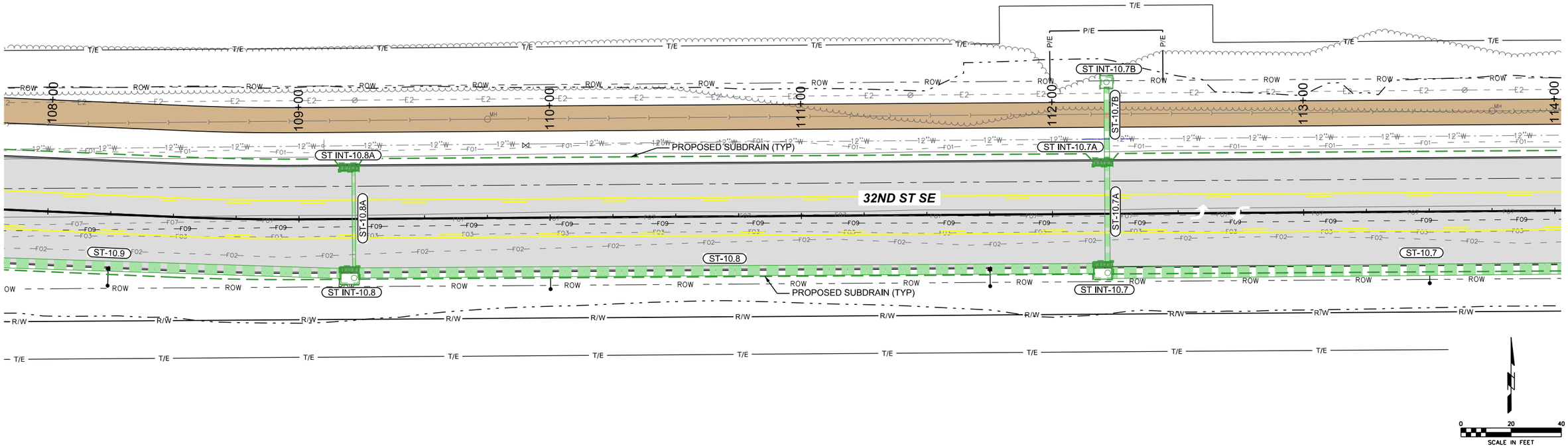
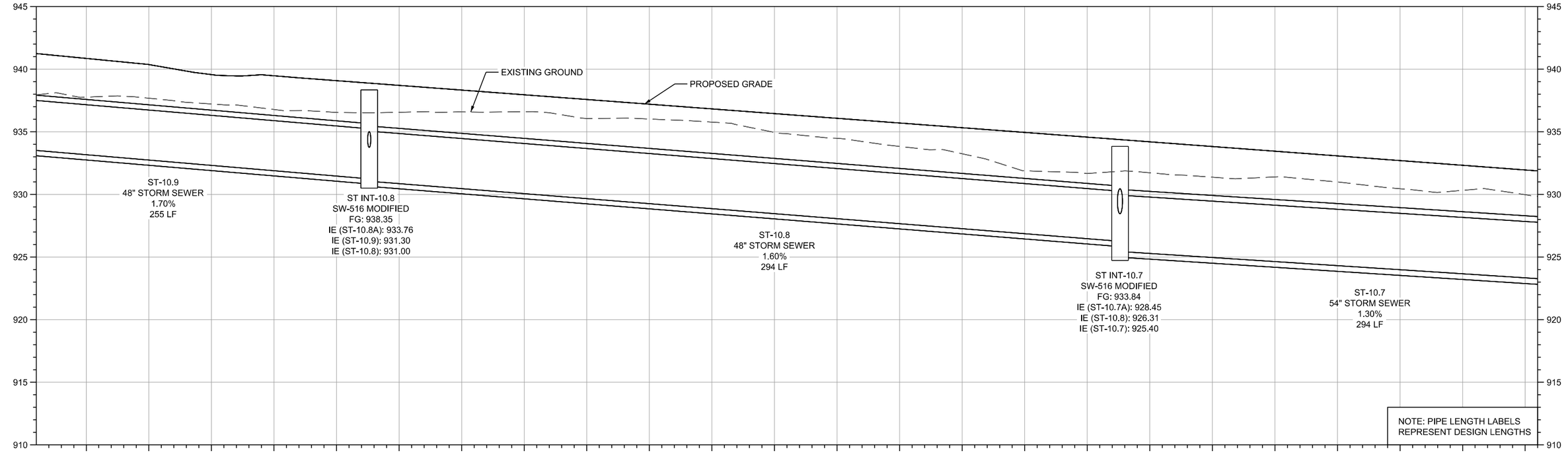
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STORM SEWER PLAN AND PROFILE

M.4





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STORM SEWER PLAN AND PROFILE

M.5

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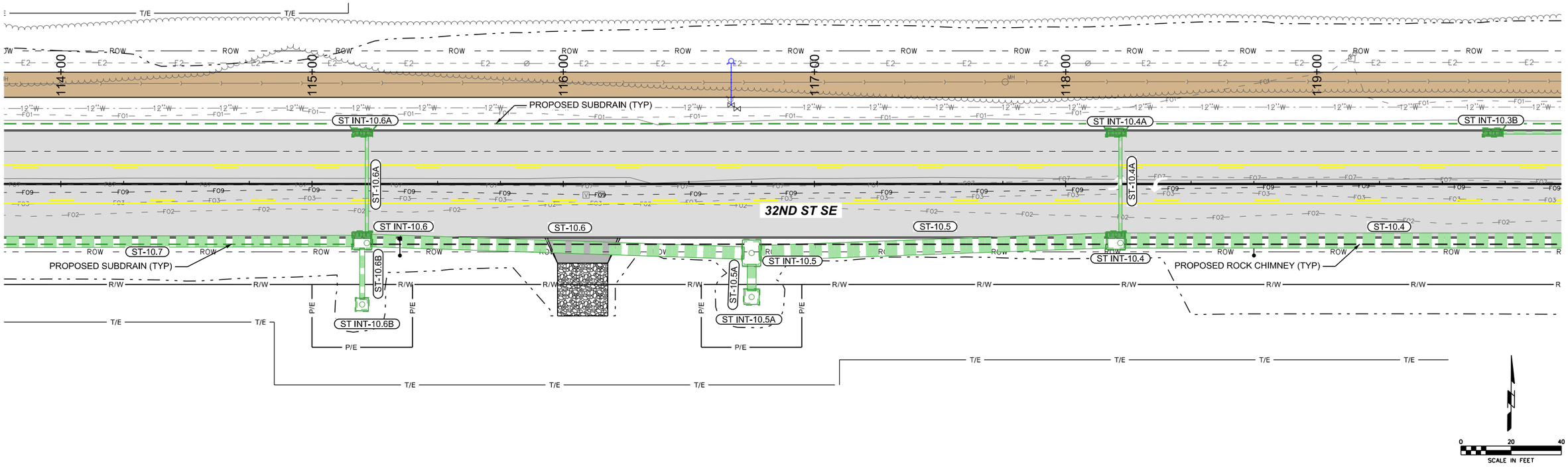

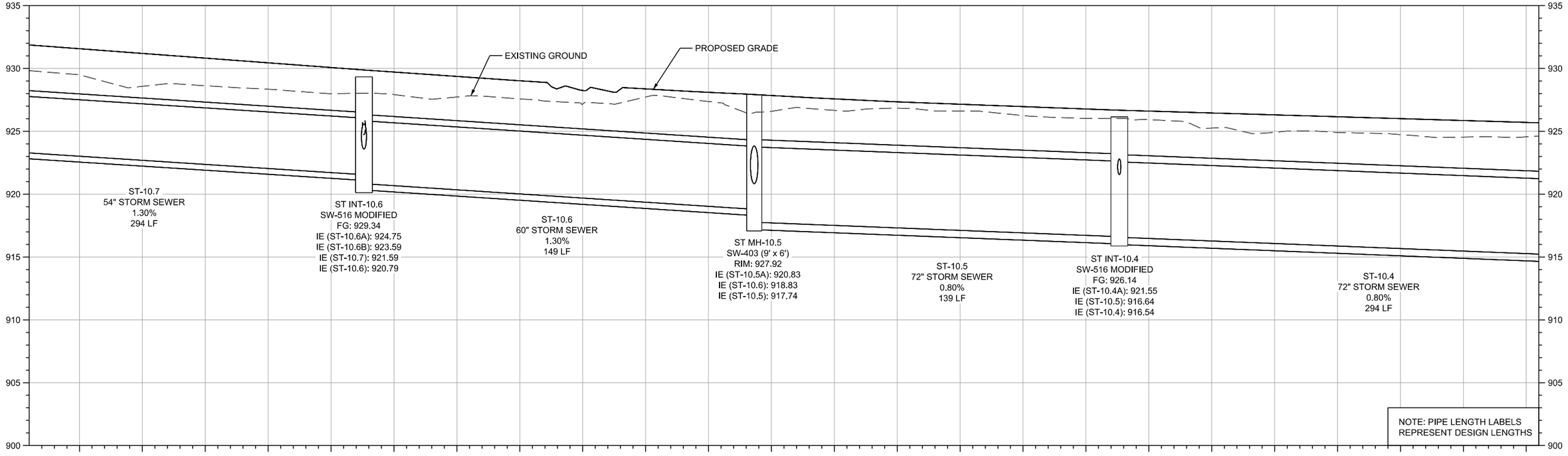

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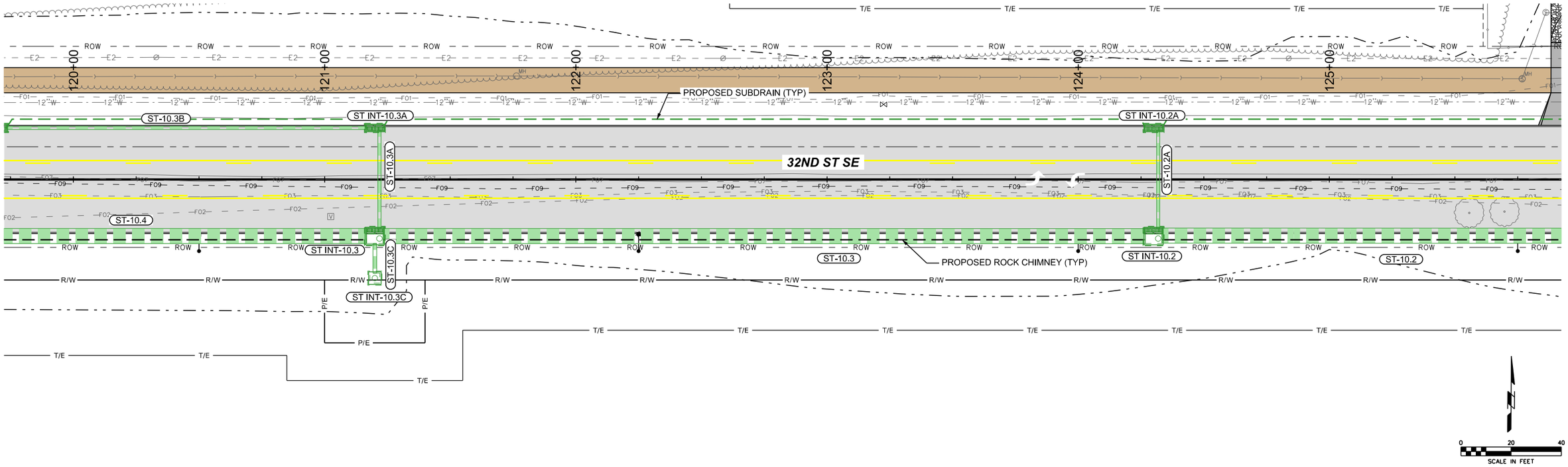
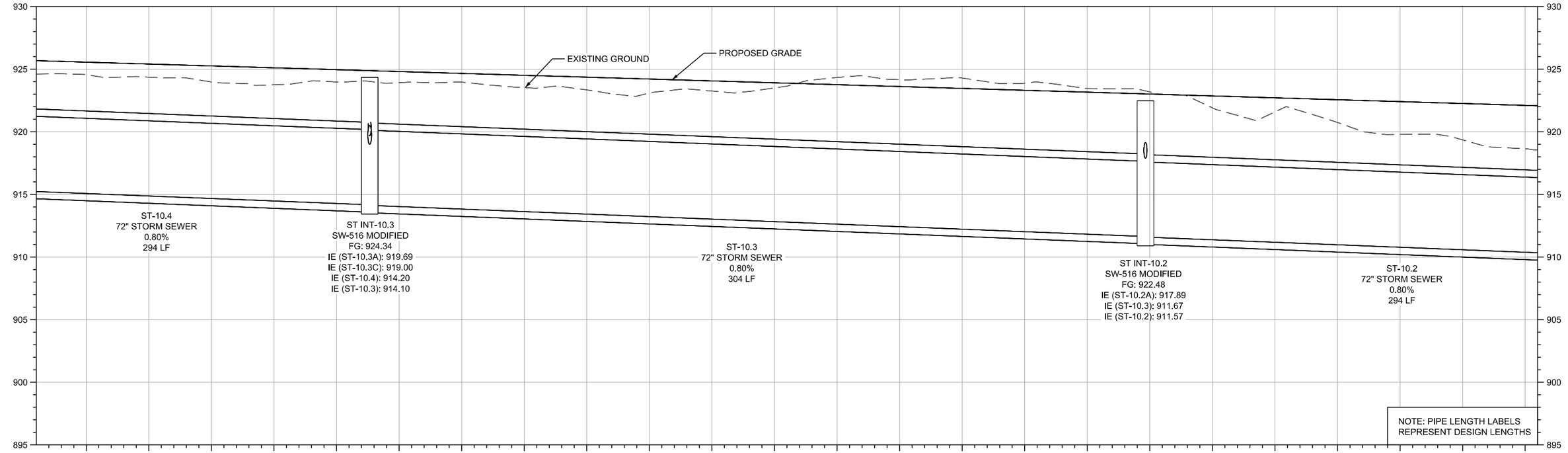
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STORM SEWER PLAN AND PROFILE

M.6





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STORM SEWER PLAN AND PROFILE

M.7

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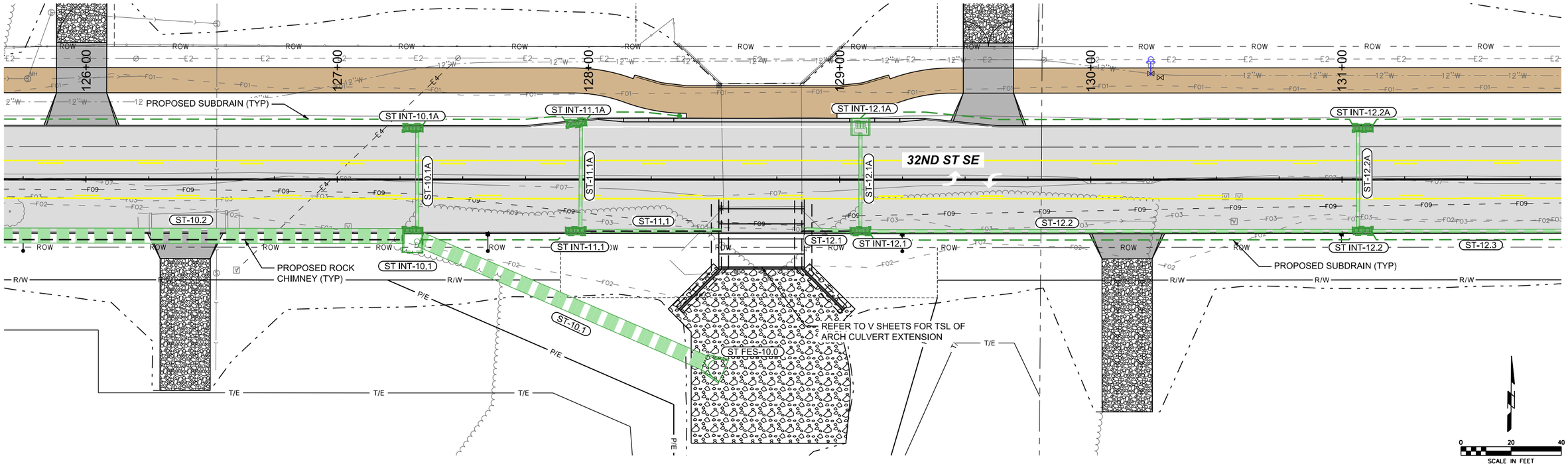

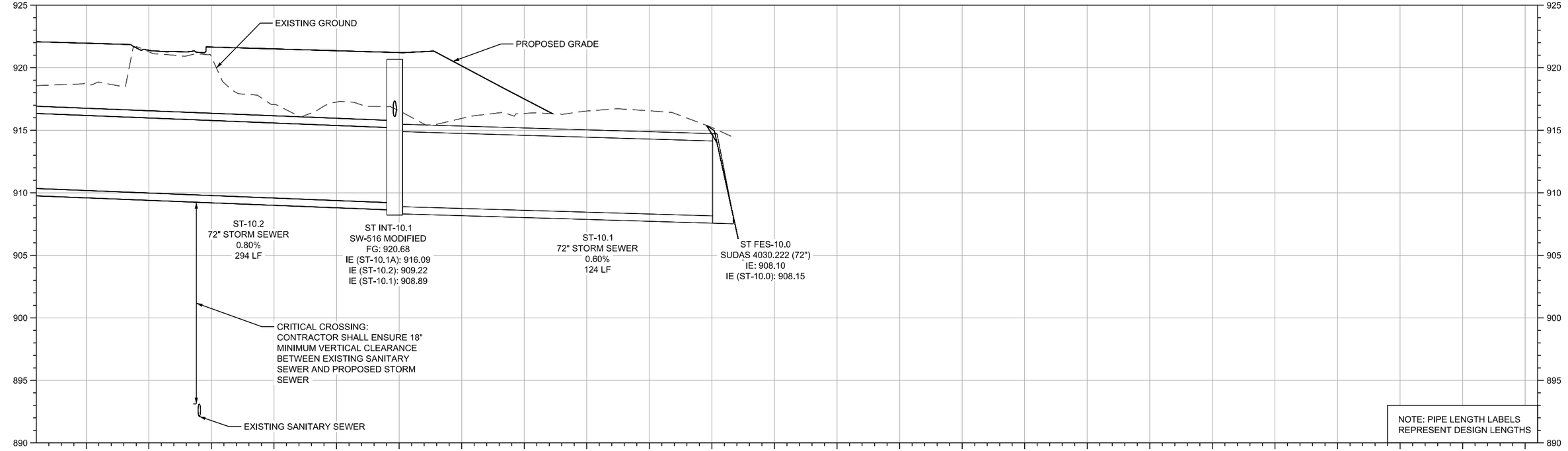

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STORM SEWER PLAN AND PROFILE

M.8

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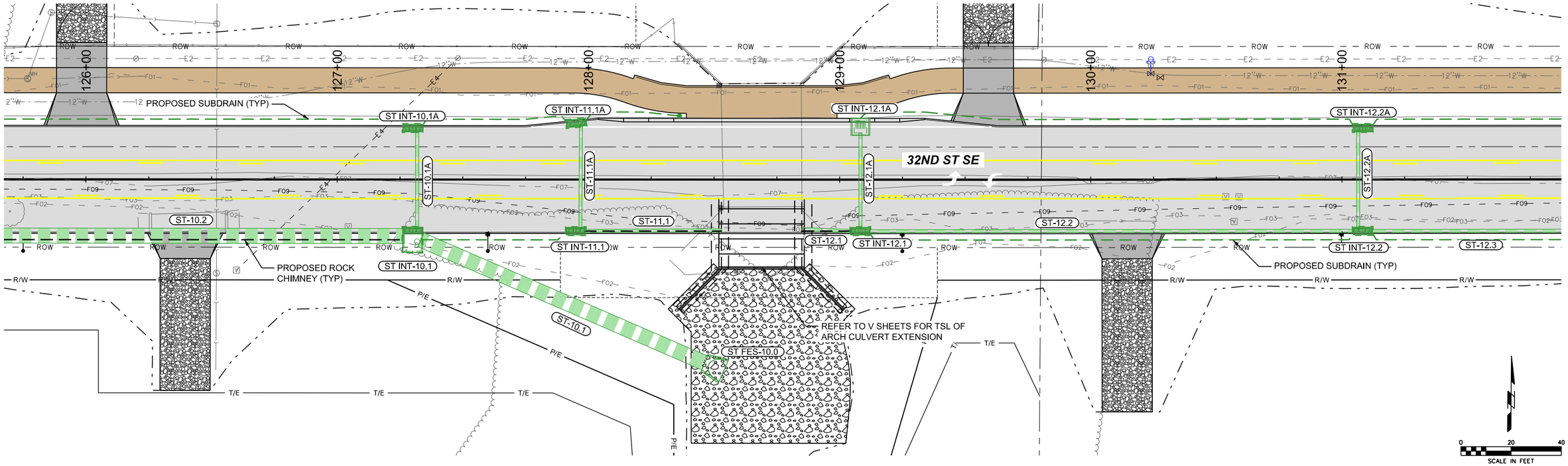

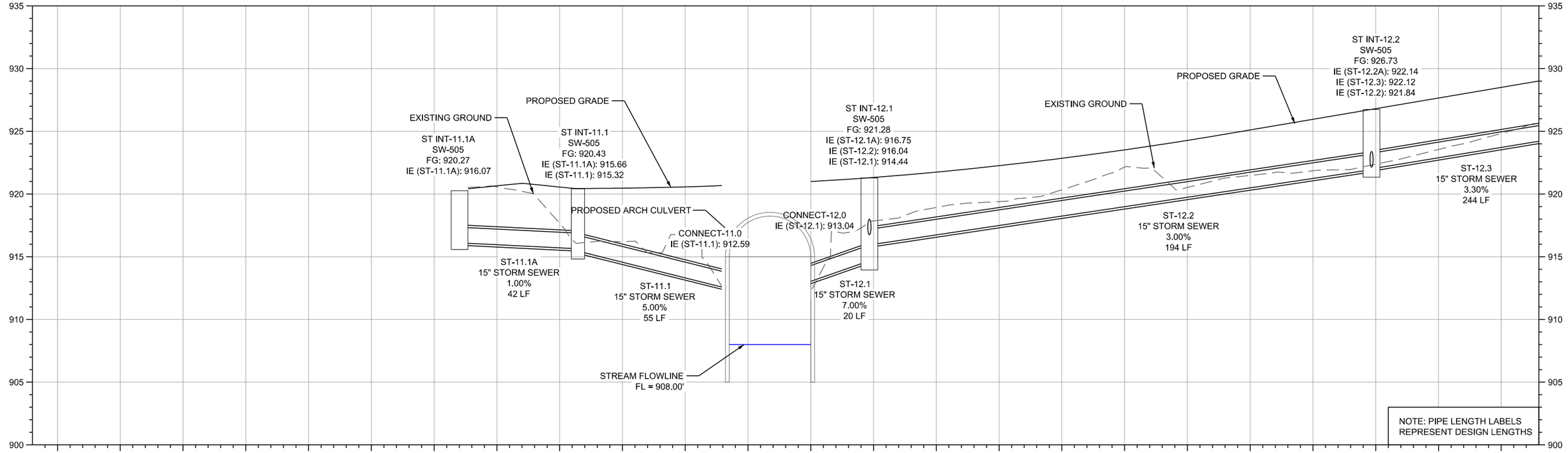

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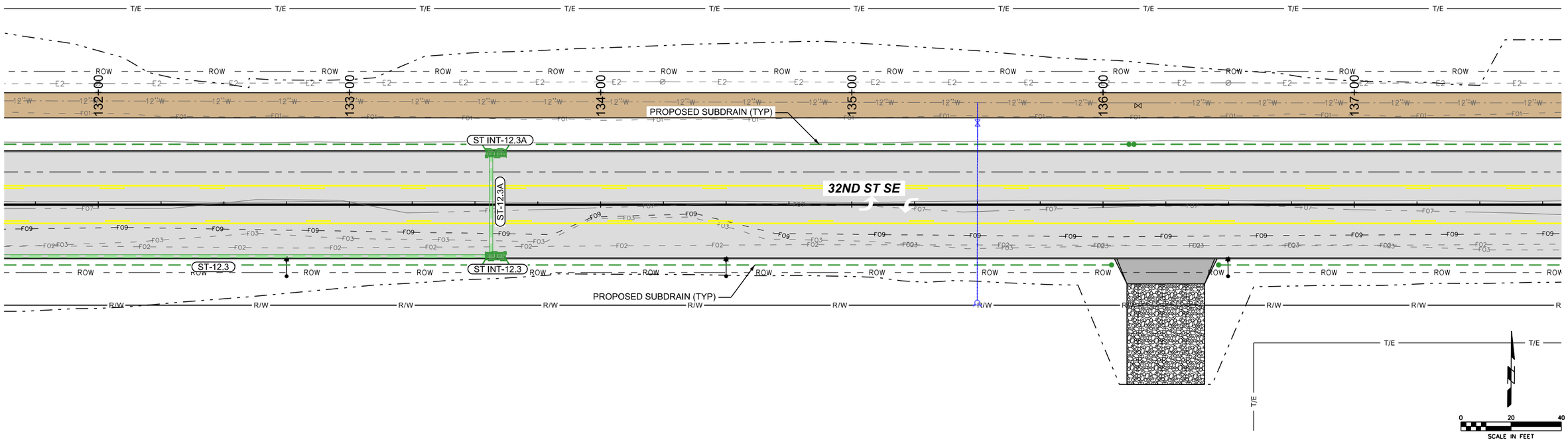
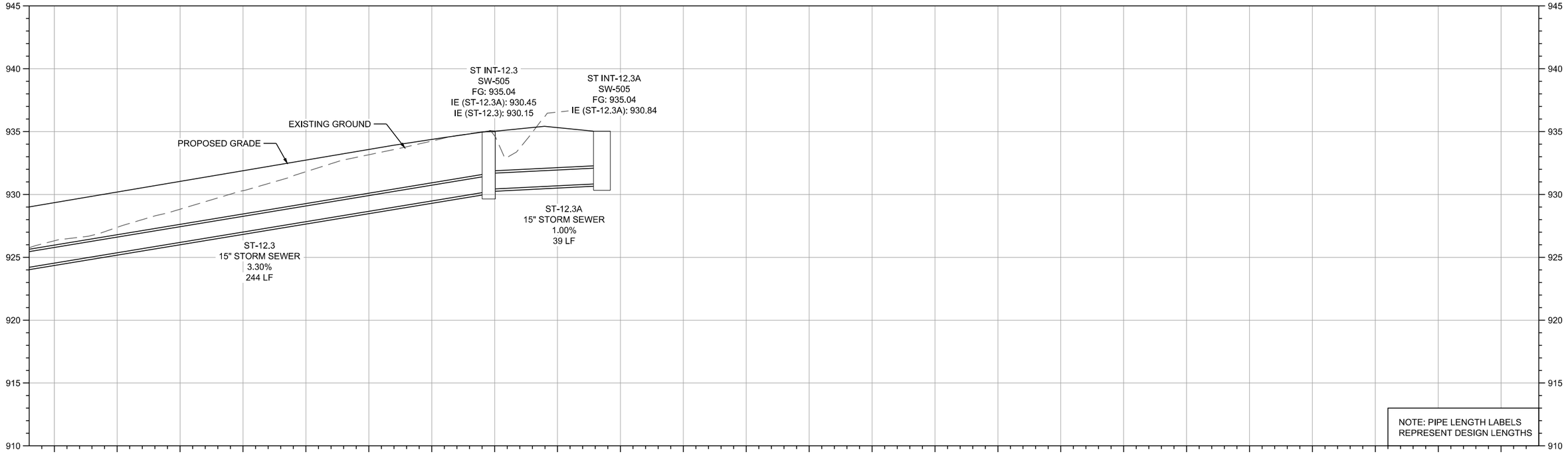
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STORM SEWER PLAN AND PROFILE

M.9





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STORM SEWER PLAN AND PROFILE

M.10

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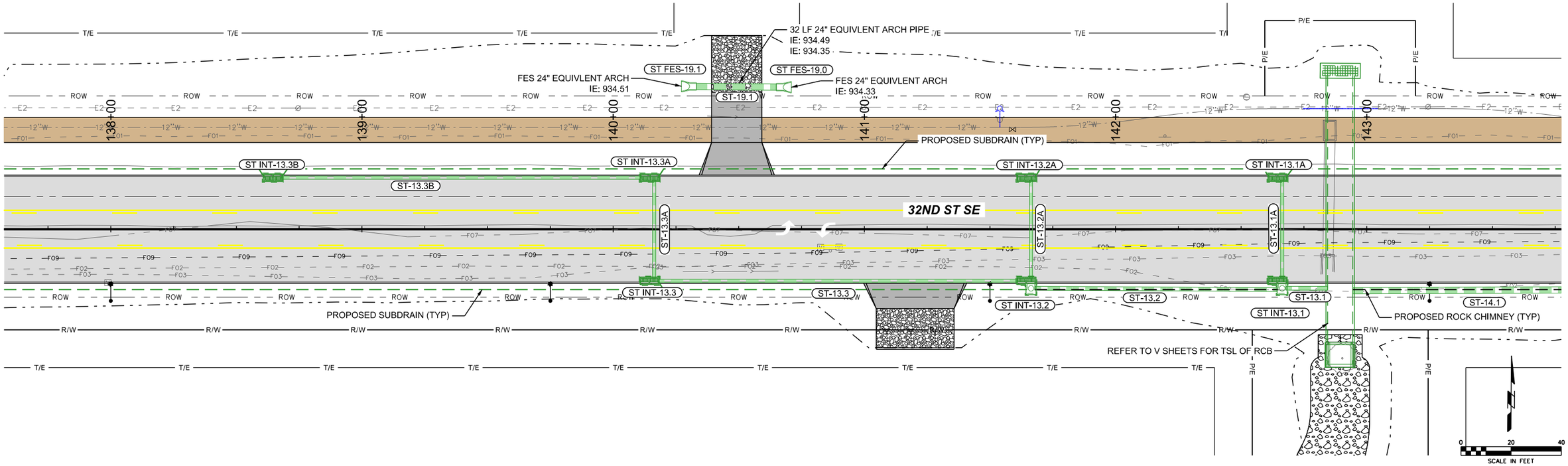

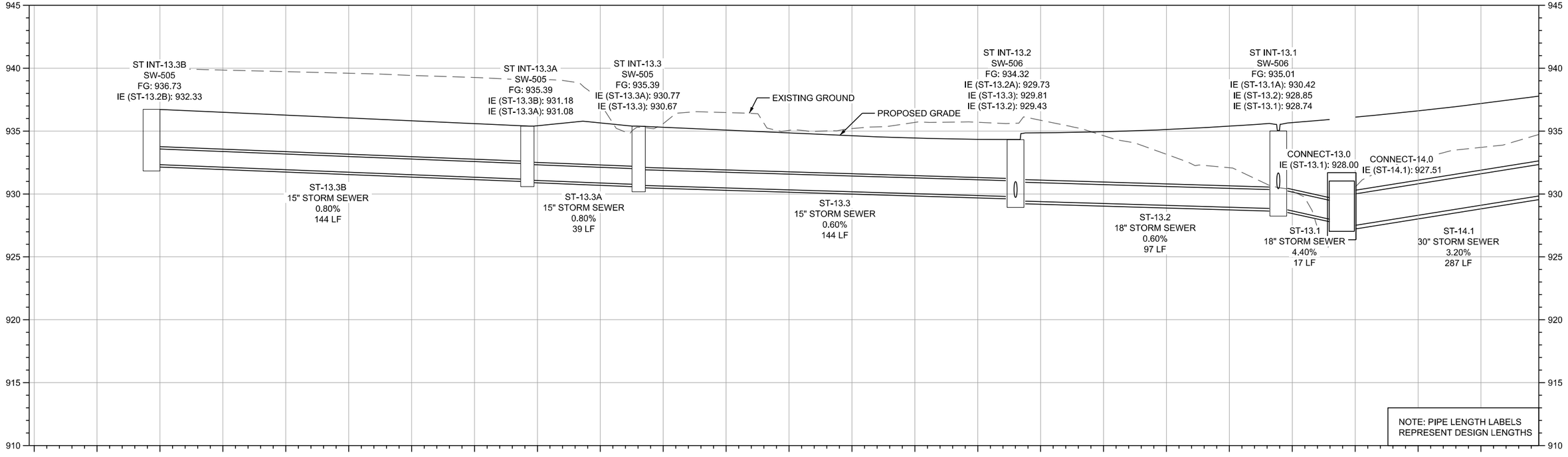

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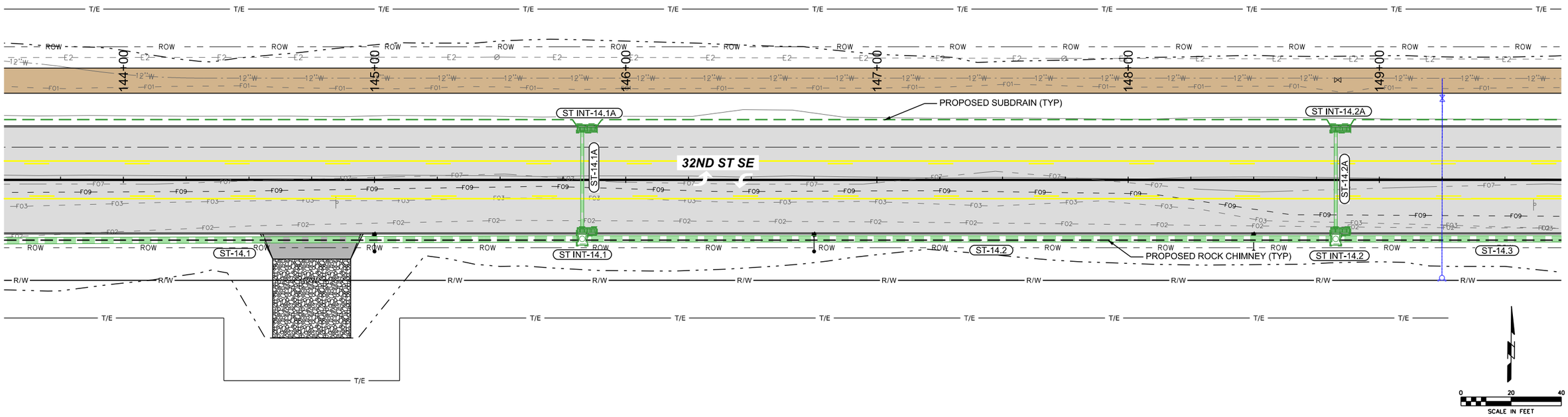

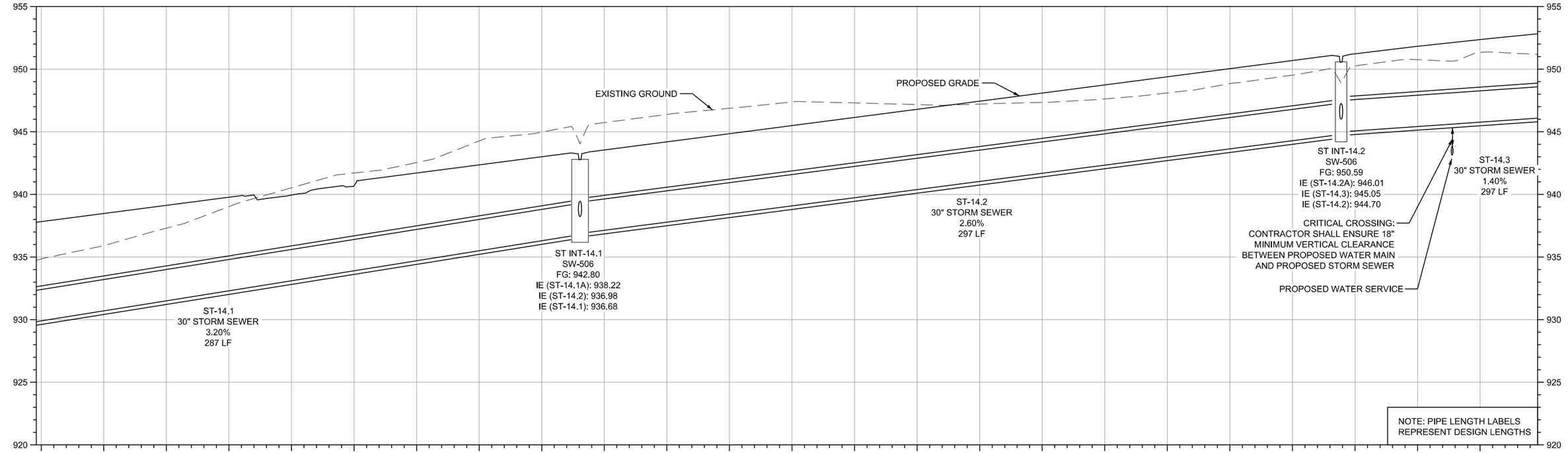

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STORM SEWER PLAN AND PROFILE

M.12

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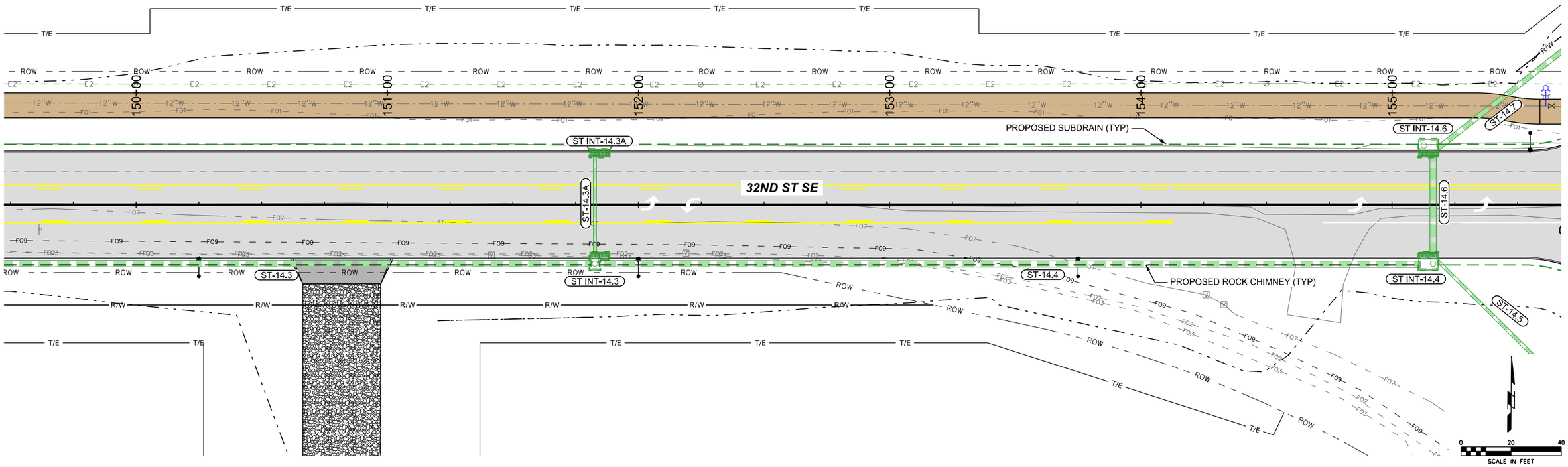

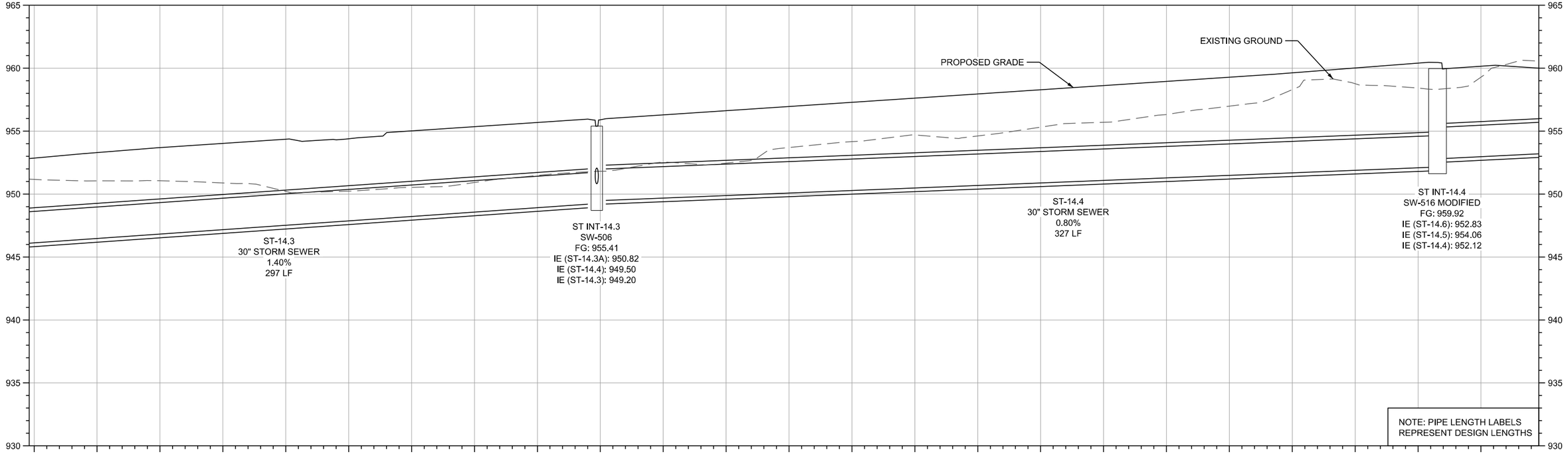

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STORM SEWER PLAN AND PROFILE

M.13

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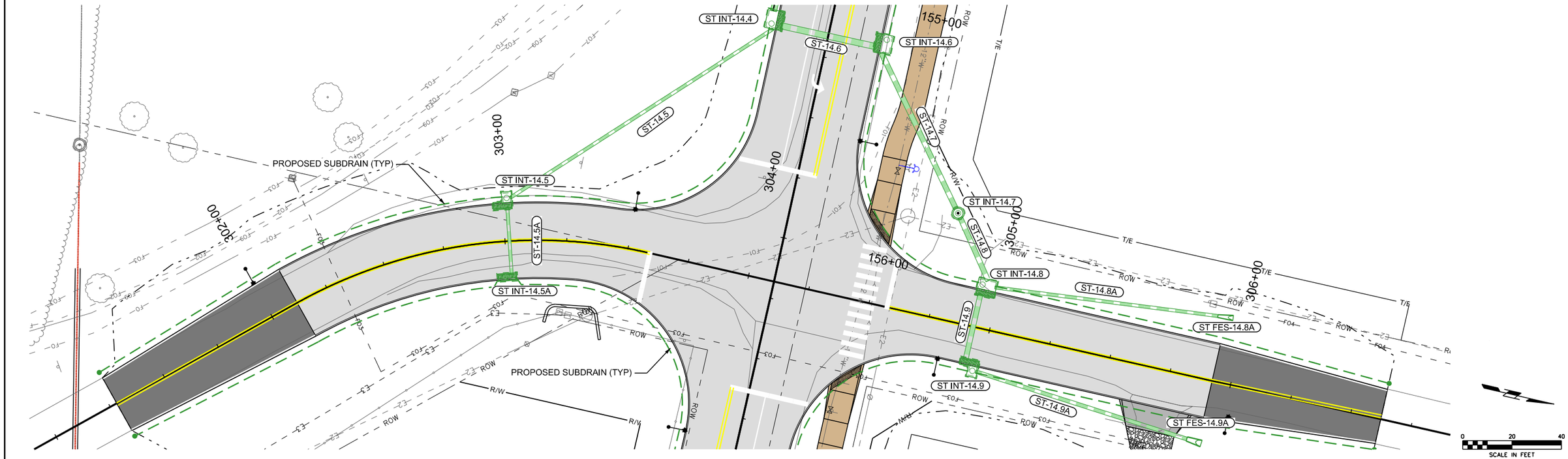

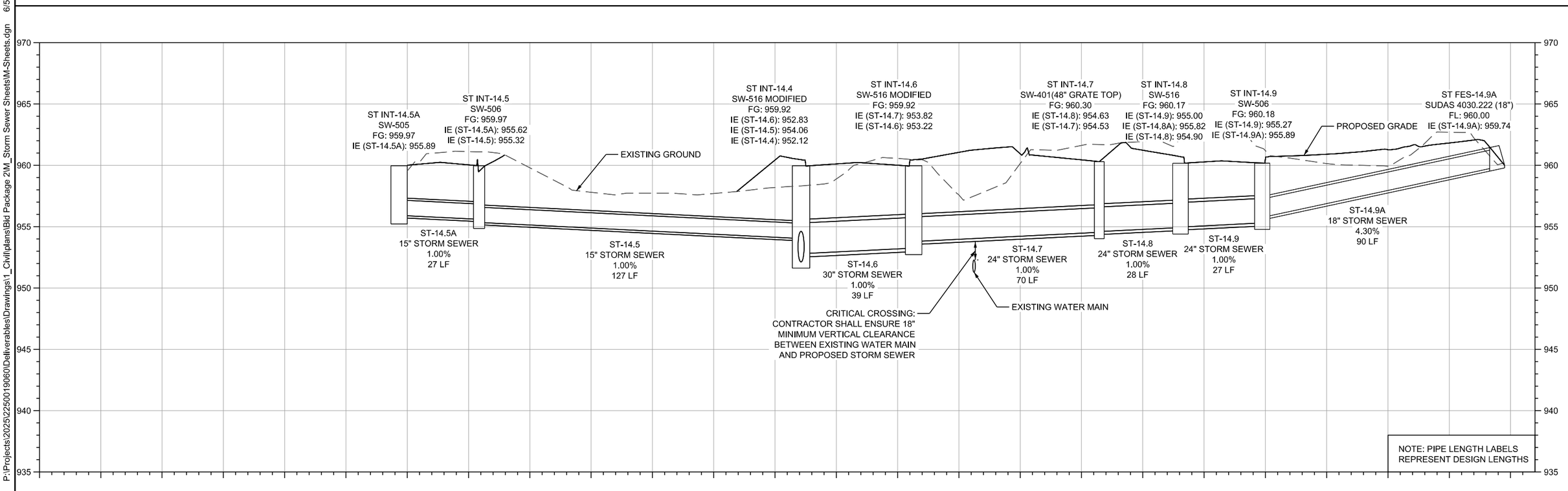

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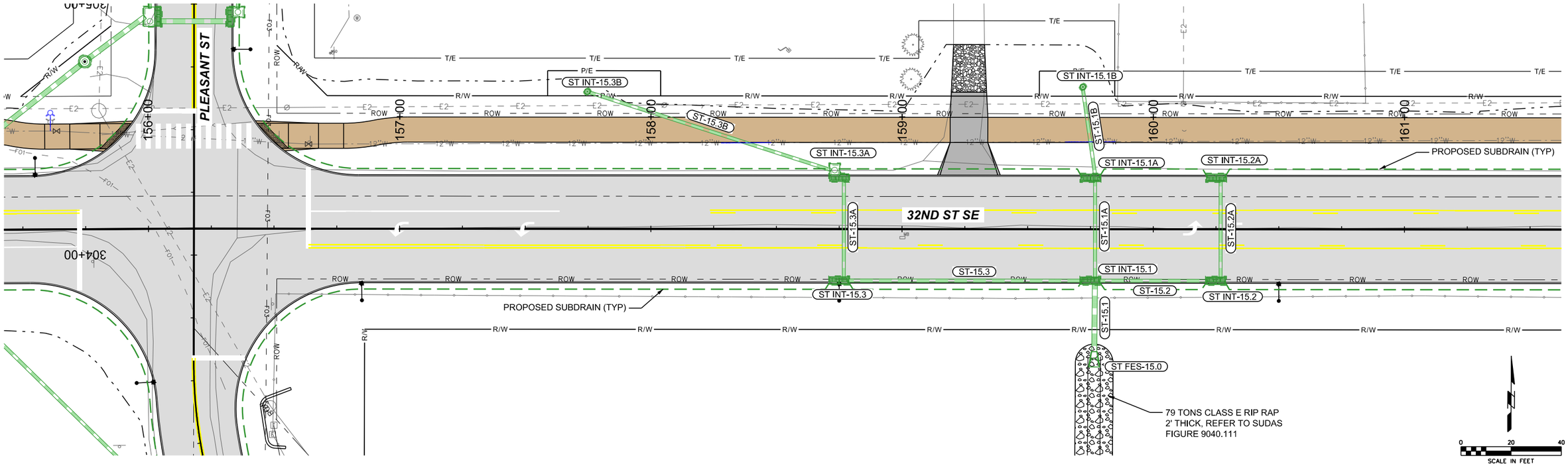
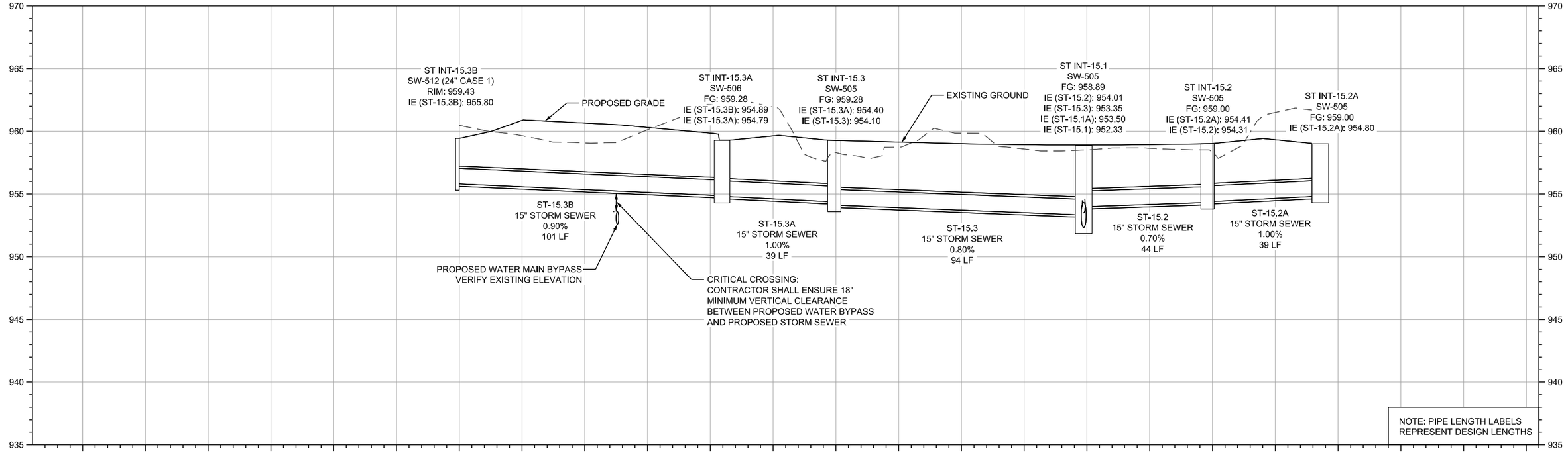
STORM SEWER PLAN AND PROFILE

M.14





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STORM SEWER PLAN AND PROFILE

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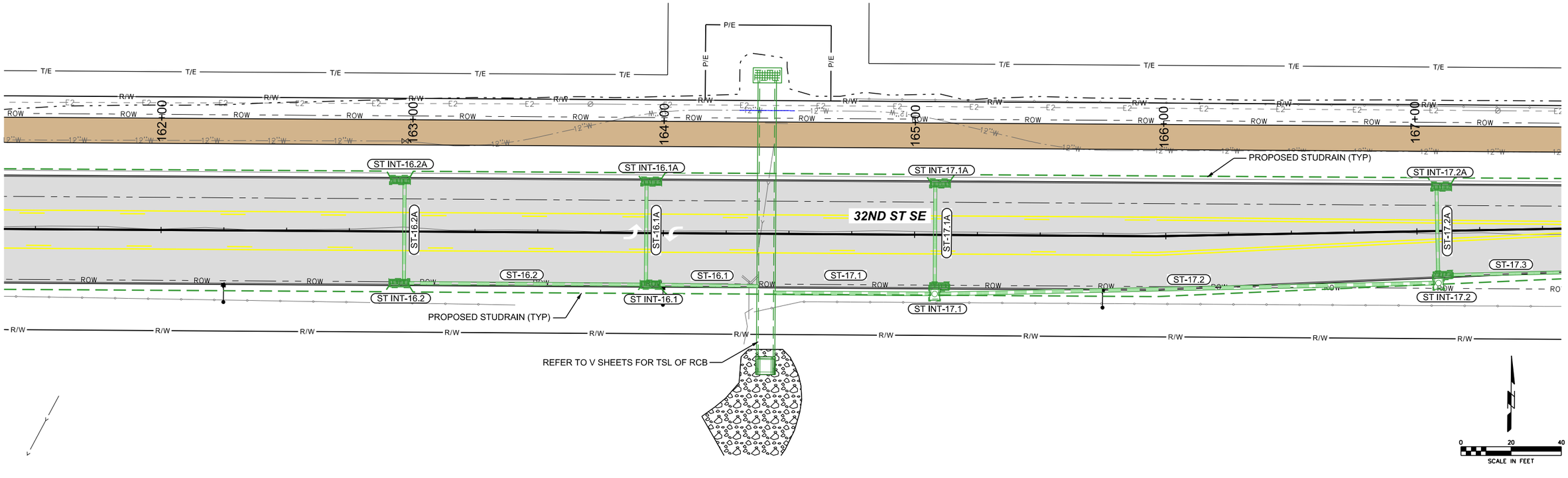

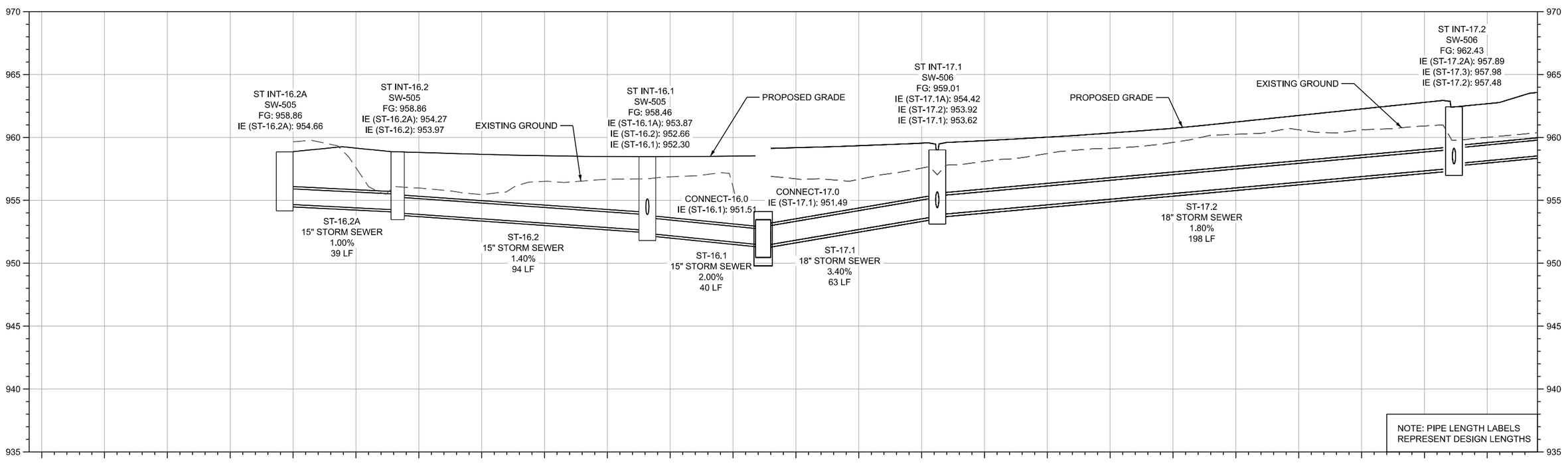

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STORM SEWER PLAN AND PROFILE

M.16

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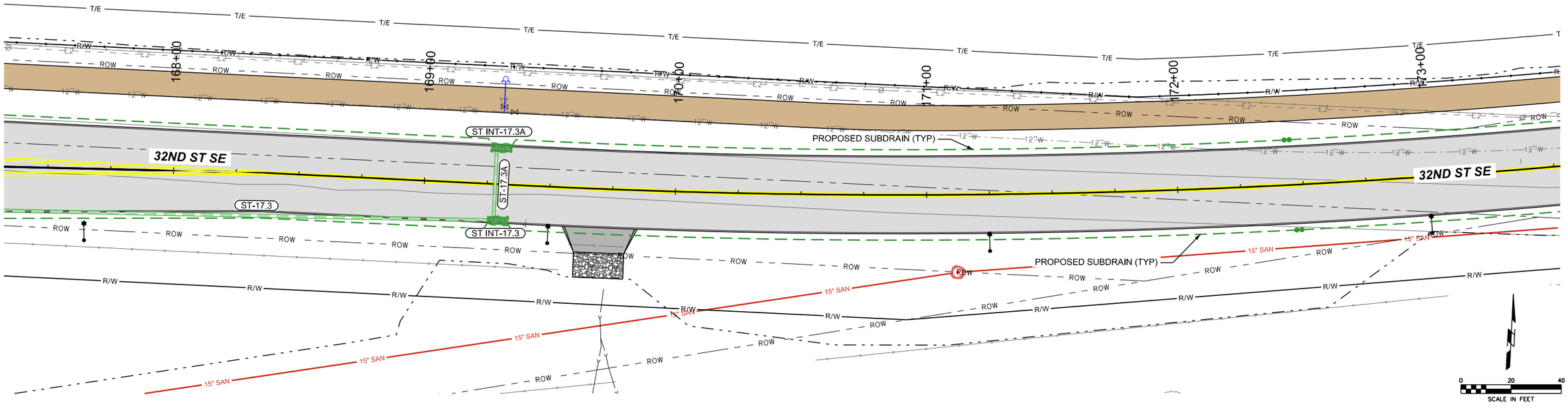

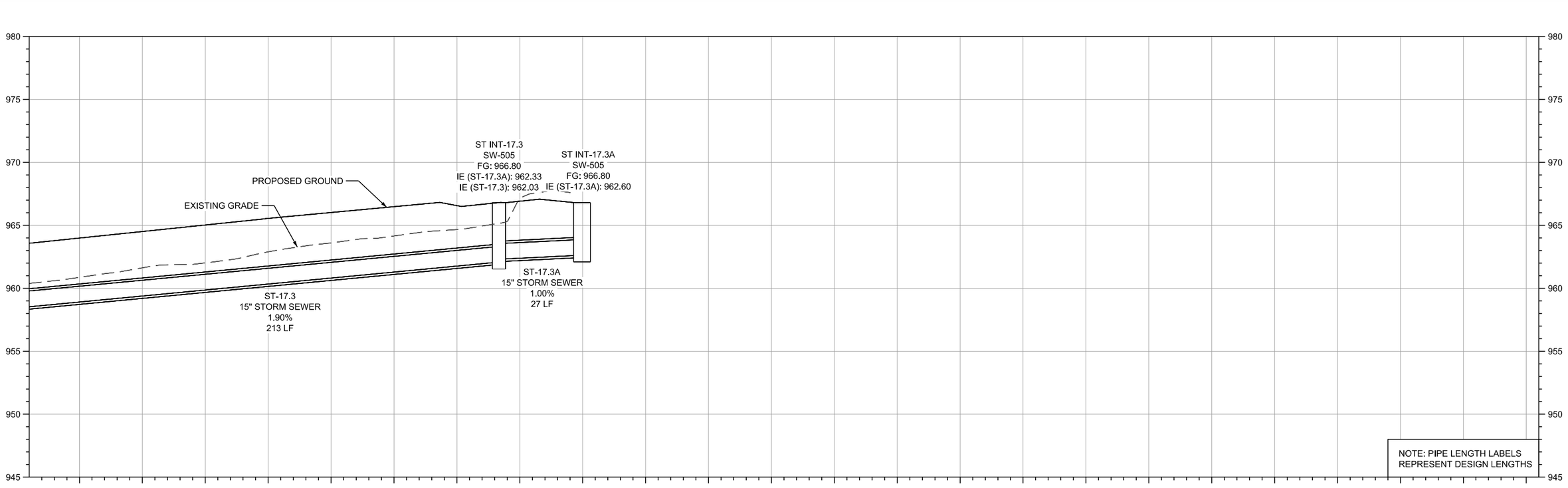

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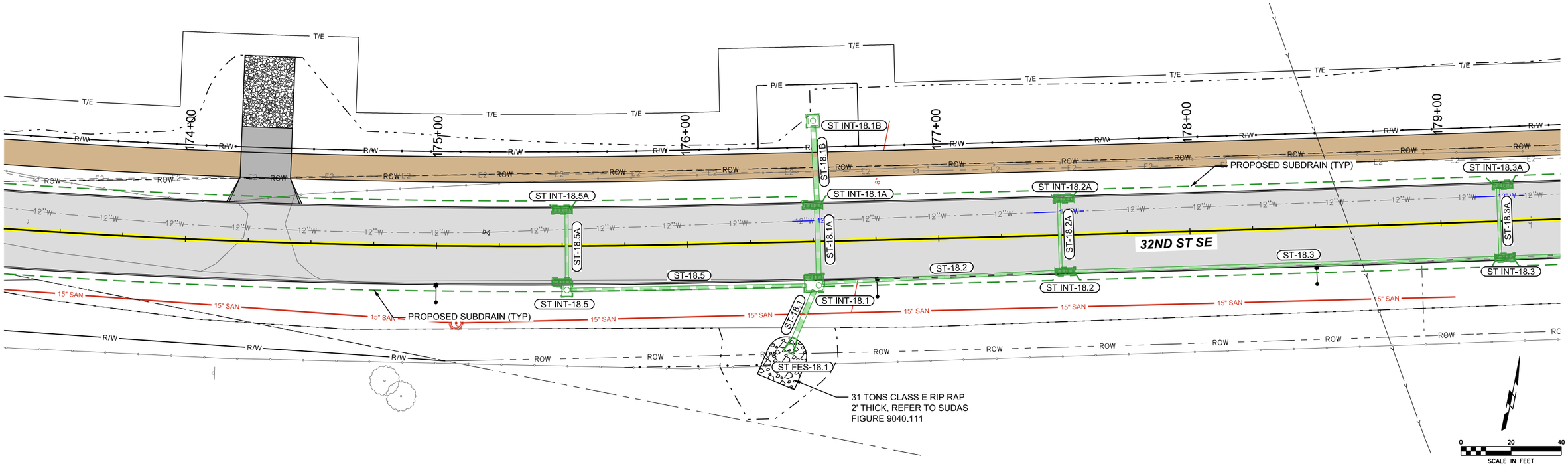
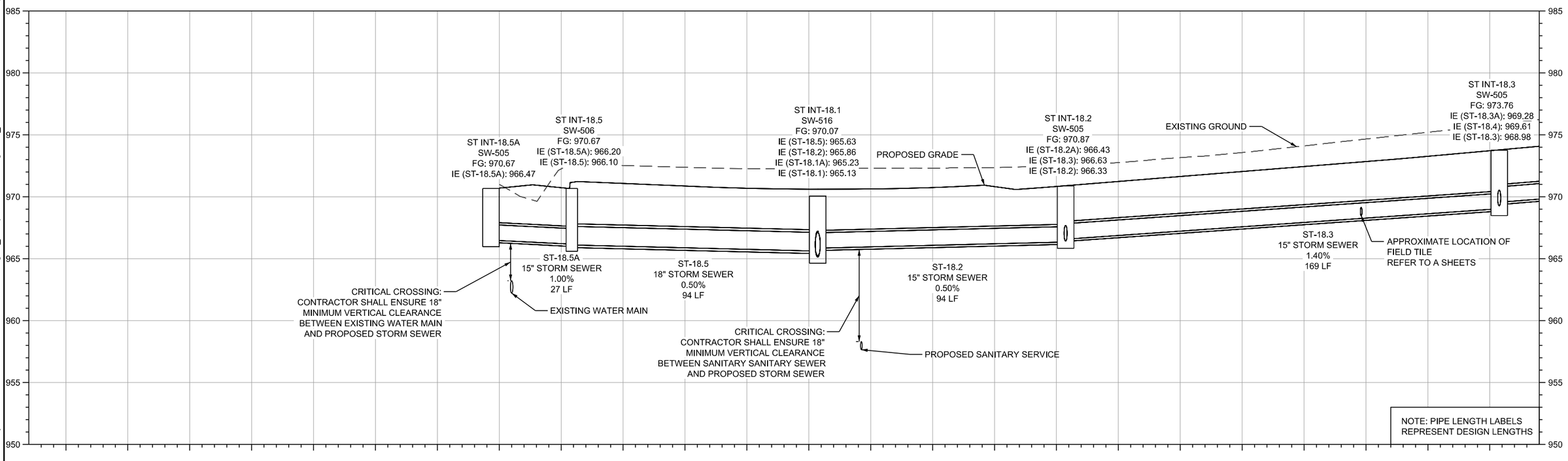
STORM SEWER PLAN AND PROFILE

M.17





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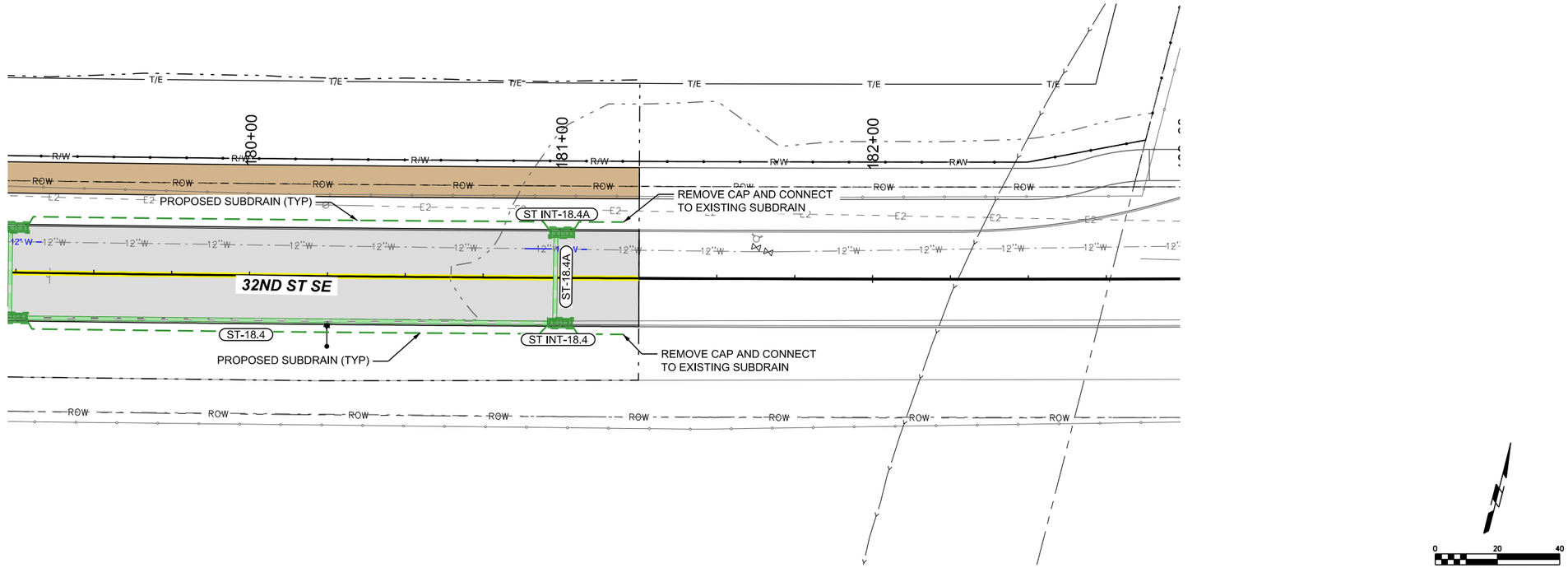
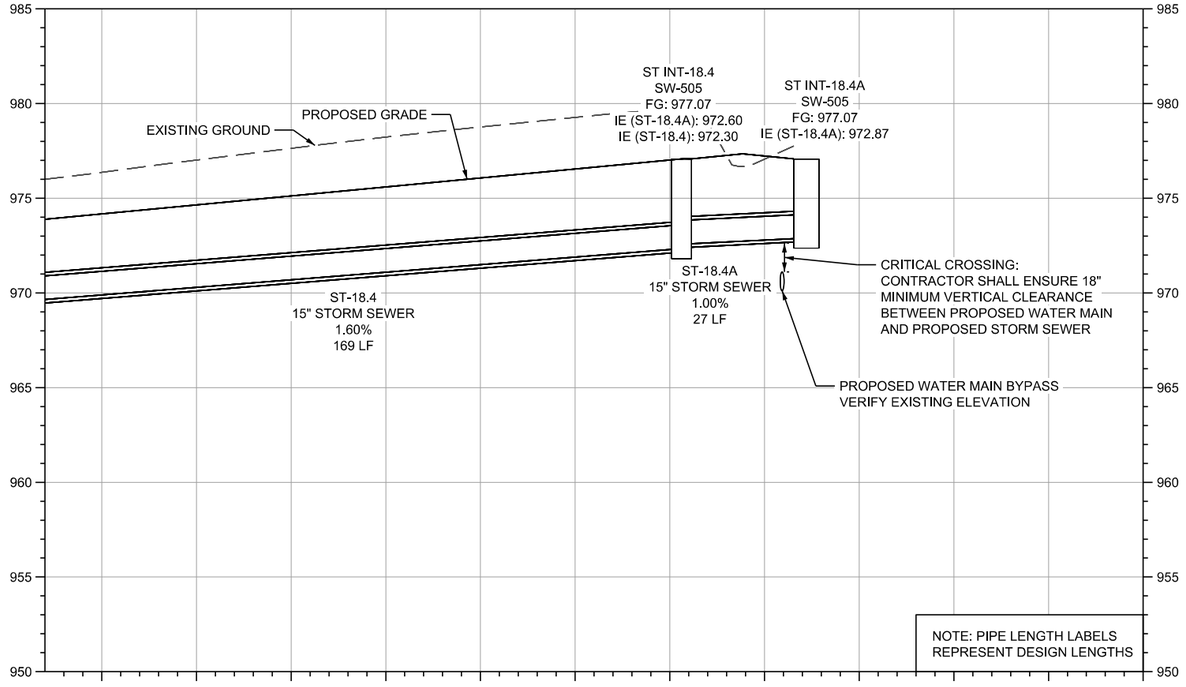
STORM SEWER PLAN AND PROFILE

M.18





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Bondurant Life Connecting

SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)--9E-77

DRAWN BY: HNS
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC
IMPROVEMENTS - PHASE 2

STORM SEWER PLAN AND PROFILE

M.19

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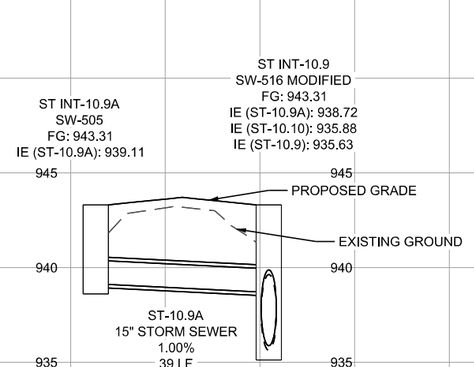

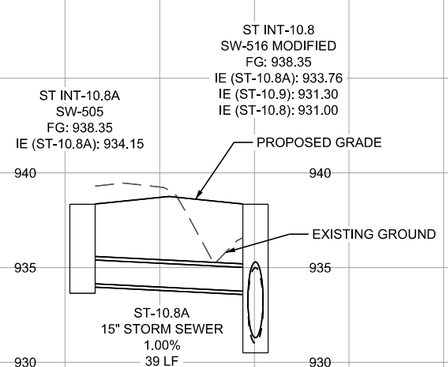

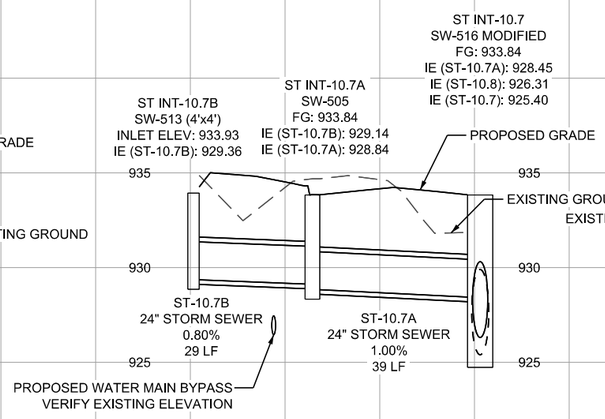

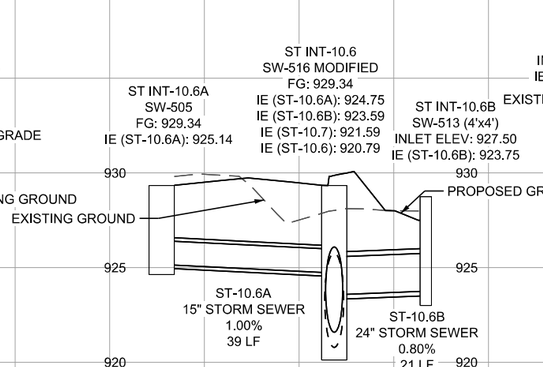

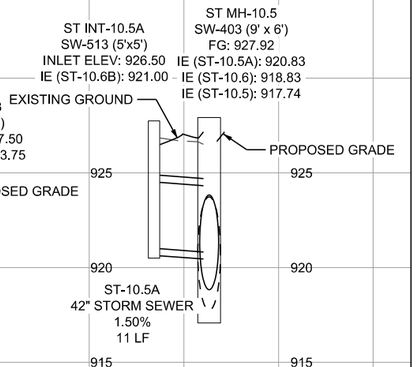

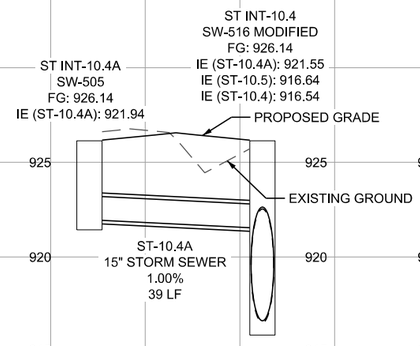

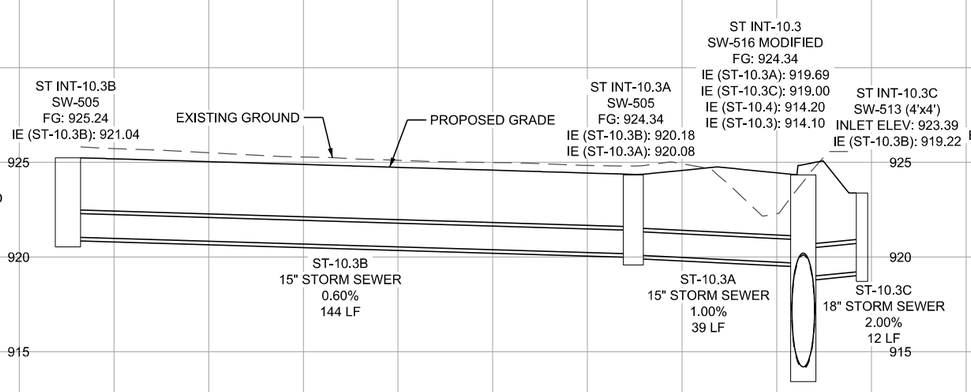

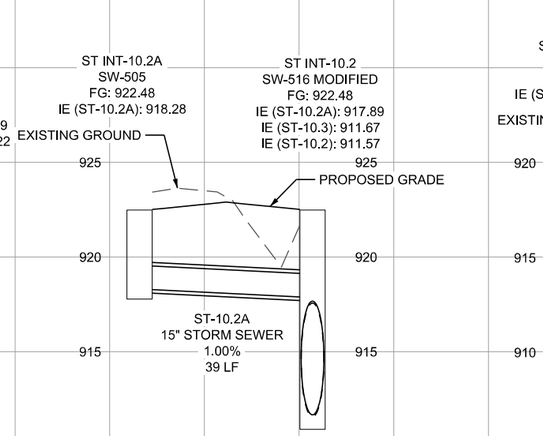

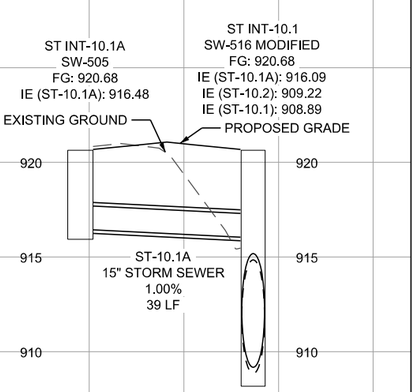

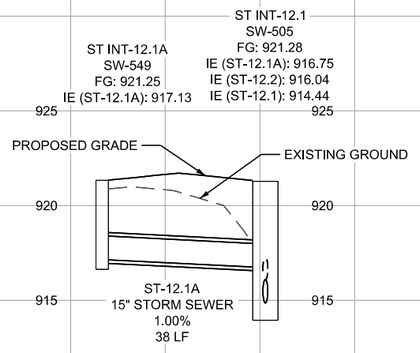

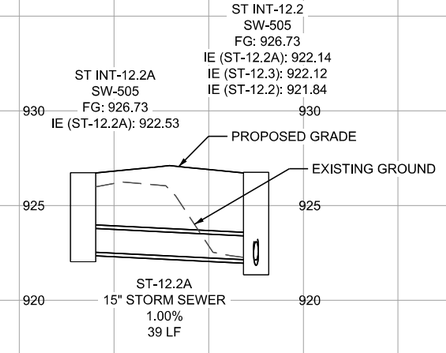

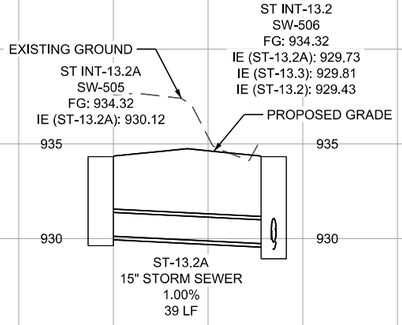

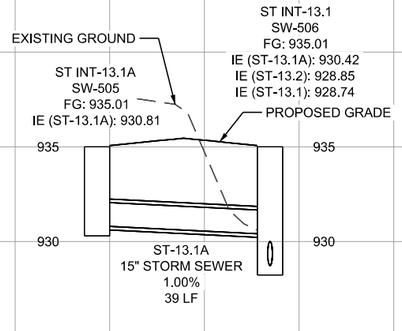

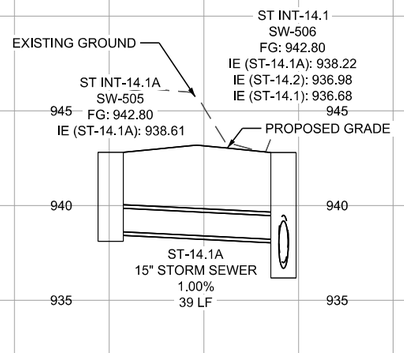

NOTE: CONTRACTOR TO ENSURE 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER MAIN

NOTE: PIPE LENGTH LABELS REPRESENT DESIGN LENGTHS

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DRAWN BY: HNS
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

STORM SEWER CROSS RUN PROFILES

M.20

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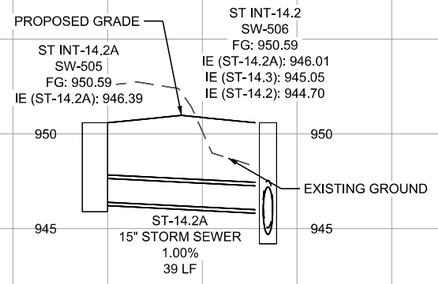

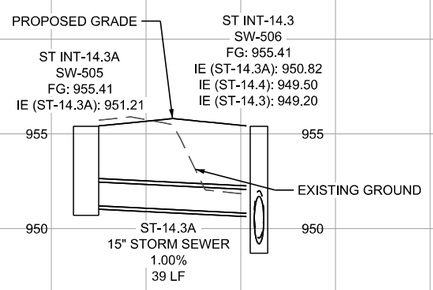

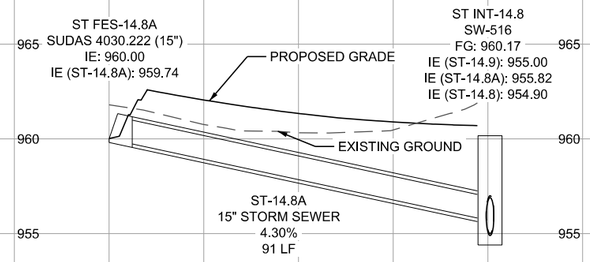

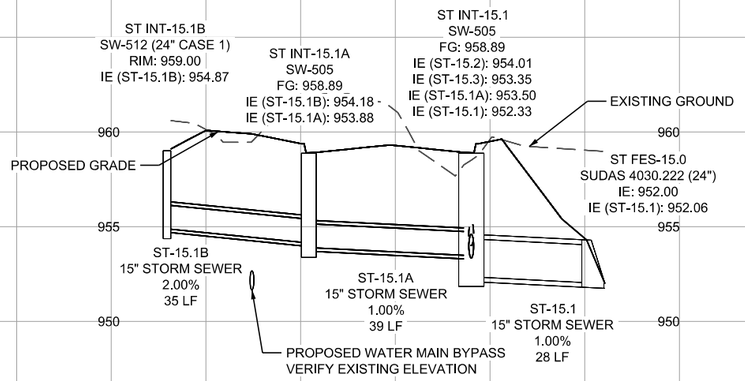

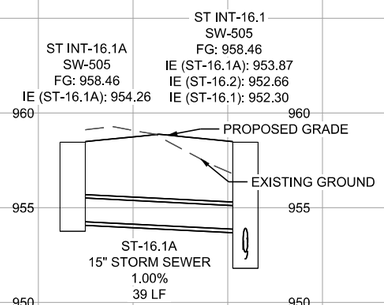

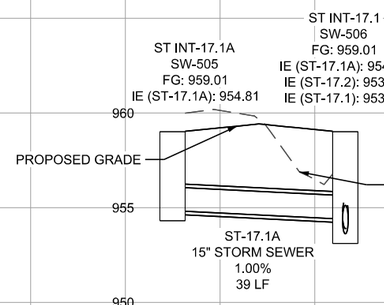

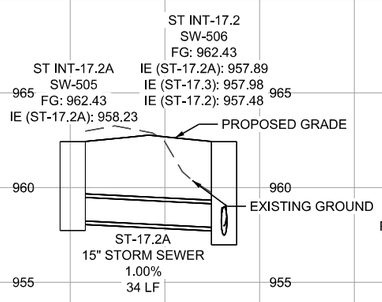

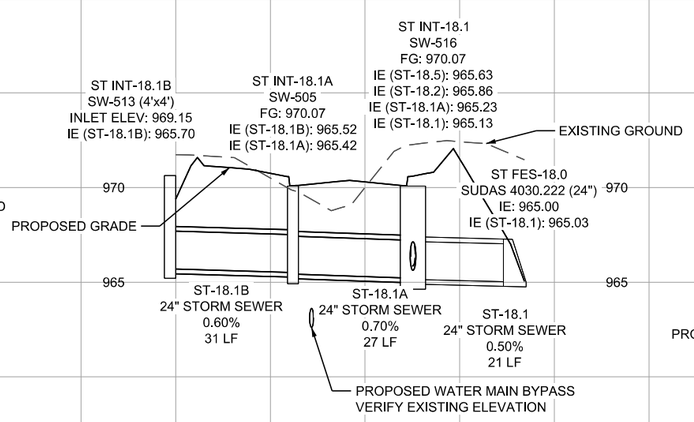

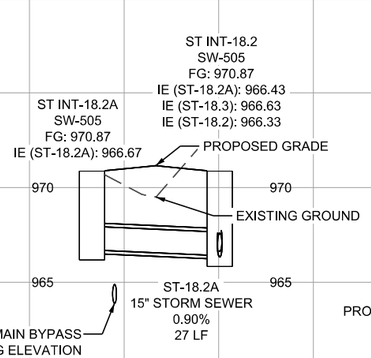

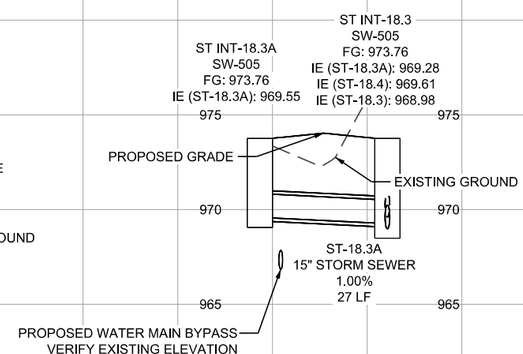

NOTE: CONTRACTOR TO ENSURE 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER MAIN

NOTE: PIPE LENGTH LABELS REPRESENT DESIGN LENGTHS

SANITARY SEWER

* Bid Item

MANHOLES

PIPE

Design Length, Slope, and Flowlines are calculated from inside wall to inside wall along CL of pipe. An additional 2 ft length is added to each end of the Design Length to account for estimated length to center of structures.

No.	Location Station	Offset	*Type or Standard Road Plan	Rim	Bottom Well	Notes	Line Number	Manhole No.		Material	Pipe Size	Bid* Length	Design Length	Slope %	Flow Lines			Pipe Profile Sheet No.	Notes
				Elev.	Elev.			From	To		IN	FT	FT		Inlet Elevation	Outlet Elevation	Other Elevation		
SANMH - 1.1	1004+02.77	0.00	SW-301 (48")	954.17	938.49		SAN-1.1	SANMH-1.1	STUB	Composite	15	193.00	191.00	0.45%	939.99	938.13		MSA.2	
SANMH - 1.2	1005+62.39	0.00	SW-301 (48")	953.00	939.29		SAN-1.2	SANMH-1.2	SANMH-1.1	Composite	15	159.00	156.00	0.45%	939.79	939.09		MSA.2	
SANMH - 1.3	1009+62.39	0.00	SW-301 (48")	957.49	941.17		SAN-1.3	SANMH-1.3	SANMH-1.2	Composite	15	399.00	396.00	0.45%	941.67	939.89		MSA.2/3	
SANMH - 1.4	1013+62.39	0.00	SW-301 (48")	967.04	947.61		SAN-1.4	SANMH-1.4	SANMH-1.3	Composite	15	399.00	396.00	1.60%	948.11	941.77		MSA.3/4	
SANMH - 1.5	1017+19.02	0.00	SW-301 (48")	971.12	953.35		SAN-1.5	SANMH-1.5	SANMH-1.4	Composite	15	356.00	353.00	1.60%	953.85	948.21		MSA.4	
SANMH - 1.6	1021+18.72	0.00	SW-301 (48")	973.14	955.23		SAN-1.6	SANMH-1.6	SANMH-1.5	Composite	15	399.00	396.00	0.45%	955.73	953.95		MSA.4/5	
							SAN-1.7	STUB	SANMH-1.6	Composite	15	395.00	391.00	0.87%	959.25	955.83		MSA.5	
							SAN-1.7A	PLUG	WYE	Composite	8	78.00	78.00	2.00%	959.04	957.48		MAS.5	

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Bondurant Life Connecting

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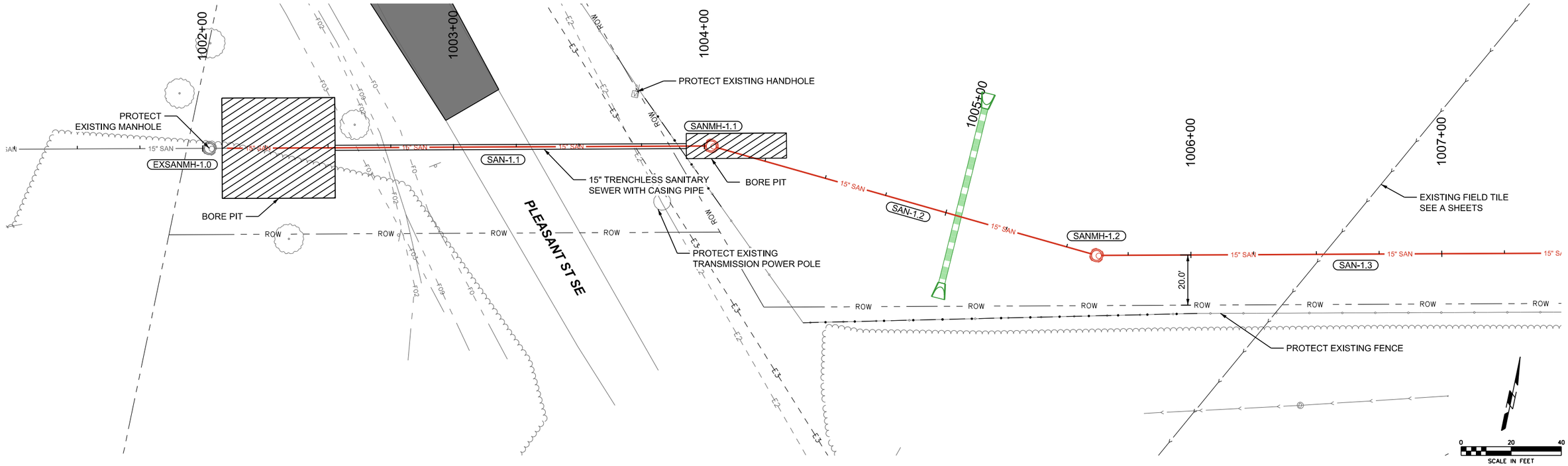
RISE NO: RMX-0747(618)–9E-77

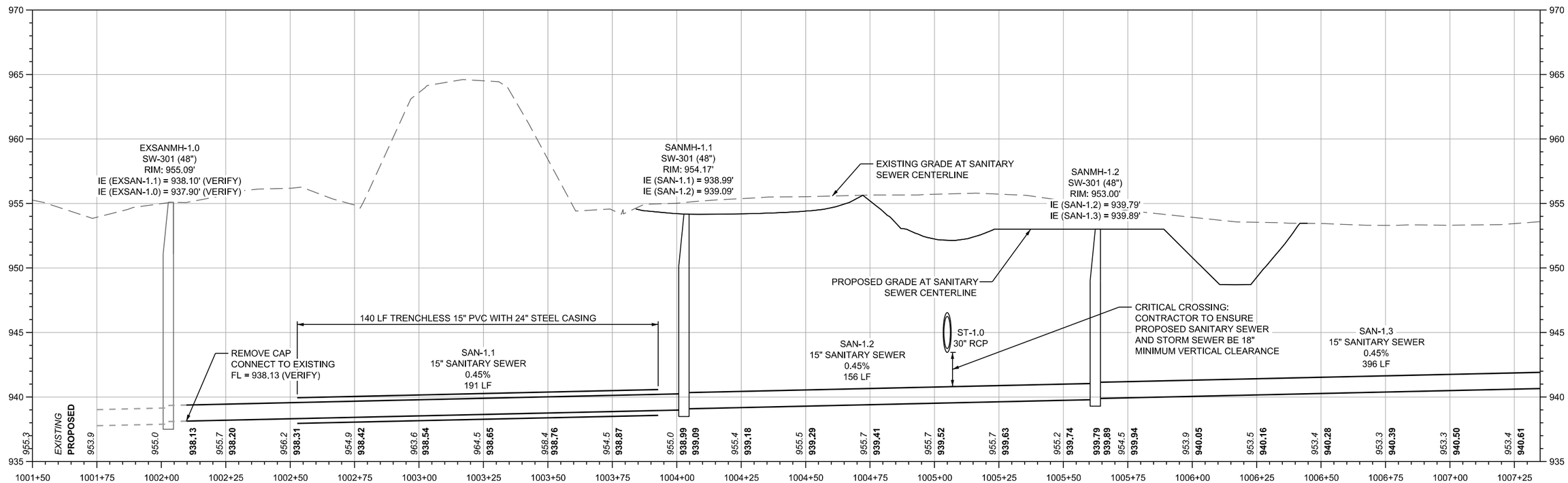
DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

SANITARY SEWER TABULATION

MSA.1





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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

SANITARY SEWER PLAN AND PROFILE

MSA.2

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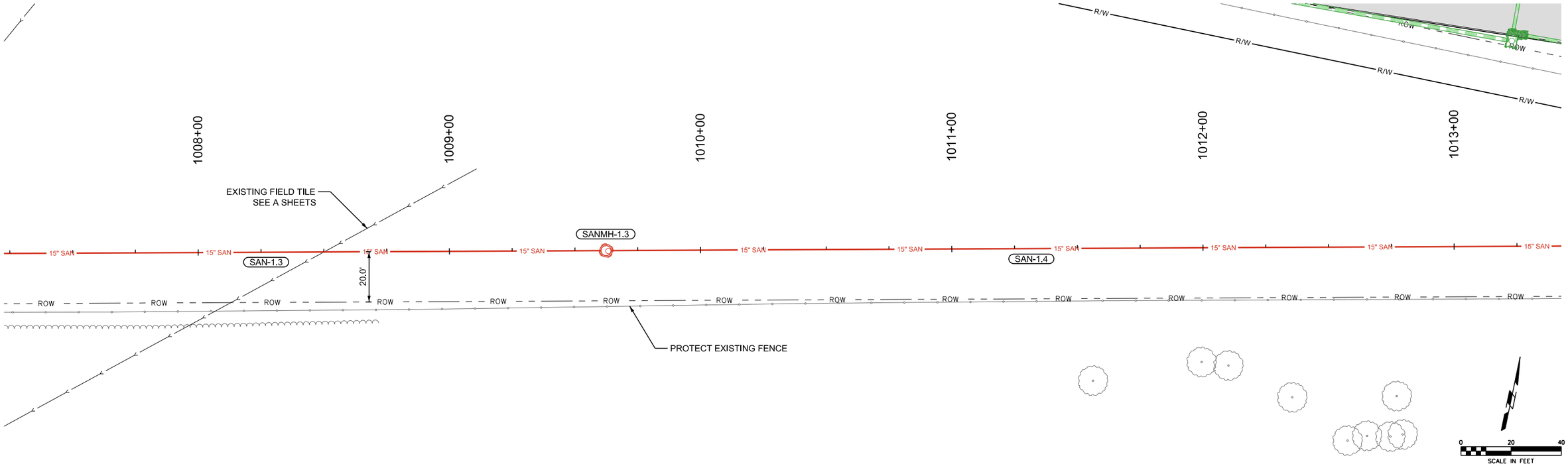

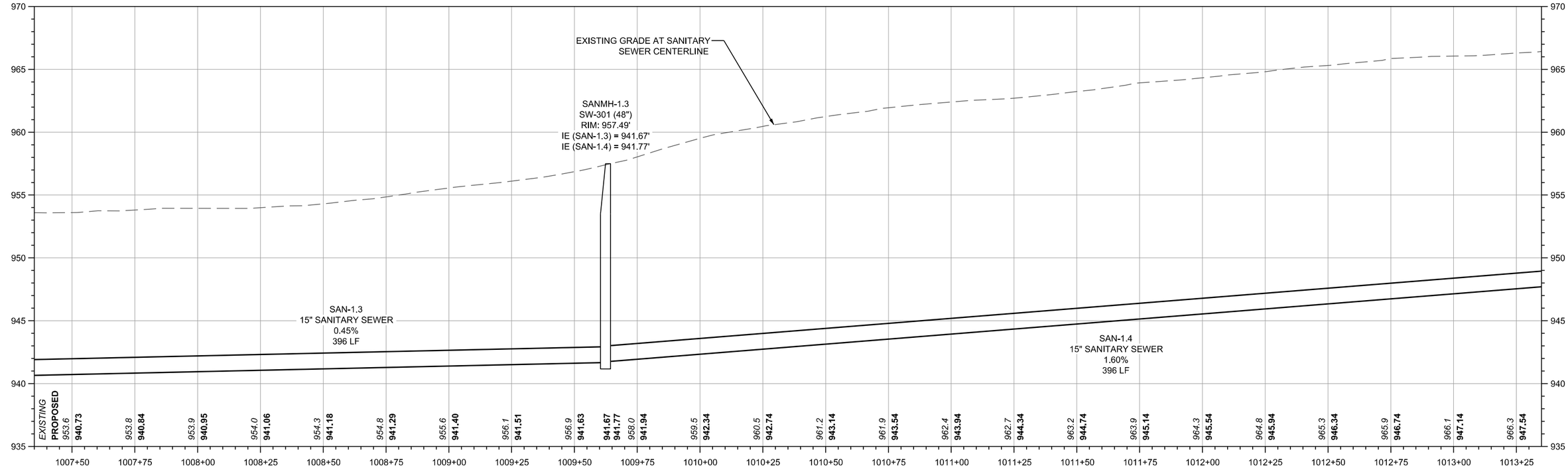

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

SANITARY SEWER PLAN AND PROFILE

MSA.3

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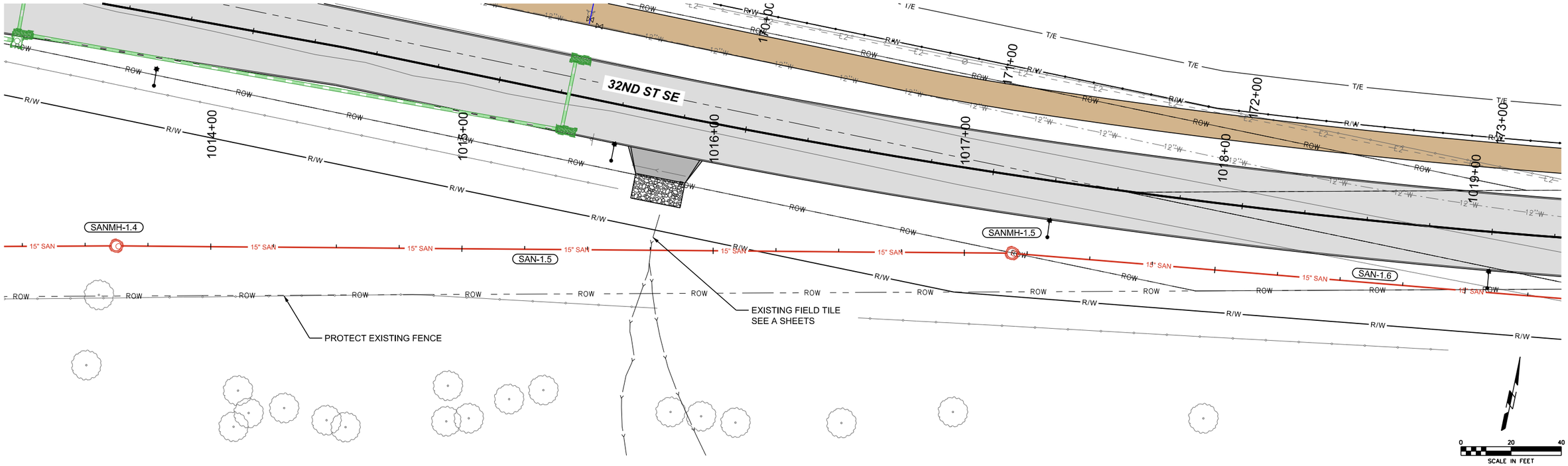

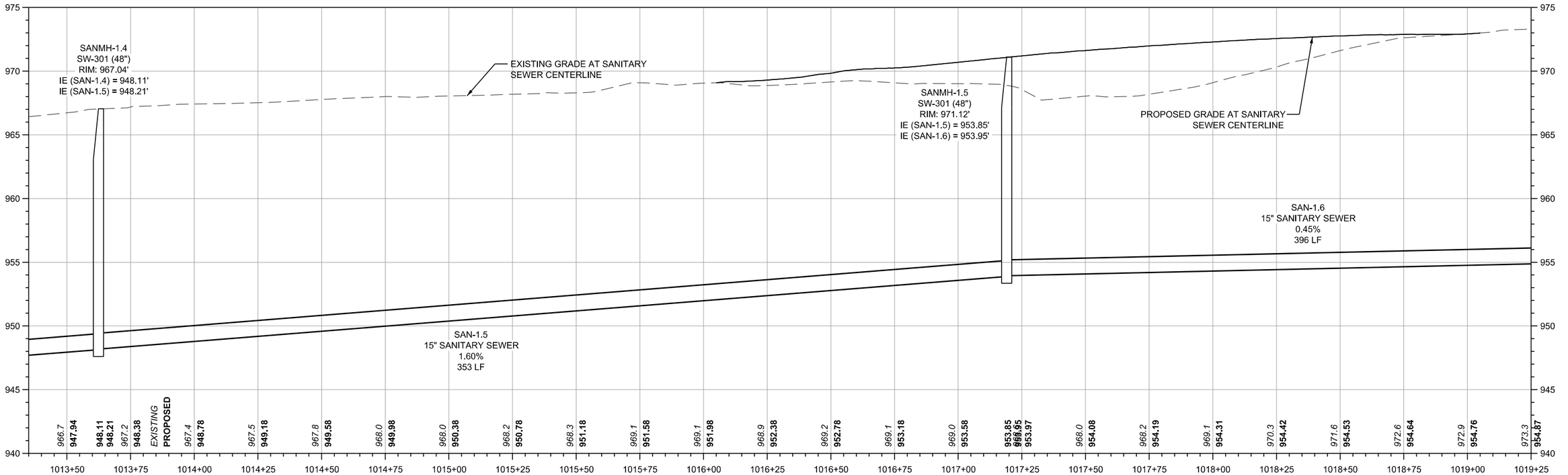

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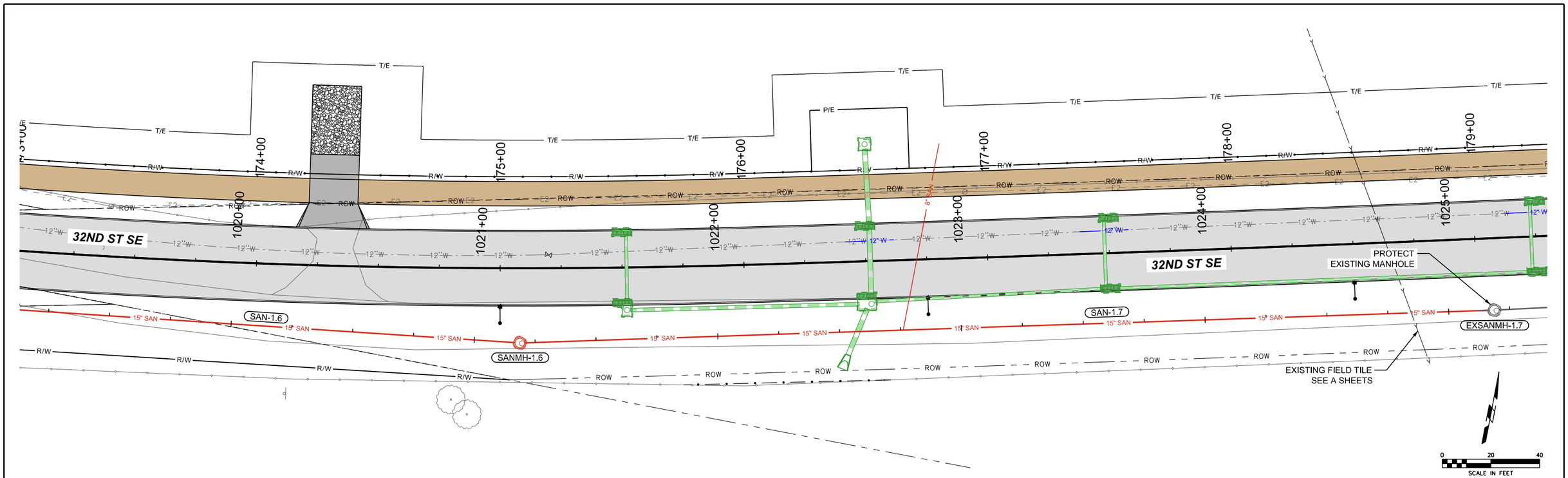

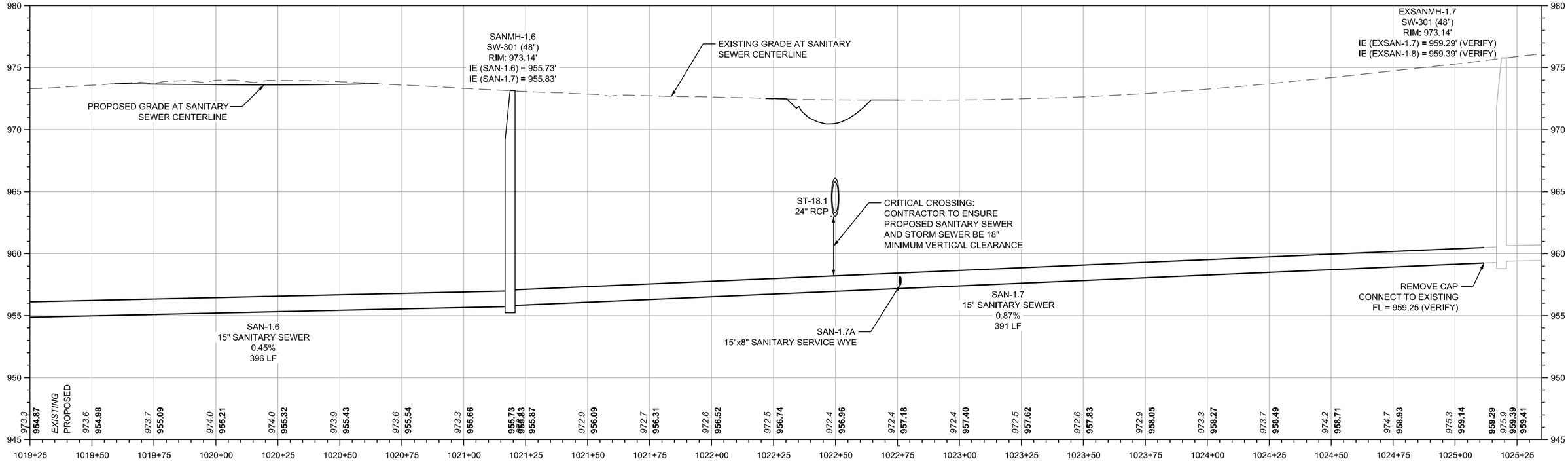

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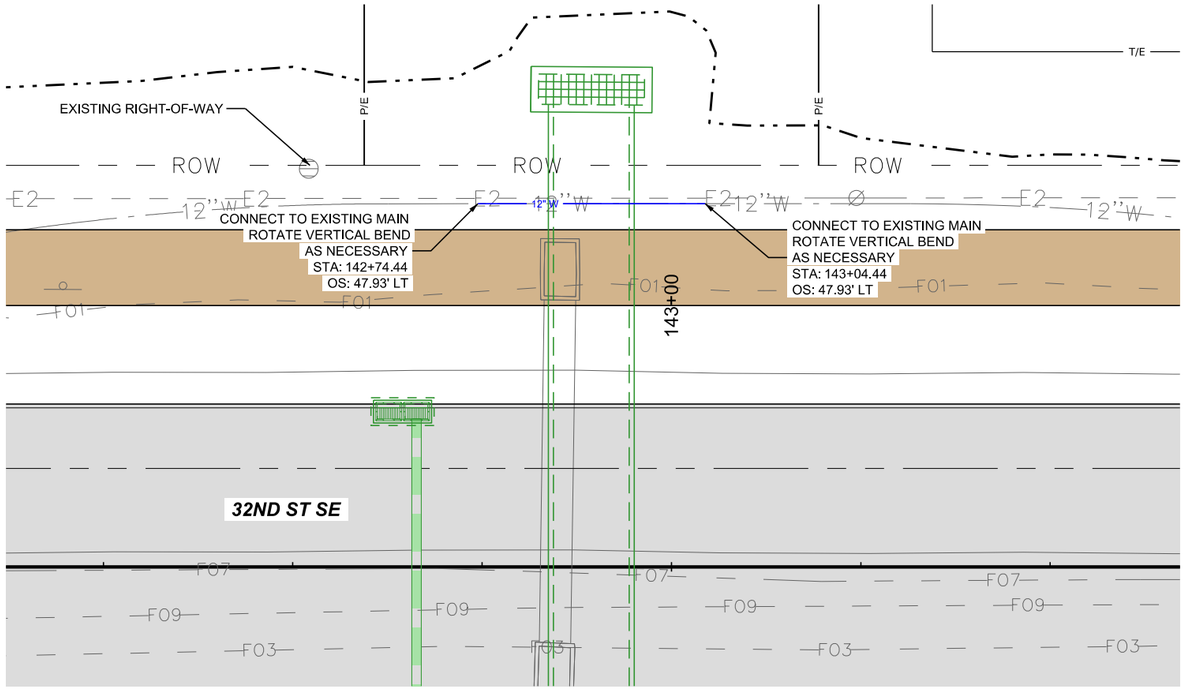
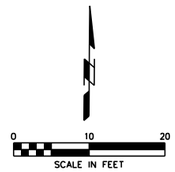
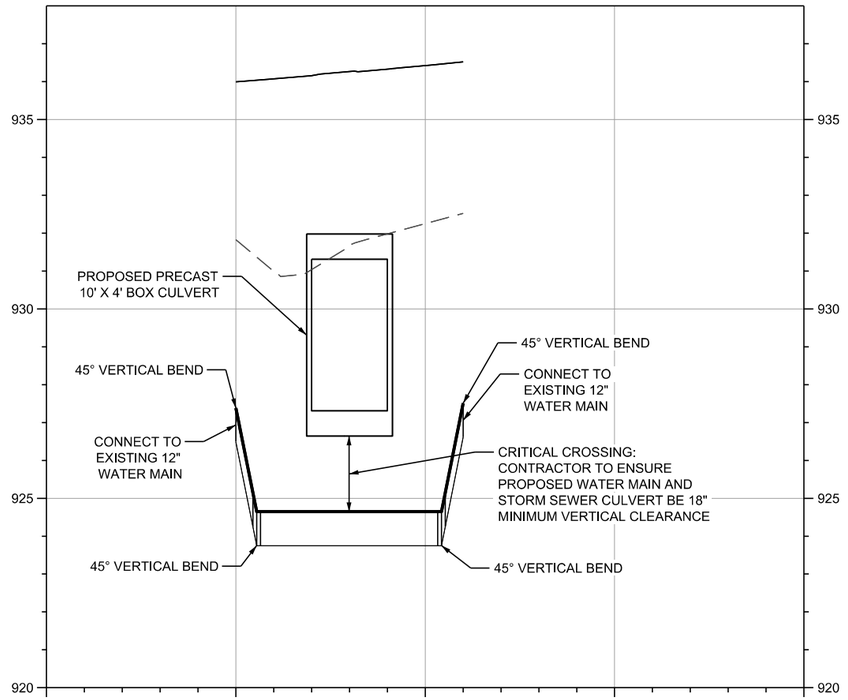
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

SANITARY SEWER PLAN AND PROFILE

MSA.5







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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

WATER MAIN RELOCATION PLAN AND PROFILE

MWM.1

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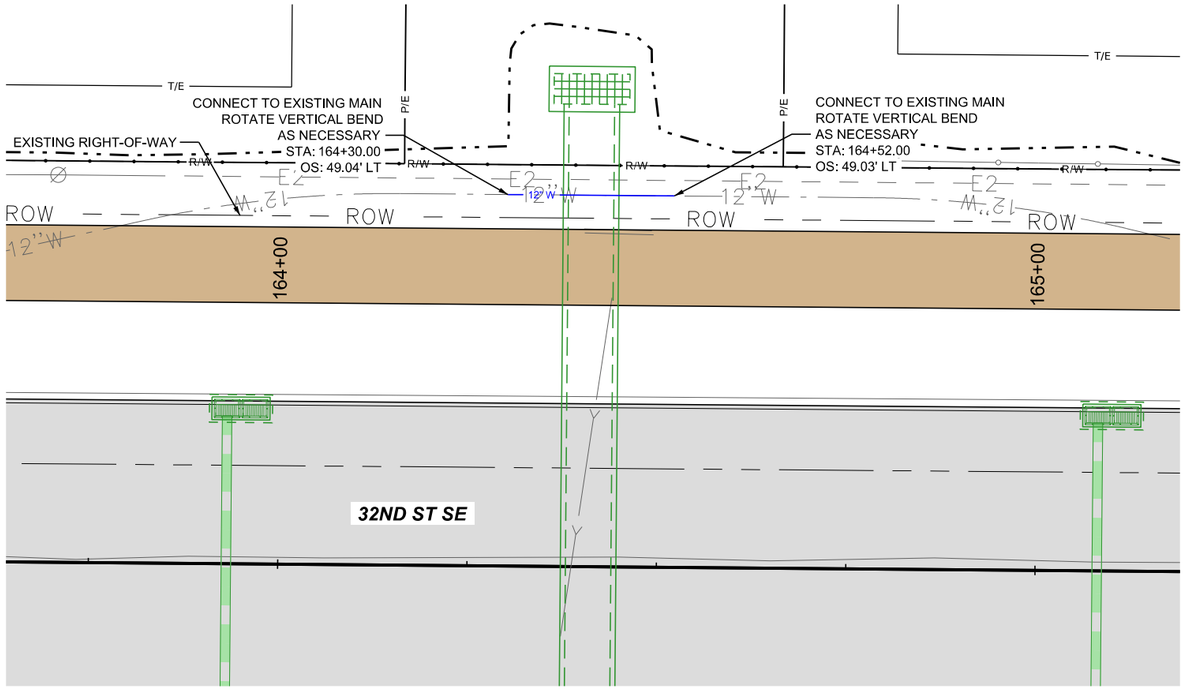

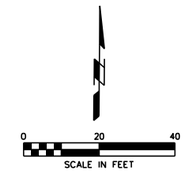

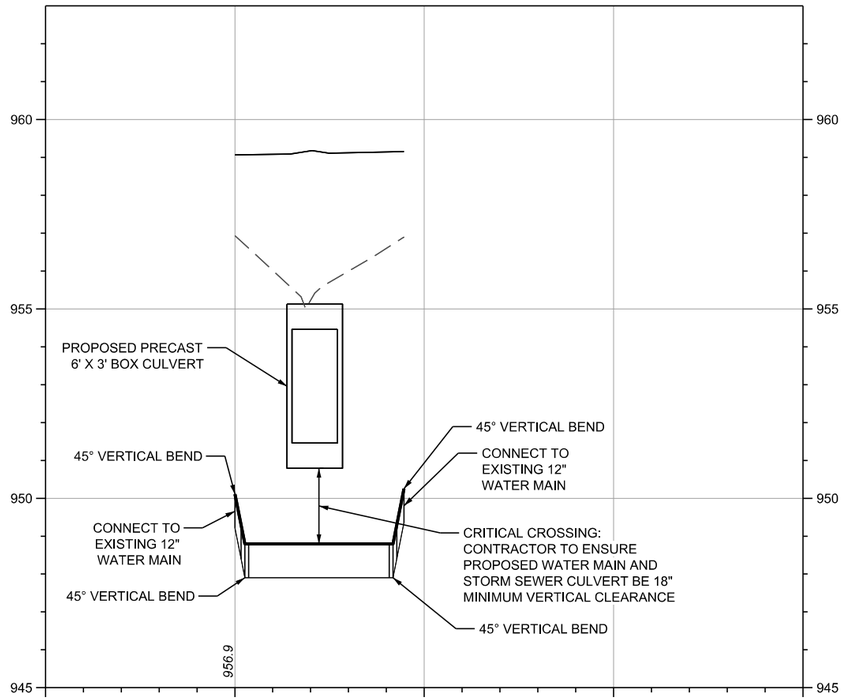

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Bondurant Life Connecting

SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)–9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

WATER MAIN RELOCATION PLAN AND PROFILE

MWM.2

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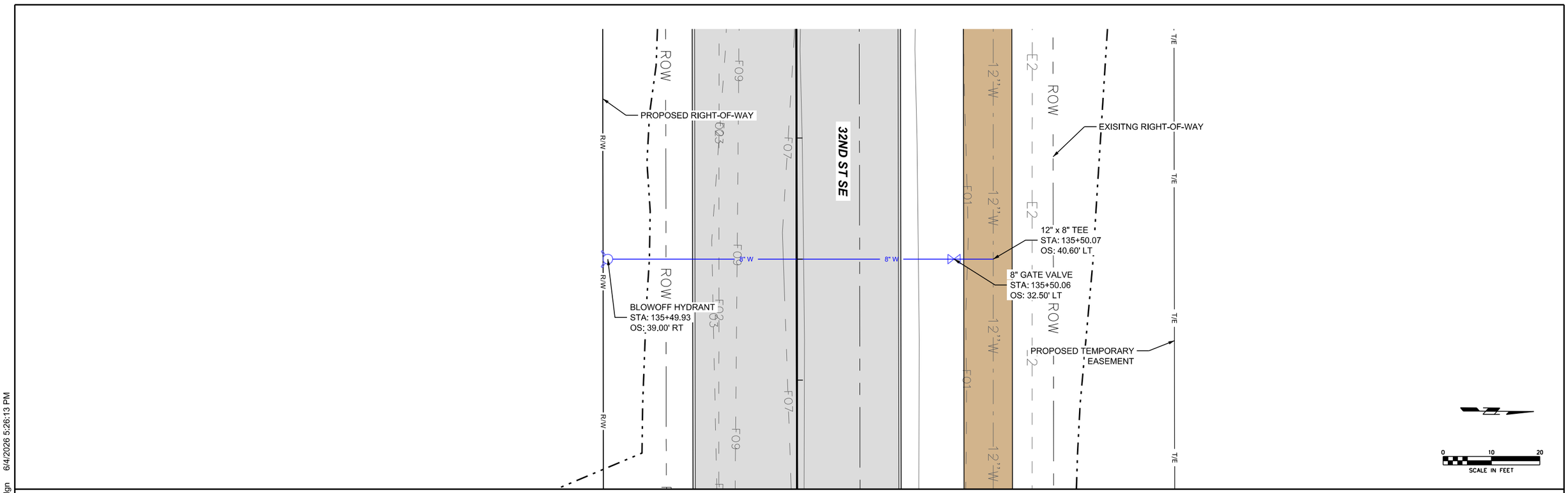
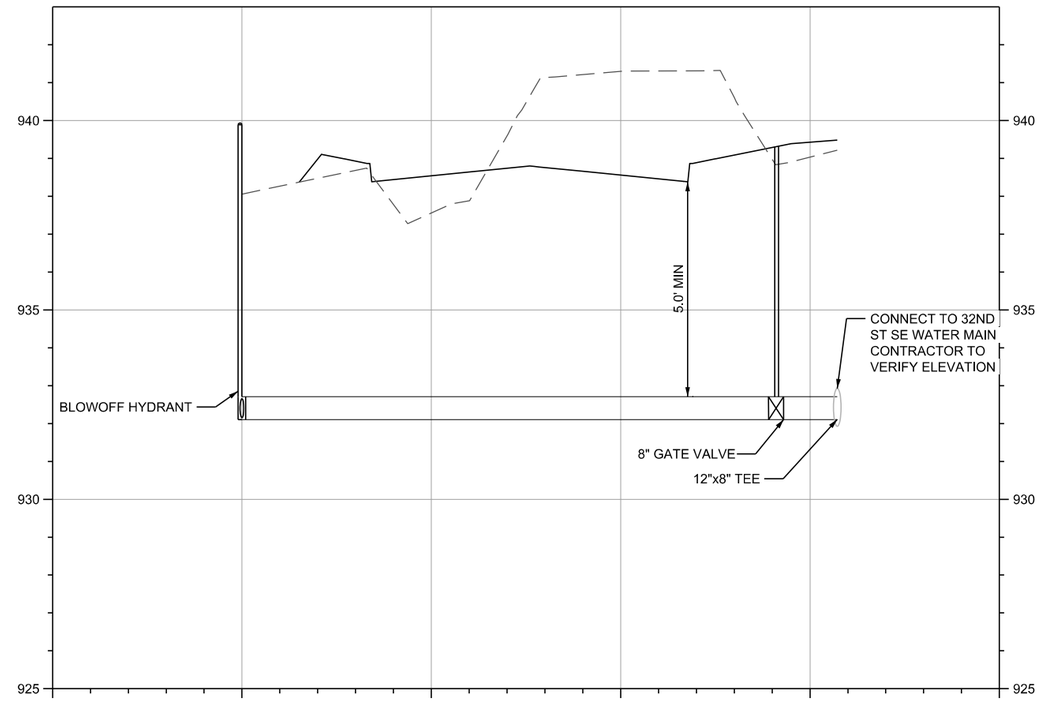
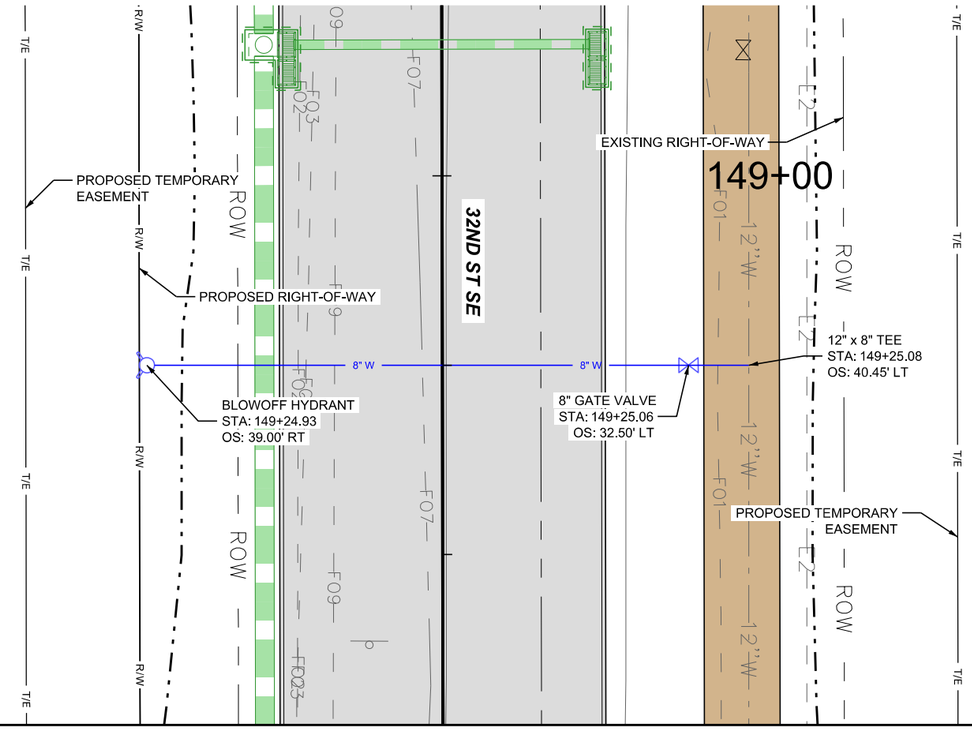
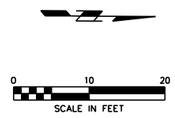
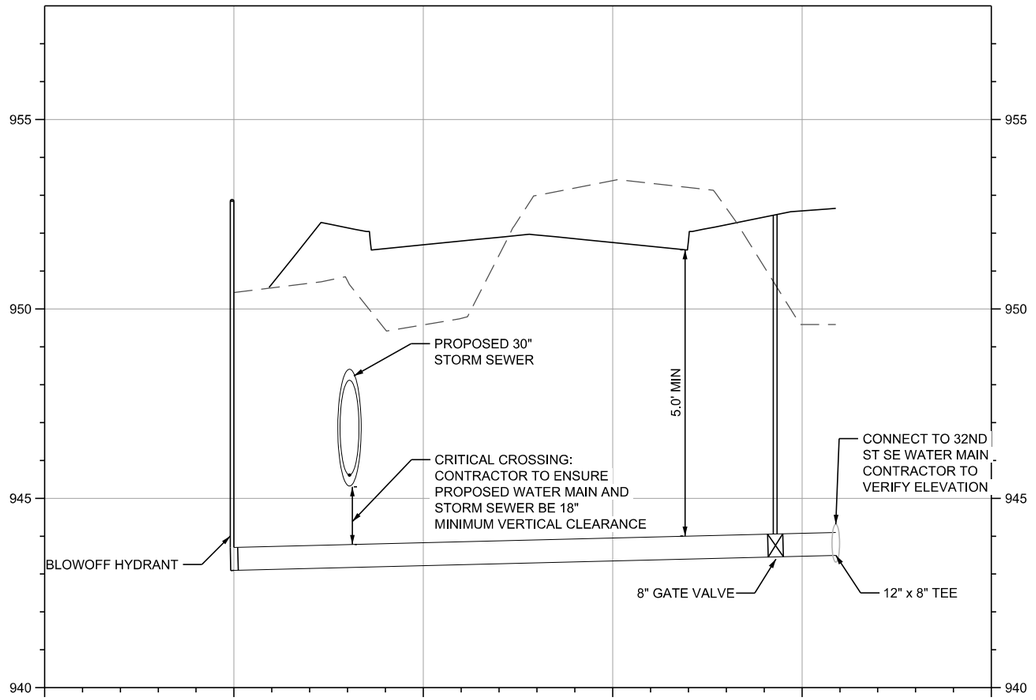

PROPOSED RIGHT-OF-WAY
EXISITNG RIGHT-OF-WAY
32ND ST SE
12" x 8" TEE
STA: 135+50.07
OS: 40.60' LT
8" GATE VALVE
STA: 135+50.06
OS: 32.50' LT
BLOWOFF HYDRANT
STA: 135+49.93
OS: 39.00' RT
PROPOSED TEMPORARY
EASEMENT
8" W
R/W
ROW
T/E
F09
F07
F03
F01
E2
12"W
0
10
20
SCALE IN FEET


940
935
930
925
5.0' MIN
BLOWOFF HYDRANT
8" GATE VALVE
12"x8" TEE
CONNECT TO 32ND
ST SE WATER MAIN
CONTRACTOR TO
VERIFY ELEVATION







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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

EAST WATER SERVICE PLAN AND PROFILE

MWM.4

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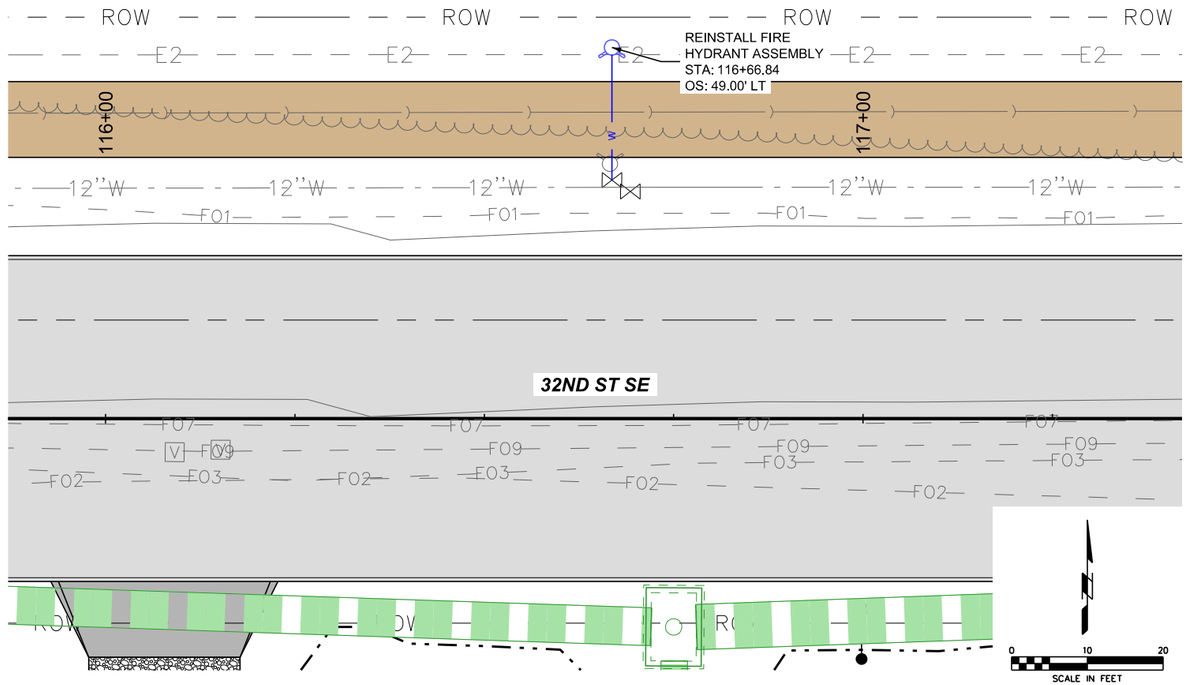

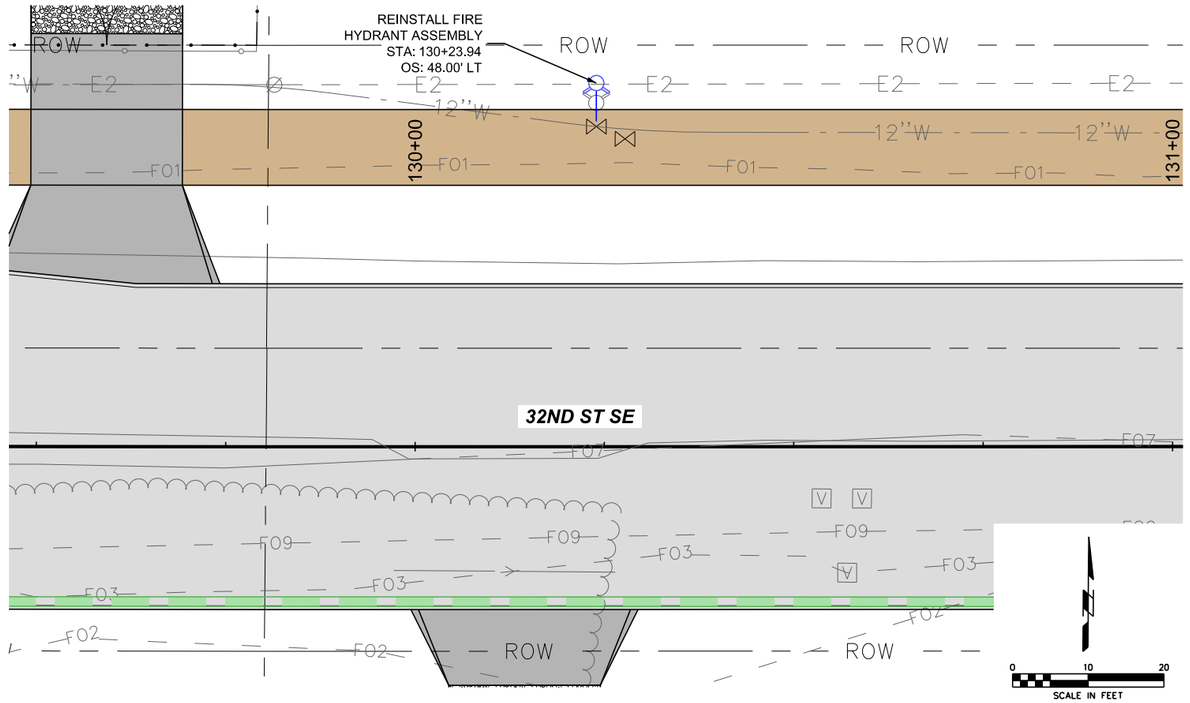

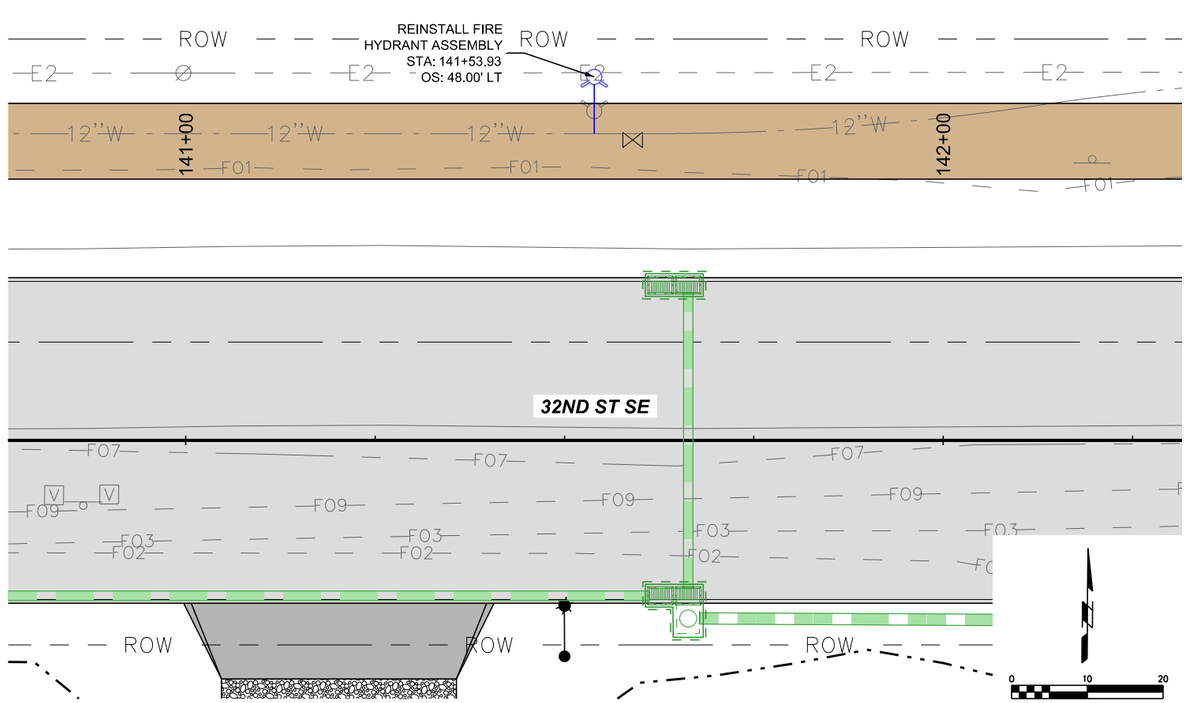

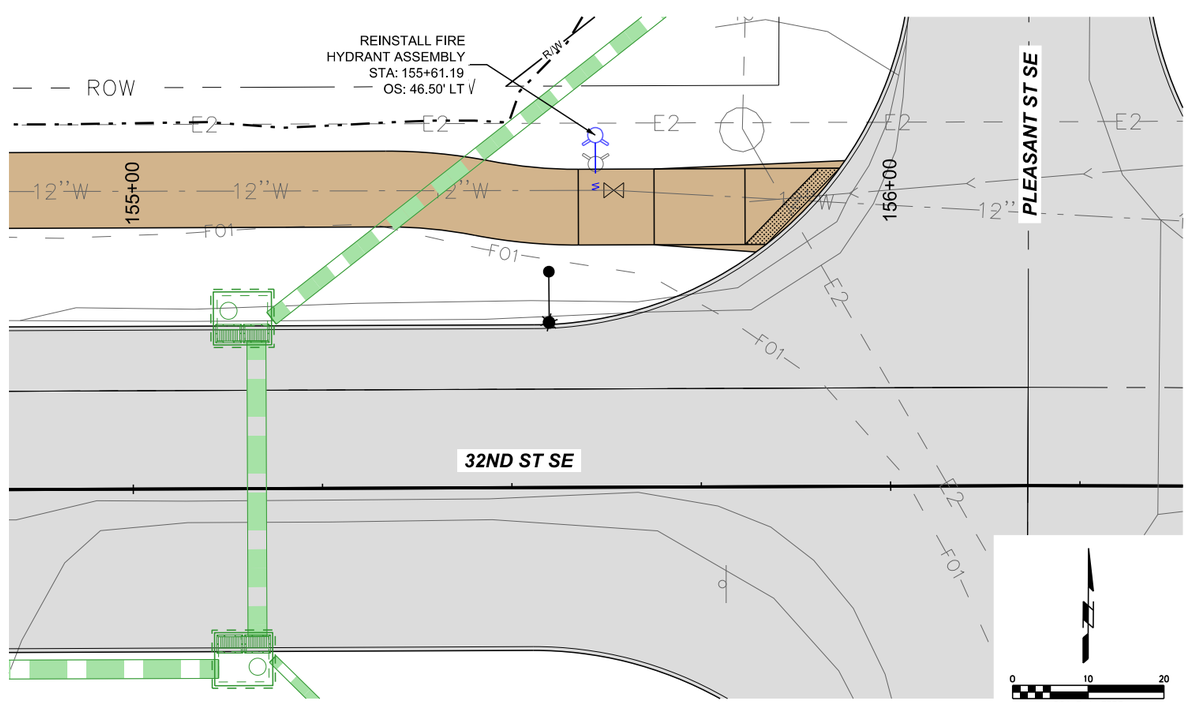

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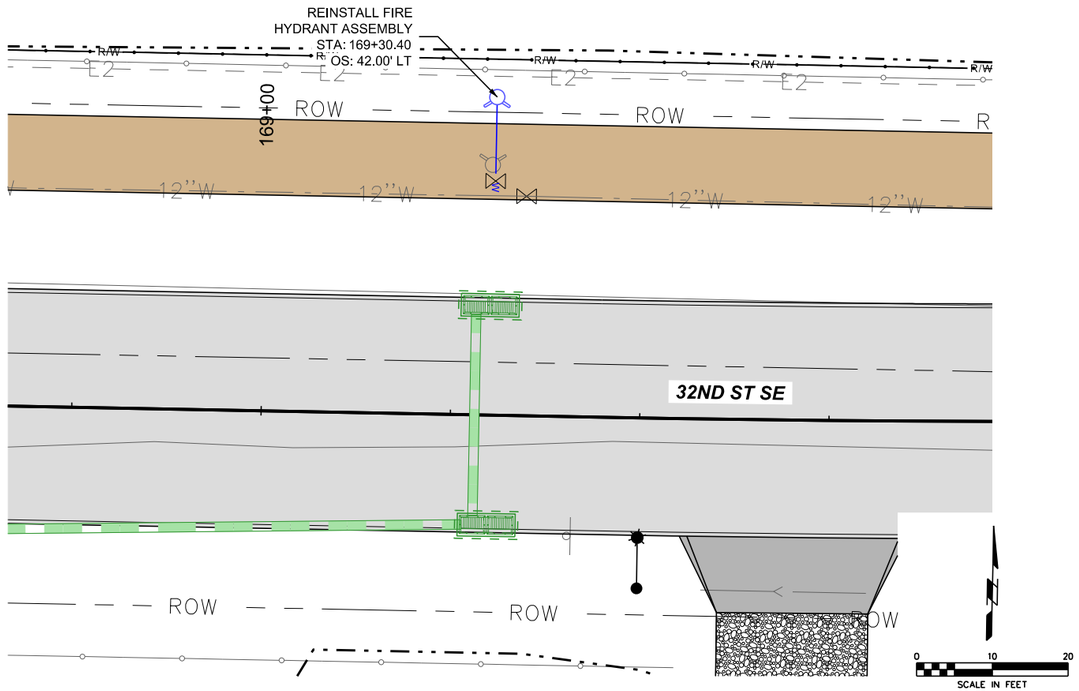
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

FIRE HYDRANT PLAN

MWM.5



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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

FIRE HYDRANT PLAN

MWM.6

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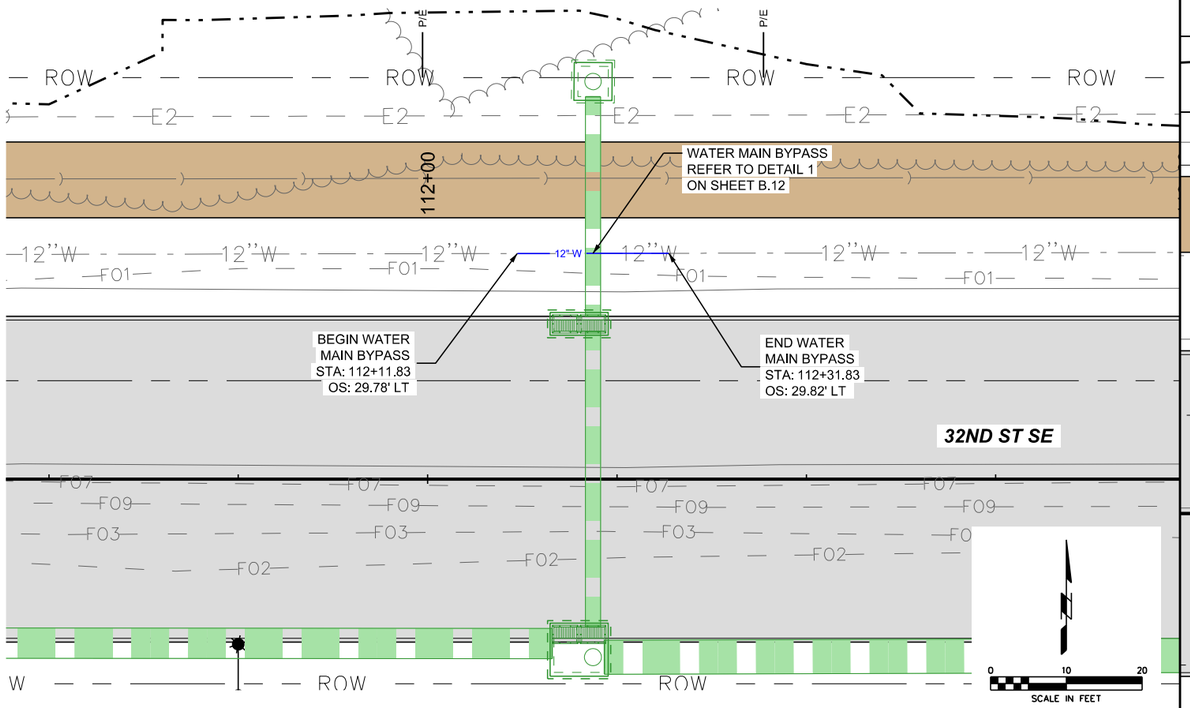

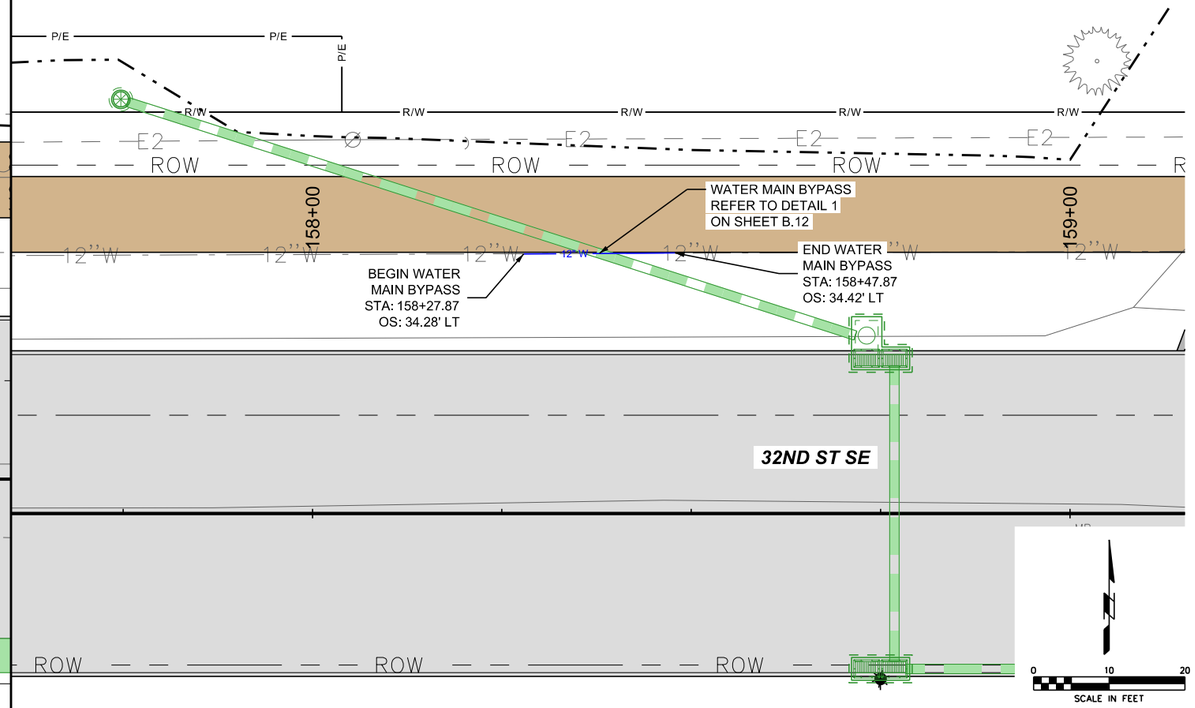

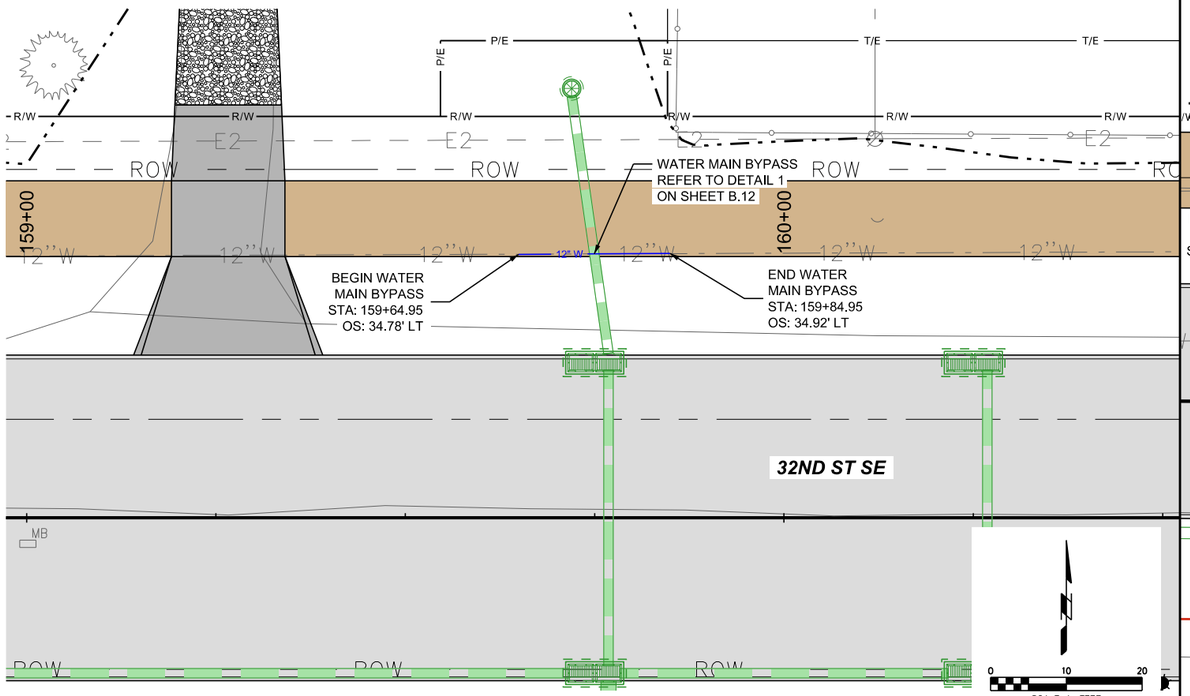

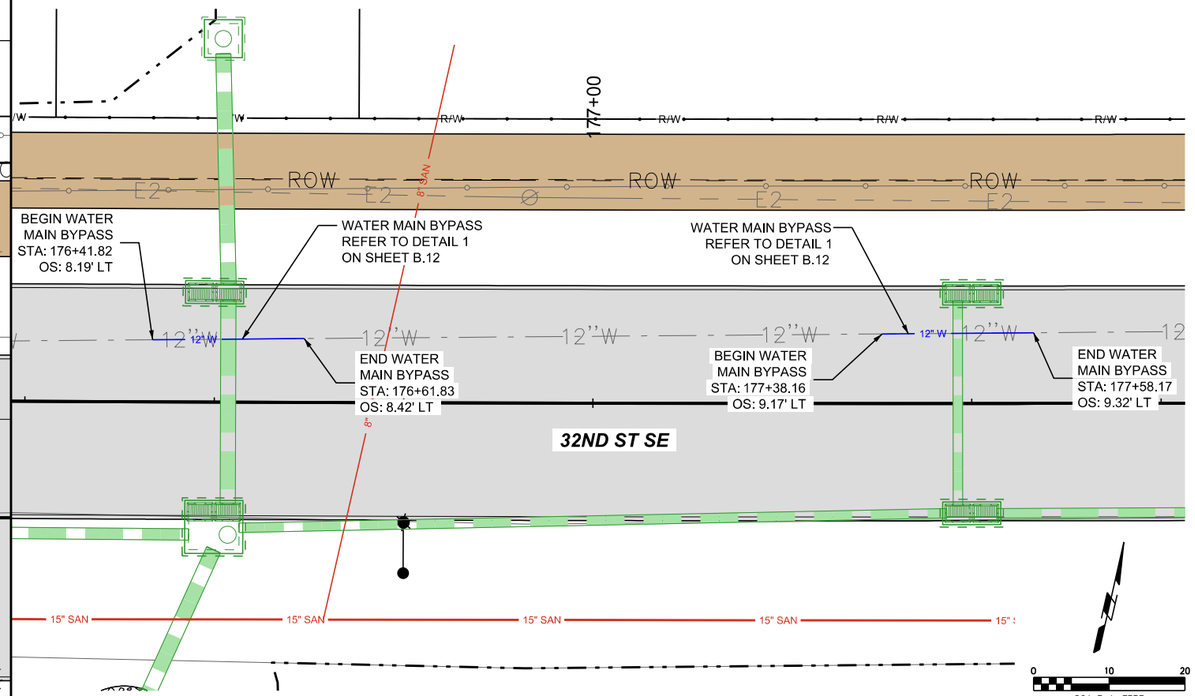

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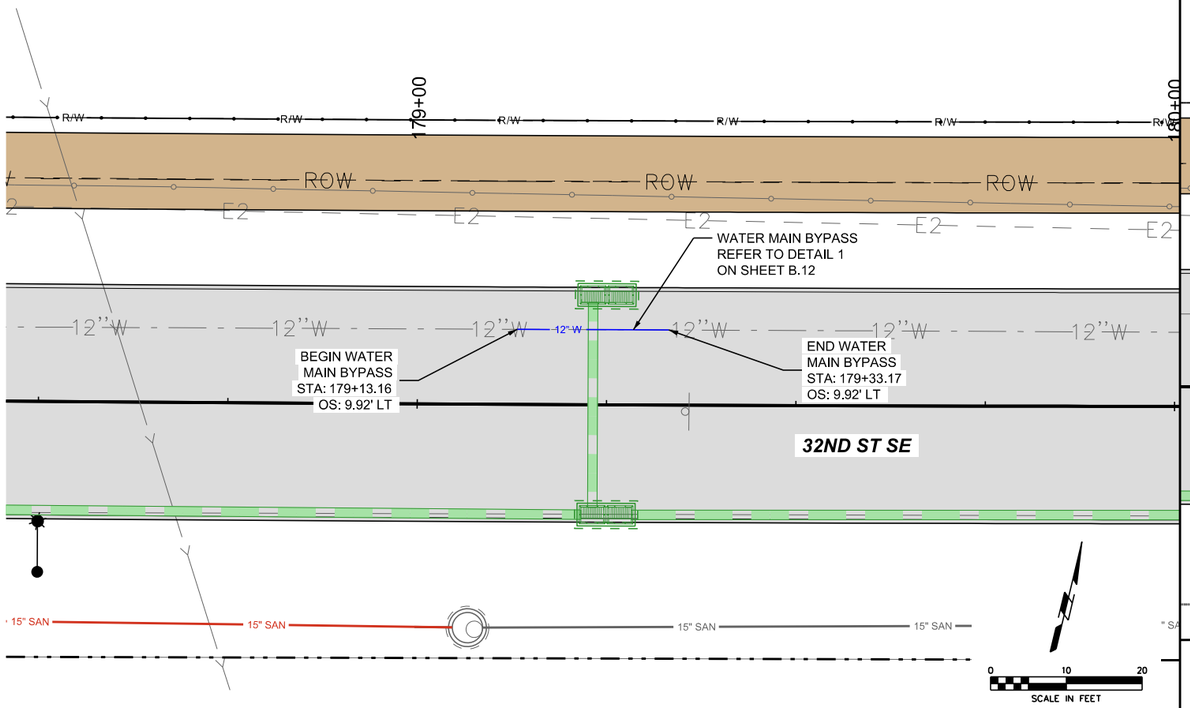
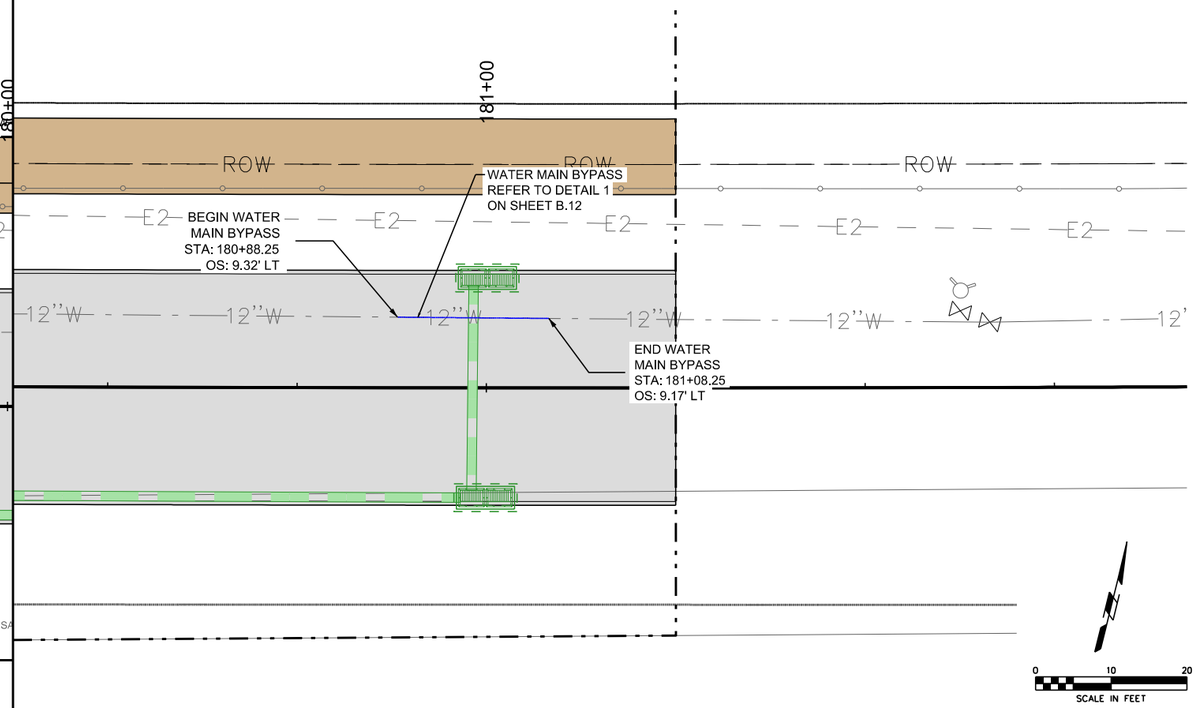
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

WATER MAIN BYPASS PLAN

MWM.7





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SE INDUSTRIAL PUBLIC
IMPROVEMENTS - PHASE 2

WATER MAIN BYPASS PLAN

MWM.8

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
2. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE CALL, 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OUTSIDE THE CONSTRUCTION LIMITS RESULTING FROM NEGLIGENCE.
4. CONTRACTOR SHALL COORDINATE TEMPORARY DISRUPTION OF UTILITY SERVICES WITH THE CITY OF BONDURANT AND/OR AFFECTED UTILITY COMPANIES WHEN RELOCATING EXISTING FACILITIES OR CONNECTING TO THE EXISTING FACILITIES.
5. POTHOLE EACH SIGNAL FOOTING LOCATION TO CONFIRM UTILITIES PRIOR TO FOOTING INSTALLS. NOTIFY ENGINEER OF ANY UTILITIES FOUND WITHIN SIGNAL FOOTING FOOTPRINT.
6. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF SUDAS.
7. ALL QUANTITIES SHOWN IN THE PLANS AND SPECIFICATIONS ARE FOR INFORMATIONAL AND ESTIMATING PURPOSES ONLY. THE CONTRACTOR'S BID FOR THIS PROJECT SHALL INCLUDE ALL LABOR EQUIPMENT AND MATERIALS NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL TRAFFIC SIGNAL INSTALLATION. TRAFFIC SIGNAL QUANTITIES WILL NOT BE MEASURED.
8. CONTRACTOR SHALL INSTALL ONE SIGNAL CABLE FROM EACH SIGNAL HEAD TO SIGNAL BASE. A 5-CONDUCTOR CABLE SHALL BE USED FOR PEDESTRIAN HEADS. THE USE OF PULL TAPE SHALL BE INCIDENTAL.
9. INSTALL PEDESTRIAN PUSH BUTTON SIGN R10-3A ABOVE EACH PUSH BUTTON. PEDESTRIAN PUSHBUTTONS HOUSING SHALL HAVE A YELLOW FINISH. PEDESTRIAN PUSH BUTTONS SHALL BE ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND COMPLY WITH PROWAG R307. OPERABLE PARTS OF PEDESTRIAN PUSH BUTTONS SHALL COMPLY WITH R403.
10. ALL SIGNAL INDICATIONS SHALL BE LED IN ACCORDANCE WITH MOST RECENT INSTITUTE OF TRANSPORTATION ENGINEERS SPECIFICATIONS.
11. THE CONTRACTOR HAS THE OPTION TO TRENCH OR BORE CONDUIT, HOWEVER, PAVEMENT SHALL NOT BE DISTURBED DURING CONSTRUCTION UNLESS NOTED ON THE PLANS. AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL FURNISH A SCHEDULE OF UNIT PRICES FOR ESTIMATED TRAFFIC SIGNAL QUANTITIES.
13. THE TOP 6" OF PEDESTAL POLES SHALL BE FORMED IN A 2' x 2' SQUARE.
14. CONTRACTOR SHALL SHAPE CONCRETE ADJACENT TO PUSH BUTTONS TO ELIMINATE ANY UNEVEN EDGE BETWEEN FOOTING AND SIDEWALK.

TRAFFIC SIGNALIZATION/LUMP SUM ITEM QUANTITIES

ITEM		UNIT	QUANTITY	AS-BUILT QUANTITY
WIRE AND CABLE	SIGNAL CABLE - 5C #14	LF	332	
	SIGNAL CABLE - 3C #14	LF	319	
	TRACER - 1C #10	LF	112	
	GROUND - 1C #6	LF	112	
CONDUIT	2" PVC, TRENCHED	LF	10	
	2" PVC, PUSHED	LF	67	
MISC.	POLE FOOTING (TYPE P) - 2.0' DIA X 4' DEPTH	EA	2	
	PEDESTRIAN PUSH BUTTON	EA	2	
	12' PEDESTAL POLE	EA	2	
	PEDESTRIAN SIGNAL HEAD WITH COUNTDOWN TIMER	EA	2	

LEGEND

TRAFFIC SIGNAL	
PLAN MARK	DESCRIPTION
	SIGNAL BASE
	PEDESTAL BASE
	PUSH BUTTON
	EXISTING MAST ARM
	LUMINAIRE
	EXISTING SIGNAL HEAD
	SIGNAL HEAD
	SIGNAL HEAD W/ BACKPLATE
	PEDESTRIAN SIGNAL HEAD
	PTZ VIDEO
	DETECTION SENSOR
	EMERGENCY VEHICLE PRE-EMPTION
SIGN	MAST ARM / POLE MOUNTED SIGN
	EXISTING CABINET
	HANDHOLE
	CONDUIT
##	VIDEO DETECTION ZONE
	GROUND MOUNTED SIGN
P#	SIGNAL POLE LABEL
# X#	PROPOSED/EXISTING HANDHOLE LABEL
	SIGNAL HEAD LABEL
	PEDESTRIAN HEAD LABEL

STANDARD ROAD PLANS

105-4
10-18-11

The following Standard Road Plans apply to the construction work on this project.

Number	Date	Title
8010.102	SUDAS 2026 Edition	Traffic Signal Pole Foundation - Sheet 4
8010.103	SUDAS 2026 Edition	Conduit and Precast Handholes - Sheet 2
8010.106	SUDAS 2026 Edition	Pedestal Pole Details

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

TRAFFIC SIGNAL GENERAL NOTES AND LEGEND

N.1

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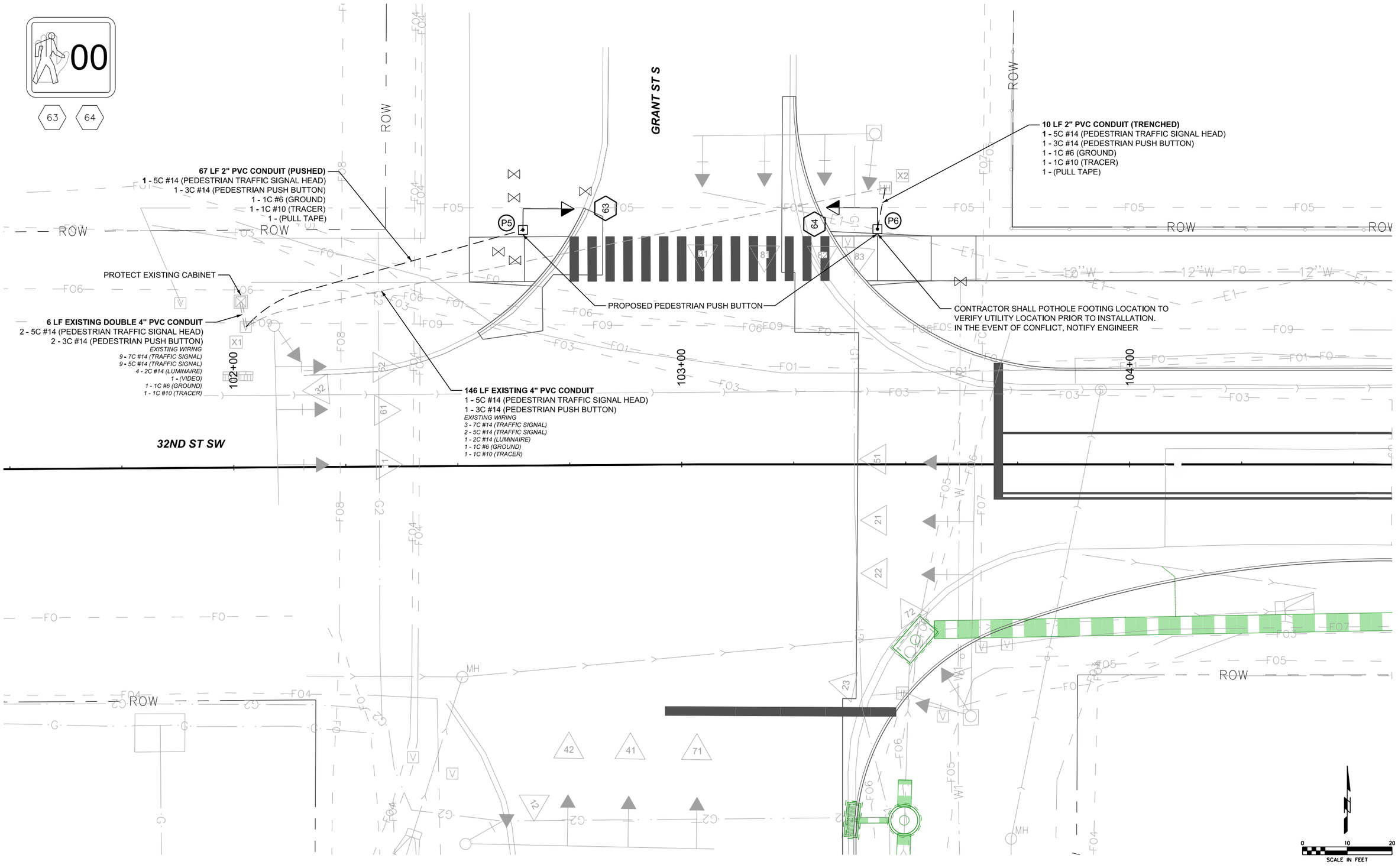

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

TRAFFIC SIGNAL PLAN

N.2

CONDUIT SCHEDULE

FROM	TO	CTR TO CTR DISTANCE	TRENCH PVC	PUSHED PVD	REMARKS
			2"	2"	
XHH1	P5	67		67	
XHH2	P6	10	10		
TOTAL			10	67	

NOTES:
1) XHH - EXISTING HANDHOLE
2) P - POLE BASE
3) XCAB - EXISTING CABINET

CABLE SCHEDULE

FROM	TO	CTR TO CTR DISTANCE	CONTROL 5c #14 #	CONTROL 5c #14 LENGTH	CONTROL 3c #14 #	CONTROL 3c #14 LENGTH	TRACER 1c #10 #	TRACER 1c #10 LENGTH	GROUND 1c #6 #	GROUND 1c #6 LENGTH	REMARKS
XCAB	XHH1	6	2	37	2	37					
XHH1	P5	67	1	79.5	1	79.5	1	79.5	1	79.5	
P5	63	0	1	12							
XHH1	XHH2	146	1	151	1	151					
XHH2	P6	10	1	22.5	1	22.5	1	22.5	1	22.5	
P6	64	0	1	12							
				302		290		102		102	Subtotal
				30		29		10		10	10% Cutting & Splicing
TOTAL				332		319		112		112	

BASES AND HANDHOLES SCHEDULE

ITEM NO.	LOCATION STATION	LOCATION OFFSET		BASES TYPE A	BASES TYPE P	HAND HOLES TYPE II	HAND HOLES TYPE III	HAND HOLES TYPE IV	REMARKS
P5	102+64.89	52.62'	LT		1				
P6	103+43.67	52.53'	LT		1				
TOTALS				0	2	0	0	0	

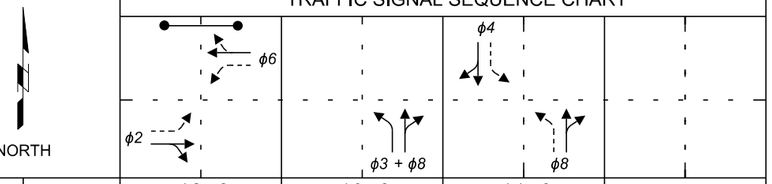
Notes:
1) All locations to center of pole base/handhole.

POLES AND MAST ARMS SCHEDULE

POLE NO.	POLE TYPE	DETAILS MAST ARM LENGTH	DETAILS SIGNAL HEAD SPACING	DETAILS TRAFFIC SIGNS ON ARMS QTY.	DETAILS TRAFFIC SIGNS ON ARMS LOCATION ON ARM (FT)	MAST ARM MOUNTING HEIGHT	LUMINAIRE POLE HEIGHT	LUMINAIRE MOUNTING HEIGHT	LUMINAIRE ARM LENGTH	LUMINAIRE ROTATION	LUMINAIRE NOTE	FOOTING DIAMETER	FOOTING DEPTH PER SCHEDULE	FOOTING TOP OF FOOTING	REMARKS
P5	PEDESTAL POLE						12.0'					2.0'	4.0'	FLUSH WITH ADJACENT SIDEWALK	PUSH BUTTON SHALL BE APS
P6	PEDESTAL POLE						12.0'					2.0'	4.0'	FLUSH WITH ADJACENT SIDEWALK	PUSH BUTTON SHALL BE APS

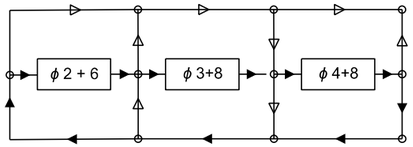
Notes:
1) Top of Pedetal and Pedestrian Push Button Pole footings shall be a minimum of 2" of above finished ground and flush with adjacent pavement.

TRAFFIC SIGNAL SEQUENCE CHART



APPROACH	FACE NO.	ϕ 2 + 6 R / W	ϕ 2 + 6 CLEAR TO ϕ 3 + 8	ϕ 2 + 6 CLEAR TO ϕ 4 + 8	ϕ 3 + 8 R / W	ϕ 3 + 8 CLEAR TO ϕ 2 + 6	ϕ 3 + 8 CLEAR TO ϕ 4 + 8	ϕ 4 + 8 R / W	ϕ 4 + 8 CLEAR TO ϕ 2 + 6	CLEAR TO ϕ
NORTHBOUND GRANT STREET S	31, 32	<R	<R	<R	<G	<G / G	<G / <Y	<FY	<FY / <Y	
	81, 82, 83	R	R	R	G	G / Y	G	G	G / Y	
SOUTHBOUND GRANT STREET S	71, 72	<R	<R	<R	<R	<R	<R	<FY	<FY / <Y	
	41, 42	R	R	R	R	R	R	G	G / Y	
EASTBOUND 32ND STREET SE	51, 52	<FY	<FY / <Y	<FY / <Y	<R	<R	<R	<R	<R	
	21, 22, 23	G	G / Y	G / Y	R	R	R	R	R	
WESTBOUND 32ND STREET SE	11,12	<FY	<FY / <Y	<FY / <Y	<R	<R	<R	<R	<R	
	61, 62	G	G / Y	G / Y	R	R	R	R	R	
	63, 64	W	W / FDW	W / FDW	DW	DW	DW	DW	DW	

TRAFFIC SIGNAL PHASING DIAGRAM



FLOW PATH WHERE ALL PHASES ARE IN DEMAND

OPTIONAL FLOW PATH WHERE NOT ALL PHASES ARE IN DEMAND

LEGEND

———	PROTECTED VEHICULAR MOVEMENT
— —	PERMISSIVE VEHICULAR MOVEMENT
●——●	ACTUATED PEDESTRIAN MOVEMENT
R / W	RIGHT OF WAY INTERVAL
ϕ	TRAFFIC PHASE
R	CIRCULAR RED
Y	CIRCULAR YELLOW
G	CIRCULAR GREEN
<R	RED LEFT ARROW
<FY/FY>	FLASHING YELLOW LEFT/RIGHT ARROW
<Y/Y>	YELLOW LEFT/RIGHT ARROW
<G/G>	GREEN LEFT/RIGHT ARROW
W	WALK
FDW	FLASHING DON'T WALK
DW	DON'T WALK
AO	ALL OTHER PHASES

GRANT ST & 32ND ST

PHASE SEQUENCE NOT ALLOWED	
ϕ 4 + 8	ϕ 3 + 8
DUAL ENTRY PHASES	
ϕ 2+6 ϕ 4+8	

FLASHING OPERATION

GRANT STREET S	RED
32ND STREET SE	RED
PEDESTRIAN	DARK

SUGGESTED SIGNAL TIMINGS, AM (6:00 - 9:00)

PHASE	1	2	3	4	5	6	7	8
Movement		EBT	NBL	SBT		WBT		NBT
Min Green		5.0	5.0	5.0		5.0		5.0
Max Green		25.0	8.2	8.8		25.0		22.8
Passage		3.0	3.0	3.0		3.0		3.0
Yellow Change		4.1	4.0	4.9		4.1		4.9
Red Clearance		1.9	1.8	1.3		1.9		1.3
Walk		7.0				7.0		
Pedestrian Clearance		17.0				17.0		

Notes: Cycle Length = 60

SUGGESTED SIGNAL TIMINGS, PM (3:00 - 6:00) + OFF PEAK

PHASE	1	2	3	4	5	6	7	8
Movement		EBT	NBL	SBT		WBT		NBT
Min Green		5.0	5.0	5.0		5.0		5.0
Max Green		24.0	7.2	10.8		24.0		23.8
Passage		3.0	3.0	3.0		3.0		3.0
Yellow Change		4.1	4.0	4.9		4.1		4.9
Red Clearance		1.9	1.8	1.3		1.9		1.3
Walk		7.0				7.0		
Pedestrian Clearance		17.0				17.0		

Notes: Cycle Length = 60

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West Des Moines, Iowa 50266
515.223.8104 | shive-hattery.com
Bondurant Life Connecting

SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)–9E-77

DRAWN BY: PJG
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

TRAFFIC SIGNAL SEQUENCE

N.4

Project	Type 2U - Gray	Catalog #	ARCH-S-PA1-60-740-U-T2U-AP-10K-PR7-U120835	Type	323-332792
Prepared by	DAT	Notes		Date	6.17.21



Streetworks

Archeon Small

Roadway Luminaire

Product Features

Light Architect™

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

Product Certifications

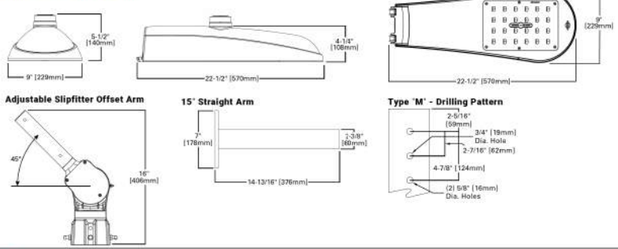
Quick Facts

- Die-cast aluminum construction; Single latch tool-less entry
- Replaces up to 200W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation; IP66 rated

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Streetworks — Archeon Small

Ordering Information

SAMPLE ORDER NUMBER: **ARCH-S-PA1-20-740-U-T2R-A15-AP-10K-PR**

Product Family [1, 2]	Light Engine	Wattage Bucket	Color Temperature	Voltage	Distribution	Mounting	Finish
ARCH-S=Archeon Small	**PA1**=Direct Mount Rectangle (24 LED)	**20** **30** **40** **50** **60** **70** **80** **90** **100**	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **827**=80CRI, 2700K * **AMB**=Amber 590nm [6, 17]	**U**=Universal 0-480V [3, 5] **9**=347V [3]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**[Blank]**=None **A15**=15° Straight Mast Arm **ASJ515**=Adjustable Slipfitter (Factory set at 15° degrees) [4] **ASJ525**=Adjustable Slipfitter (Factory set at 25° degrees) [4] **ASJ545**=Adjustable Slipfitter (Factory set at 45° degrees) [4]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **WH**=White

Options (Add as Suffix)	Controls
10K=Series 10kV UL 1449 Surge Protective Device **20K**=Series 20kV UL 1449 Surge Protective Device **20KI**=Series 20kV UL 1449 Surge Protective Device with light indicator **10MSP**=Parallel 10kV MOV Surge Protective Device **20MSP**=Parallel 20kV MOV Surge Protective Device **K**=Level Indicator **HA**=50°C High Ambient Temperature* **HSS**=Factory Install House Side Shield* **PSC**=Photocontrol Shorting Cap **NPC**=NEMA Photocontrol - Multi-Tap **LLPC**=Longlife Photocontrol Included **FADC**=Field Adjustable Dimming Controller [18] **CC**=Coastal Construction [19]	**PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle [7] **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle **SLTD**=DALI **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [8] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [8] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [8] **ZD**=DALI-enabled 4-PIN Twistlock Receptacle [9, 11] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [10, 11] **SWPD4XX**=WaveLinx Wireless Sensor, 7' - 15 Mounting Height [12, 13, 14, 15] **SWPDSXX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [12, 13, 14, 15]

Accessories (Order Separately) [17]

DA / RA1013=Photocontrol Shorting Cap **DA/RA1201**=NEMA Photocontrol - 347V **DA1223**=10kV Surge Module Replacement **DA/RA1014**=NEMA Photocontrol - 120V **DA/RA1016**=NEMA Photocontrol - Multi-Tap **DA/RA1027**=NEMA Photocontrol - 480V	**DA/RA1291**=NEMA Photocontrol - 347V **A15-XX**=Arm (15° Straight Arm) [16] **ASJ515-XX**=Adjustable slipfitter (Factory set at 15 degrees) [4] **ASJ525-XX**=Adjustable slipfitter (Factory set at 25 degrees) [4] **ASJ545-XX**=Adjustable slipfitter (Factory set at 45 degrees) [4] **HS-ARCH-24**=Field Install ARCH House Side Shield	**VGS-ARCH**=Short Vertical Drop Shield **VGL-ARCH**=Long Vertical Drop Shield **SWPD4-XX**=WaveLinx Wireless Sensor, 7' - 15' Mounting Height [12, 13, 14, 15] **SWPDS-XX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [12, 13, 14, 15]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WEBPS30016EN for additional support information.
2. Not available with PA1-20.
3. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Extended lead times may apply.
5. If "PR" selected, dimming functionality not available, dimming leads will be capped.
6. Optics not available with PA1-10 or PA1-16D.
7. HS-ARCH not available with 5PQ and T2U distribution.
8. Round pole adapter and mounting hardware included. "M" drill pattern.
9. Replace XX with color designation.
10. Utilizes internal step-down transformer when 347V or 480V is selected.
11. Controls system is not available with photocontrol (5PC), photocontrol receptacle (PR or PR7), or other controls systems (MSLZD, ZW, LWR, DALI, or DIM).
12. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
13. Replace XX with sensor color (WH, BZ or BK).
14. Sensor passive infrared (PIR) may be overly sensitive with operating below -20°C (-4°F).
15. For this device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
16. Not available with HA option.
17. Amber 590nm +/-5nm for wildlife and observatory use. Supplied in PA1-30 wattage bucket only.
18. Cannot be used with motion response control options.
19. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
20. Smart device with Sensor Configuration mobile application by Wattstopper required to change system defaults.

Product Specifications

Construction

- Heavy-duty die-cast aluminum housing and door
- Tool-less entry, hinged removable door for easy maintenance
- 3G vibration rated

Optics

- Choice of four patented, high efficiency AccuLED Optics
- Available in Type II/F, II/U, III, IV wide and V square wide the optics are precisely designed to shape the distribution maximizing efficiency and application spacing
- Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 2200K, 2700K, 3000K, and 5000K CCT
- For the ultimate level of spill light control, an optional house side shield accessory is available and can be field or factory installed
- Optics are IP66 enclosure rated
- IDA Certified for 3000K CCT and warmer only.

Electrical

- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- Standard 0-10V dimming
- 10kV/10kA common- and differential- mode surge protection available
- Ambient operating temperature from -40°C to 40°C; 50°C HA, high ambient, capability available
- Standard with three position tunnel type compression terminal block
- Greater than 98% lumen maintenance expected at 60,000 hours
- Replaces 50W to 150W HID
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Mounting

- Two-bolt/one-bracket slipfitter with cast-in pipe stop and 2.5" leveling steps
- Fixed-in-place bird guard seals around 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) mounting arms
- Optional 15" pole mount arm available with round pole adapter and mounting hardware included

Finish

- Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear
- Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors

Shipping Data

- Approximate Net Weight: 12 lbs. (5.4 kgs.)
- Effective Projected Area: 0.5 (Sq. Ft.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal
- Optional ten-year warranty, please see your Cooper Lighting Solutions Streetworks sales representative for more information

Material	Size/Class	Item ID	WMS CU
Aluminum	12', 12' Mtg Hgt, Anchor Base, 9" BC, Round, Smooth, 3" Tenon, Alum	309-211725	P12A-A/B TENON
Aluminum	14', 14' Mtg Hgt, Anchor Base, 9" BC, Round, Smooth, 3" Tenon, Alum	309-211731	P14A-A/B-TENON
Aluminum	16', 16' Mtg hgt, Anchor Base, 8" BC, Round, Fluted, 4" Tenon, Black	309-211732	16A-A/B, TENON
Aluminum	20', 20' Mtg Hgt, Anchor Base, 9" BC, 4" Square, Black	309-211733	N/A
Aluminum	30', 30' Mtg Hgt, Anchor Base, 10.5" BC, Round, Smooth, w/6' Arm, Drilled for 1-Ban, Black	309-211776	P30A-A/B-6 ARM
Fiberglass	18', 14' Mtg Hgt, Direct Embedded, Round, Smooth, 3" Tenon, Black	309-133845	N/A
Fiberglass	18', 14' Mtg Hgt, Direct Embedded, Round, Smooth, 3" Tenon, Grey	309-133844	P18F-EMB
Fiberglass	20', 16' Mtg Hgt, Direct Embedded, Round, Smooth, 4" Tenon, Black,w/Base	309-238712	P20F-EMB
Fiberglass	24', 20' Mtg Hgt, Direct Embedded, Round, Pebble Grain, Blk.w/Base & Recpt	309-238722	N/A
Fiberglass	24', 20' Mtg Hgt, Direct Embedded, Round, Smooth, 3" Tenon, Black	309-238715	P24F-EMB BLK
Fiberglass	24', 20' Mtg Hgt, Direct Embedded, Round, Smooth, 3" Tenon, Green	309-238716	P24F-EMB GRN
Fiberglass	32', 28' Mtg Hgt, Direct Embedded, Round Smooth, w/6' Arm, Grey	309-238720	P25F-EMB-6 ARM
Fiberglass	30', 25' Mtg Hgt, Direct Embedded, Round, 3" Tenon, Black	309-238730	P25F-EMB
Fiberglass	34', 30' Mtg Hgt, Direct Embedded, Round, Smooth, w/6' Arm, Black	309-211779	P30F-EMB-6 ARM
Fiberglass	34', 30' Mtg Hgt, Direct Embedded, Round, Smooth, w/6' Arm Grey	309-133817	P30F-EMB-6 GREY
Fiberglass	30' class 4, Distribution, Black	309-211755	P30F-CL4
Fiberglass	35' class 3, Distribution, Black	309-211756	P35F-CL3
Fiberglass	40' class 3, Distribution, Black	309-211757	P40F-CL3
Fiberglass	45' class 2, Distribution, Black	309-211758	P45F-CL2
Fiberglass	50' class 1, Distribution, Black	309-211759	P45F-CL1
Laminate	25', Direct Embedded	309-238710	P25L
Steel	18', 14' Mtg Hgt, Direct Embedded, Round, Smooth, w/2' Arm, Black	309-211734	P18S-EMB-2 ARM
Steel	26'-6", Anchor Base	309-211107	N/A
Steel	26'-9", 26'-9" Mtg Hgt, Anchor Base, 10.5" BC, Round, Smooth, w/6' Arm, Galv	309-211735	P27S-A/B-6 ARM
Steel	27', 27' Mtg Hgt, Anchor Base, 10.5" BC, Round, Smooth, w/6' Arm, Reinforced for Ban, Galv	309-211747	P27S-A/B-6 BAN
Steel	28', 25' Mtg Hgt, Direct Embedded, Round, Smooth, w/6' Arm, Galv	309-211736	P28S-EMB-6 ARM
Steel	27', 30' Mtg Hgt, Anchor Base, 10.5" BC, Round, Smooth, w/6' Arm, Drilled for 1-Ban, Black	309-211775	P30S-A/B-6 ARM
Steel	30' Mtg Hgt, Anchor Base, 12.5 In BC, Round, Smooth, w/6' Davit Arm, Festoon Outlet	309-133805	P30S-A/B-6DAVIT
Steel	30', 30' Mtg Hgt, Anchor Base, 10"-12" BC, 5" Square, Drilled for 1 Lt, Black	309-211726	P30S-A/B, 1LT
Steel	30', 30' Mtg Hgt, Anchor Base, 10"-12" BC, 5" Square, Drilled for 2 Lts, Black	309-211727	P30S-A/B, 2LT
Steel	35', 32.5' Mtg Hgt, Direct Embedded, Round, Smooth, w/15' Arm, Galv	309-211737	P30S-EMB-15 ARM
Steel	30', 28.5' Mtg Hgt, Direct Embedded, Round, Smooth, w/2-15' Arms, Galv	309-211739	N/A
Steel	29.5', 32.5' Mtg Hgt,Anchor Base, 10.5" BC, Round, Smooth, w/8' Arm, Drilled for 1-Ban, Black	309-211777	P32S-A/B-8 ARM
Steel	29.5', 32.5' Mtg Hgt,Anchor Base, 10.5" BC, Round, Smooth, w/2-8' Arms, Drilled for 2-Ban, Black	309-211778	P32S-A/B-2 8ARM
Steel	34', 31' Mtg Hgt, Direct Embedded, Round, Smooth, w/6' Arm, Galv	309-211738	P34S-EMB-6 ARM
Steel	34.5', 31' Mtg Hgt, Direct Embedded, Round, Smooth, w/8' Arm, Galv	309-211740	P34S-EMB-8 ARM
Steel	34.5', 31' Mtg Hgt, Direct Embedded, Round, Smooth, w/2-8' Arms, Galv	309-211741	N/A
Steel	34.5', 32.5' Mtg Hgt, Direct Embedded, Round, Smooth, w/12' Arm, Black	309-211742	P34S-EMB-12 ARM
Steel	34.5', 32.5' Mtg Hgt, Direct Embedded, Round, w/2-12' Arm, Black	309-211743	P34S-EMB-2 12 ARM
Steel	35', 34'-6", Direct Embedded, Round, Smooth, w/2-8 Arms, Black	309-211746	P34S-EMB-2 8 ARM
Steel	35', 34'-6", Direct Embedded, Round, Smooth, w/6' Arm, Black	309-211744	P34S-EMB-6 BLK
Steel	35', 37' Mtg Htg, Anchor Base, 13" BC, Smooth, For 15' Truss Arm (not incl), Galv	309-211845	P35S-A/B-15 ARM
Steel	33.5', 35' Mtg Hgt, Anchor Base, 11.5" BC, Round, Smooth, w/12' Arm, Black	309-211745	P35S-A/B-12 ARM
Steel	35' Mtg Hgt, Anchor Base, Round, Smooth, w/6' Davit Arm, w/Festoon Outlet, Galv	309-133806	P35S-A/B-6DAVIT
Steel	35' Mtg Hgt, Anchor Base, Round, Smooth, w/2-6' Davit Arms, w/Festoon Outlet, Galv	309-133807	N/A
Steel	35', Anchor Base, 14" BC, Smooth, Square, w/Festoon Outlet, Bronze	309-211785	N/A
Steel	45', Direct Embedded, Class 2, Distribution	309-211750	P45S-CL2

MIDAMERICAN ENERGY COMPANY	POLE SELECTION CHART (ALUMINUM, FIBERGLASS, LAMINATE, STEEL)	PL_REF4
DRAWN BY: MLL / APPROVED BY: DJR		CU CATEGORY: REV. NO. 8 / REV. DATE 10/27/2017 / ISSUE DATE 02/18/2004

396

PEDESTRIAN CONFLICT AREA CLASSIFICATION:

LOW - AREAS WITH VERY LOW VOLUMES OF NIGHT PEDESTRIAN USAGE. THESE CAN OCCUR IN ANY OF THE CITED STREET CLASSIFICATIONS BUT MAY BE TYPIFIED BY SUBURBAN SINGLE FAMILY STREETS, VERY LOW DENSITY RESIDENTAL DEVELOPMENTS AND RURAL OR SEMI-RURAL AREAS.

ILLUMINANCE METHOD - RECOMMENDED VALUES

Street and Pedestrian Conflict Area		Pavement Classification (Minimum Maintained Average Values)	Uniformity Ratio Eavg/Emin	Velling Luminance Ratio Lmax/Lavg
Street	*Pedestrian Conflict Area*	*R1 fc*		
Major (Arterial)	Low	0.6	3.5	0.3

Lumimaire Schedule

Label	Description	LLF	Luminaire Lumens	Luminaire Watts
MIDAMERICAN 150W EQUIVALENT TYPE 2 DISTRIBUTION	MIDAMERICAN 150W EQUIVALENT, GRAY, ARCH-S-PA1-60-740-U-T2U, MOUNTED TO MIDAMERICAN #P34S-EMB-8 ARM POLE, DIRECT EMBEDDED, ROUND, SMOOTH, W/ 8' ARM, GALVANIZED 31' LUMINAIRE MOUNTING HEIGHT.	0.850	9052	64

Calculation Summary

Label	CalcTyoe	Units	Avg	Max	Min	Avg/Min	Max/Min
32ND ST SE	Illuminance	Fc	0.67	1.50	0.20	3.35	7.50
PLEASANT ST SE	Illuminance	Fc	0.64	1.40	0.20	3.20	7.00

LIGHTING PLAN PROVIDED FOR REFERENCE ONLY. FIXTURES, CONDUIT, AND CIRCUITRY TO BE INSTALLED BY OTHERS FOLLOWING THE PROJECT.

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DRAWN BY: MAM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LIGHTING NOTES

P.1

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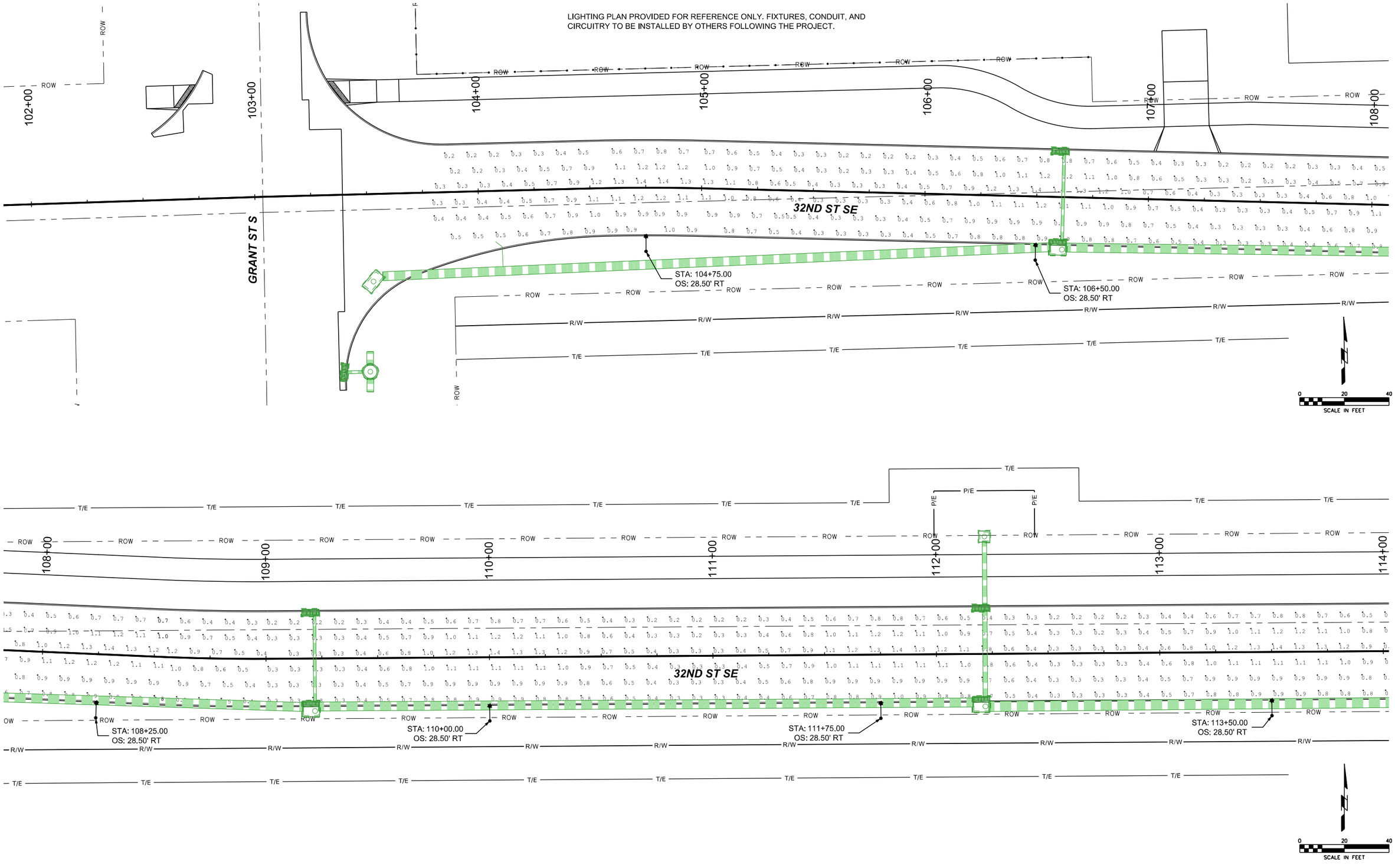

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LIGHTING PLAN

P.2

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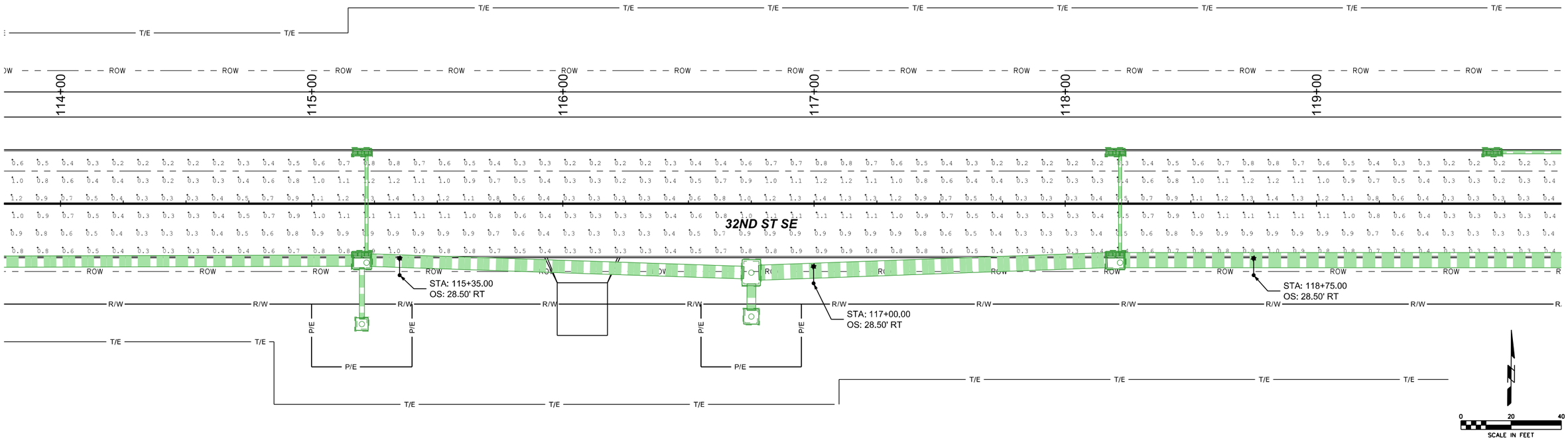

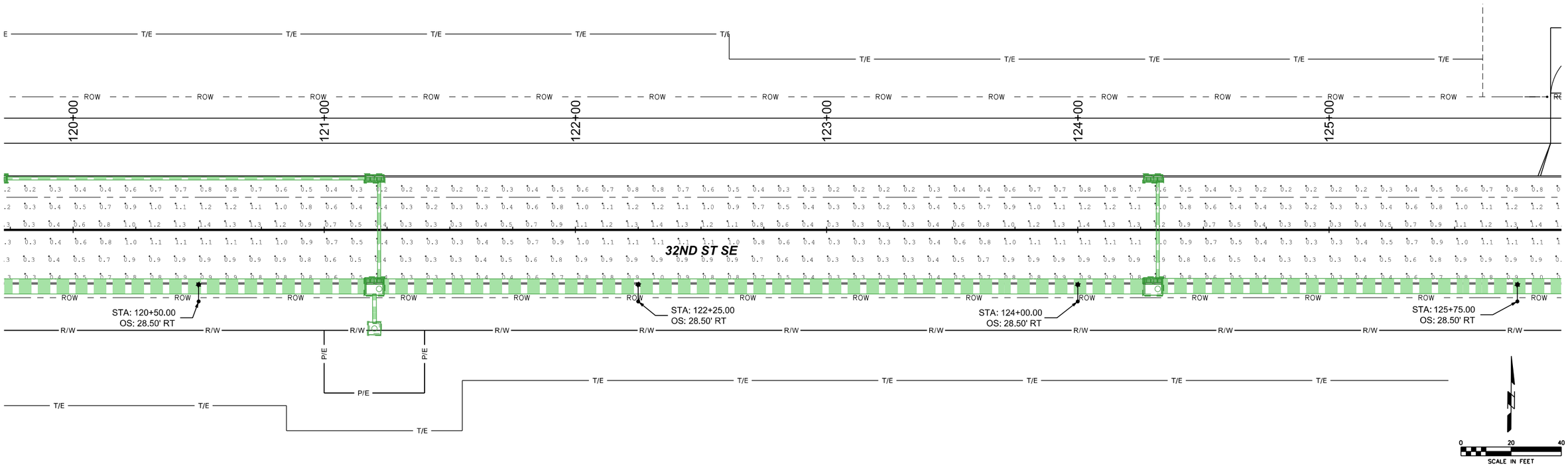

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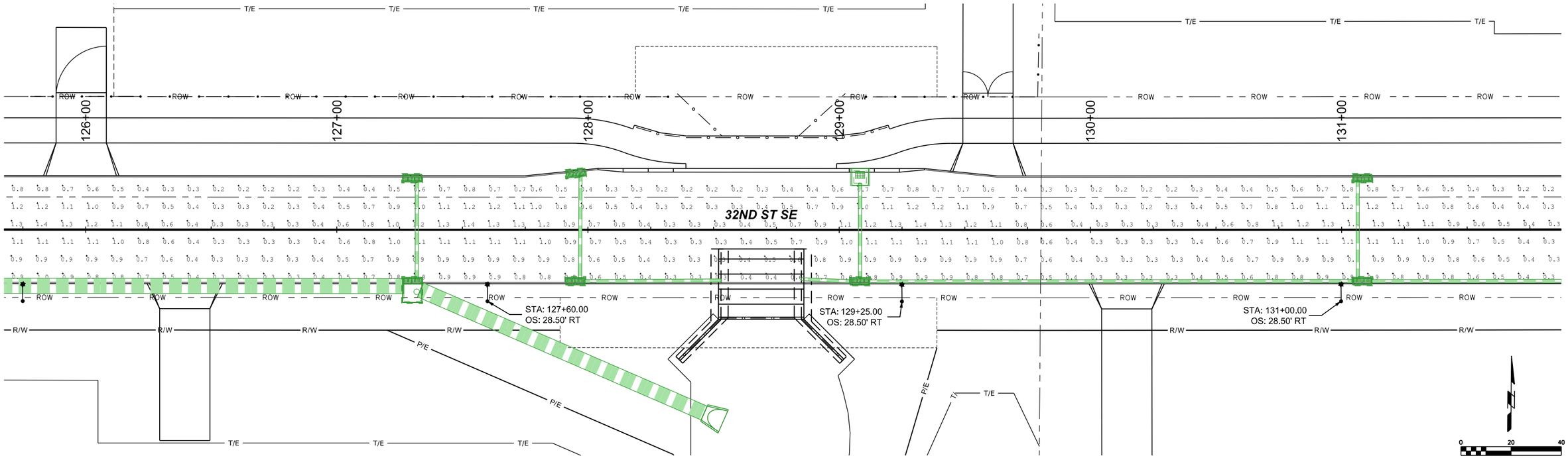
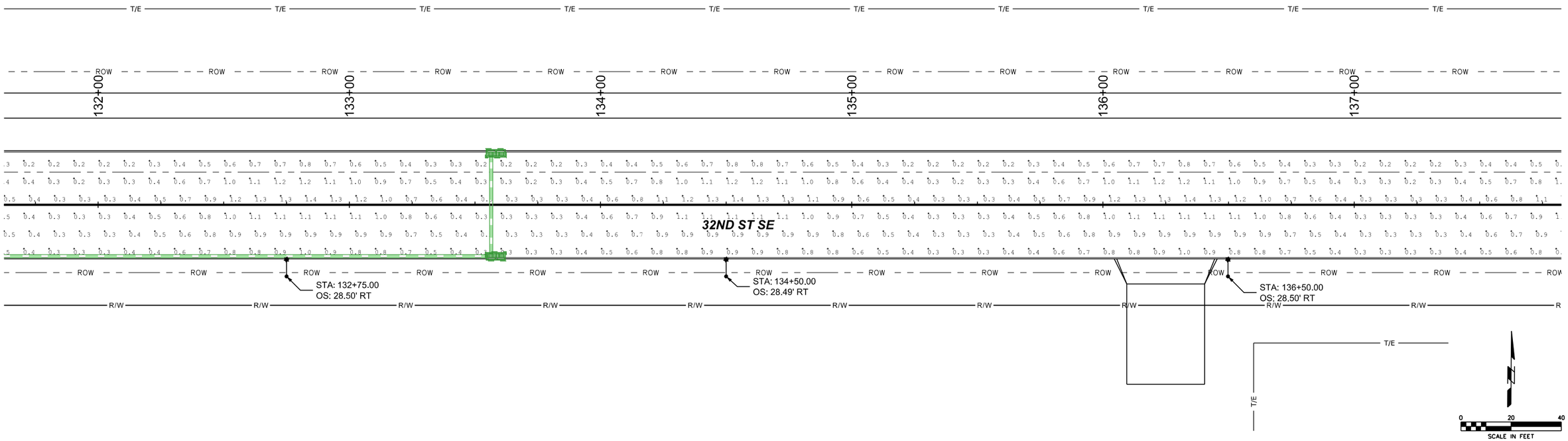
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LIGHTING PLAN

P.3





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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LIGHTING PLAN

P.4

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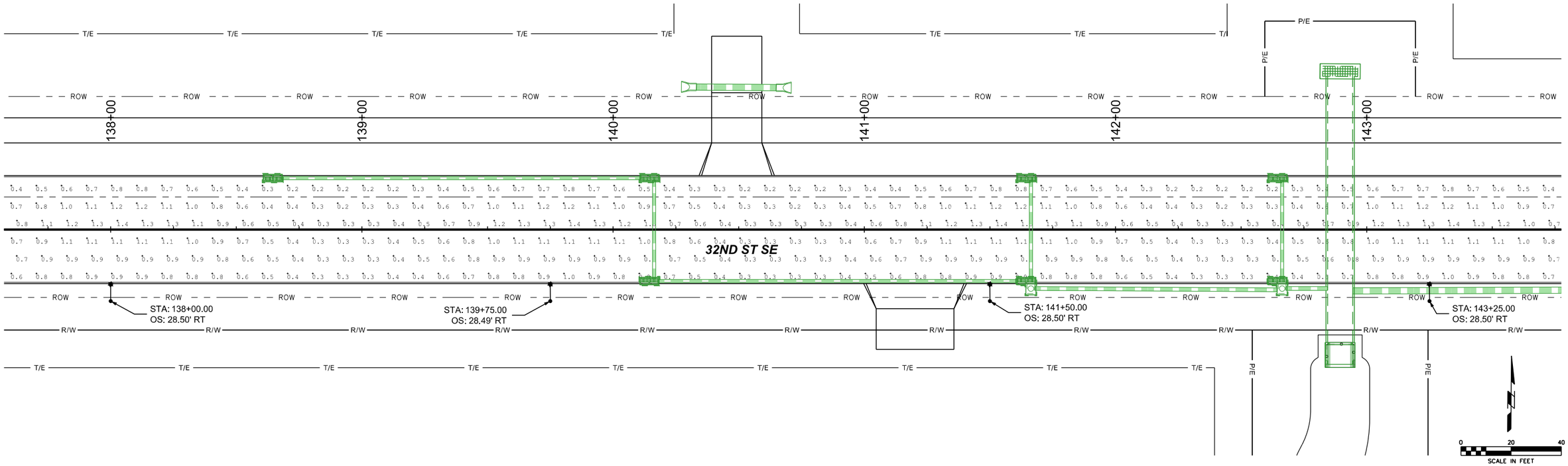

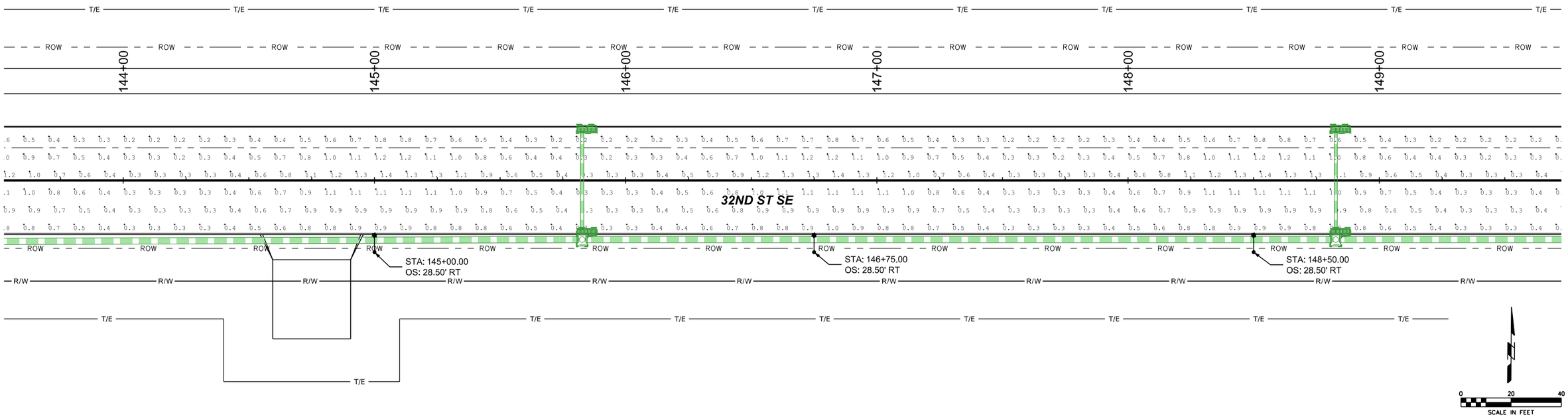

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LIGHTING PLAN

P.5

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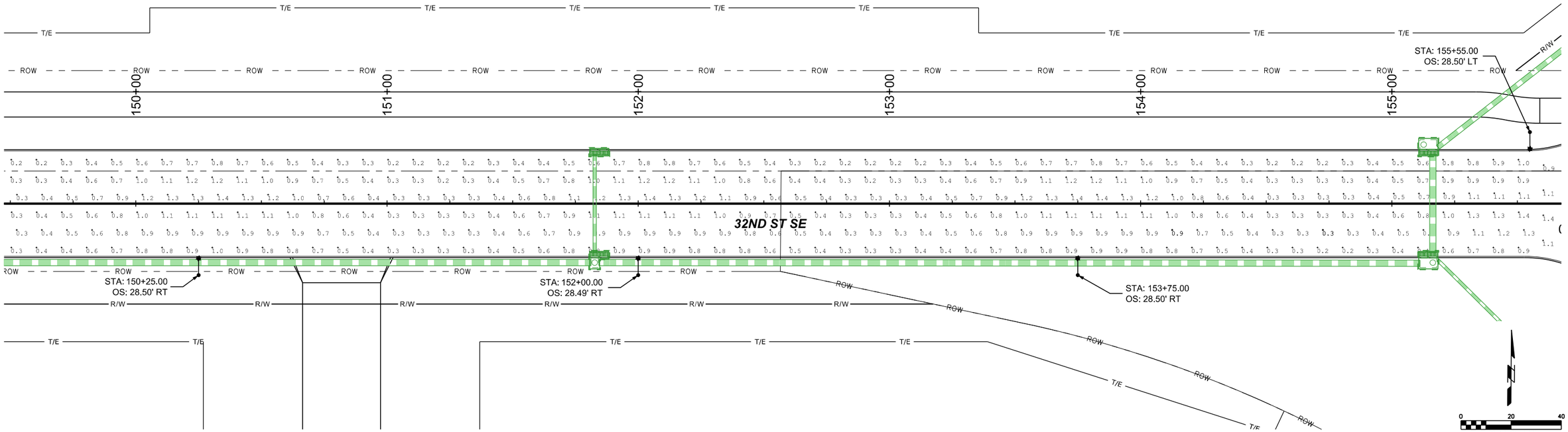

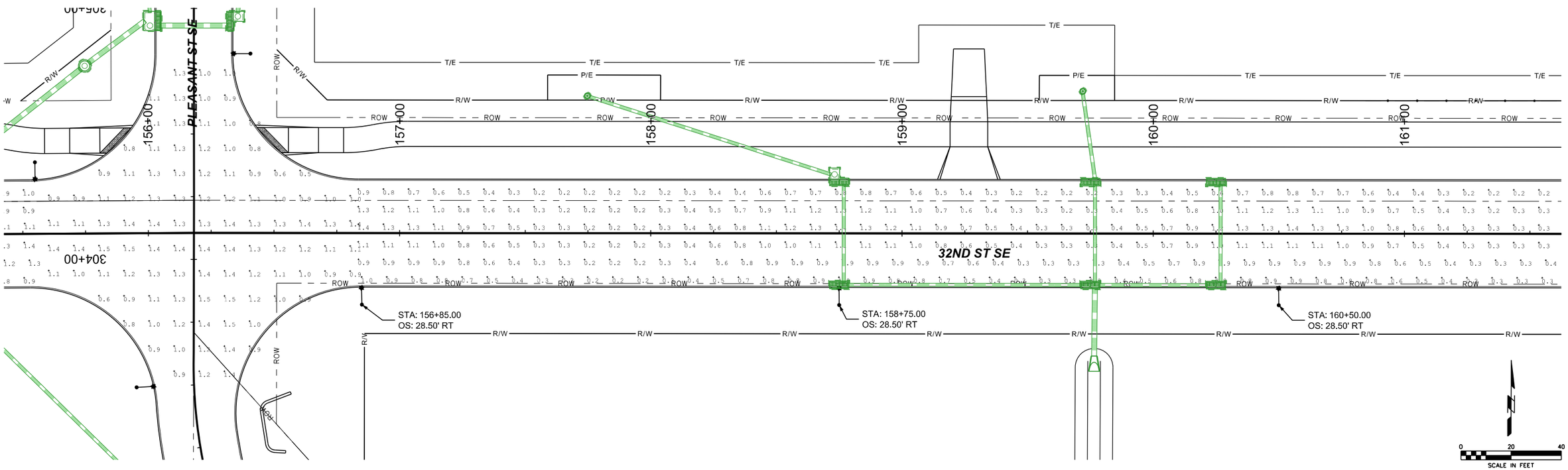

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LIGHTING PLAN

P.6

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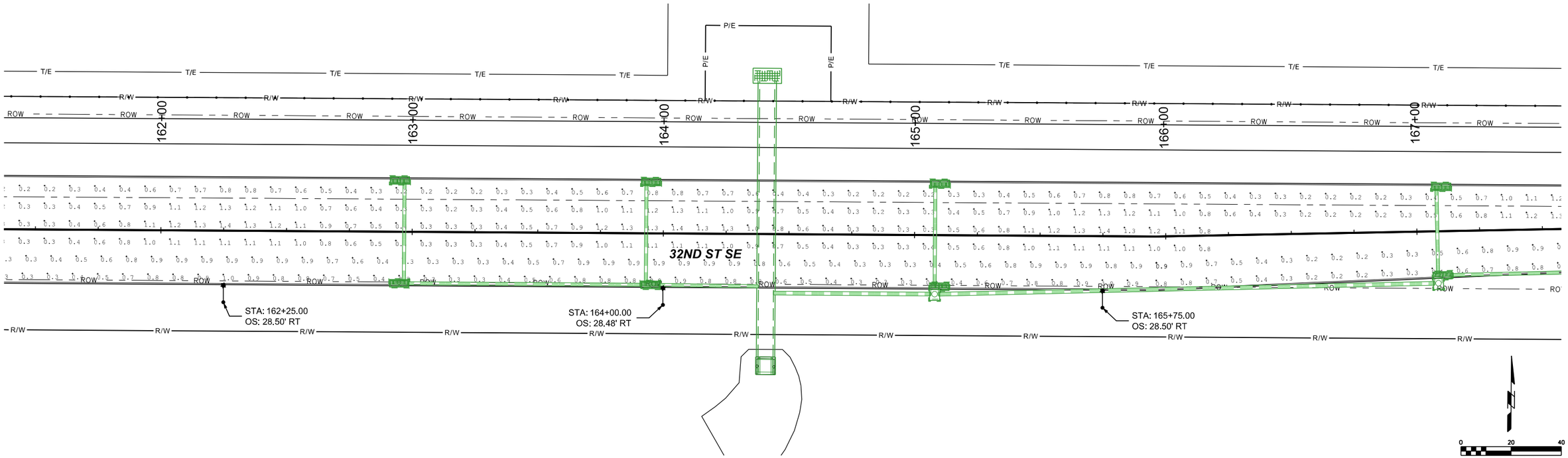

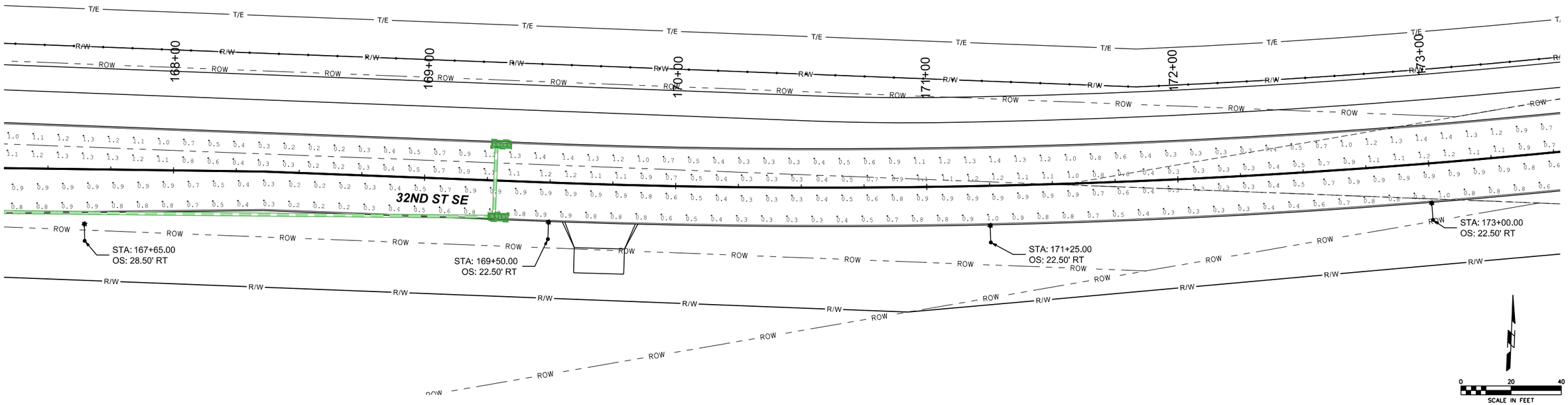

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Bondurant Life Connecting

SH PROJECT NO:	2250019060
RISE NO:	RMX-0747(618)--9E-77
DRAWN BY:	MAM
APPROVED BY:	DRF
DATE:	06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LIGHTING PLAN

P.7

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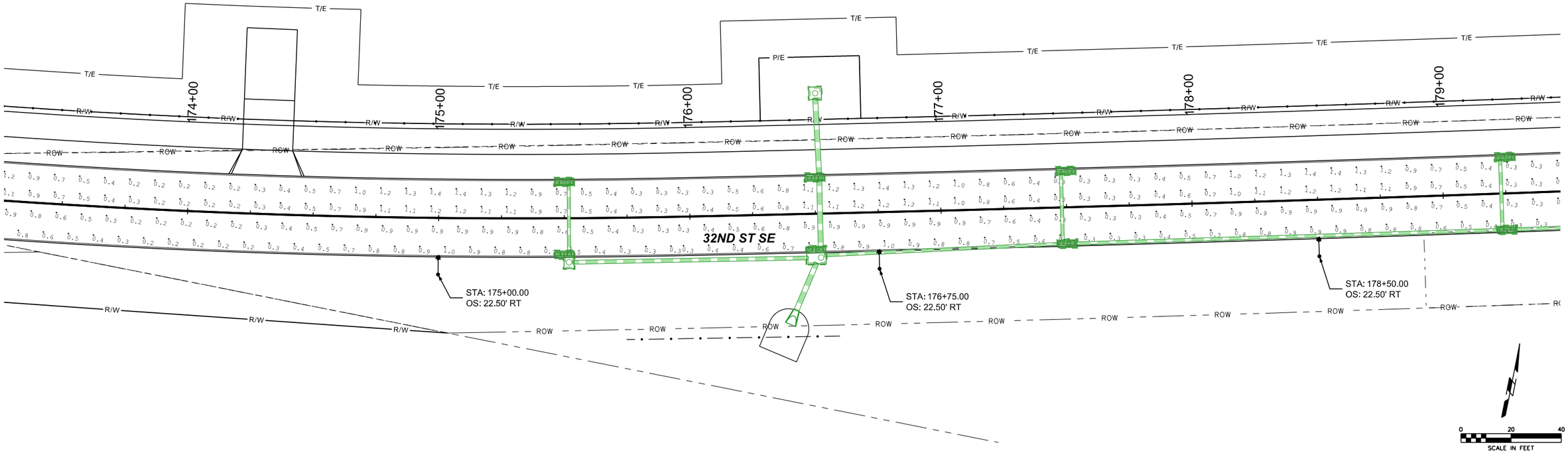
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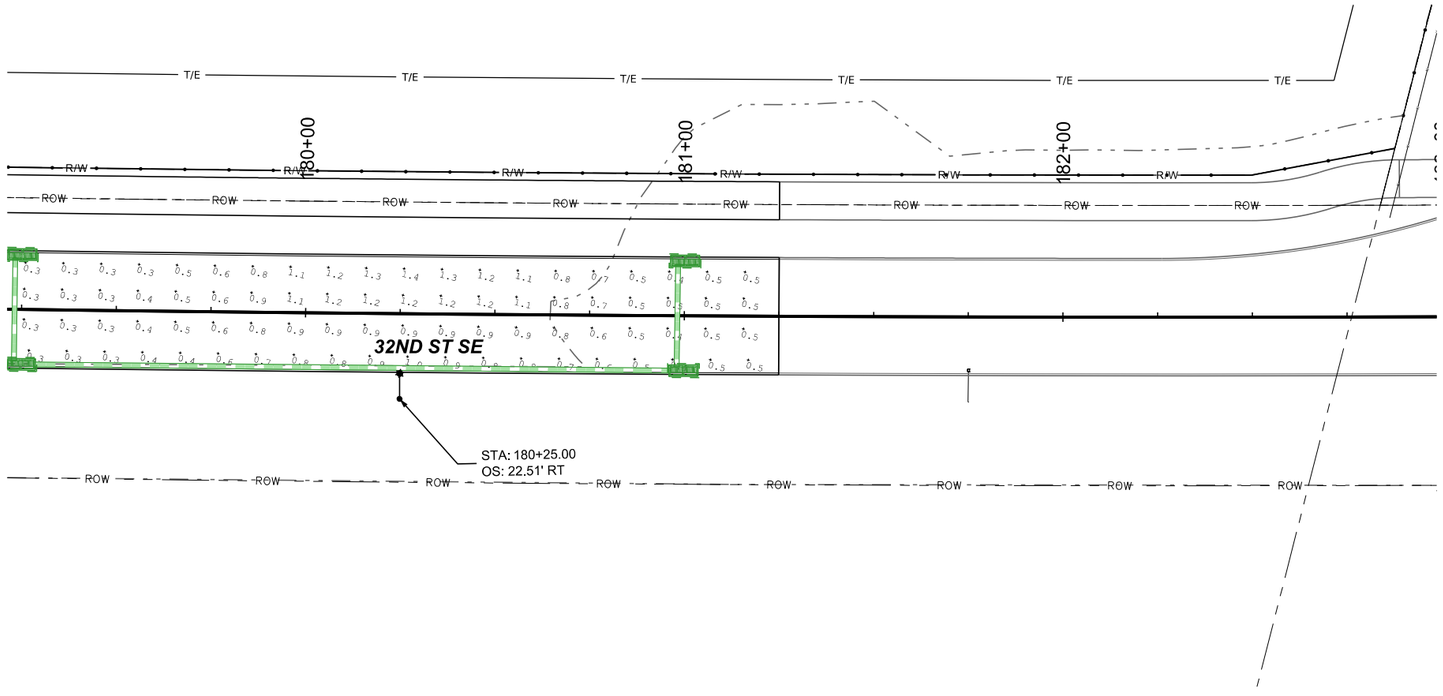
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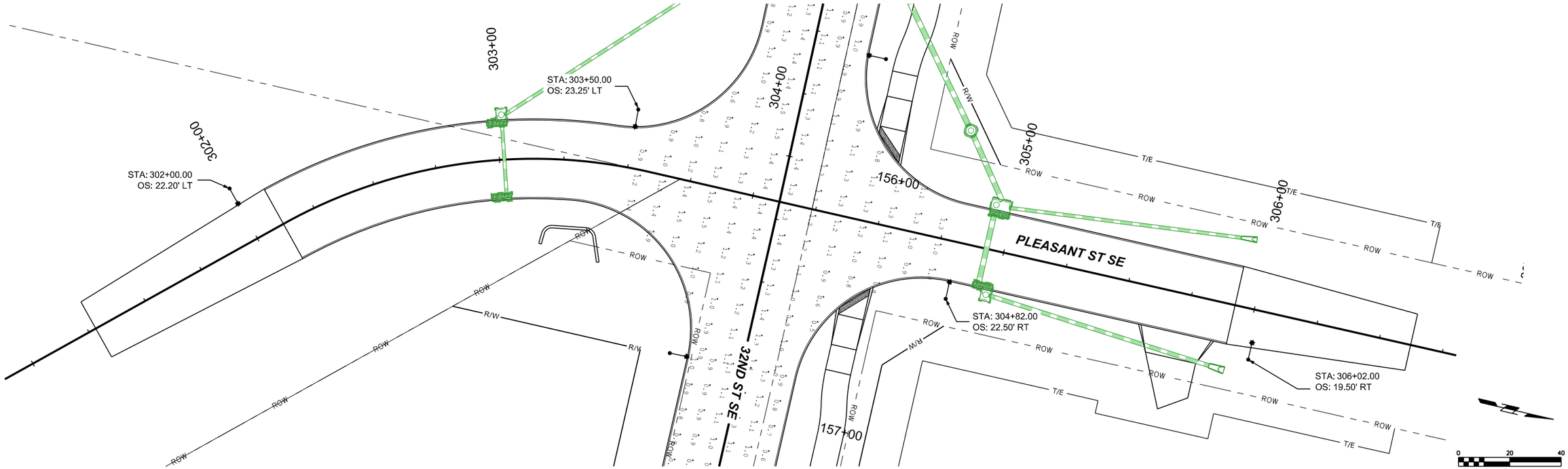

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LIGHTING PLAN

P.9

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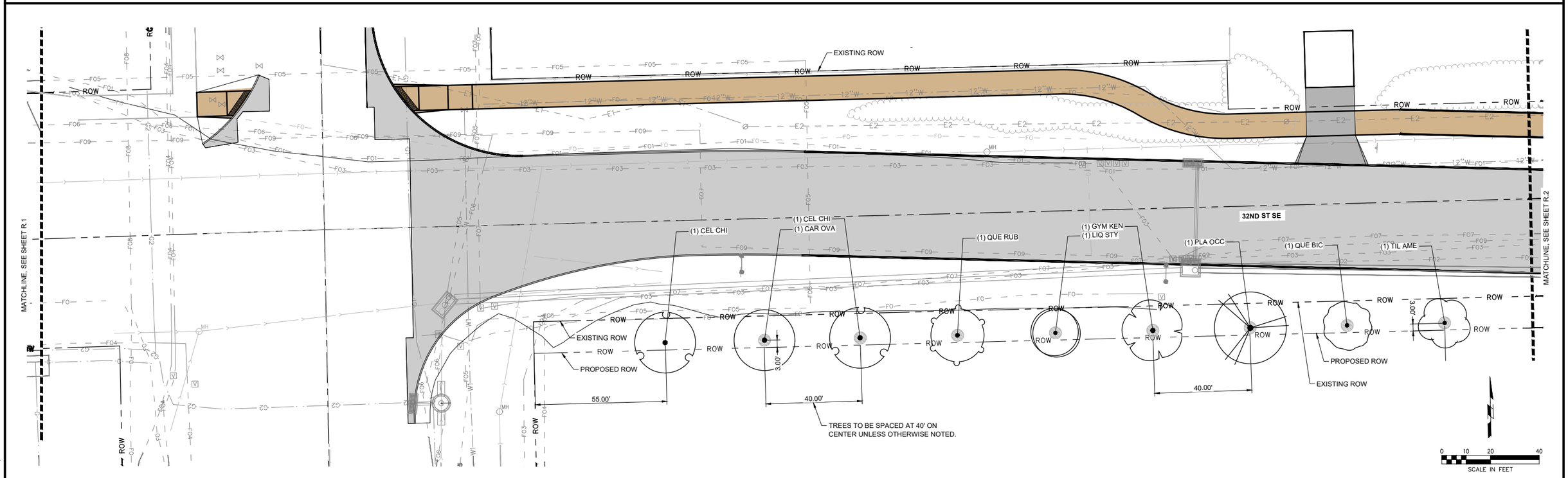
PLANT SCHEDULE BP2

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
TREES						
	CAR OVA	12	Carya ovata	Shagbark Hickory	B & B	2"Cal
	CEL CHI	16	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	B & B	2"Cal
	GYM KEN	17	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B & B	2"Cal
	LIQ STY	16	Liquidambar styraciflua 'Hapdell'	Happidaze Sweet Gum	B & B	2"Cal
	PLA OCC	16	Platanus occidentalis	American Sycamore	B & B	2"Cal
	QUE BIC	8	Quercus bicolor	Swamp White Oak	B & B	2"Cal
	QUE RUB	9	Quercus rubra	Northern Red Oak	B & B	2"Cal
	TIL AME	16	Tilia americana	American Linden	B & B	2"Cal
SHRUBS						
	ARO ARB	9	Aronia arbutifolia	Red Chokeberry	CONT.	3 gal
	COR SER	11	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood	CONT.	3 gal
	VIB LEN	5	Viburnum lentago	Nannyberry	CONT.	3 gal



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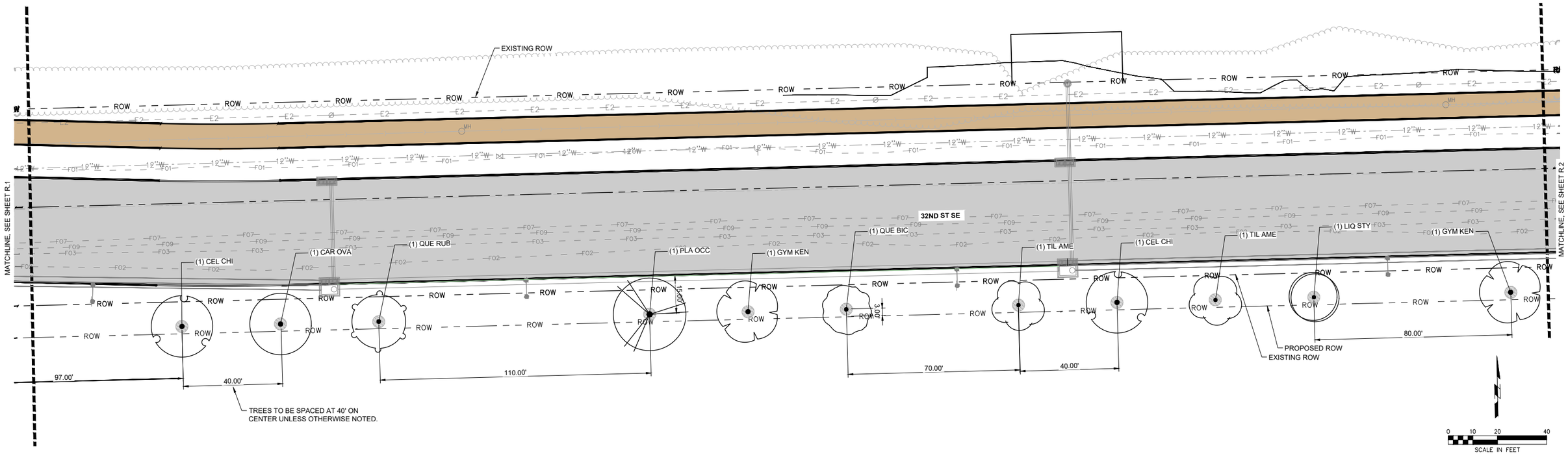
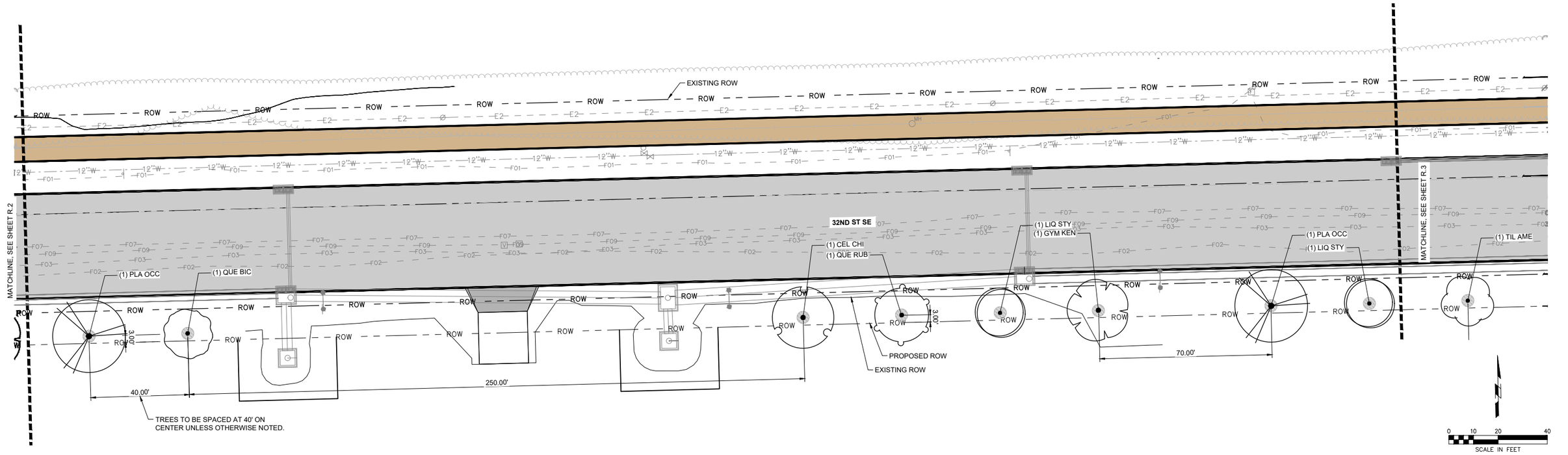
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LANDSCAPE PLAN

R.1





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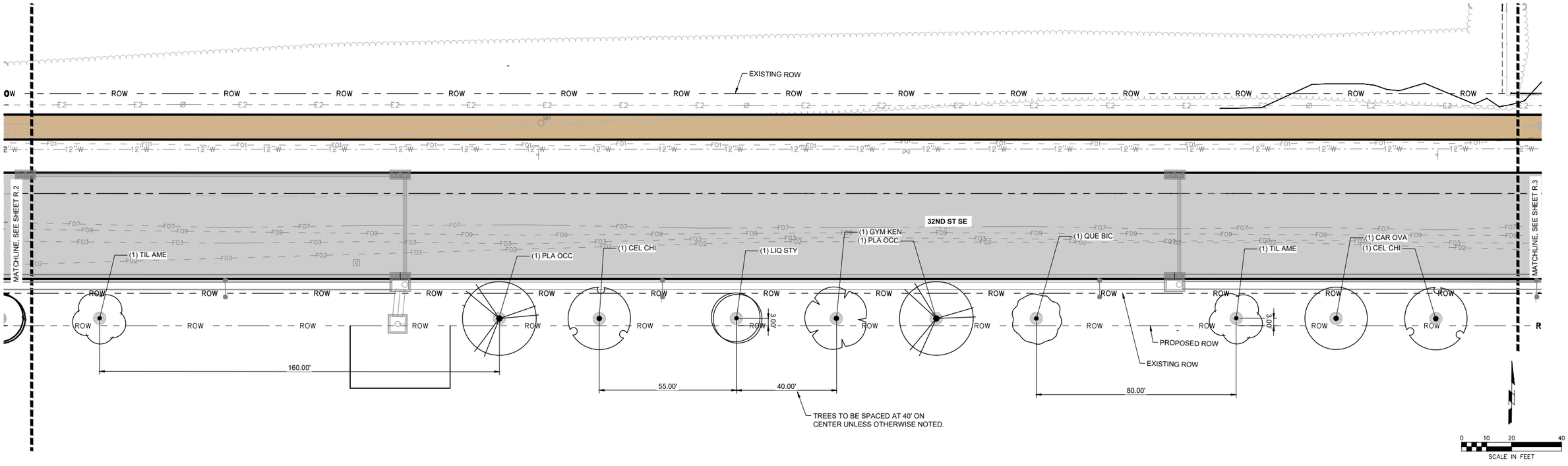
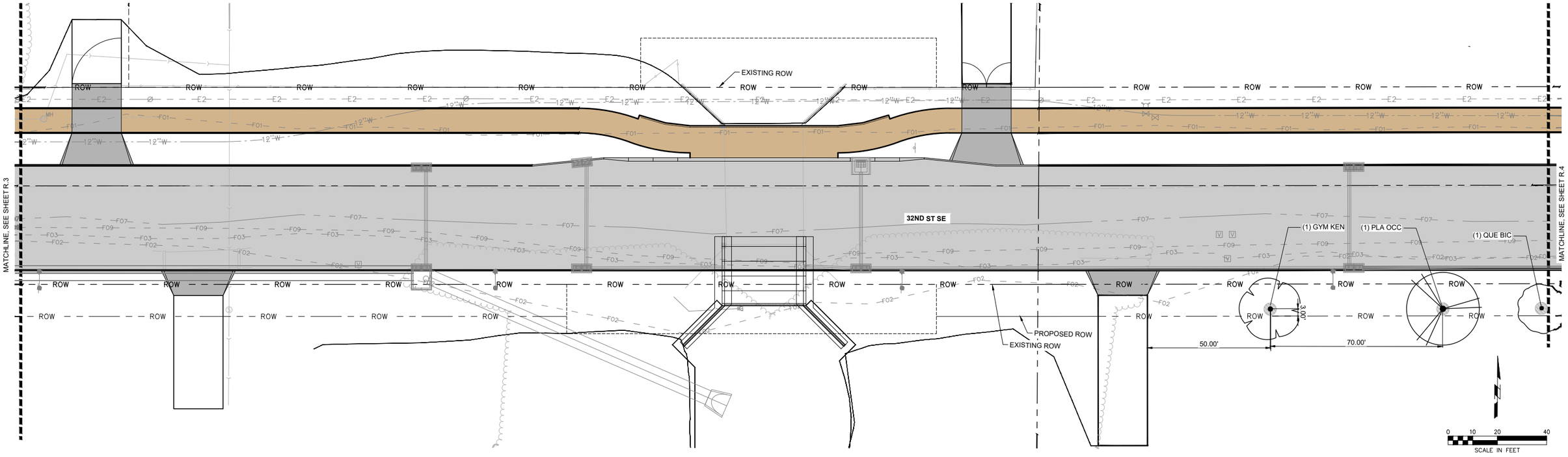
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LANDSCAPE PLAN

R.2





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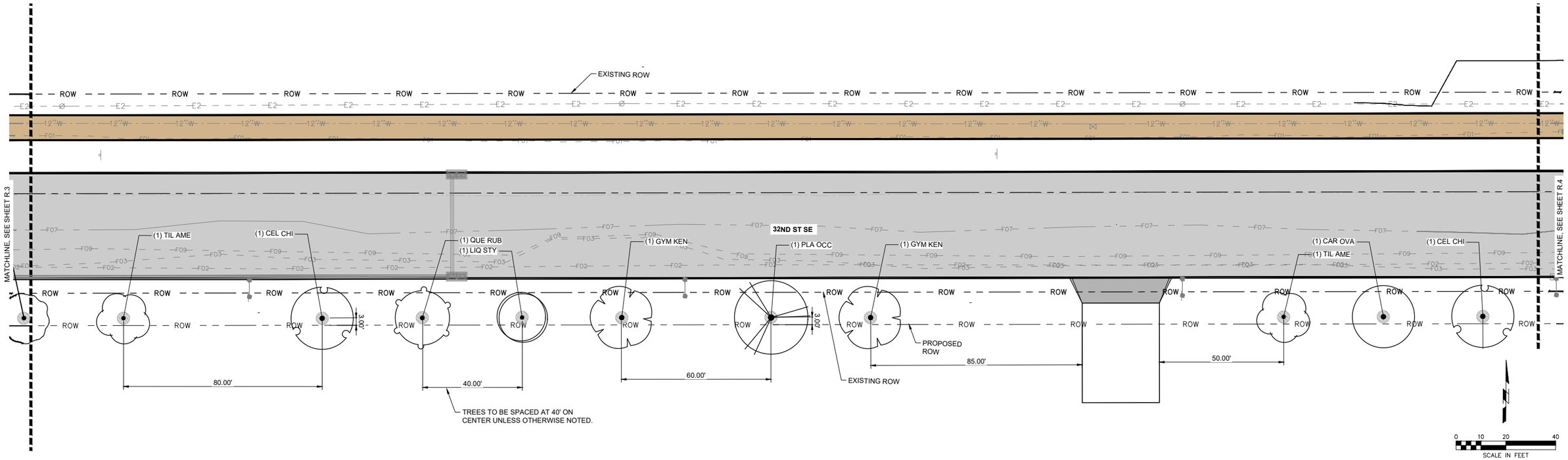
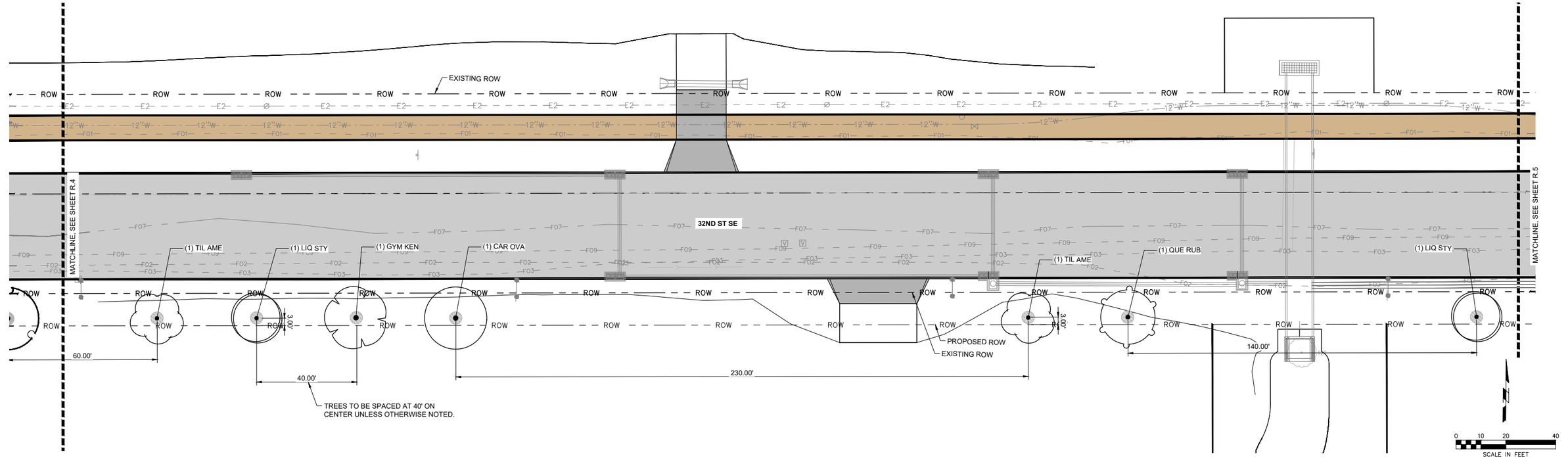
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LANDSCAPE PLAN

R.3





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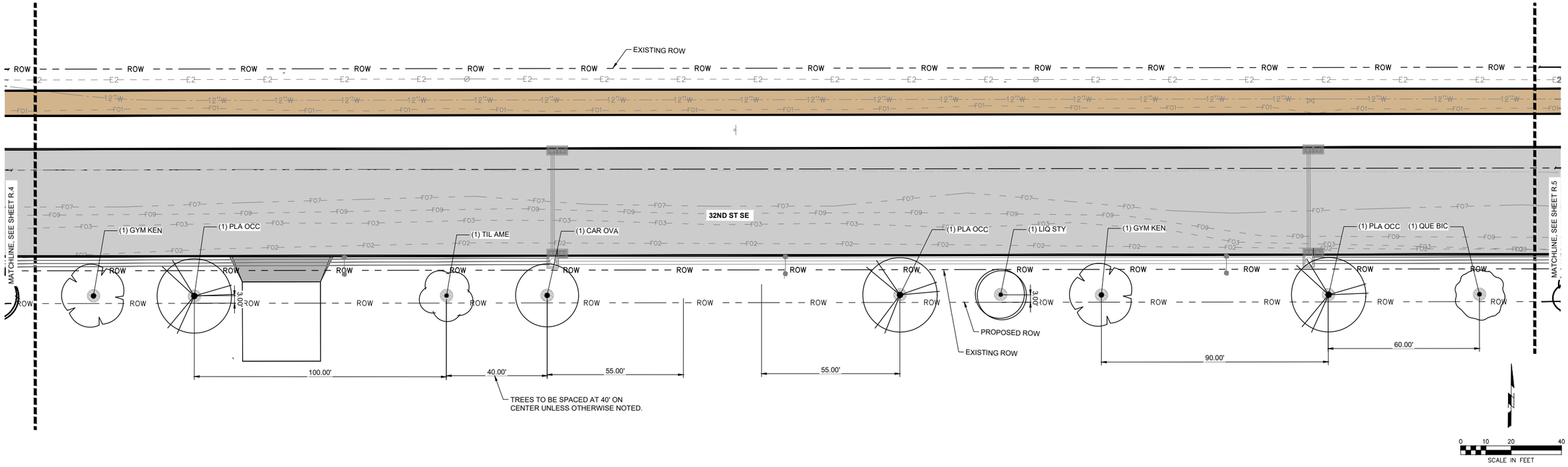
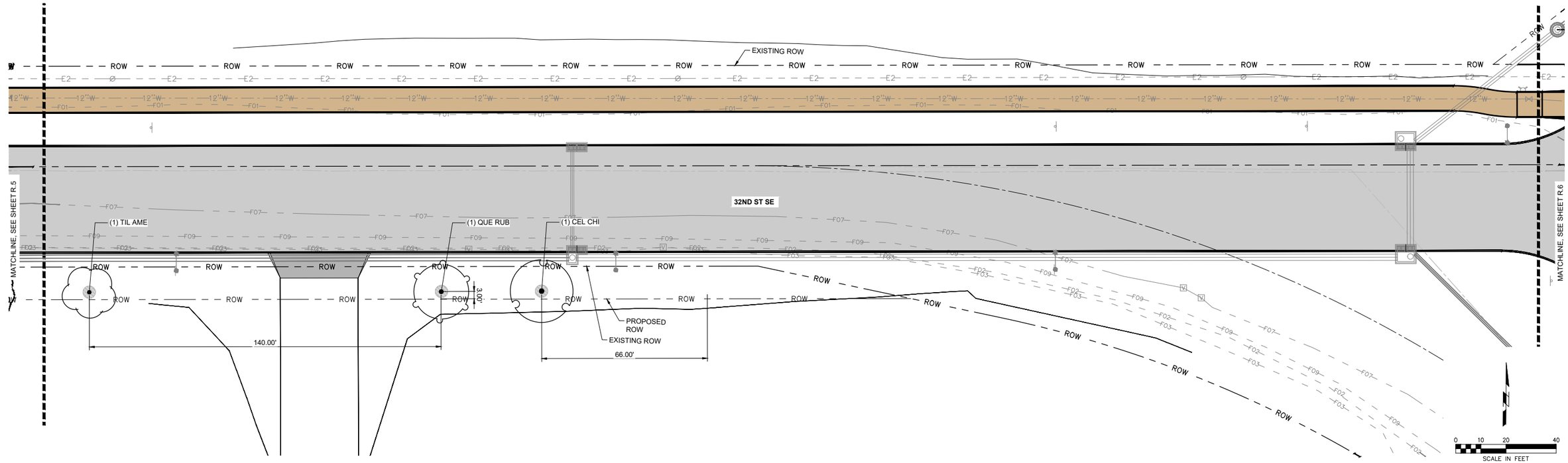
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

LANDSCAPE PLAN

R.4





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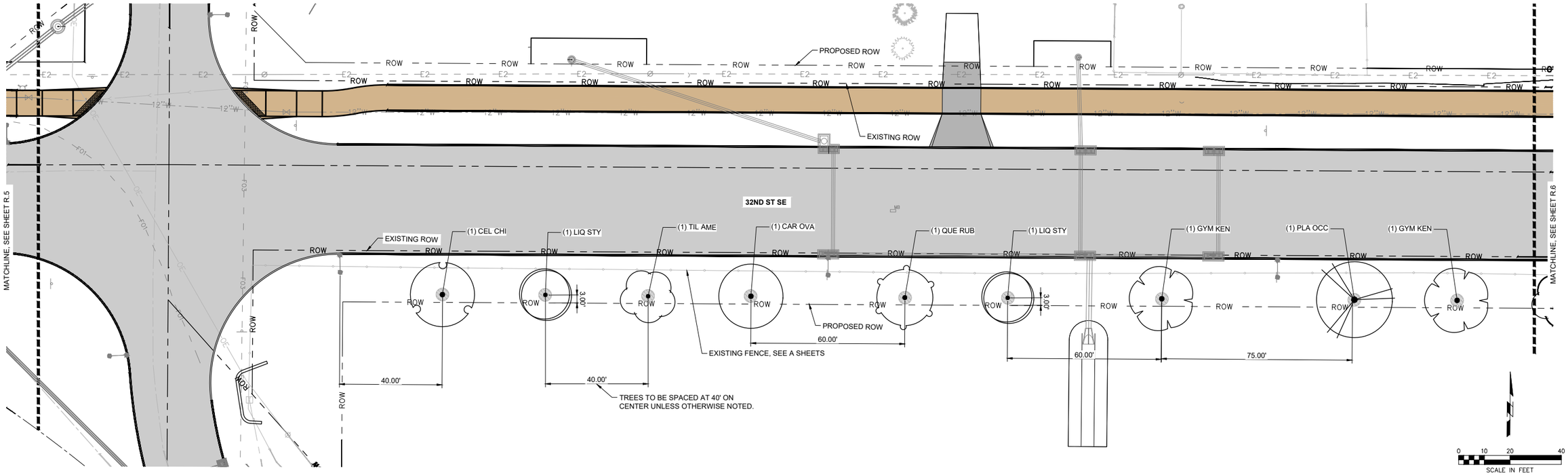
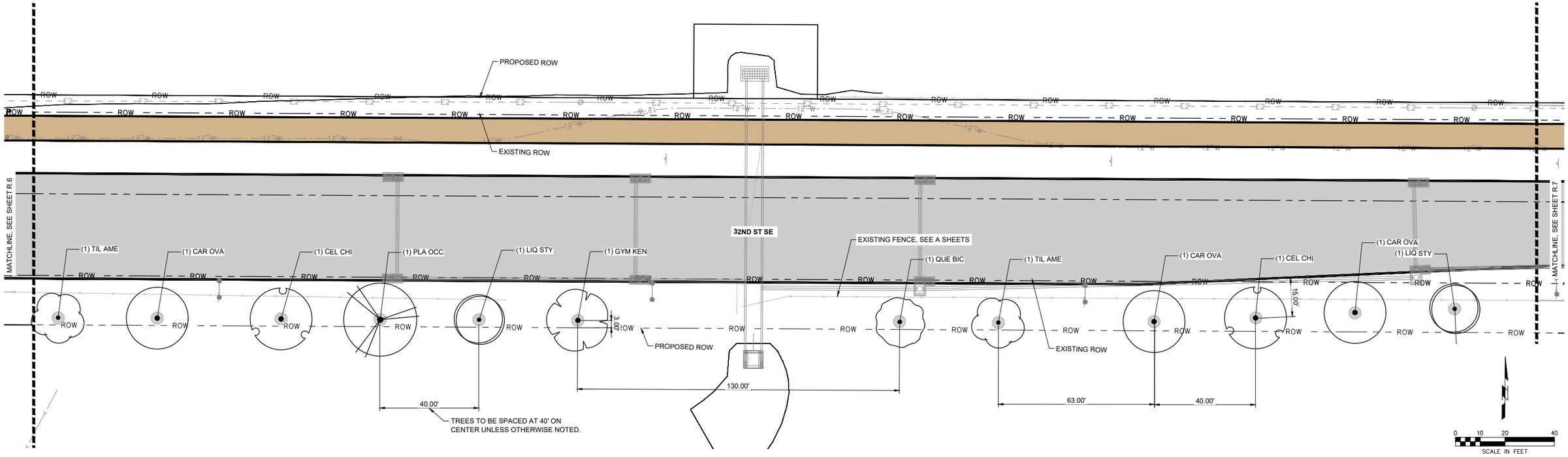
LANDSCAPE PLAN

R.5





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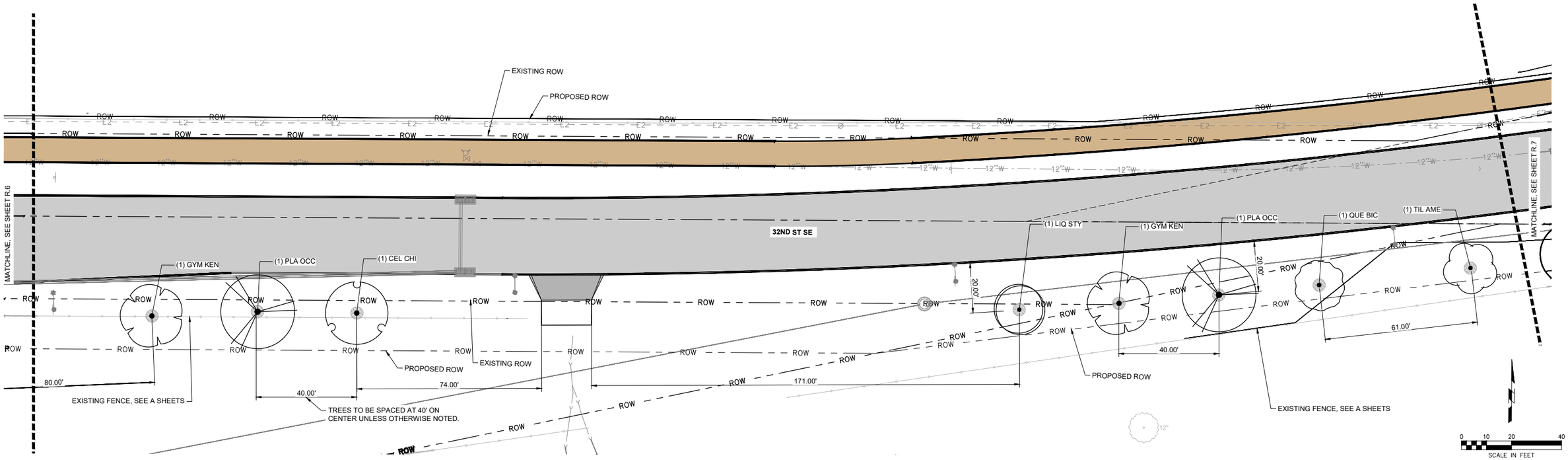
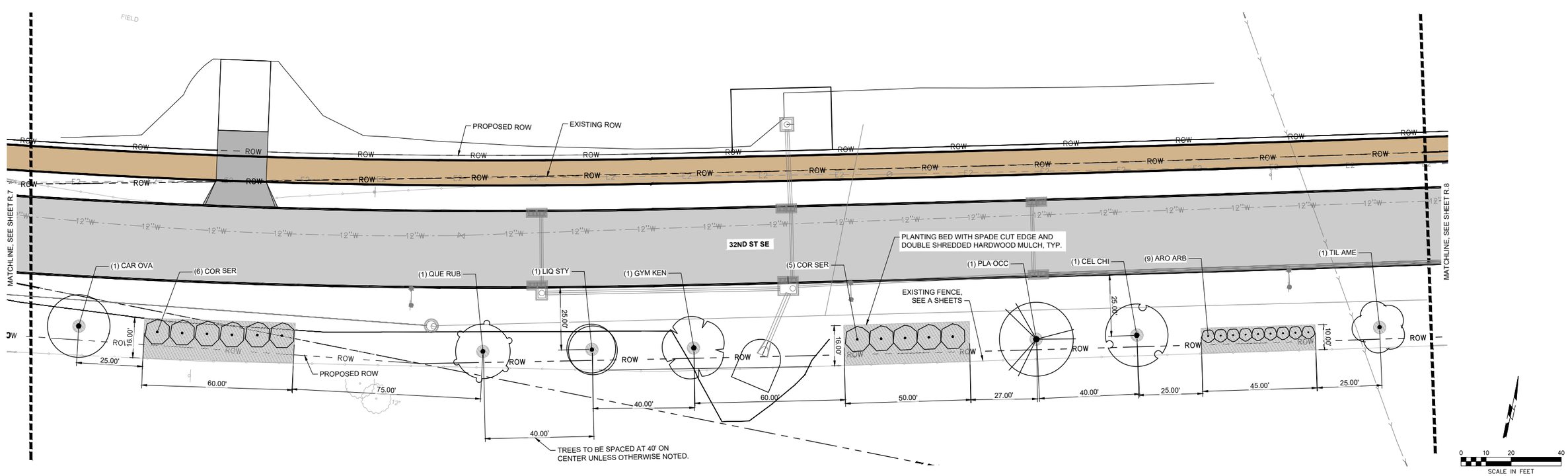
LANDSCAPE PLAN

R.6





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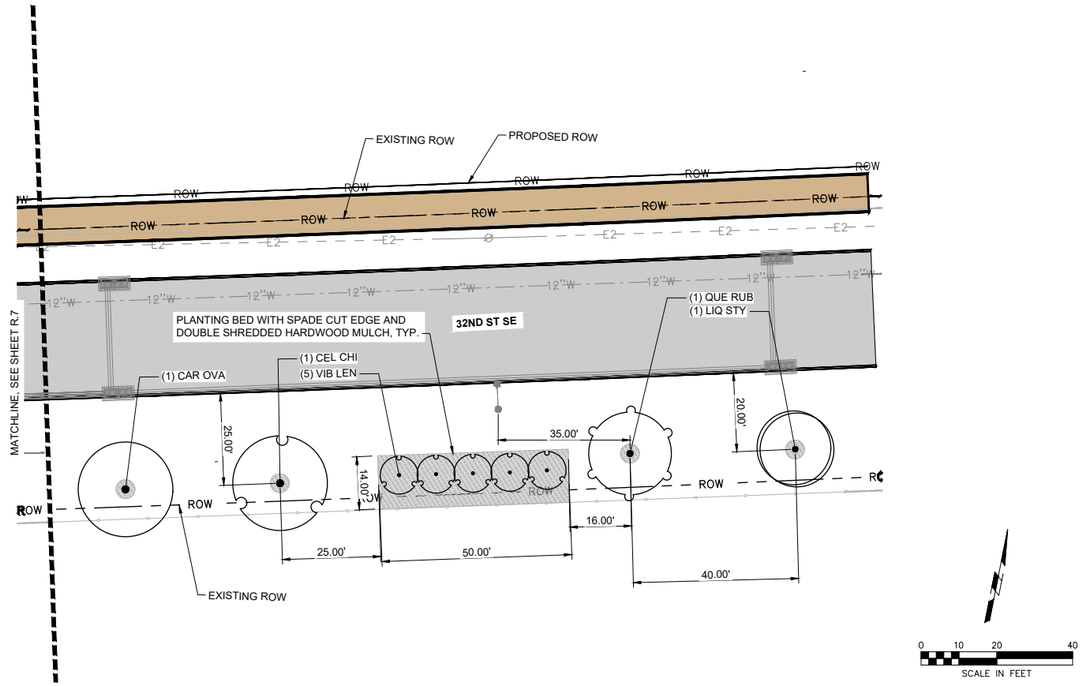
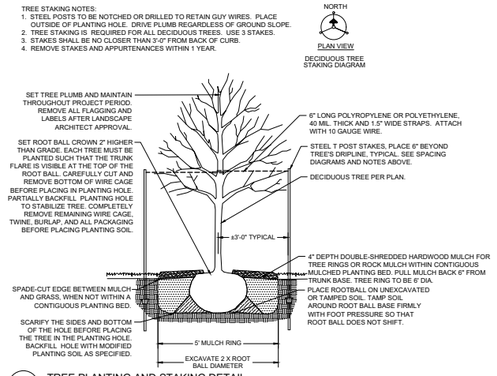
LANDSCAPE PLAN

R.7



LANDSCAPE PLANTING NOTES

1. ALL PLANT INSTALLATION RELATED TO WORK SHALL CONFORM TO CURRENT IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) DIVISION 9, SECTION 9030 - PLANT MATERIAL AND PLANTING, UNLESS OTHERWISE NOTED BELOW.
2. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NUSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LIST MAY BE USED IF THE STOCK CONFORMS TO THE ANSI.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE AT LEAST FIVE (5) DAYS PRIOR TO START OF WORK, INSPECTIONS, OR DELIVERY TO THE PROJECT SITE TO ALLOW FOR INSPECTION SCHEDULING.
4. ALL PLANTING WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES ON SITE.
5. LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
6. PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. IF CONFLICTS EXIST BETWEEN PROPOSED PLANTING LOCATIONS AND OTHER STRUCTURES AND UTILITIES, CONTRACTOR SHALL COORDINATE PLANTING ADJUSTMENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
8. ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THE PLANT SCHEDULE. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
9. THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIES TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING THE PLANTING SOIL MIX.
10. PLANTING BED SOIL MIX: CULTIVATE THE TOP 12" OF EXISTING SOIL FOR PLANTING TREE HOLES AND BEDS BLENDED WITH 3" ORGANIC COMPOST. SUBMIT DATA FOR APPROVAL. VERY POOR SOILS OF CLAY, GUMBO, GRAVEL, HARD-PAN, OR OTHER SOILS INJURIOUS TO PLANTS SHALL NOT BE USED. NOTIFY OWNER/OWNER'S REPRESENTATIVE IF THESE CONDITIONS EXIST BEFORE PROCEEDING.
11. PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 12" TO DECOMPACT SOILS.
12. ALL PLANTING BEDS SHALL RECEIVE PRE-EMERGENT WEED PREVENTER, AND DOUBLE SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE NOTED.
13. TREE DRAINAGE WELLS SHALL NOT BE INCLUDED IN THIS PROJECT.
14. SUBMITTALS:
    - A. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING INFORMATION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AT LEAST THIRTY (30) DAYS PRIOR TO START OF WORK.
      - A.A. THE SOURCE AND SUPPLIER OF ALL PLANT MATERIAL, PLANTING SCHEDULE, FERTILIZER, HARDWOOD MULCH, COMPOST, AND OTHER MATERIALS ALONG WITH THE TYPE OF EQUIPMENT TO BE USED ON THIS PROJECT.
      - A.B. PHOTO SAMPLES OF THE FOLLOWING: HARDWOOD MULCH.
      - A.C. GROWER'S CERTIFICATE: PROOF OF CERTIFICATION OF NURSERY STOCK GROWER AND DEALER INSPECTION AS WELL AS ANY OTHER CERTIFICATES REQUIRED BY GOVERNMENTAL AUTHORITIES.
      - A.D. FERTILIZER MANUFACTURER'S CERTIFICATE OF COMPLIANCE: WRITTEN DOCUMENTATION VERIFYING COMPLIANCE WITH CHEMICAL ANALYSIS OF FERTILIZER FURNISHED. SUBMIT TO OWNER'S REPRESENTATIVE 5 DAYS PRIOR TO DELIVERY.
      - A.E. SUBSTITUTIONS: SUBSTITUTIONS OF PLANT MATERIAL WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE. SUCH PROOF SHALL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AT LEAST THIRTY (30) DAYS PRIOR TO START OF THE WORK UNDER THIS SECTION. THESE PROVISIONS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SPECIFIED MATERIALS IN ADVANCE OF SPECIAL GROWING CONDITIONS OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
18. PLANTING TIME: PROCEED WITH AND COMPLETE PLANTING AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
    - A. ALLOWABLE PLANTING DATES:
      - A.A. EVERGREEN PLANTS: SEPTEMBER 1 TO OCTOBER 15 AND PRIOR TO JUNE 1, BUT NOT AFTER CANDLES EXCEED 1 INCH.
      - A.B. DECIDUOUS PLANTS (BALLED AND BURLAPPED AND CONTAINER): AUGUST 15 TO NOVEMBER 1 OR THE 1ST FROST OF THE SEASON AND IN THE SPRING PRIOR TO JUNE 1.
      - A.C. PERENNIALS: AUGUST 15 TO OCTOBER 15 AND PRIOR TO JUNE 1.
      - A.D. WEATHER RESTRICTIONS: PLANTING MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, EXCEPT IN WEATHER BELOW 32 DEGREES OR ABOVE 90 DEGREES.
19. ACCEPTANCE: PLANTING ACCEPTANCE SHALL BE BASED ON THE FOLLOWING CRITERIA:
    - A. ALL REQUIREMENTS FOR THE COMPLETED INSTALLATION AND MAINTENANCE HAVE BEEN PROVIDED.
    - B. CLEAN-UP OPERATIONS ARE COMPLETE.
    - C. ALL REQUIRED SUBMITTALS HAVE BEEN RECEIVED BY THE OWNER, INCLUDING MAINTENANCE INSTRUCTIONS.
    - D. PLANTS SHALL BE WELL-BRANCHED AND WELL-FORMED ALIVE, HEALTHY, AND IN VIGOROUS GROWING CONDITION AT THE TIME OF ACCEPTANCE.



1 TREE PLANTING AND STAKING DETAIL
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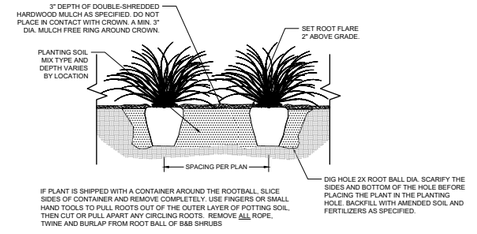

2 SHRUB, PERENNIAL, AND ORNAMENTAL GRASS PLANTING
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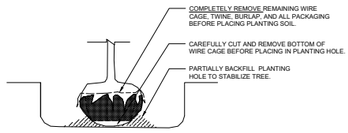

3 BALLED AND BURLAPPED ROOTBALL INSTALLATION
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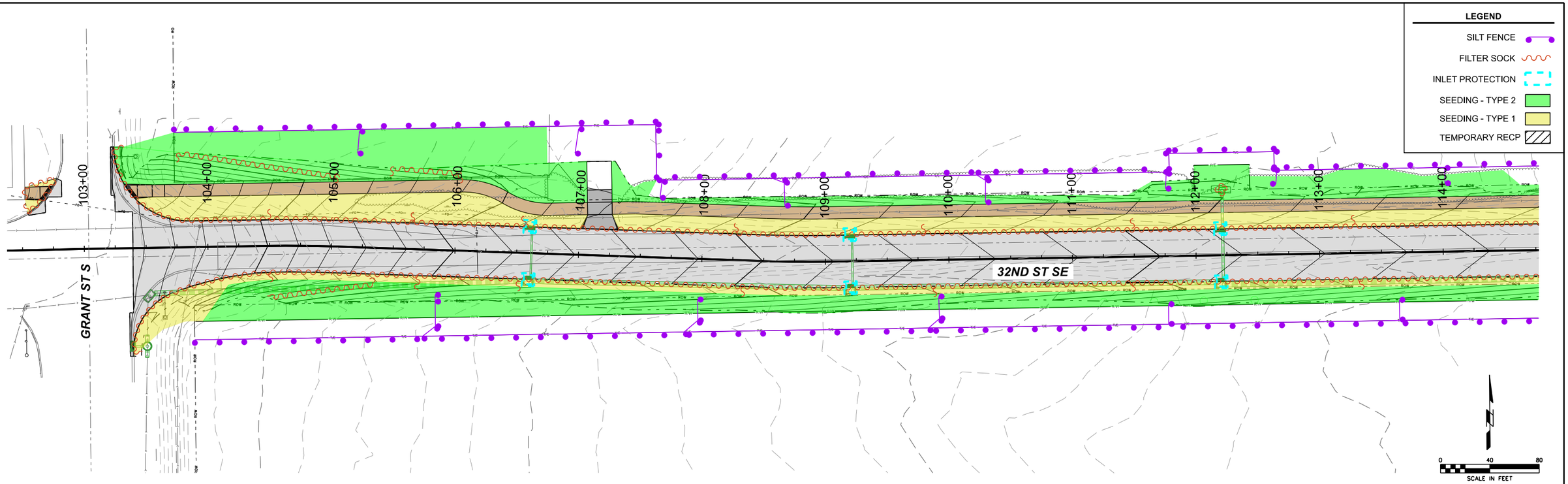

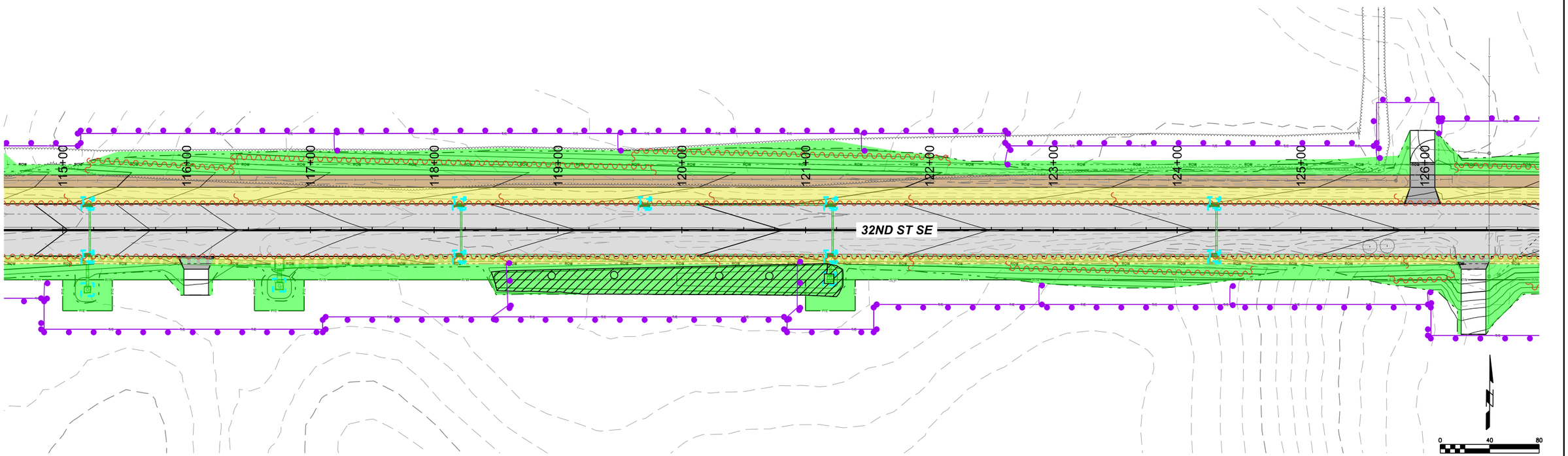

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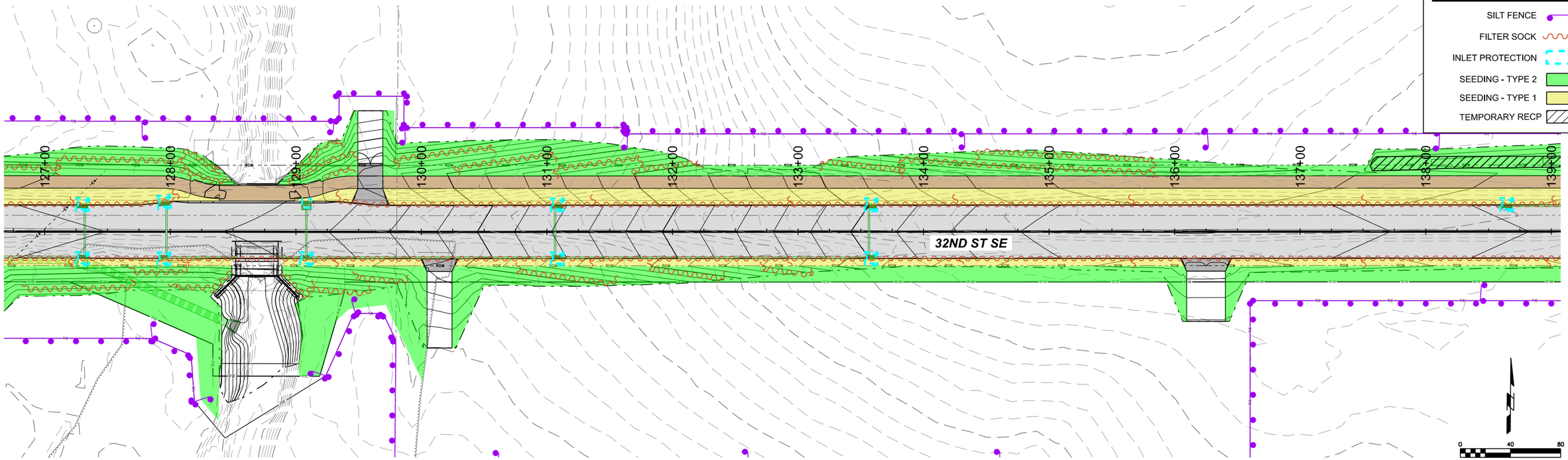
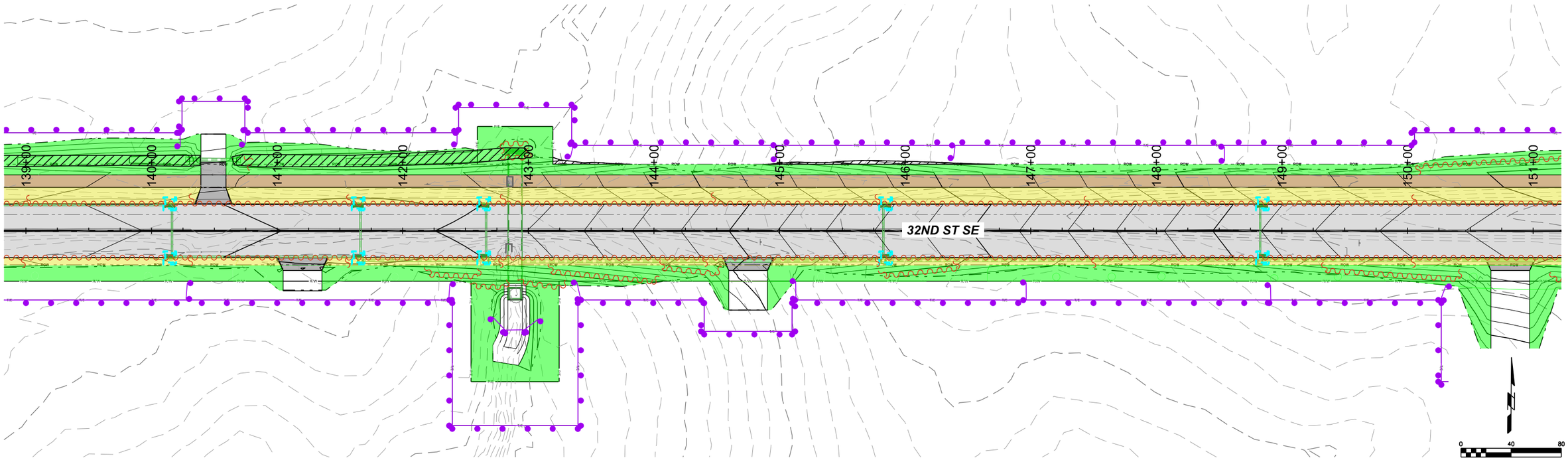
EROSION CONTROL PLAN

RR.1





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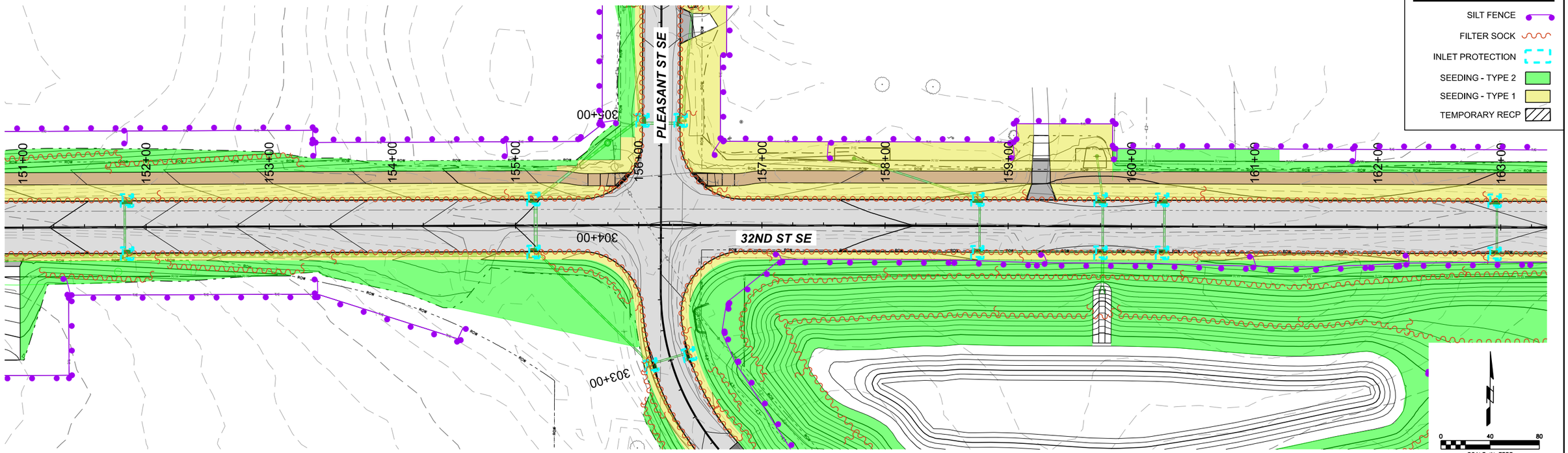
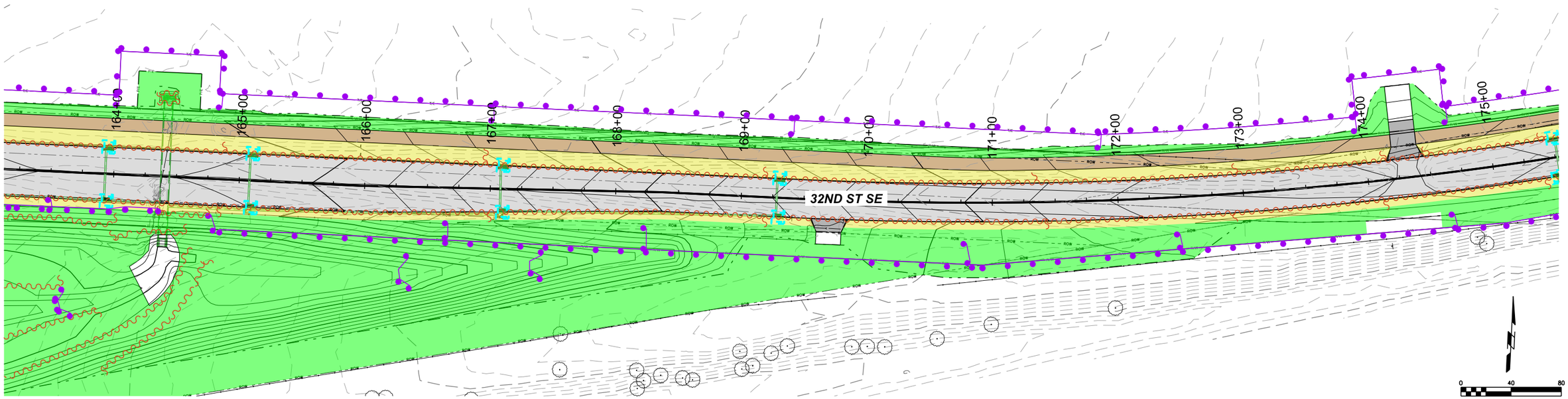
EROSION CONTROL PLAN

RR.2





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Bondurant Life Connecting

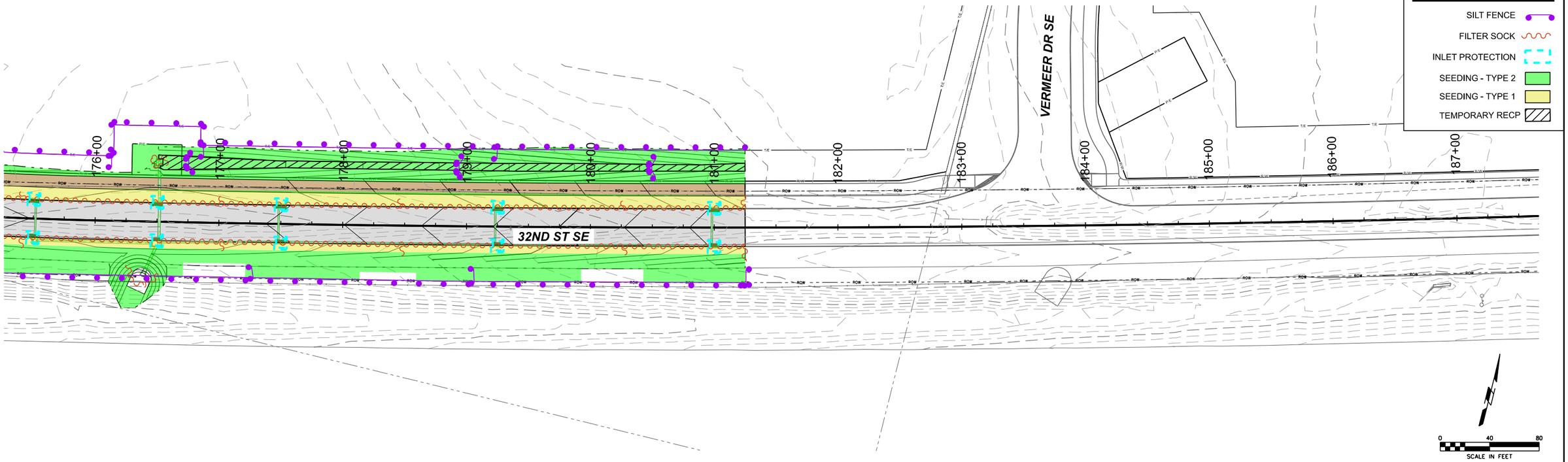
SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)--9E-77

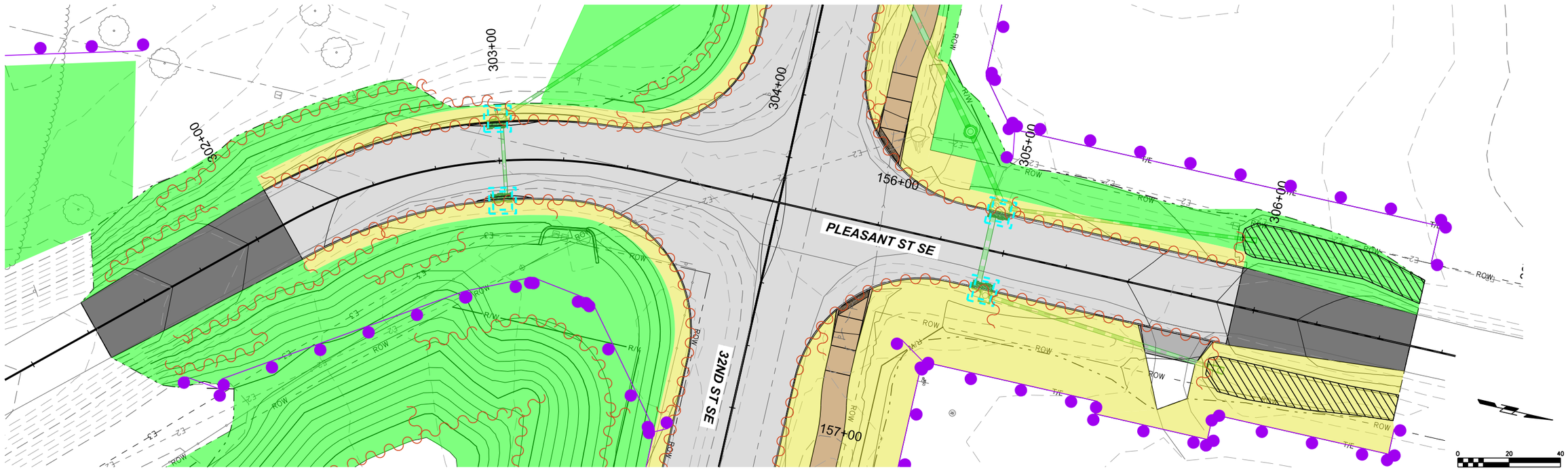
DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

EROSION CONTROL PLAN

RR.3





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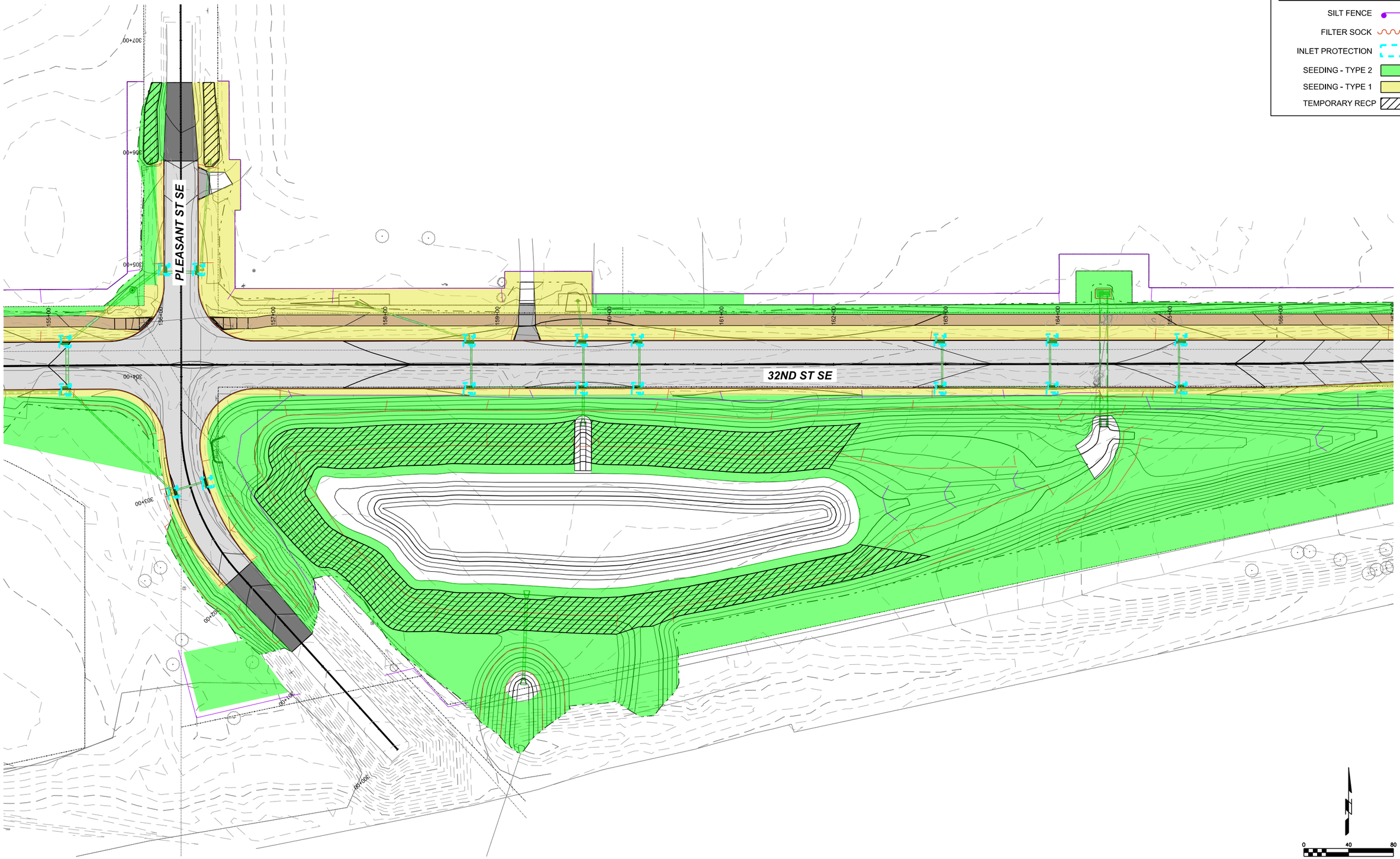
EROSION CONTROL PLAN

RR.4



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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

EROSION CONTROL PLAN

RR.5

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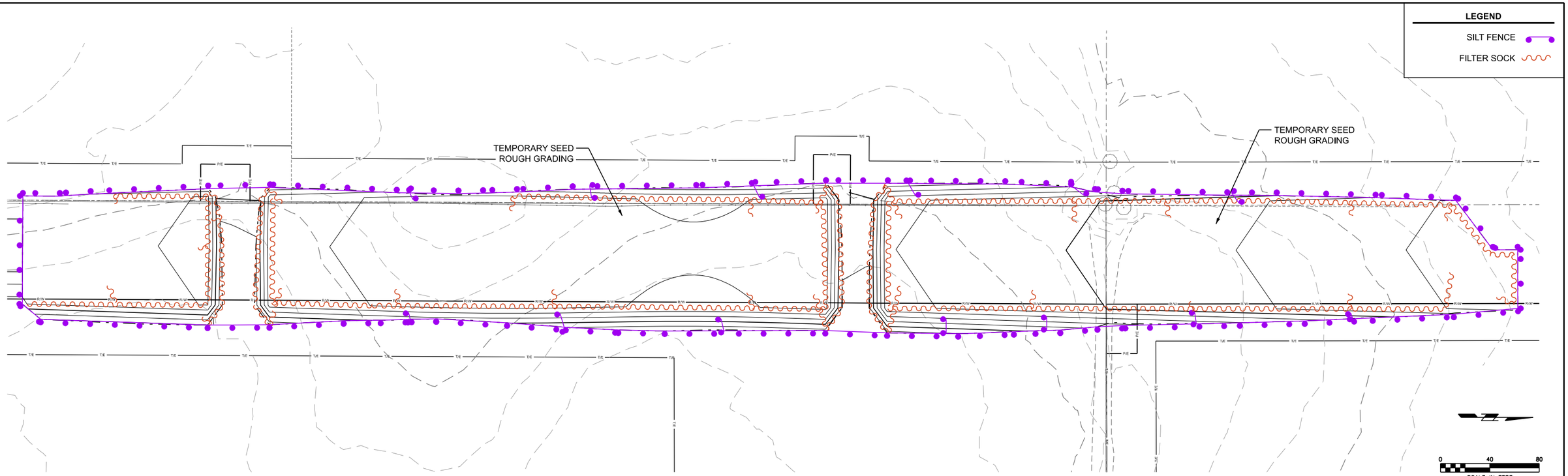

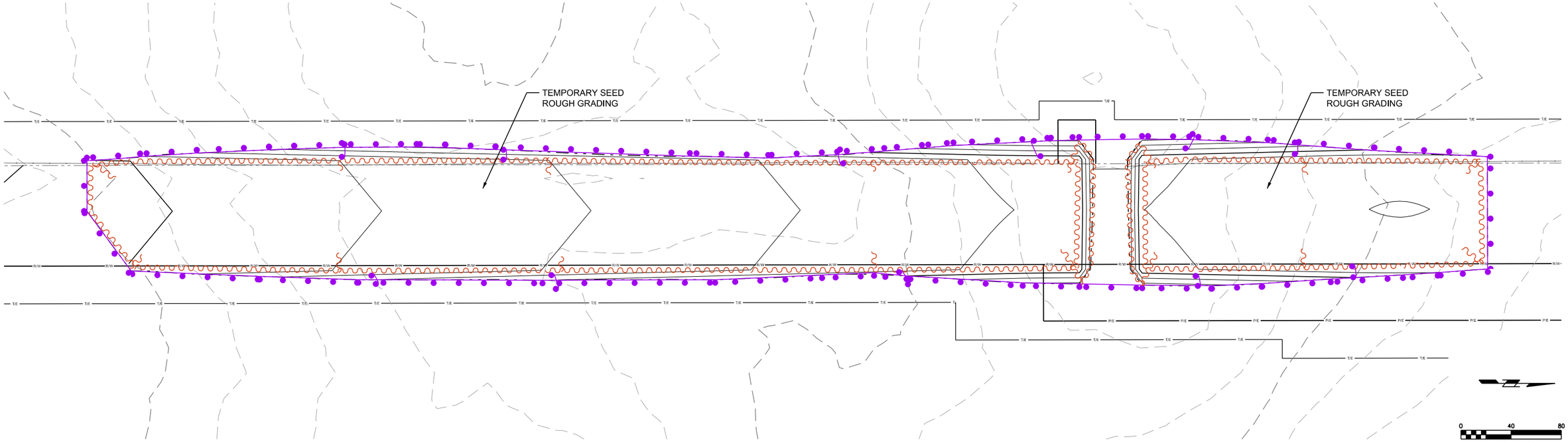

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EROSION CONTROL PLAN

RR.6

SIDEWALK COMPLIANCE

See S Sheets

* Does not include curb
Staking required by Contracting Authority per Article 2511.03 of the Standard Specifications.

Point to Point		Sidewalk Designation	Distance*	Δ Elevation	Slope	Acceptable Constructed Range	Staking Required on this Quadrant?	Measured Slope	Initials	Remarks		FOR INFORMATION ONLY: VALUES USED TO DETERMINE DESIGNED SLOPES			
												Point	Station	Offset	Elevation
			FT	FT	%	Pos. or Neg.		%							
W1201	W1202	Crosswalk Cross Slope - No Yield Condition	12.47	-0.04	-0.40%	0.0% to 5.0%						W1101	103+41.19	-41.00	954.16
W1202	W1203	Landing/Turning Space	9.94	0.12	1.20%	0.1% to 2.0%						W1102	103+43.68	-41.00	954.19
W1203	W1206	Landing/Turning Space	10.00	-0.05	-0.50%	0.1% to 2.0%						W1103	103+55.68	-41.00	954.31
W1203	W1204	Ramp Running Slope	12.28	0.79	6.40%	0.5% to 8.3%						W1104	103+65.68	-41.00	954.41
W1204	W1205	Landing/Turning Space	10.00	-0.13	-1.30%	0.1% to 2.0%						W1105	103+85.68	-41.00	953.69
W1205	W1206	Ramp Running Slope	12.35	-0.71	-5.70%	0.5% to 8.3%						W1106	103+85.68	-51.00	953.84
W1206	W1201	Landing/Turning Space	2.49	-0.02	-1.00%	0.1% to 2.0%						W1107	103+65.68	-51.00	954.56
												W1108	103+55.68	-51.00	954.46
W1101	W1110	Crosswalk Cross Slope - No Yield Condition	12.44	0.13	1.10%	0.0% to 5.0%						W1109	103+43.68	-51.00	954.34
W1101	W1102	Landing/Turning Space	2.49	0.02	1.00%	0.1% to 2.0%						W1110	103+33.79	-51.00	954.29
W1102	W1109	Landing/Turning Space	10.00	0.15	1.50%	0.1% to 2.0%						W1201	102+67.68	-41.09	955.39
W1102	W1103	Ramp Running Slope	12.00	0.12	1.00%	0.5% to 8.3%						W1202	102+75.13	-51.09	955.35
W1103	W1108	Landing/Turning Space	10.00	0.15	1.50%	0.1% to 2.0%						W1203	102+65.19	-51.09	955.47
W1103	W1104	Landing/Turning Space	10.00	0.10	1.00%	0.1% to 2.0%						W1204	102+52.91	-51.09	956.26
W1104	W1107	Landing/Turning Space	10.00	0.15	1.50%	0.1% to 2.0%						W1205	102+52.84	-41.09	956.12
W1104	W1105	Sidewalk Running Slope	20.00	-0.72	-3.60%	0.5% to 5.0%						W1206	102+65.19	-41.09	955.42
W1105	W1106	Sidewalk Cross Slope	10.00	0.15	1.50%	0.5% to 2.0%						W2101	156+52.91	-32.00	960.61
W1106	W1107	Sidewalk Running Slope	20.00	0.72	3.60%	0.5% to 5.0%						W2102	156+55.70	-32.00	960.64
W1107	W1108	Landing/Turning Space	10.00	-0.10	-1.00%	0.1% to 2.0%						W2103	156+67.70	-32.00	961.30
W1108	W1109	Ramp Running Slope	12.00	-0.12	-1.00%	0.5% to 8.3%						W2104	156+77.70	-32.00	961.40
W1109	W1110	Landing/Turning Space	9.89	-0.04	-0.40%	0.1% to 2.0%						W2105	156+91.36	-33.35	961.54
												W2106	157+03.07	-34.50	961.49
W2201	W2202	Crosswalk Cross Slope - No Yield Condition	13.94	-0.08	-0.60%	0.0% to 5.0%						W2107	157+03.07	-44.50	961.64
W2202	W2203	Landing/Turning Space	12.50	0.18	1.50%	0.1% to 2.0%						W2108	156+89.41	-43.15	961.69
W2203	W2212	Landing/Turning Space	10.00	-0.07	-0.70%	0.1% to 2.0%						W2109	156+77.70	-42.00	961.55
W2203	W2204	Ramp Running Slope	12.00	0.85	7.10%	0.5% to 8.3%						W2110	156+67.70	-42.00	961.45
W2204	W2211	Landing/Turning Space	10.00	-0.15	-1.50%	0.1% to 2.0%						W2111	156+55.70	-42.00	960.61
W2204	W2205	Landing/Turning Space	10.00	0.10	1.00%	0.1% to 2.0%						W2112	156+43.19	-42.00	960.48
W2205	W2210	Landing/Turning Space	10.00	-0.15	-1.50%	0.1% to 2.0%						W2201	155+83.70	-32.00	960.53
W2205	W2206	Sidewalk Running Slope	11.77	-0.07	-0.60%	0.5% to 5.0%						W2202	155+93.41	-42.00	960.44
W2206	W2209	Sidewalk Cross Slope	10.00	-0.16	-1.60%	0.5% to 2.0%						W2203	155+80.91	-42.00	960.62
W2206	W2207	Sidewalk Running Slope	13.73	-0.13	-0.90%	0.5% to 5.0%						W2204	155+68.91	-42.00	961.47
W2207	W2208	Sidewalk Cross Slope	10.00	-0.15	-1.50%	0.5% to 2.0%						W2205	155+58.91	-42.00	961.57
W2208	W2209	Sidewalk Running Slope	11.77	0.11	1.00%	0.5% to 5.0%						W2206	155+47.20	-43.15	961.50
W2209	W2210	Sidewalk Running Slope	13.73	0.09	0.60%	0.5% to 5.0%						W2207	155+33.54	-44.50	961.38
W2210	W2211	Landing/Turning Space	10.00	-0.10	-1.00%	0.1% to 2.0%						W2208	155+33.54	-34.50	961.23
W2211	W2212	Ramp Running Slope	12.00	-0.77	-6.40%	0.5% to 8.3%						W2209	155+45.25	-33.35	961.34
W2212	W2201	Landing/Turning Space	2.79	-0.03	-1.00%	0.1% to 2.0%						W2210	155+58.91	-32.00	961.42
												W2211	155+68.91	-32.00	961.32
W2101	W2112	Crosswalk Cross Slope - No Yield Condition	13.94	-0.13	-0.90%	0.0% to 5.0%						W2212	155+80.91	-32.00	960.55
W2101	W2102	Landing/Turning Space	2.79	0.03	1.00%	0.1% to 2.0%									
W2102	W2111	Landing/Turning Space	10.00	-0.03	-0.30%	0.1% to 2.0%									
W2102	W2103	Ramp Running Slope	12.00	0.66	5.50%	0.5% to 8.3%									
W2103	W2110	Landing/Turning Space	10.00	0.15	1.50%	0.1% to 2.0%									
W2103	W2104	Landing/Turning Space	10.00	0.10	1.00%	0.1% to 2.0%									
W2104	W2109	Landing/Turning Space	10.00	0.15	1.50%	0.1% to 2.0%									
W2104	W2105	Sidewalk Running Slope	13.73	0.14	1.00%	0.5% to 5.0%									
W2105	W2108	Sidewalk Cross Slope	10.00	0.15	1.50%	0.5% to 2.0%									
W2105	W2106	Sidewalk Running Slope	11.77	-0.05	-0.40%	0.5% to 5.0%									
W2106	W2107	Sidewalk Cross Slope	10.00	0.15	1.50%	0.5% to 2.0%									
W2107	W2108	Sidewalk Running Slope	13.73	0.05	0.40%	0.5% to 5.0%									
W2108	W2109	Sidewalk Running Slope	11.77	-0.14	-1.20%	0.5% to 5.0%									
W2109	W2110	Landing/Turning Space	10.00	-0.10	-1.00%	0.1% to 2.0%									
W2110	W2111	Ramp Running Slope	12.00	-0.84	-7.00%	0.5% to 8.3%									
W2111	W2112	Landing/Turning Space	12.50	-0.13	-1.00%	0.1% to 2.0%									

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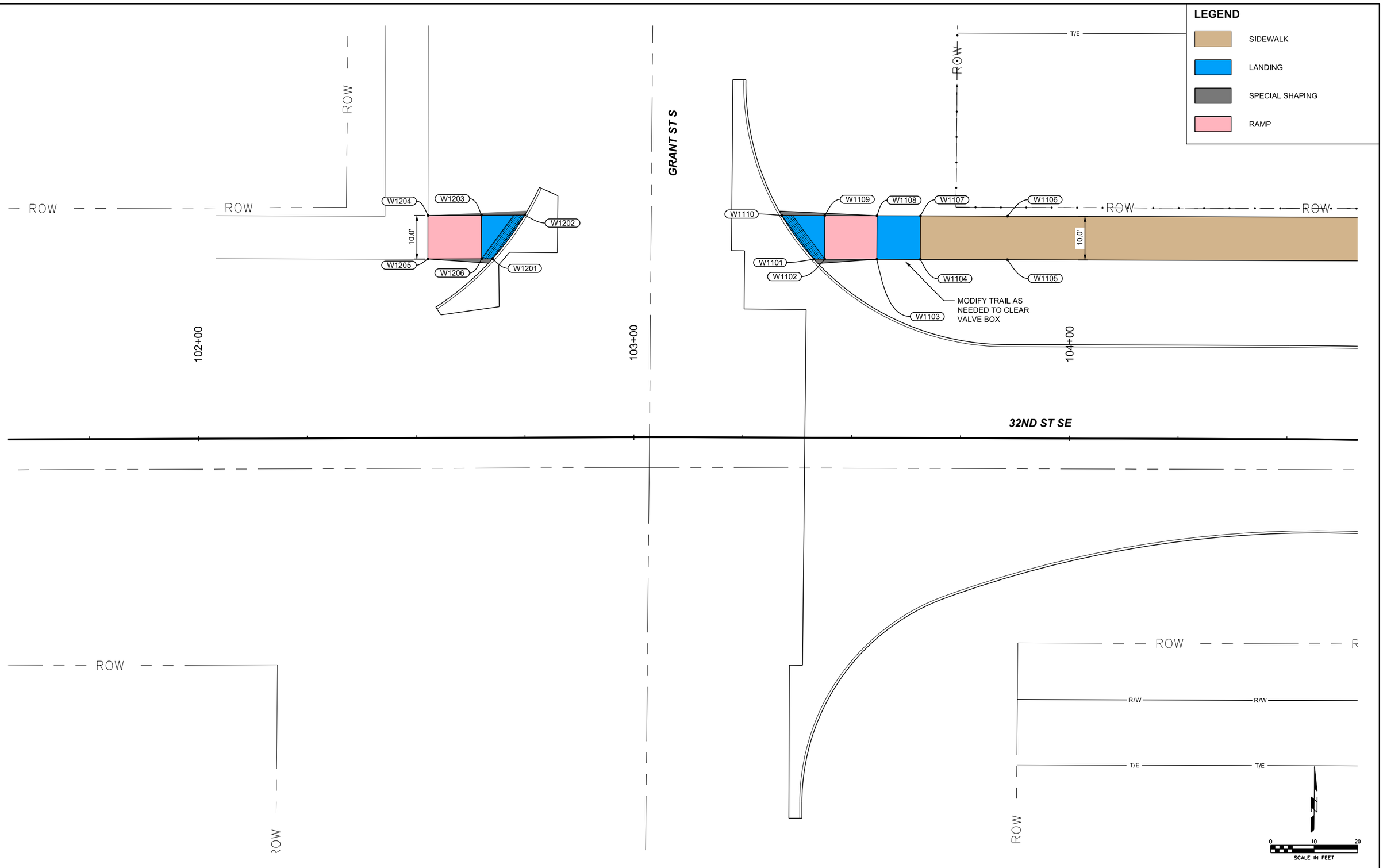

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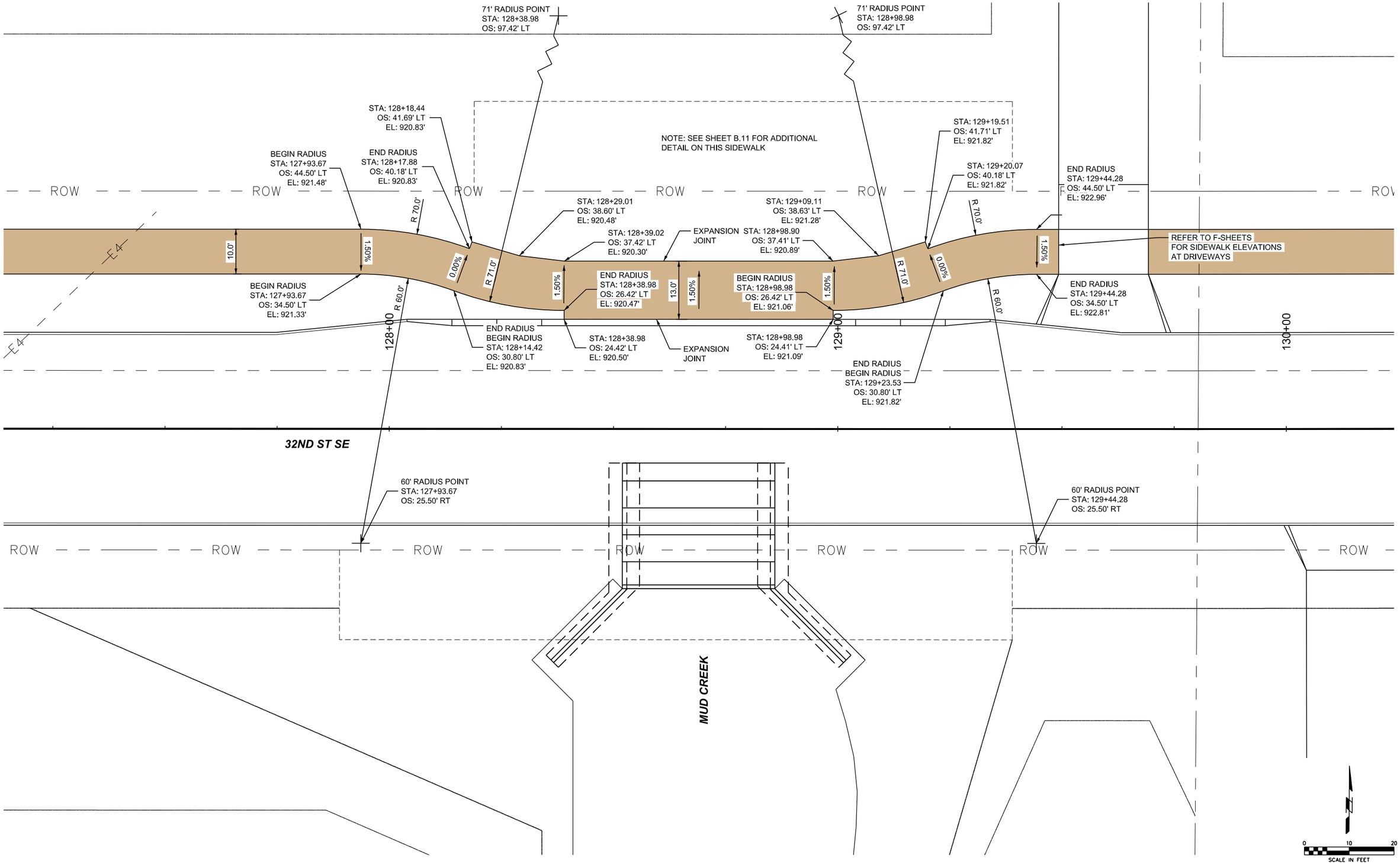

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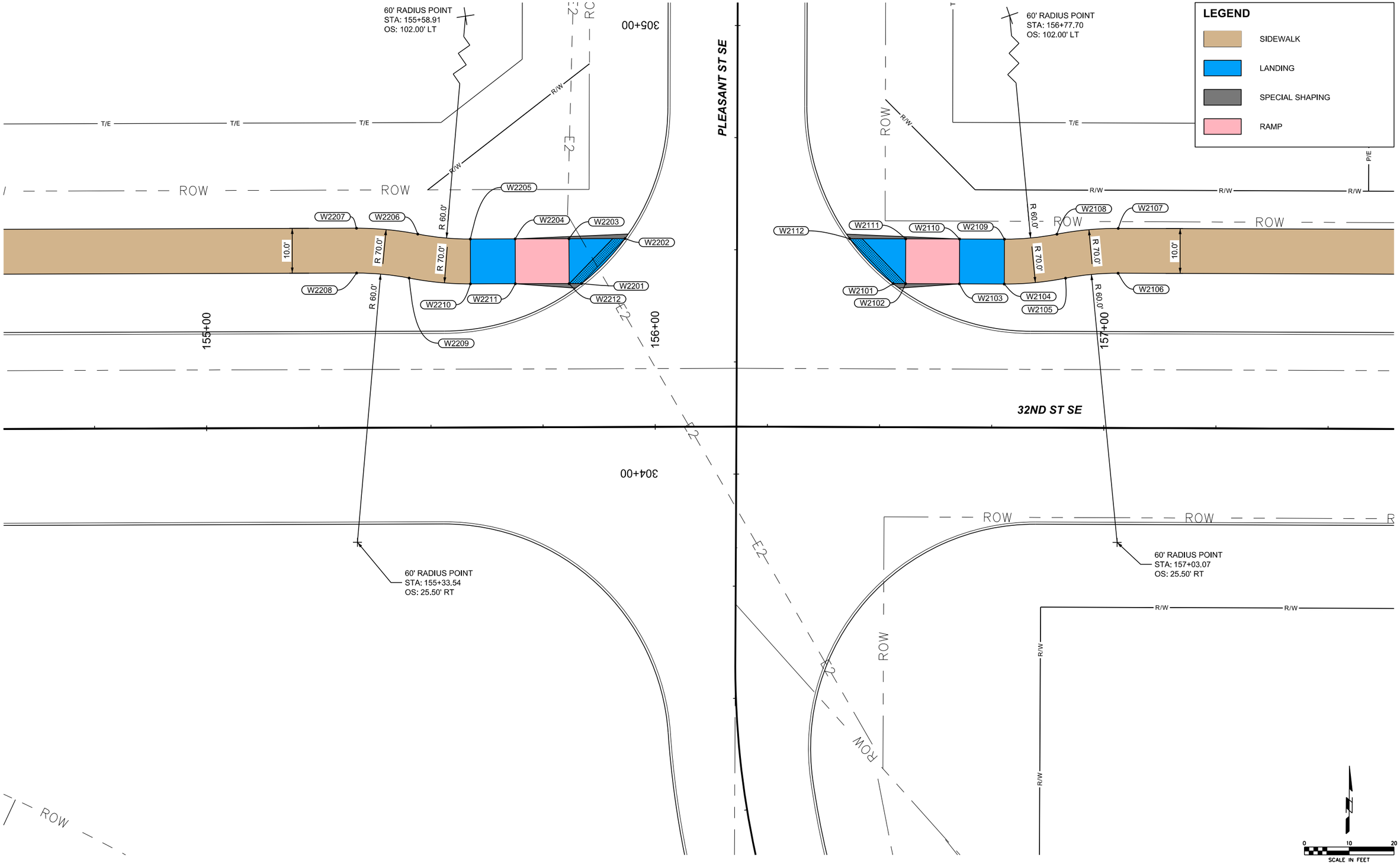

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Bondurant Life Grounding

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

SIDEWALK PLAN

S.4

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NOTES:
1. CONTOURS SHOWN ON THE T SHEETS REPRESENT TOP OF ROUGH GRADING SURFACE.
2. DO NOT RESPREAD TOPSOIL OVER THE DISTURBED AREA ON THE T SHEETS.
3. STOCKPILE TOPSOIL WHERE SHOWN ON SHEET A.3.
4. TRANSPORT SOIL FROM POND BORROW AREA SHOWN ON THE UP SHEETS.
5. PROTECT ALL PAVEMENT ALONG HAUL ROUTE.
6. OFF ROAD VEHCILES MAY BE UTILIZED WHEN THE ROAD IS CLOSED TO THROUGH TRAFFIC.
7. ROUGH GRADING ALONG VERMEER DR SE SHALL NOT OCCUR PRIOR TO PROCUREMENT OF NECESSARY EASEMENTS

516+00 517+00 518+00 519+00 520+00 521+00

T/E P/E GRADING LIMITS (TYP) TEMPORARY EASEMENT (TYP.) SECTION LINE/RIGHT-OF-WAY

12" W 8" W 8" SAN 12" SAN 0.50% 4:1 3:1 40.0' 47.5' 983 984 985 986 987 988

PROTECT EXISTING MANHOLE

ROAD AND TRAIL COMPLETED IN PHASE 1

FUTURE VERMEER DRIVE SE

R/W PROPOSED RIGHT-OF-WAY

0 20 40 SCALE IN FEET

1005 1000 995 990 985 980 975 970

PAVING AND GRADING COMPLETED IN PHASE 1 +0.72% -0.60%

EXISTING GROUND TOP OF ROUGH GRADING SURFACE (DO NOT RE-SPREAD TOPSOIL) MAINTAIN POSITIVE DRAINAGE THROUGH EMBANKMENT FUTURE PROFILE GRADE

VPC 519+25.00 EL 989.37'
VPI 520+00.00 EL 989.91'
VPT 520+06.82 EL 989.67'
VPT 520+75.00 EL 989.46'
VPC 521+00.00 EL 989.31'

L = 150.00'
K = 114

515+50 515+75 516+00 516+25 516+50 516+75 517+00 517+25 517+50 517+75 518+00 518+25 518+50 518+75 519+00 519+25 519+50 519+75 520+00 520+25 520+50 520+75 521+00 521+25

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ROUGH GRADING PLAN AND PROFILE

T.1

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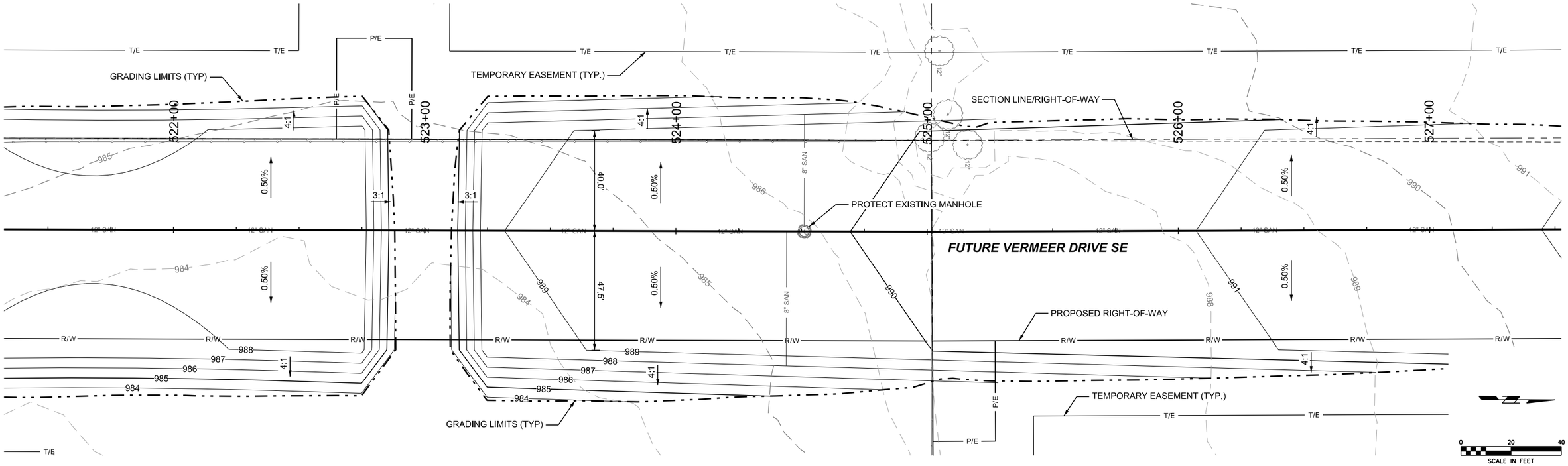

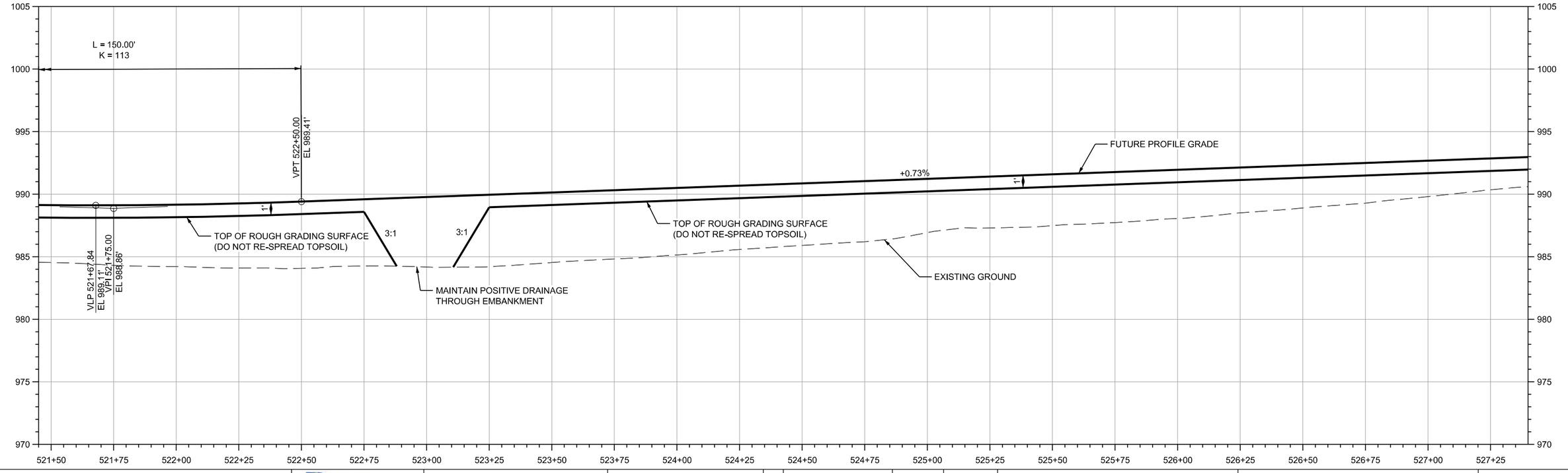

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ROUGH GRADING PLAN AND PROFILE

T.2

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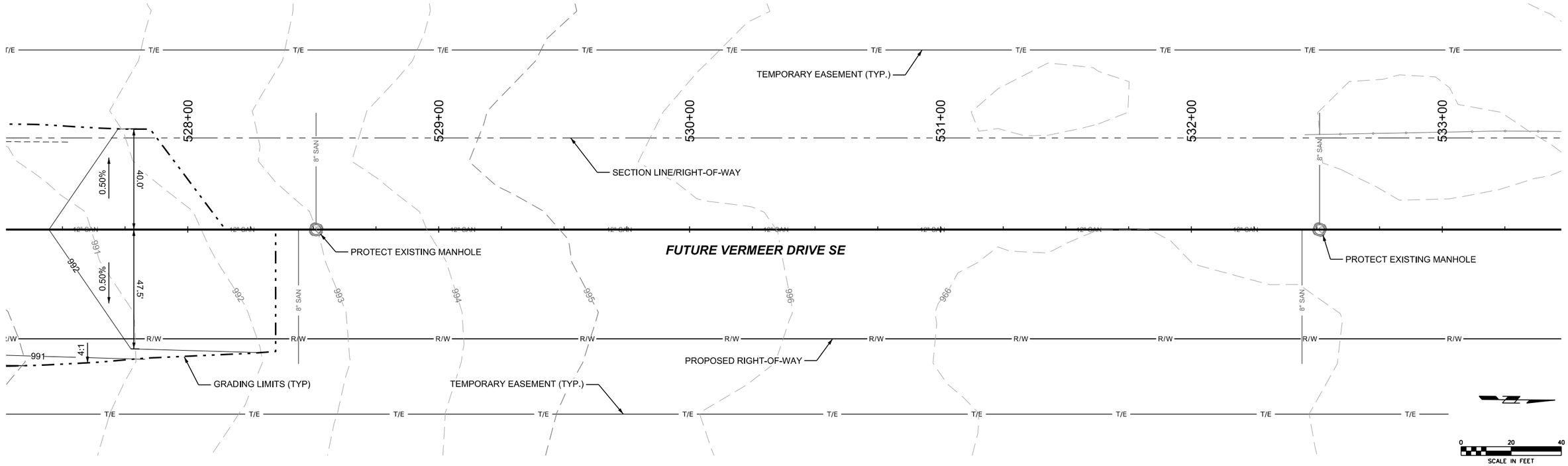

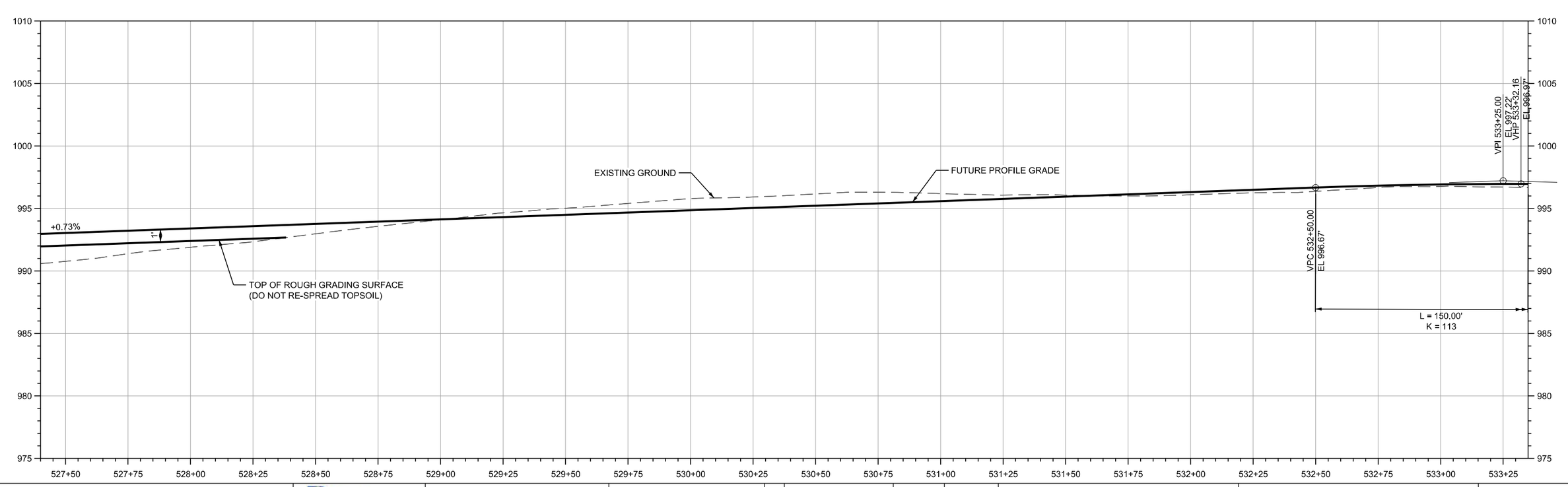

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ROUGH GRADING PLAN AND PROFILE

T.3

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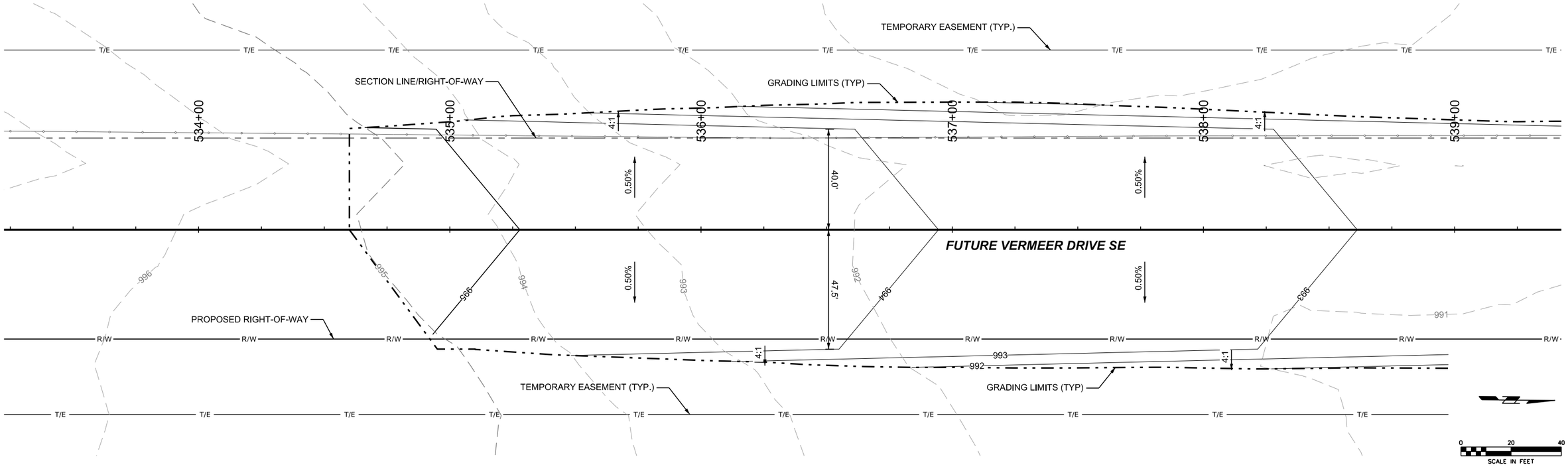

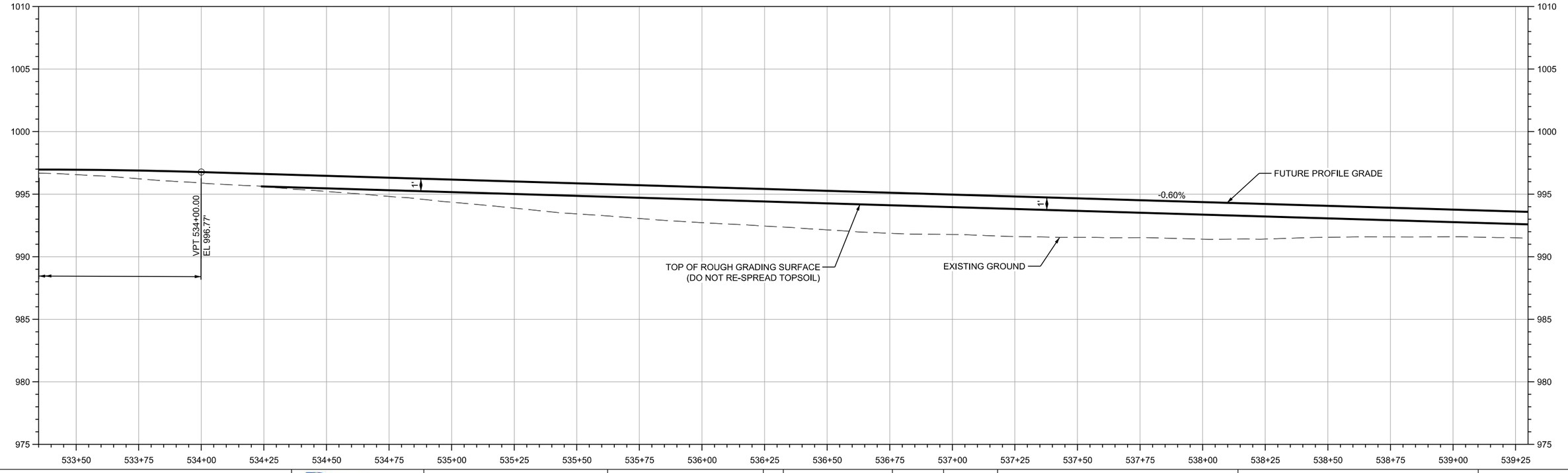

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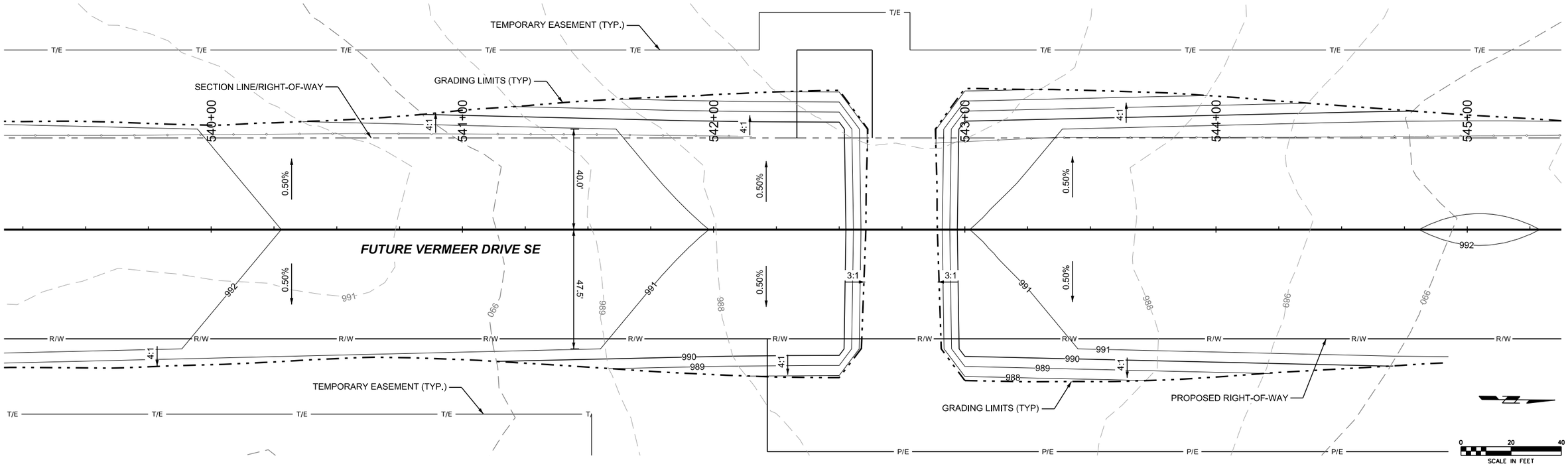
Bondurant Life Connecting

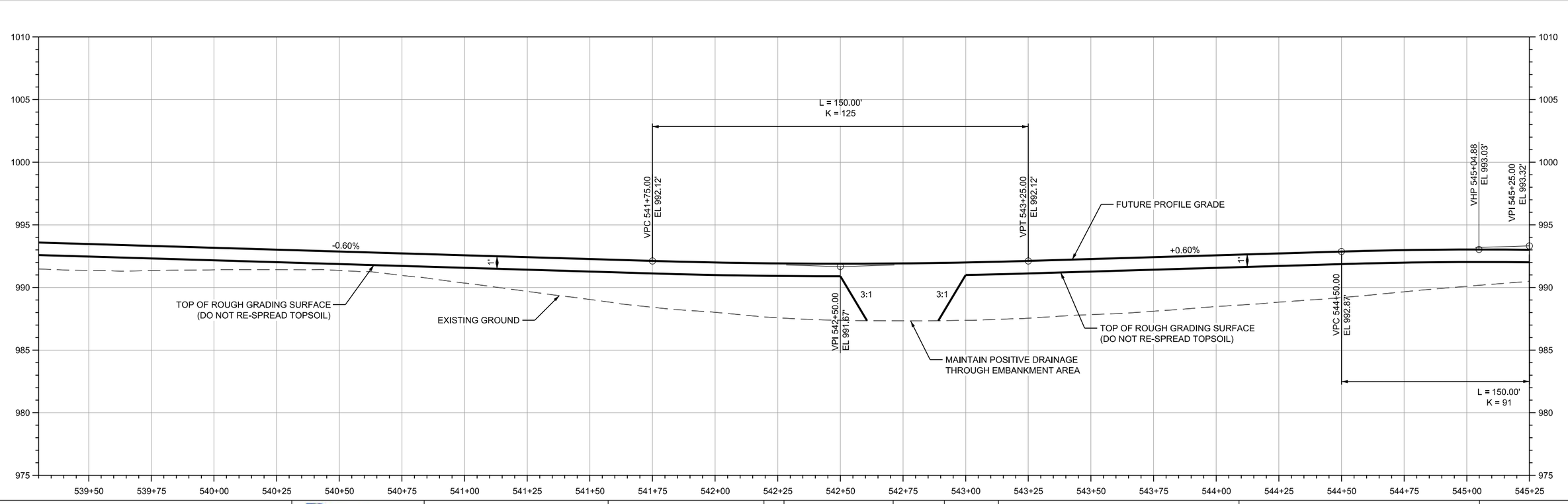
SH PROJECT NO:	2250019060
RISE NO:	RMX-0747(618)–9E-77
DRAWN BY:	MAM
APPROVED BY:	DRF
DATE:	06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ROUGH GRADING PLAN AND PROFILE

T.4





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APPROVED BY: DRF
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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ROUGH GRADING PLAN AND PROFILE

T.5

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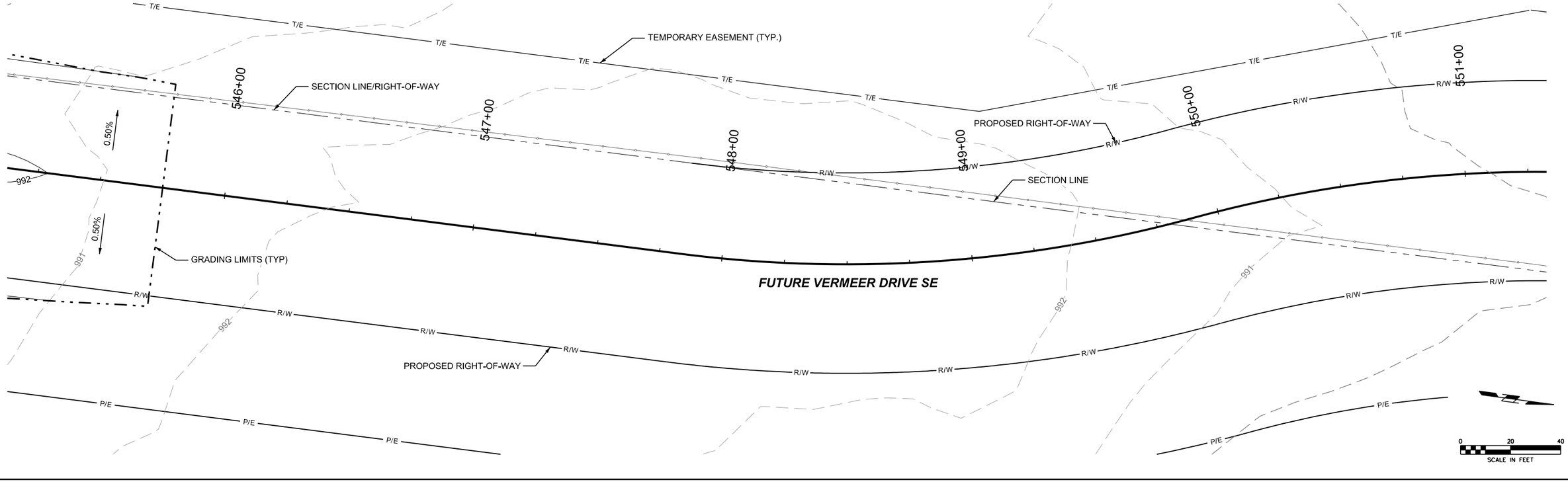

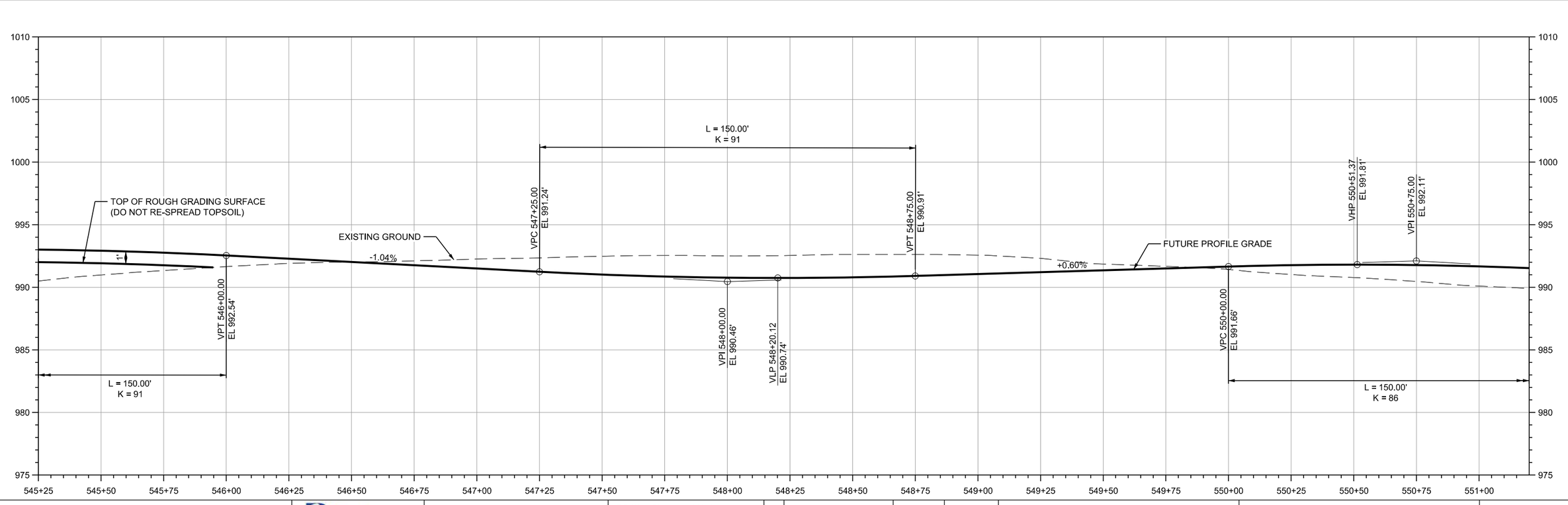

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DRAWN BY: MAM
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DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

ROUGH GRADING PLAN AND PROFILE

T.6

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LEGEND

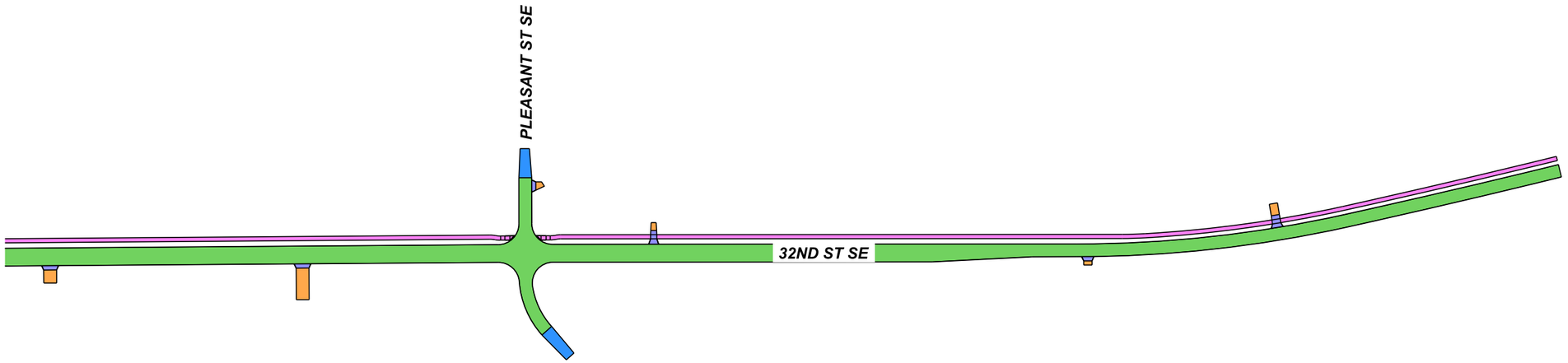
- 9" PCC PAVEMENT
- 6" PCC DRIVE PAVEMENT
- 6" PCC SHARED USE PATH
- 9" ASPHALT
- 6" GRANULAR DRIVEWAY



N

0 150 300

SCALE IN FEET



N

0 150 300

SCALE IN FEET

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RISE NO: RMX-0747(618)--9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

PAVEMENT THICKNESS PLAN

U.1

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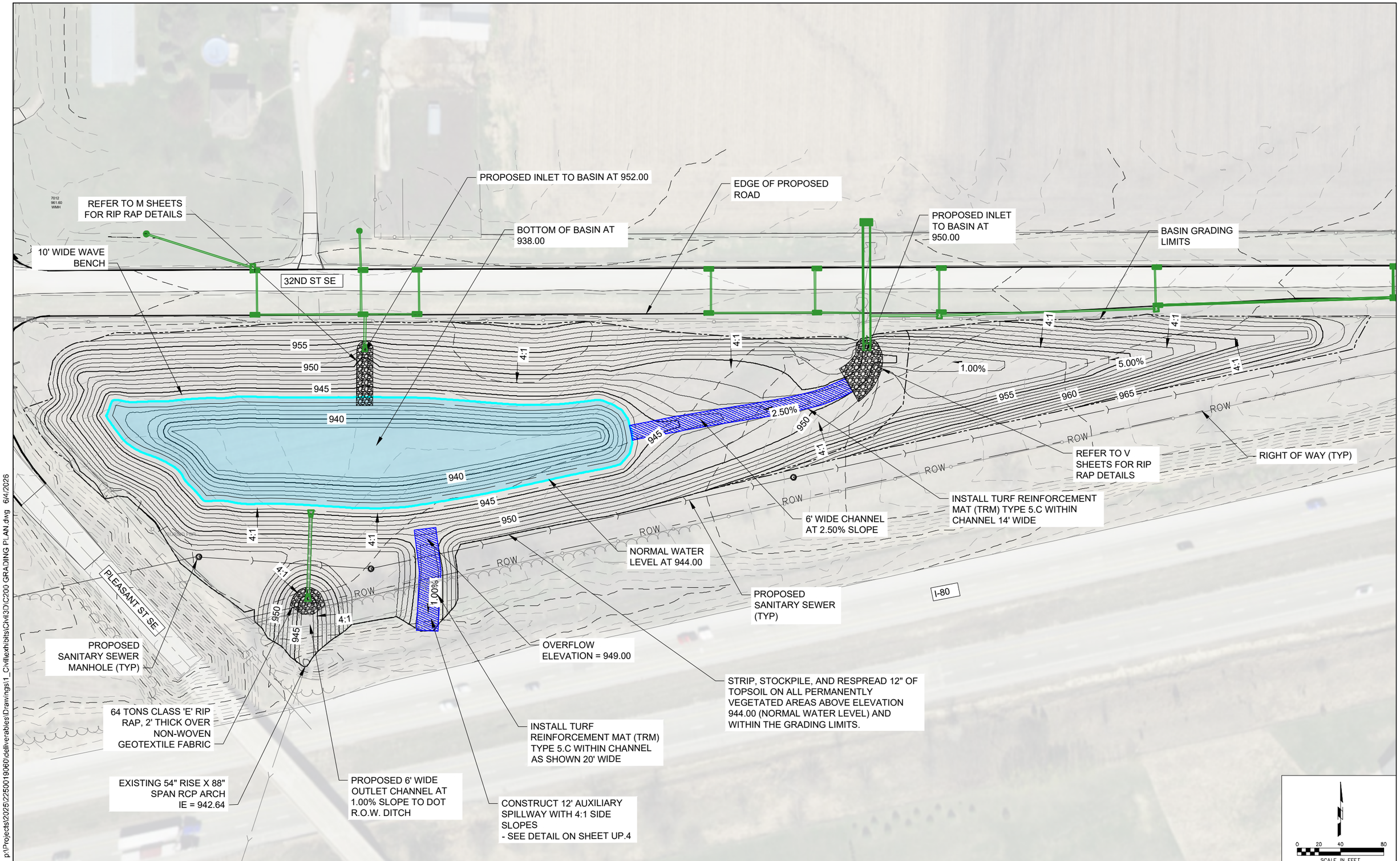

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

GRADING PLAN

UP.1

32ND ST SE

PLEASANT ST SE

ROW

ROW

ROW

ROW

ROW

I-80

ELEVATIONS TABLE

CUT/FILL	MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	COLOR
CUT	-21	-18	
CUT	-18	-15	
CUT	-15	-12	
CUT	-12	-9	
CUT	-9	-6	
CUT	-6	-3	
CUT	-3	0	
FILL	0	3	
FILL	3	6	

TOTAL CUT = 56,100 CY
MAXIMUM DEPTH = 20.5'

N

0 15 40 80
SCALE IN FEET

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

CUT FILL PLAN

UP.2

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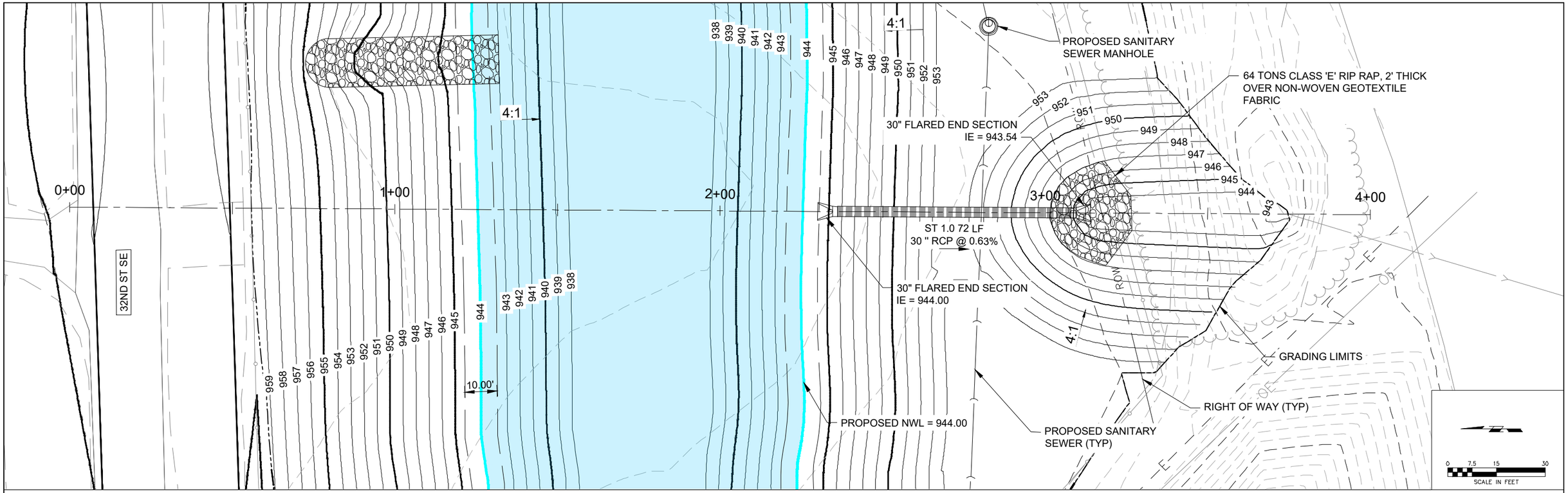

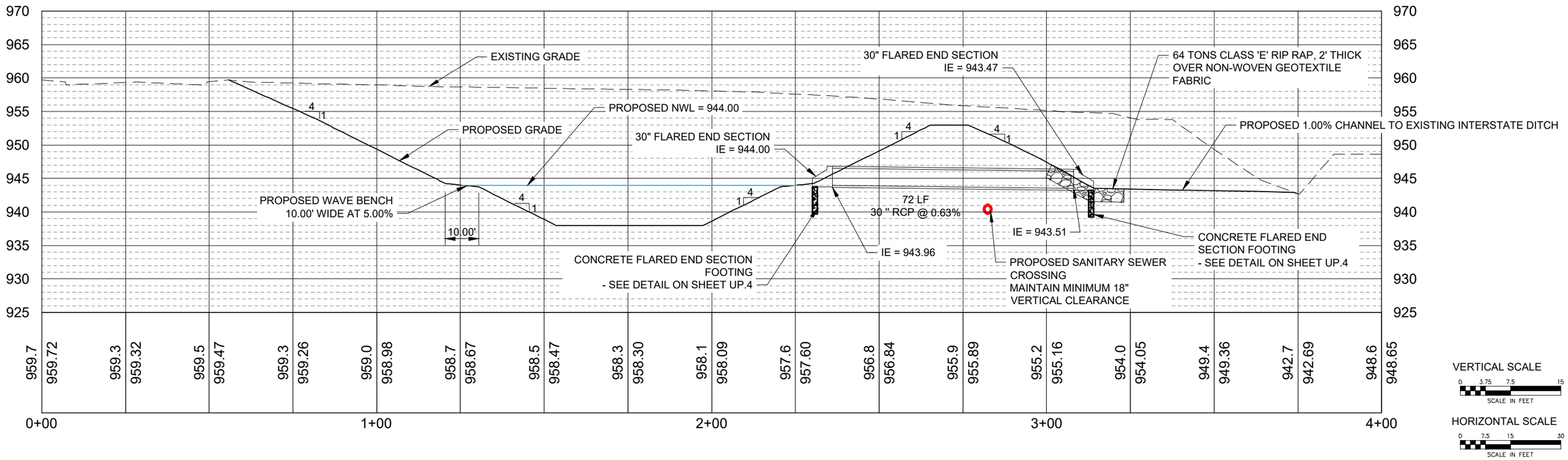

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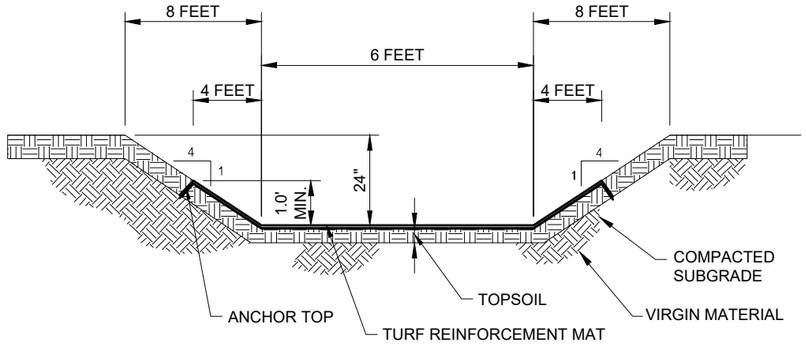
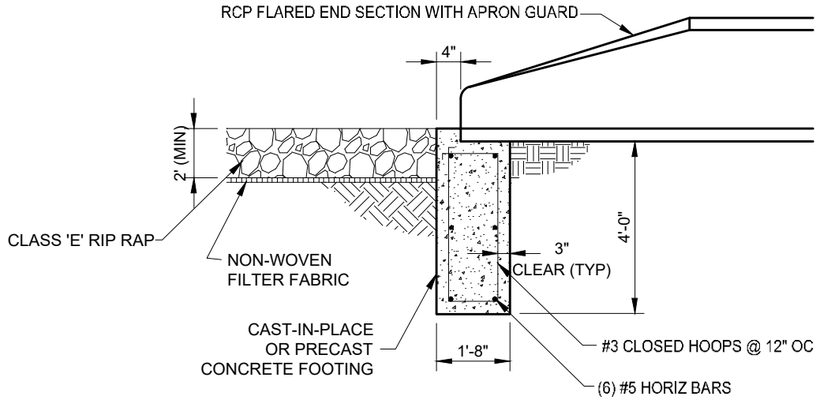
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

UTILITY PLAN AND PROFILE

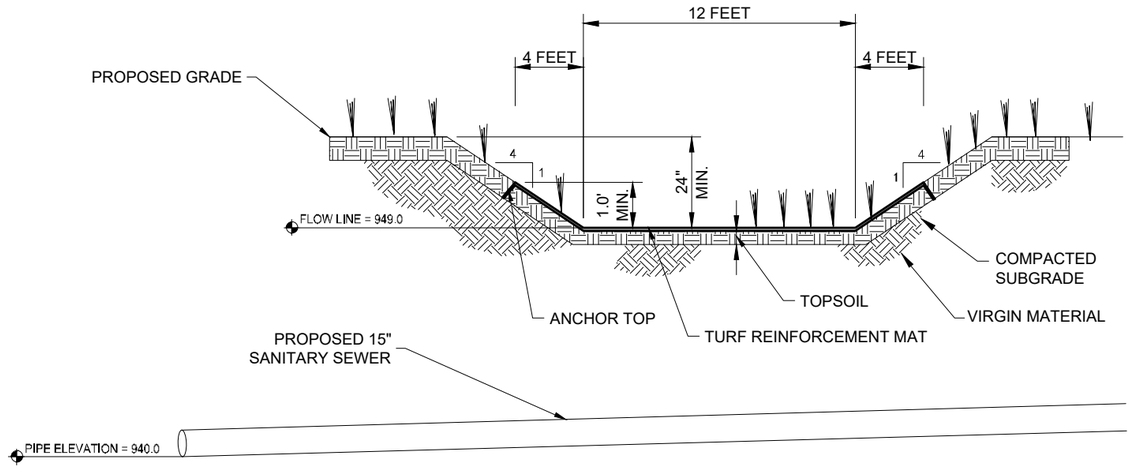
UP.3



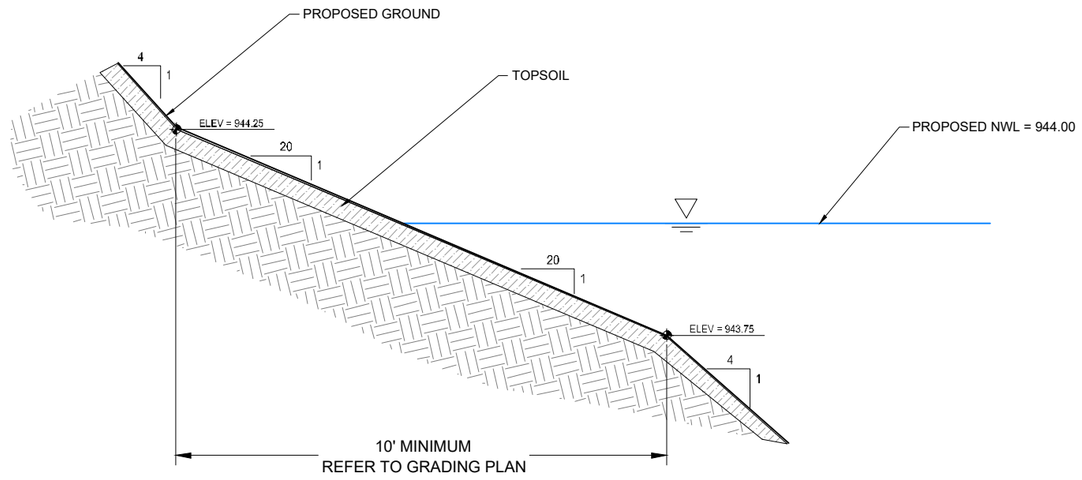
1 TURF REINFORCEMENT MAT LINED CHANNEL
NOT TO SCALE



2 FLARED END SECTION FOOTING W/ RIP RAP
NOT TO SCALE



3 POND AUXILIARY SPILLWAY
NOT TO SCALE



4 WAVE BENCH
NOT TO SCALE

BASES AND HANDHOLES SCHEDULE

ITEM NO.	LOCATION			HAND HOLES			REMARKS
	STATION	OFFSET		TYPE II	TYPE III	TYPE IV	
HH A	126+64.52	36.50	RT	1			
HH B	129+94.44	36.50	RT	1			
TOTALS				2	0	0	

Notes:
1) All locations to center of handhole.

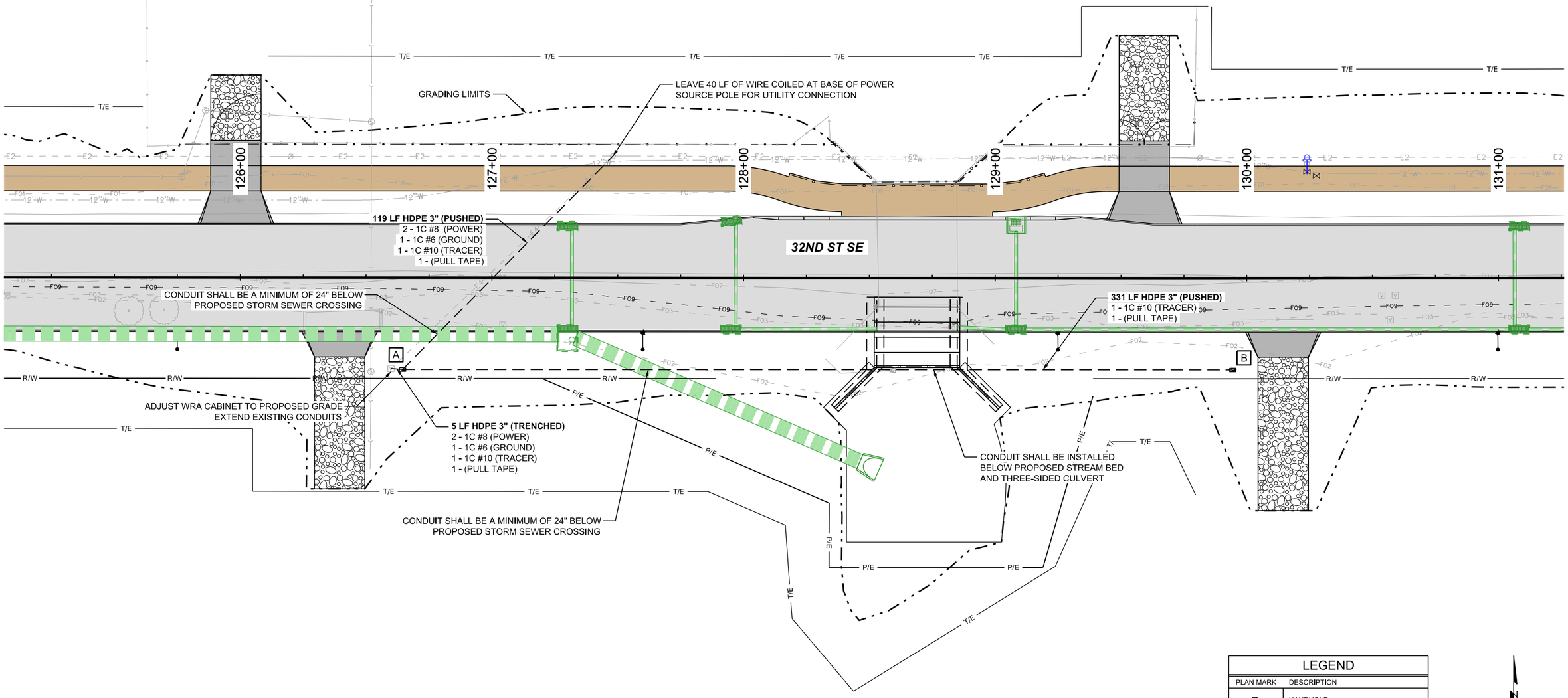
CONDUIT SCHEDULE

FROM	TO	CTR TO CTR DISTANCE	HDPE	REMARKS
			3"	
PWR	HH A	119	119	
HH A	HH B	331	331	
HH A	CAB	5	5	
TOTAL			455	

NOTES:
1) HH - HANDHOLE
2) PWR - POWER SOURCE
3) CAB - WRA CABINET

CABLE SCHEDULE

FROM	TO	CTR TO CTR DISTANCE	POWER 1c #8		TRACER 1c #10		GROUND 1c #6		REMARKS
			#	LENGTH	#	LENGTH	#	LENGTH	
PWR	HH A	119	2	338	1	129	1	169	
HH A	HH B	332					1	337	
HH A	CAB	5	2	40	1	20	1	20	
				378		149		526	Subtotal
				38		15		53	10% Cutting & Splicing
TOTAL			**416**		**164**		**579**		



LEGEND	
PLAN MARK	DESCRIPTION
◪	HANDHOLE
— — ·	CONDUIT
#	PROPOSED HANDHOLE LABEL

0 20 40
SCALE IN FEET

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DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

SANITARY FLOW METER ELECTRIC AND CONDUIT PLAN

UU.1

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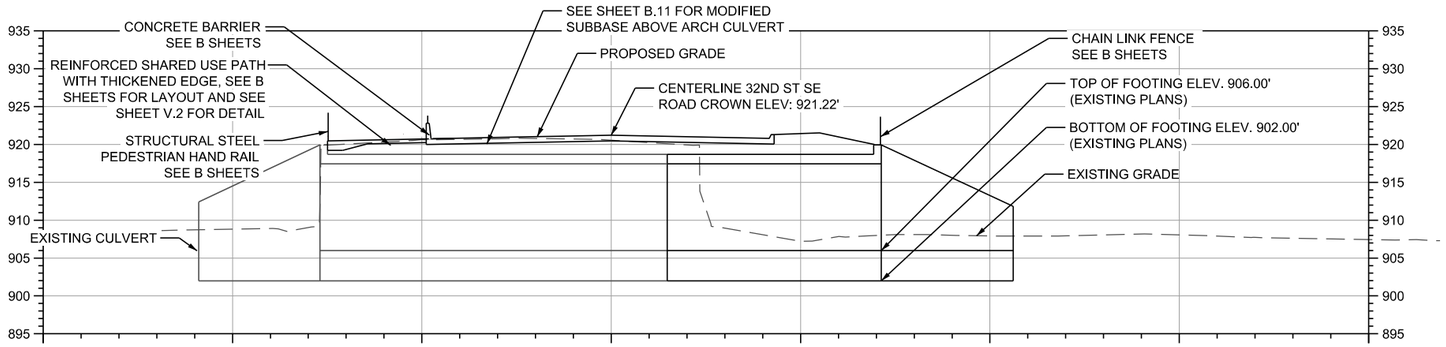
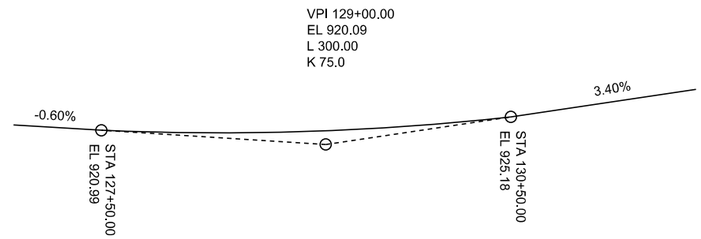
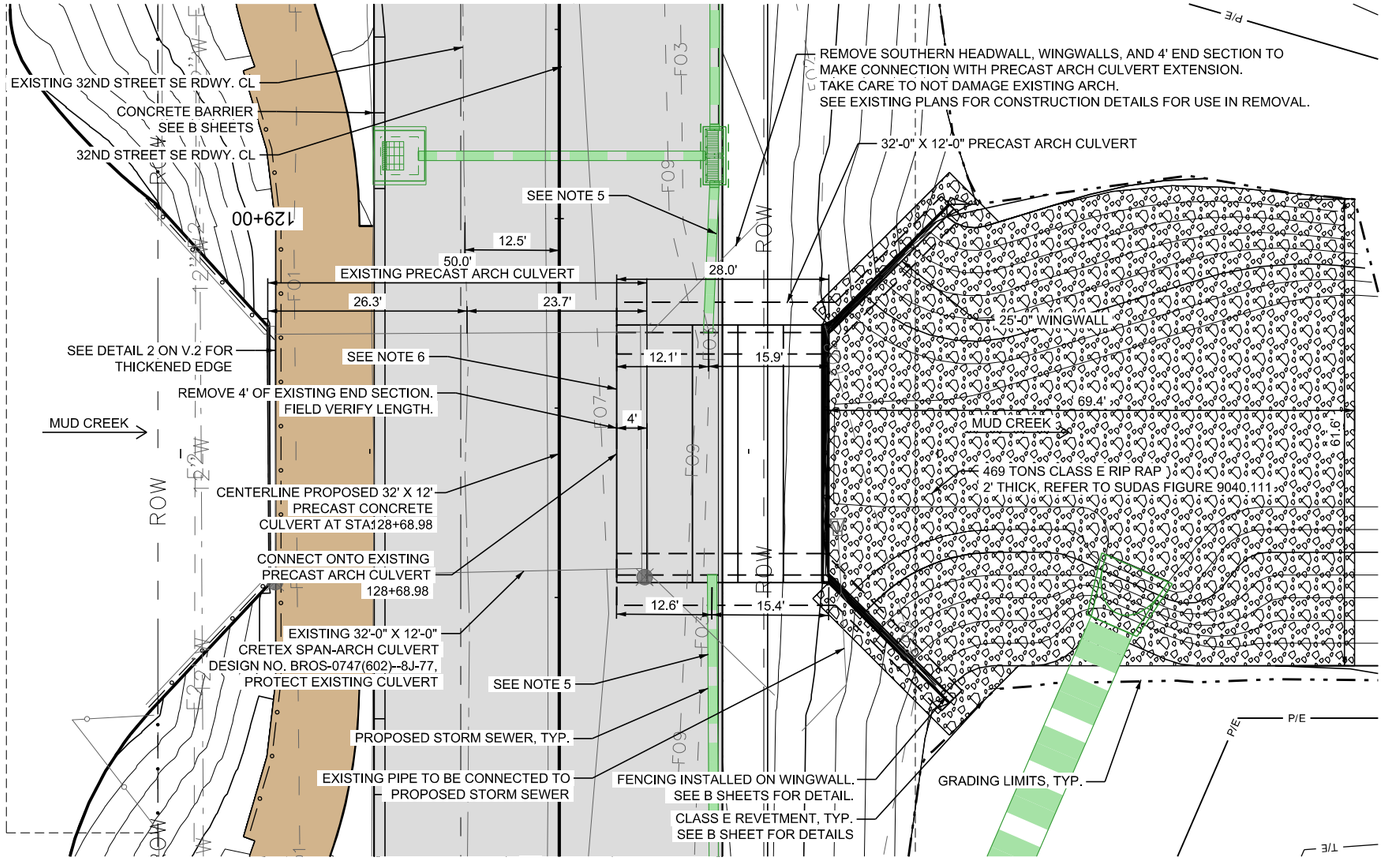


LONGITUDINAL SECTION ALONG CENTERLINE APPROACH ROADWAY



PROPOSED PROFILE GRADE OF 32ND ST SE



SITUATION PLAN

NOTES:

1. UTILITIES SHOWN ON THIS SHEET ARE FOR INFORMATION ONLY, SEE ROAD DESIGN SHEETS FOR FINAL UTILITY INFORMATION.

2. REFER TO IA DOT DS-23010, DEVELOPMENTAL SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE THREE-SIDED CULVERT,OCTOBER 17, 2023.

3. REFER TO GEOTECHNICAL REPORT FOR SOIL BEARING RESISTANCE DESIGN VALUES.

4. PRECAST CONCRETE THREE-SIDED CULVERT AND PRECAST CONCRETE WINGWALL FOOTINGS SHALL BE DESIGNED AND DETAILED BY PRECAST CONCRETE THREE-SIDED CULVERT MANUFACTURER.

5. PRECAST CONCRETE THREE-SIDED CULVERT DESIGNER TO INCORPORATE STORM SEWER PIPE PENETRATIONS AND DETAILS.

6. APPLY WATERPROOFING AT JOINT OF PRECAST EXTENSION.

HYDRAULIC DATA

DRAINAGE AREA= 10.4 SQ. MILES	
STREAM SLOPE	= 12.2 FT/MILE
AVERAGE LOW WATER STAGE	= 909 FEET
Q50	= 2,950 CFS
STAGE	= 921.21 FEET
BACKWATER	= 2.46 FEET
AVERAGE CULVERT VELOCITY	= 11.98 FT/S
Q100	= 3,600 CFS
STAGE	= 923.54 FEET
BACKWATER	= 4.02 FEET
AVERAGE CULVERT VELOCITY	= 14.62 FT/S
Q200	= 4,600 CFS
STAGE	= 923.7 FEET
Q500	= 4,930 CFS
STAGE	= 923.87 FEET

UTILITIES LEGEND

FO	FIBER OPTIC
W	WATER
OE	ELECTRIC
	STORM

LOCATION:

32ND STREET SE OVER MUD CREEK
T79N-R22W
CLAY TOWNSHIP
POLK COUNTY

LATITUDE	41.67309
LONGITUDE	-93.45513

32' X 12' PRECAST ARCH CULVERT

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APPROVED BY:	JDA
DATE:	06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

CULVERT SITUATION PLAN

V.1

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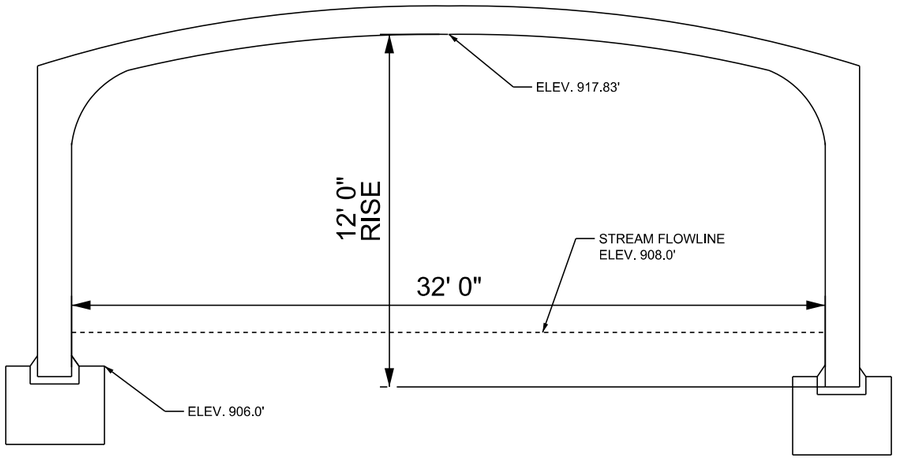
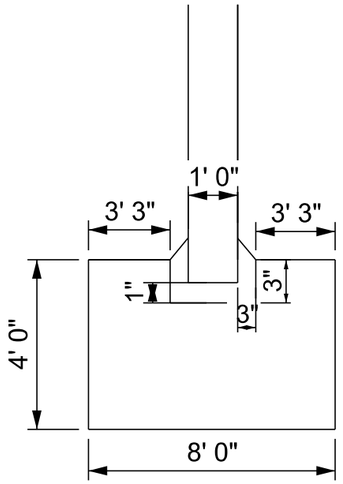


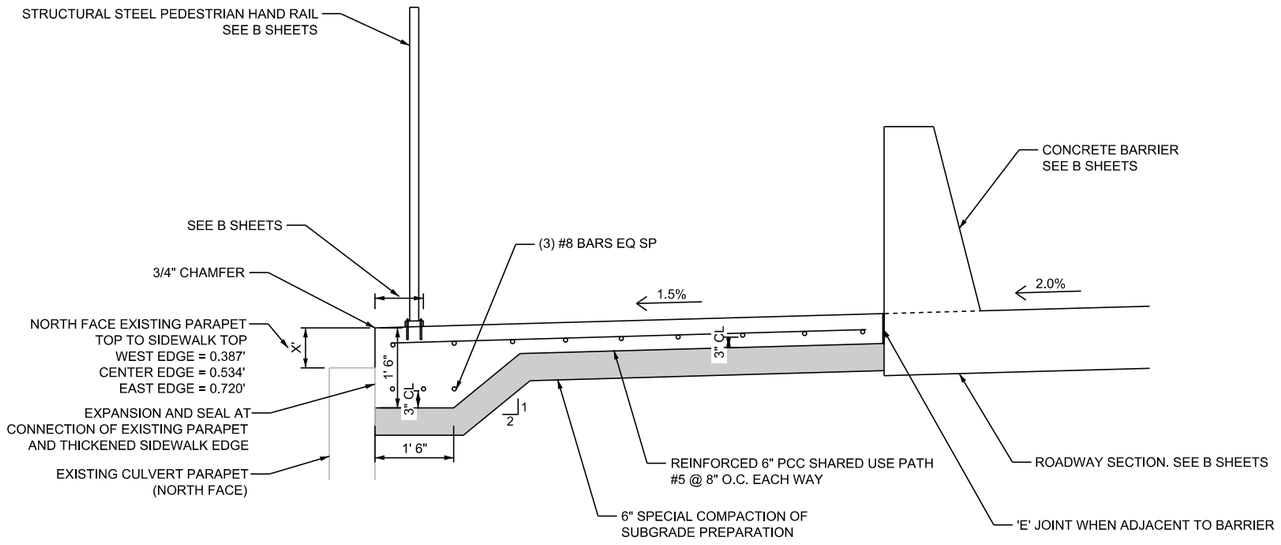
SECTION - PRECAST ARCH CULVERT

(DIMENSIONS FROM EXISTING PLANS.
PRECAST DESIGNER TO DETERMINE
DIMENSIONS DURING PRECAST DESIGN)

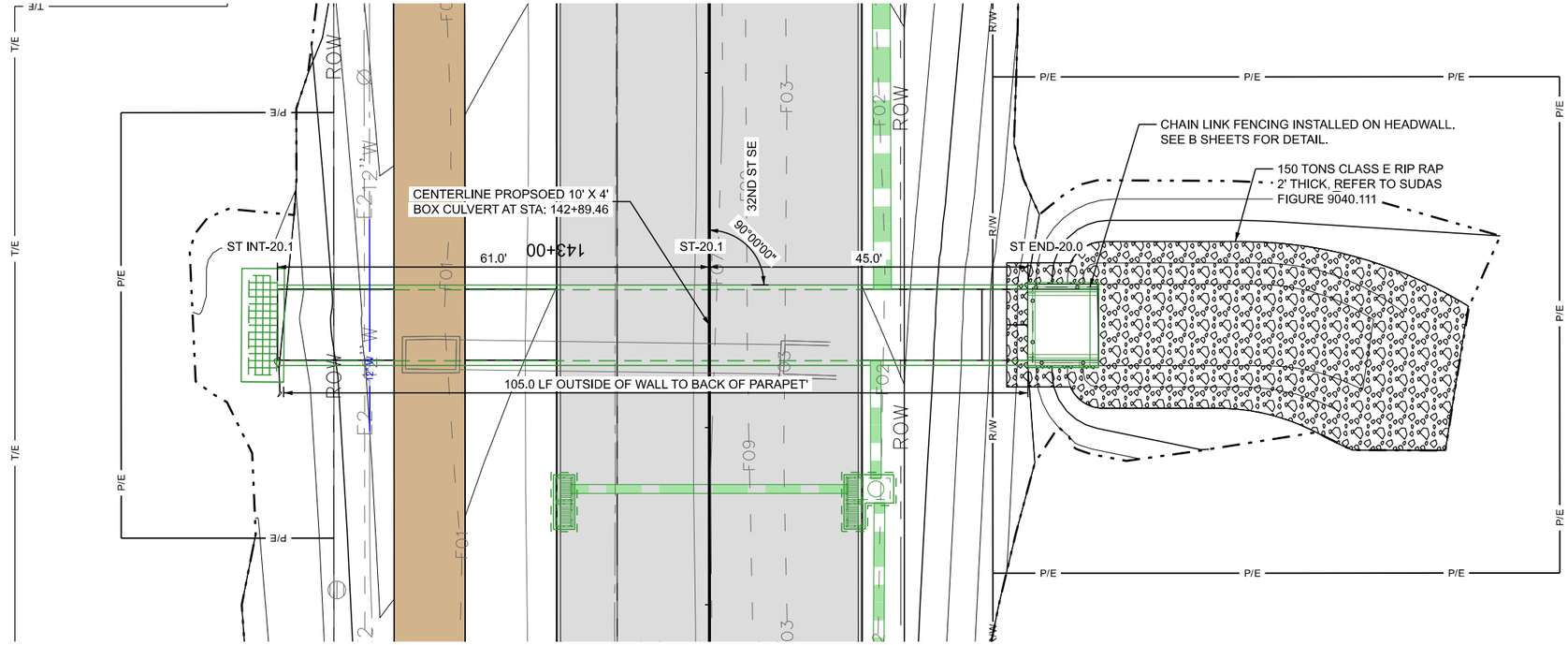


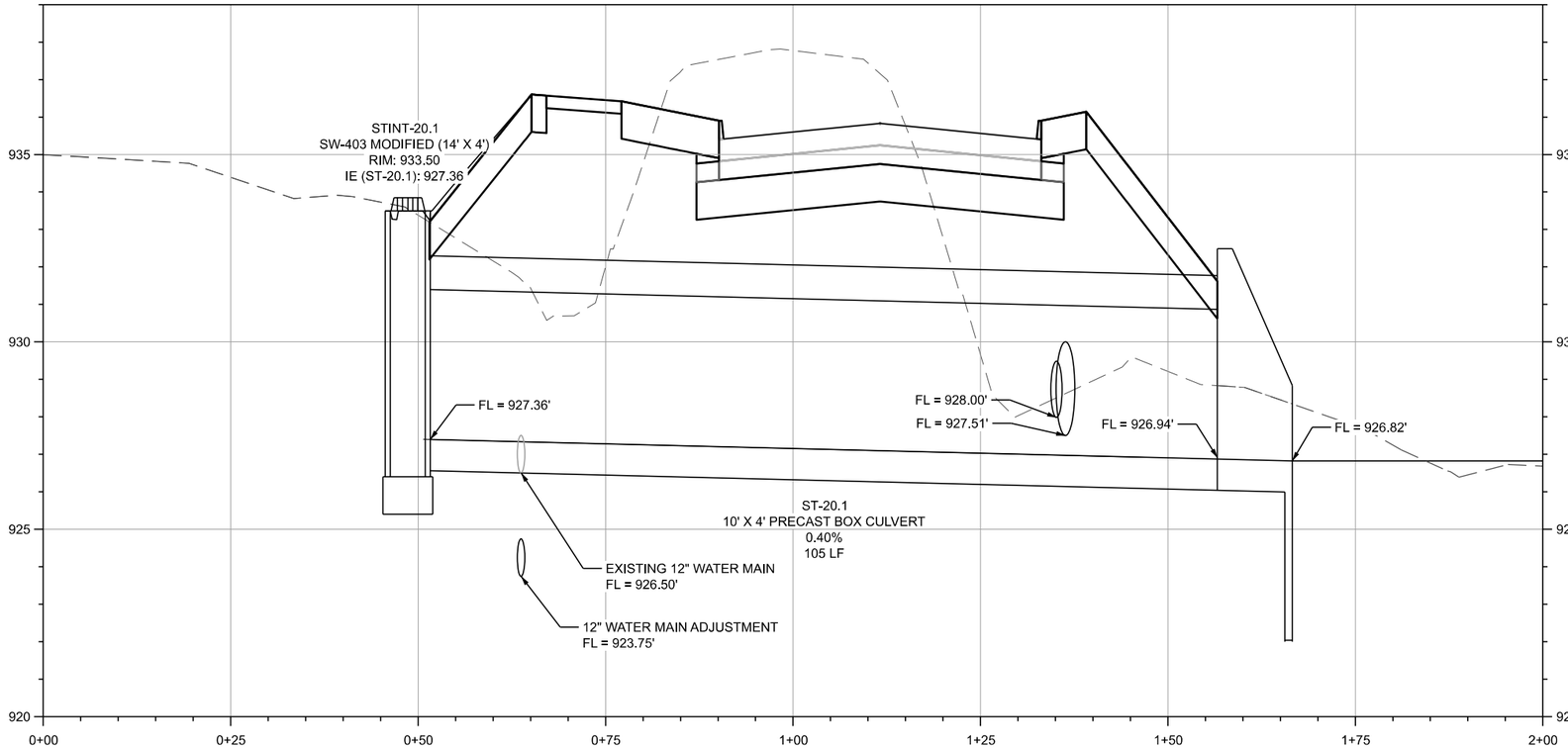
SECTION - FOOTING

1 PRECAST ARCH CULVERT & FOOTING SECTIONS



2 THICKENED EDGE OF SHARED USE PATH





CULVERT NOTES:

1. BASIS OF DESIGN IS IOWA DOT SINGLE PRECAST REINFORCED CONCRETE BOX CULVERT STANDARDS.

2. CULVERT MAY BE PRECAST OR CAST IN PLACE, SUBJECT TO APPROVED SUBMITTALS. COMPLY WITH IOWA DOT SINGLE REINFORCED CONCRETE BOX CULVERT STANDARDS IF CAST IN PLACE.

3. THE SUBMITTED CULVERT SHALL MEET THE STRUCTURAL LOADING, HYDRAULIC CAPACITY, AND DIMENSIONS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL ALLOW TEN WORKING DAYS FOR THE ENGINEER TO REVIEW.

4. REFER TO IOWA DOT LRFD SINGLE PRECAST CULVERT STANDARDS PRCB G1-20, PRCB G2-10, PRCB 10-20, PES 1-20-T1, AND PES 2-20-T1.

5. THE CAST-IN-PLACE OPTION WILL NOT WARRANT A CHANGE IN THE CONTRACT UNIT PRICE.

10' X 4' PRECAST BOX CULVERT

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

CULVERT SITUATION PLAN

V.3

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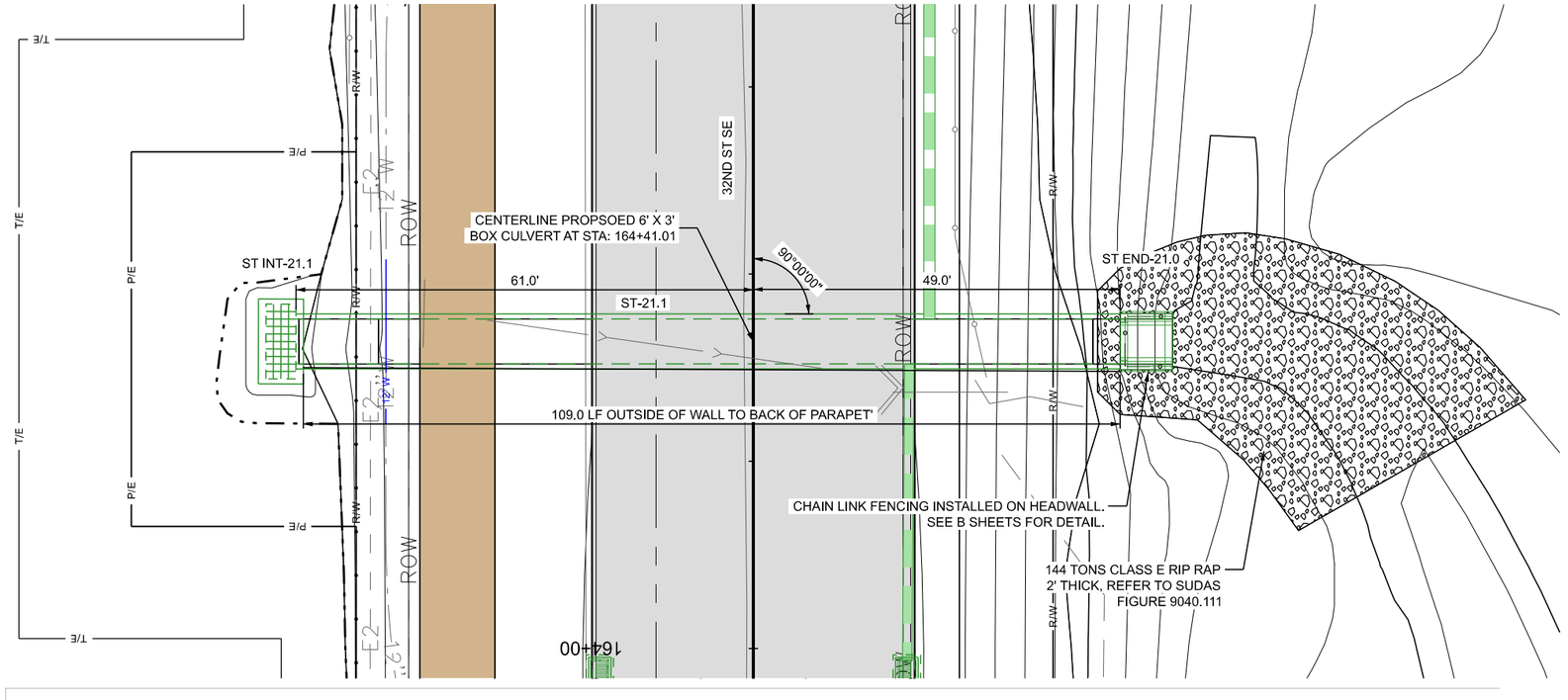

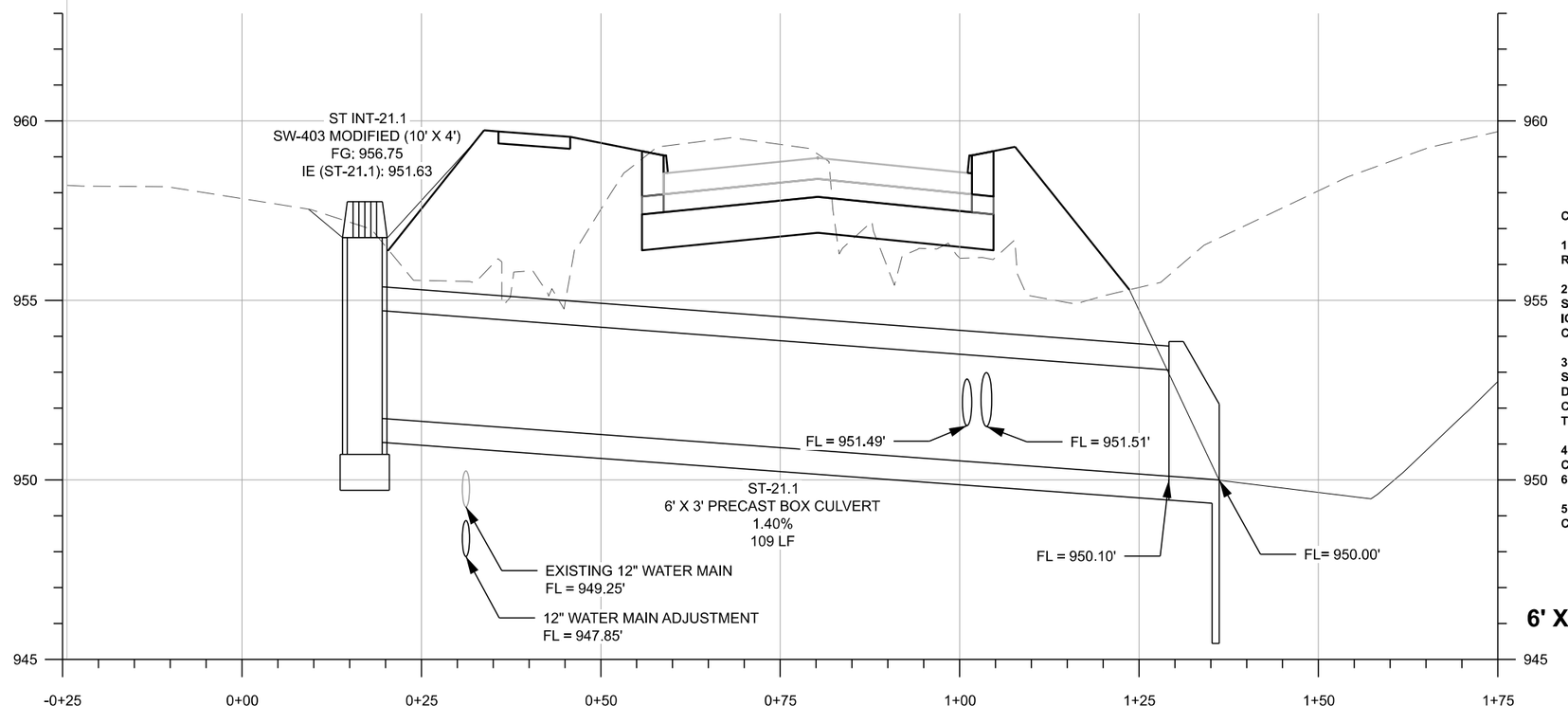

CULVERT NOTES:

1. BASIS OF DESIGN IS IOWA DOT SINGLE PRECAST REINFORCED CONCRETE BOX CULVERT STANDARDS.

2. CULVERT MAY BE PRECAST OR CAST IN PLACE, SUBJECT TO APPROVED SUBMITTALS. COMPLY WITH IOWA DOT SINGLE REINFORCED CONCRETE BOX CULVERT STANDARDS IF CAST IN PLACE.

3. THE SUBMITTED CULVERT SHALL MEET THE STRUCTURAL LOADING, HYDRAULIC CAPACITY, AND DIMENSIONS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL ALLOW TEN WORKING DAYS FOR THE ENGINEER TO REVIEW.

4. REFER TO IOWA DOT LRFD SINGLE PRECAST CULVERT STANDARDS PRCB G1-20, PRCB G2-10, PRCB 6-20, PES 1-20-T1, AND PES 2-20-T1.

5. THE CAST-IN-PLACE OPTION WILL NOT WARRANT A CHANGE IN THE CONTRACT UNIT PRICE.

6' X 3' PRECAST BOX CULVERT

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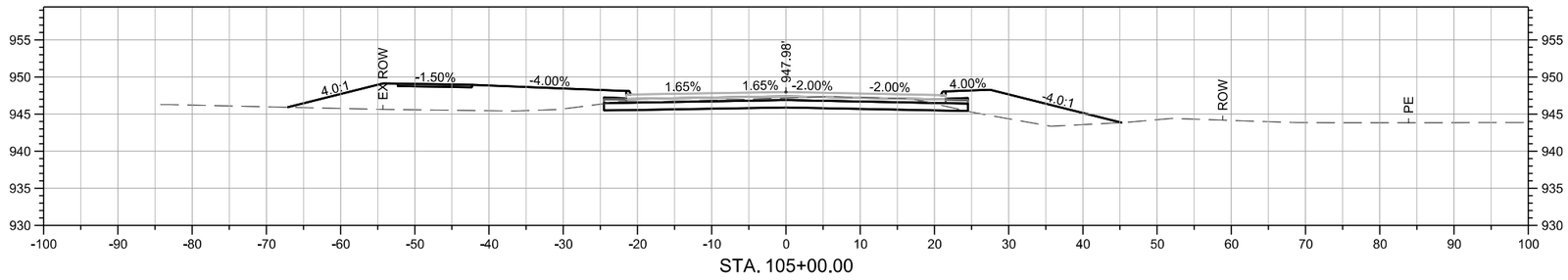
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

CULVERT SITUATION PLAN

V.4



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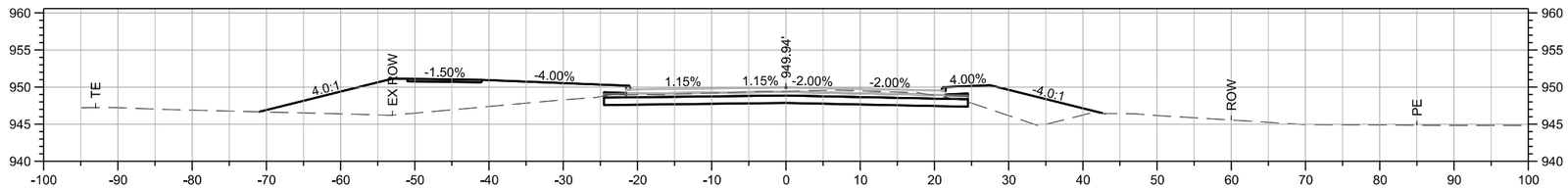

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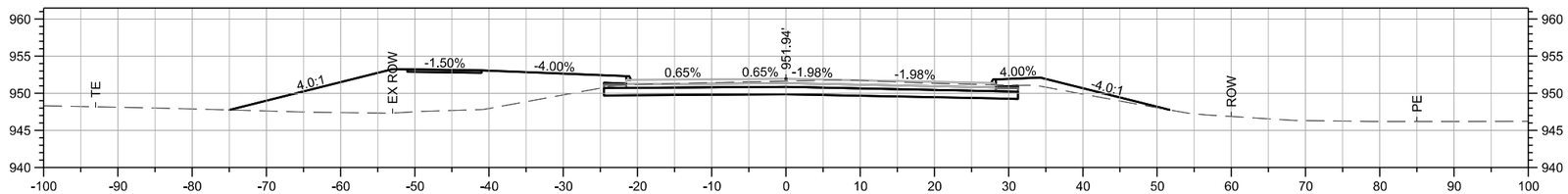

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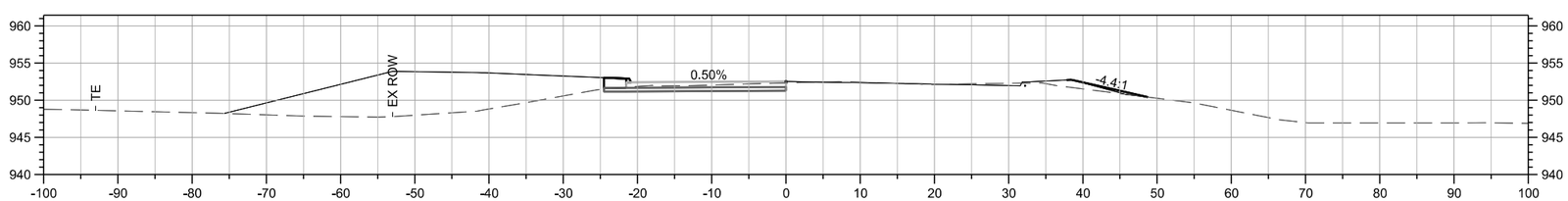

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Bondurant Life Connecting

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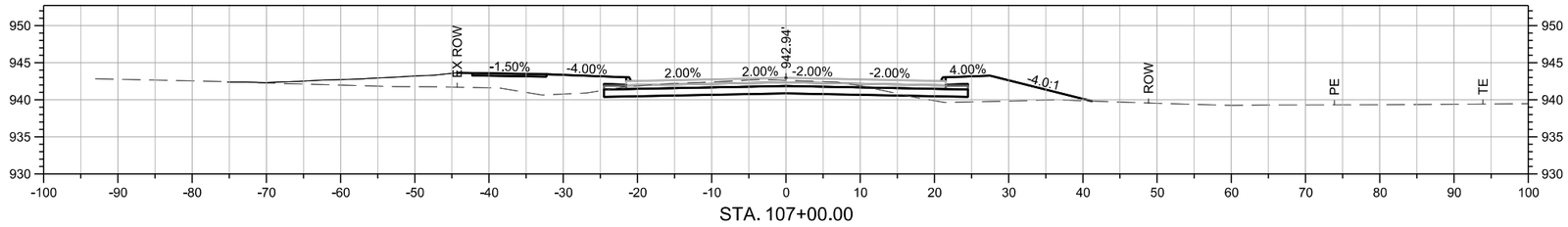
RISE NO: RMX-0747(618)–9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.1



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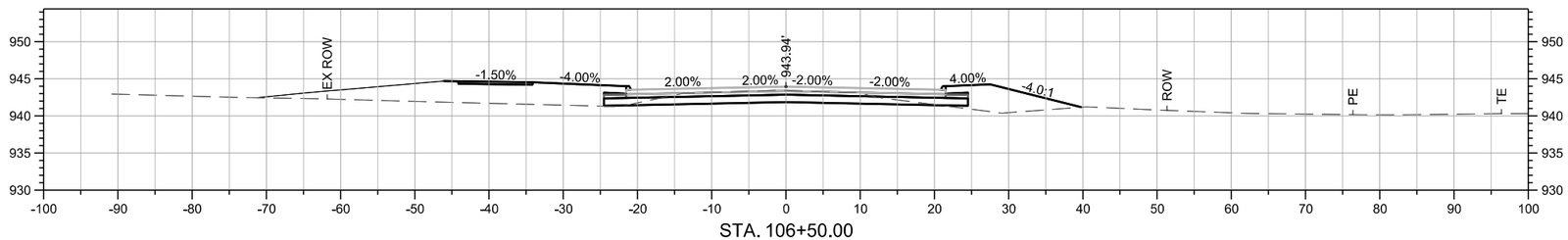

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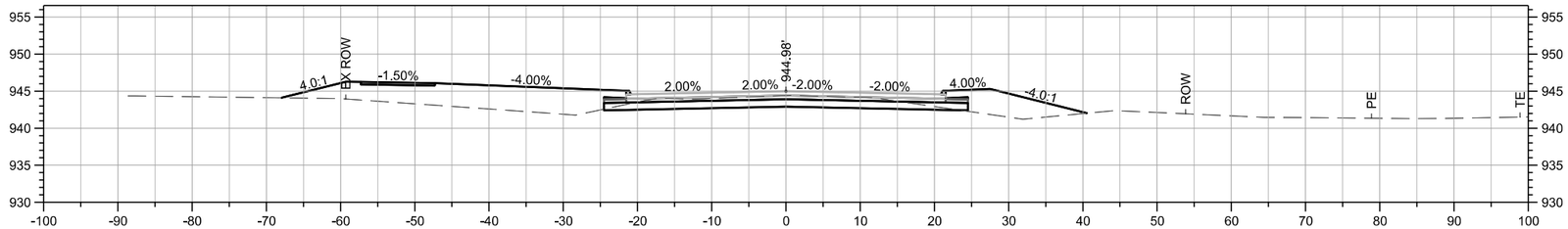

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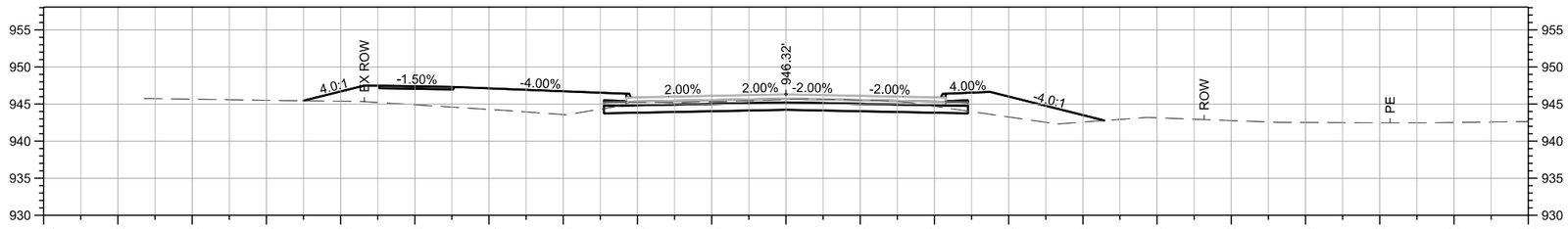

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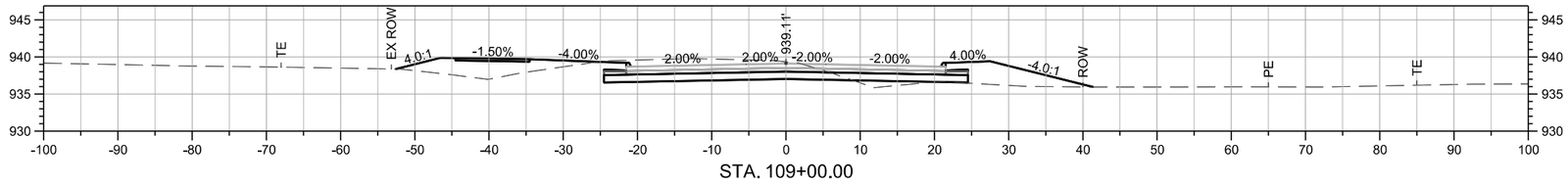
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.2



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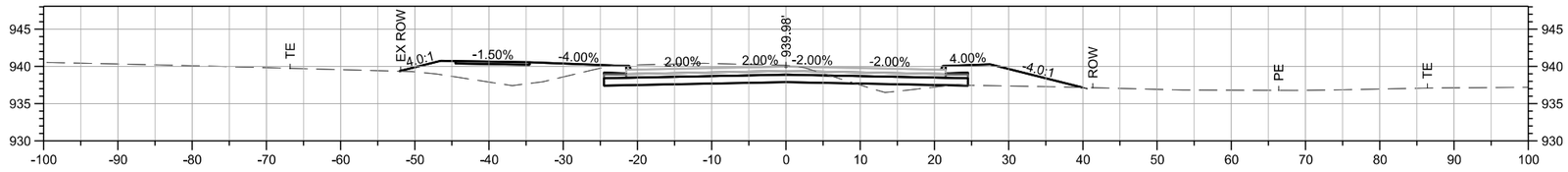

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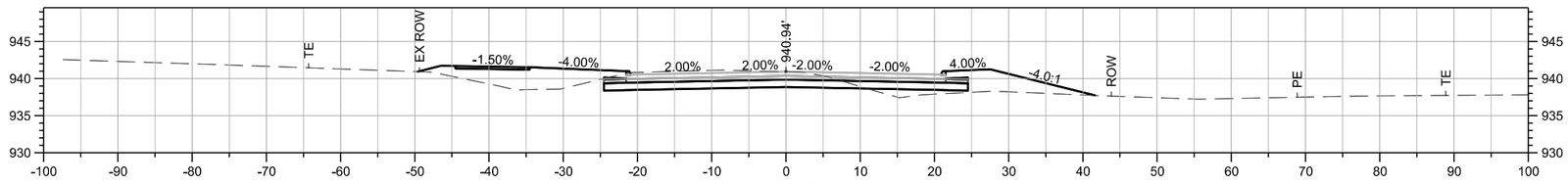

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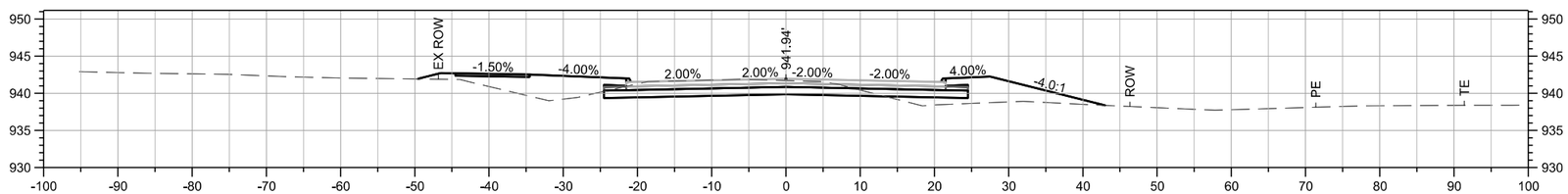

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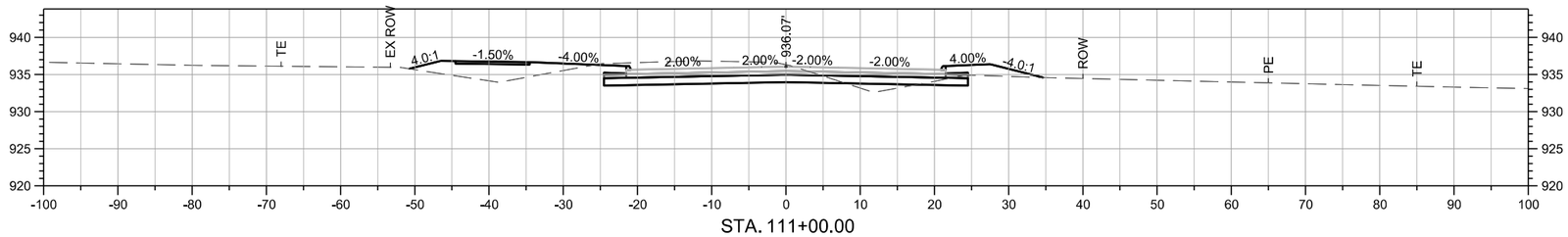
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.3



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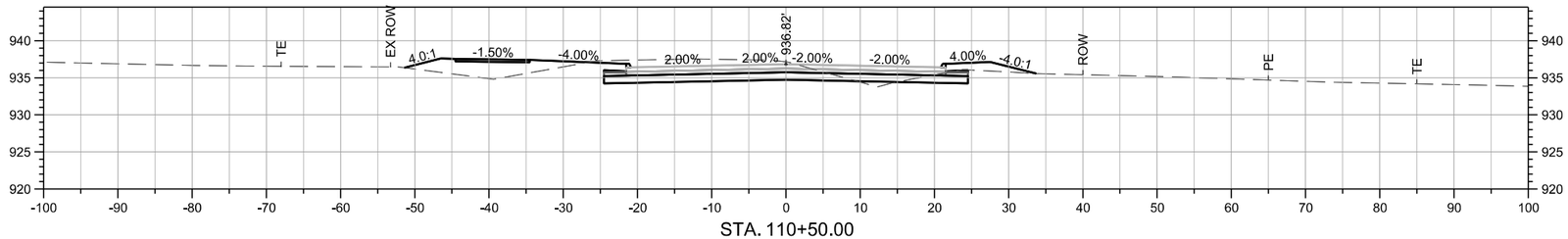

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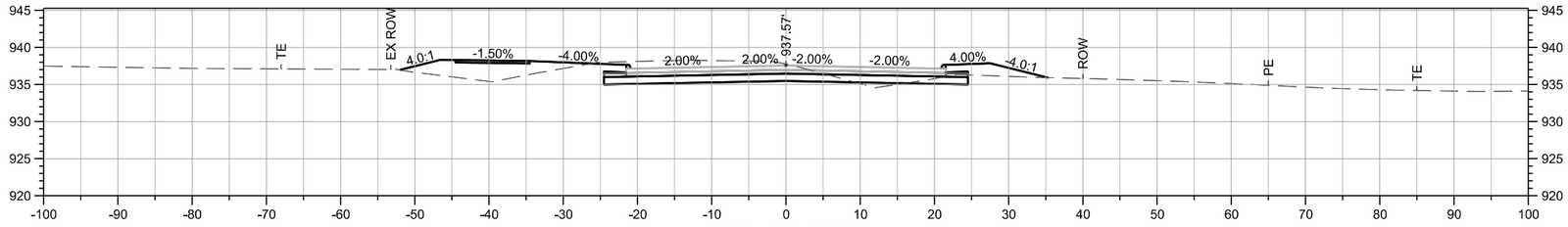

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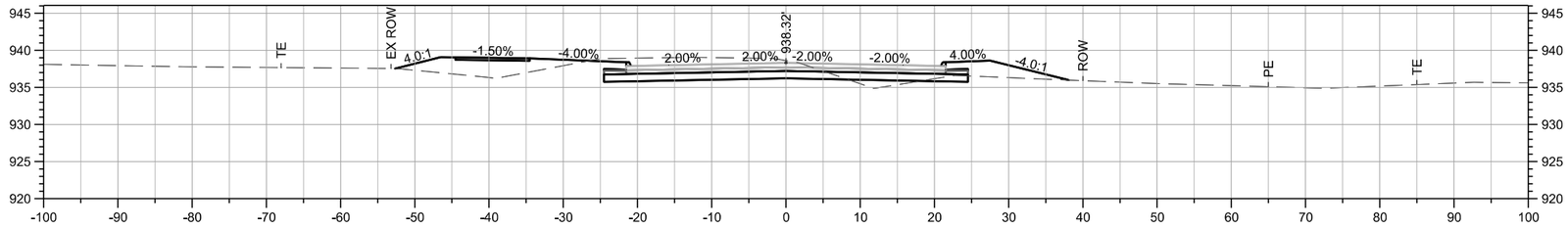

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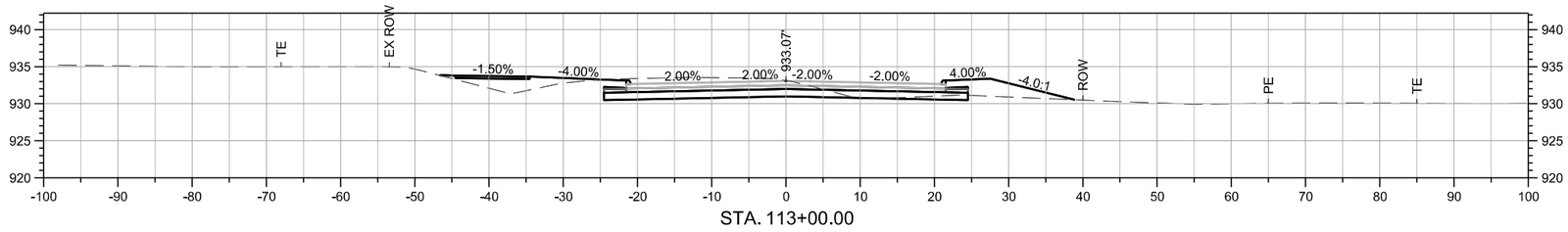
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.4



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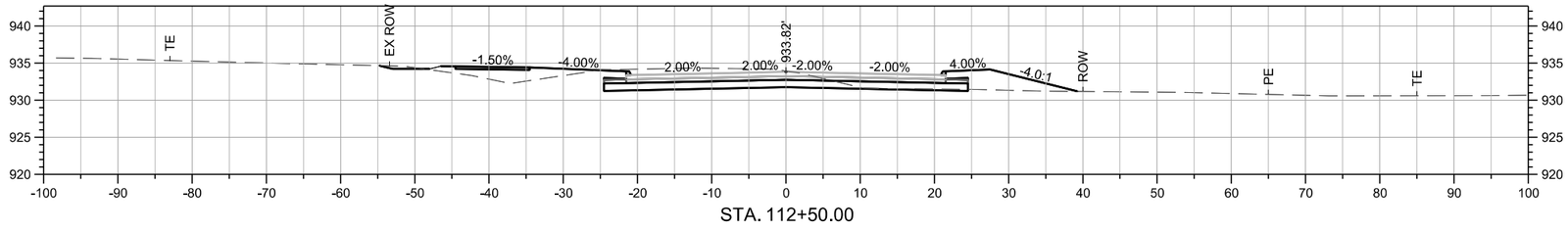

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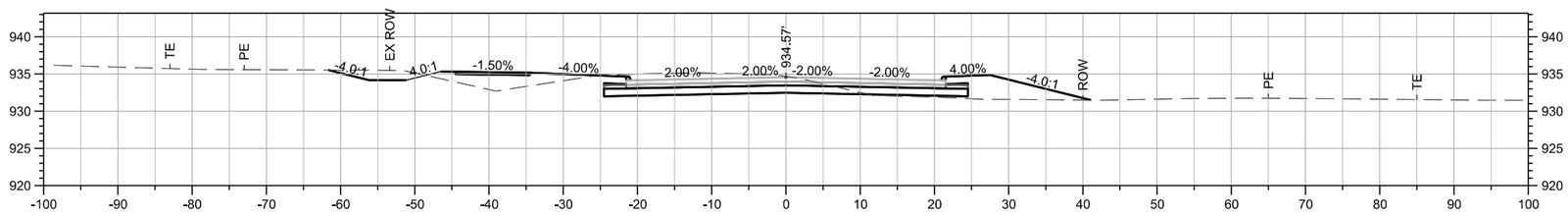

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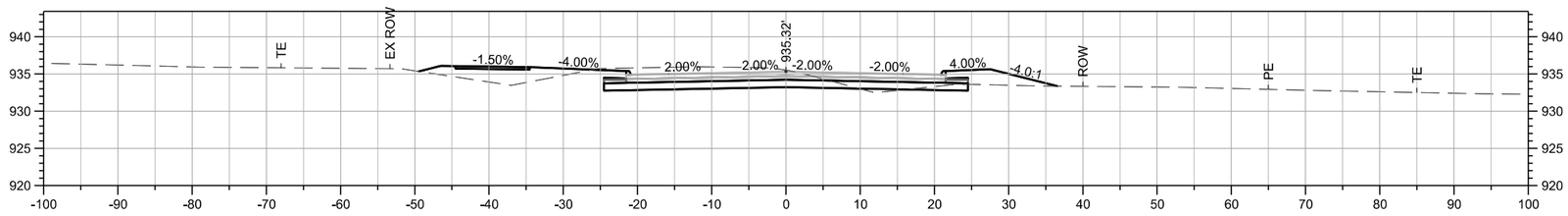

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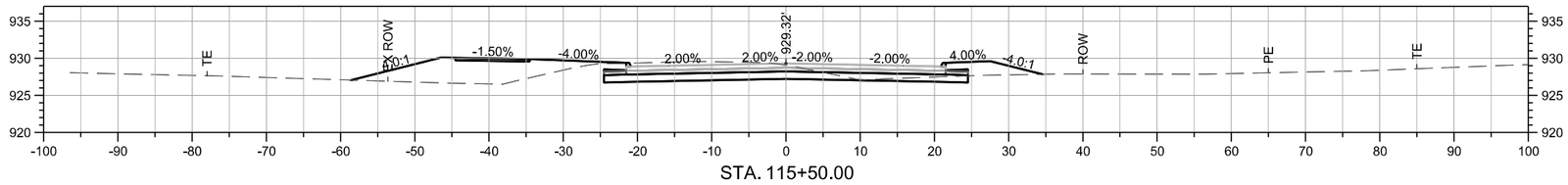
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.5



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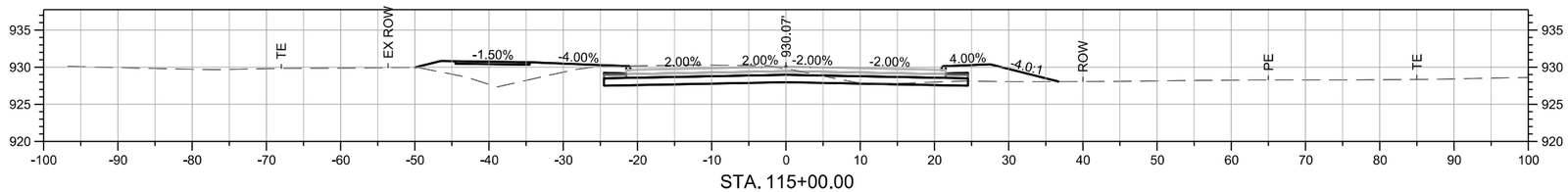

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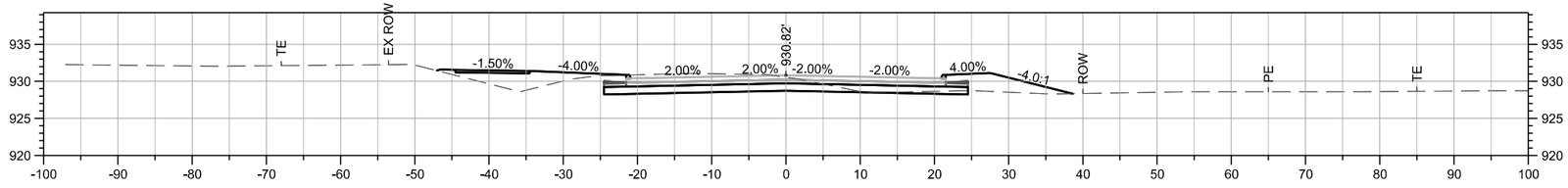

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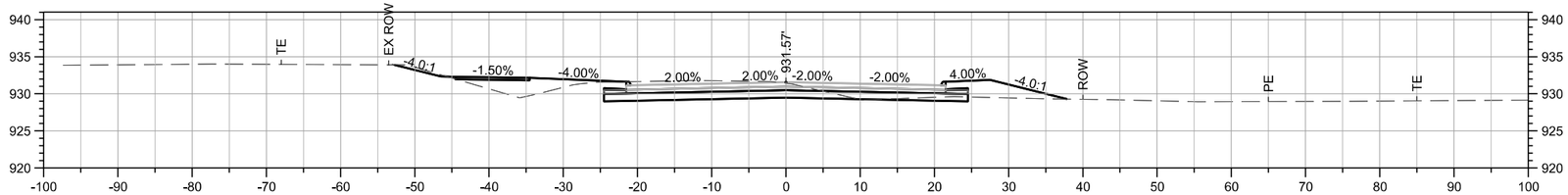

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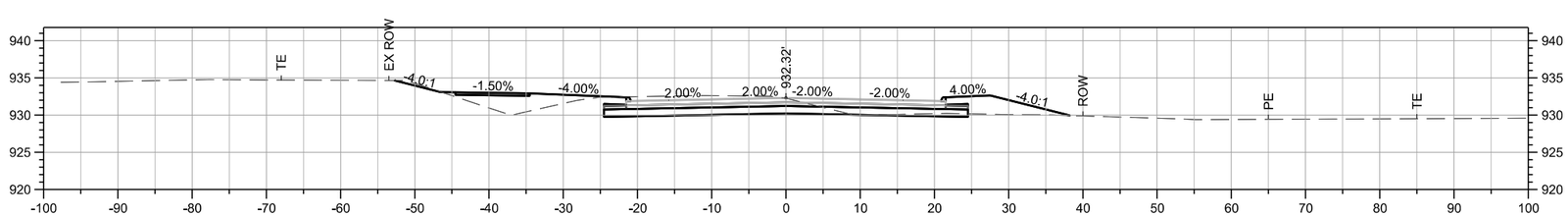

STA. 113+50.00

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RISE NO: RMX-0747(618)--9E-77

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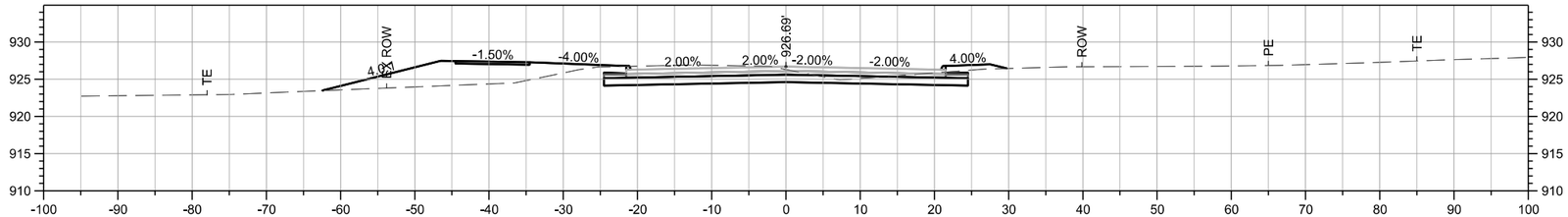
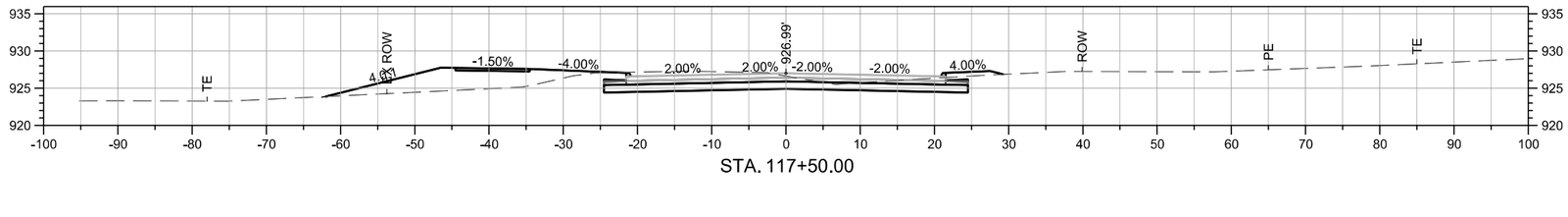
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

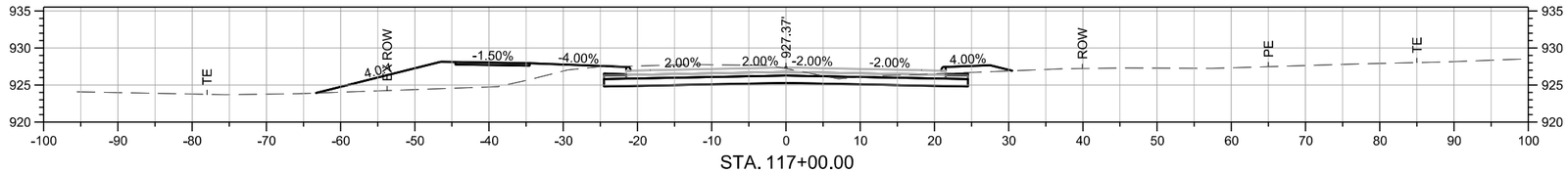
W.6



STA. 118+00.00



STA. 117+50.00



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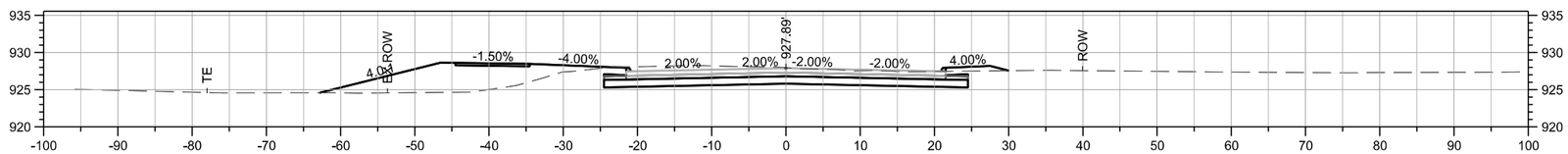

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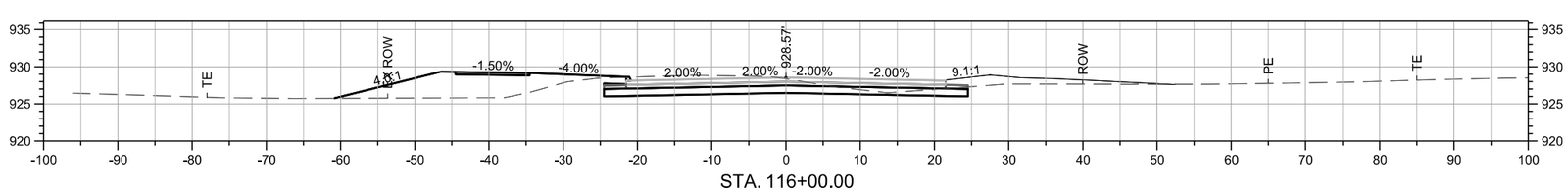

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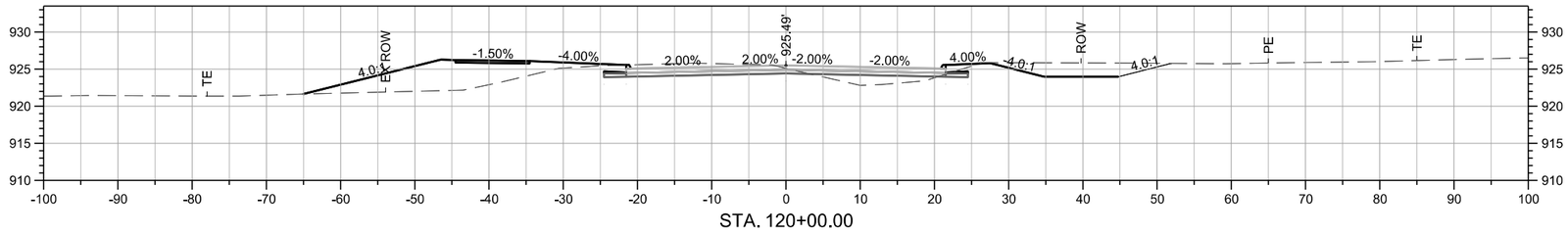
APPROVED BY: DRF
DATE: 06/05/2026

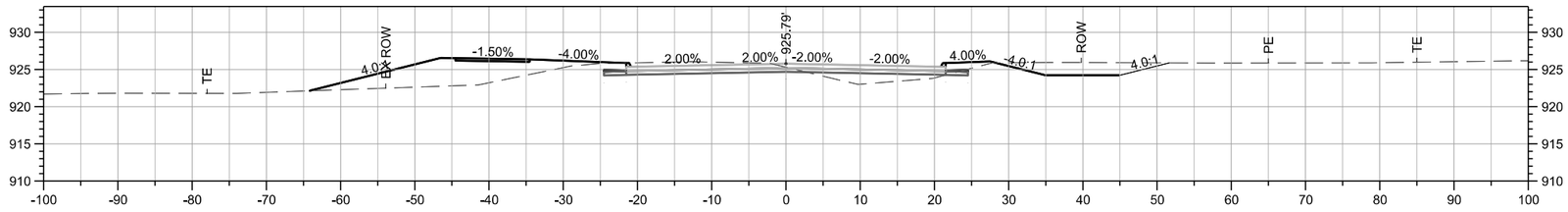
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.7



STA. 120+00.00



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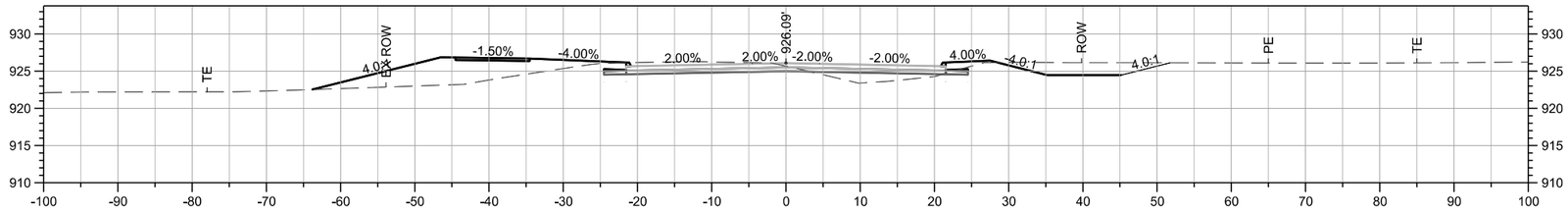

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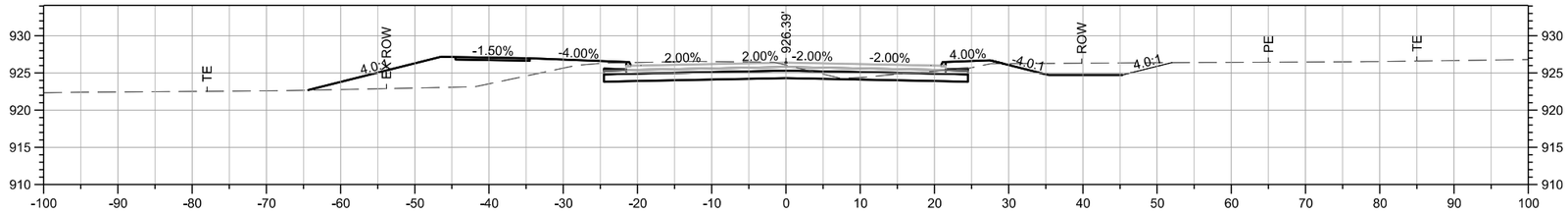

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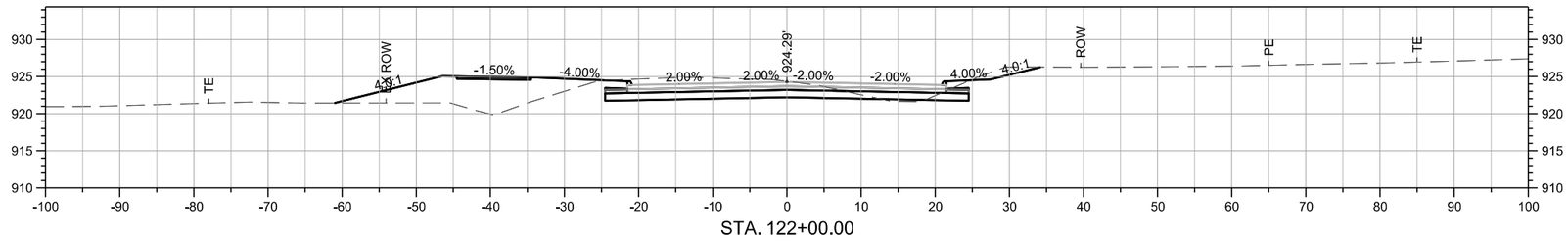
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.8



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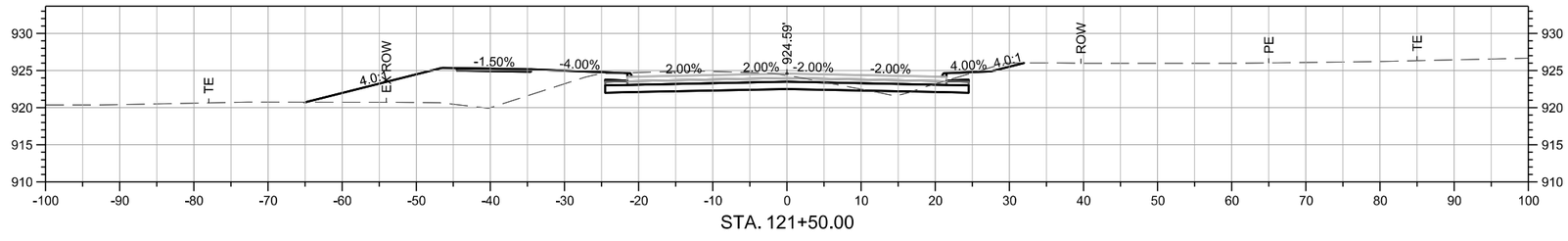

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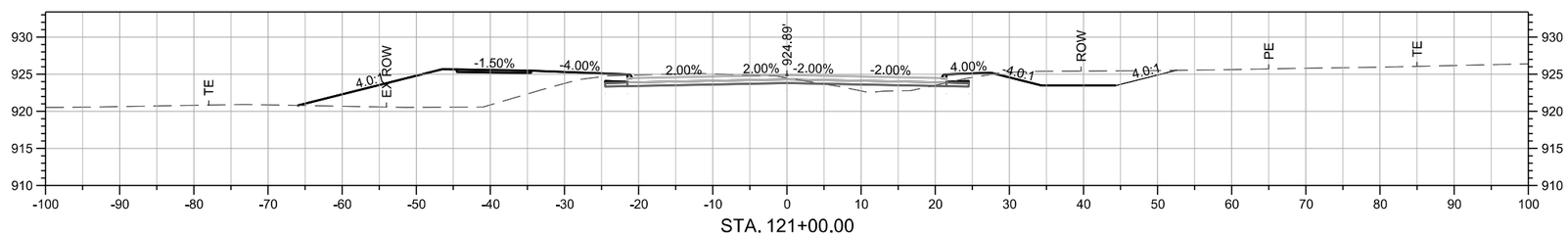

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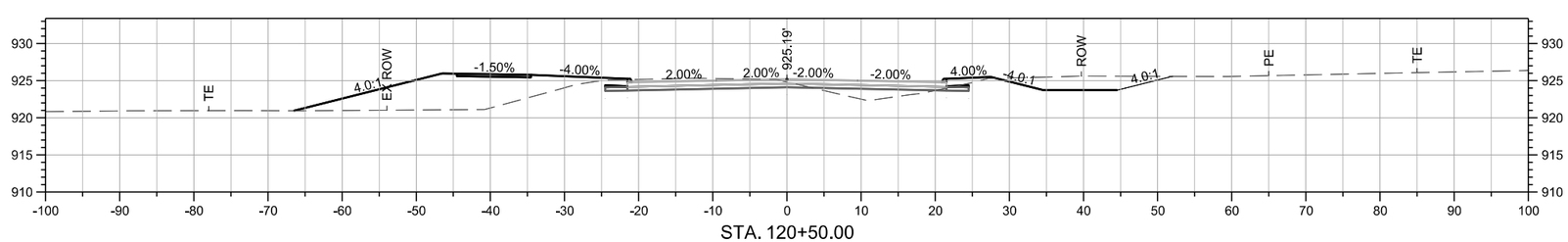

STA. 120+50.00

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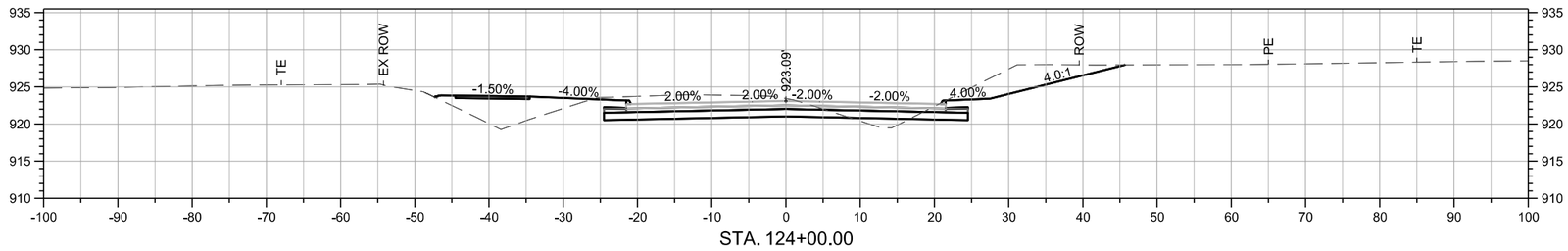
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.9



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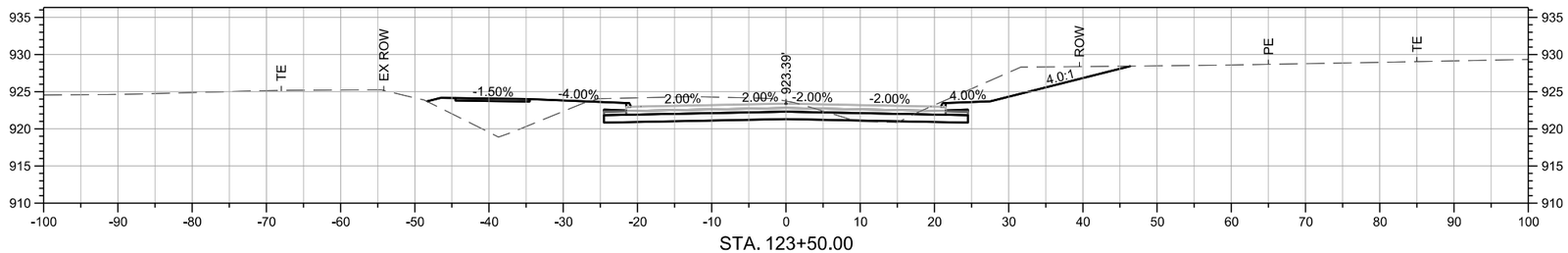

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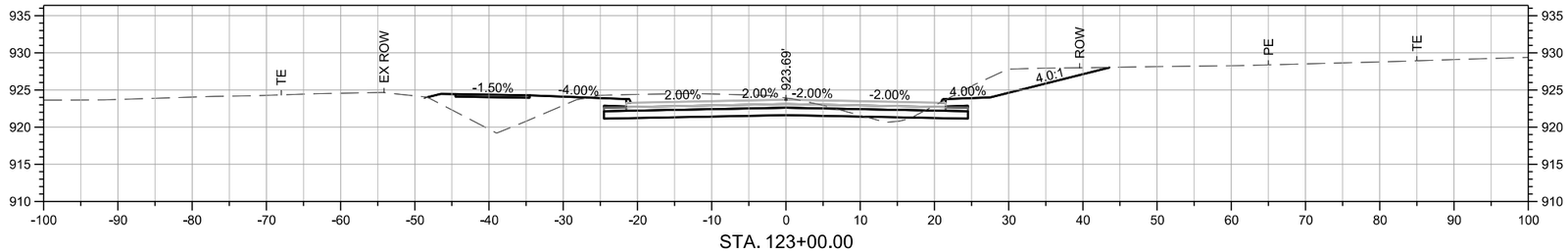

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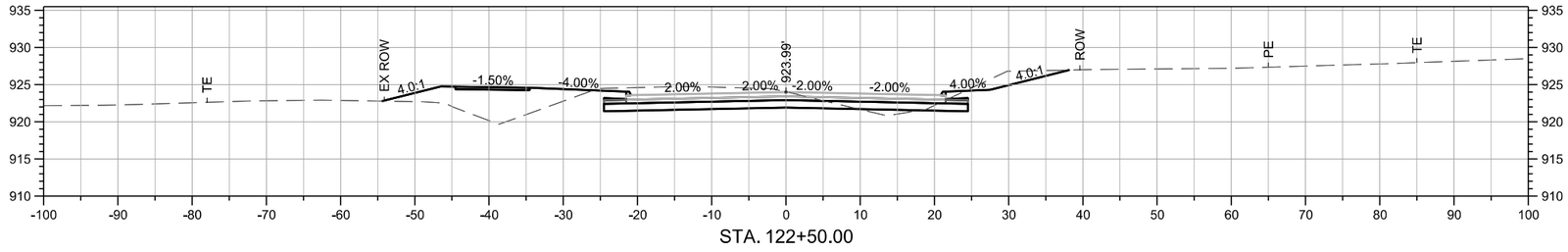

STA. 122+50.00

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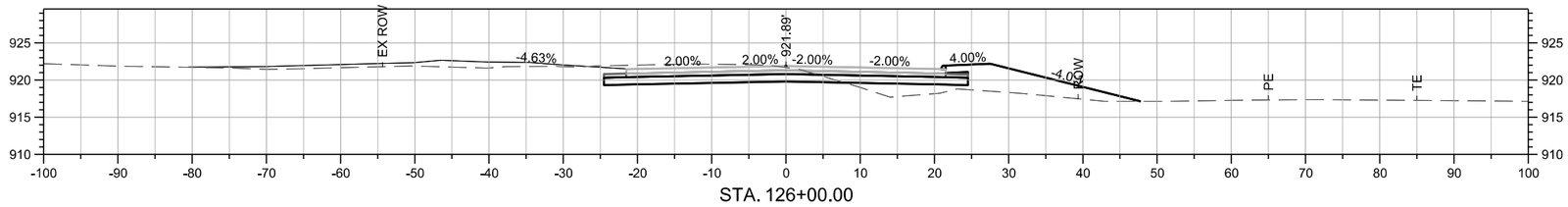
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.10



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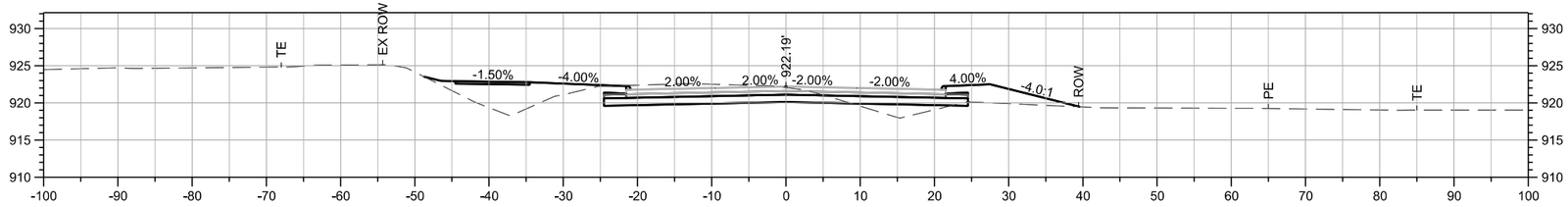
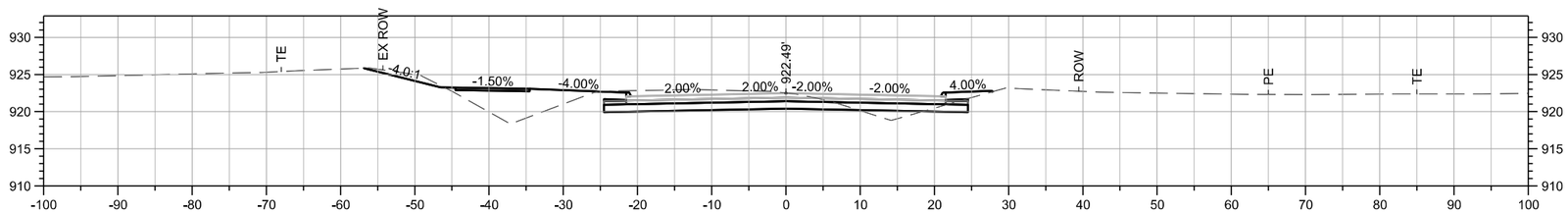


STA. 125+50.00



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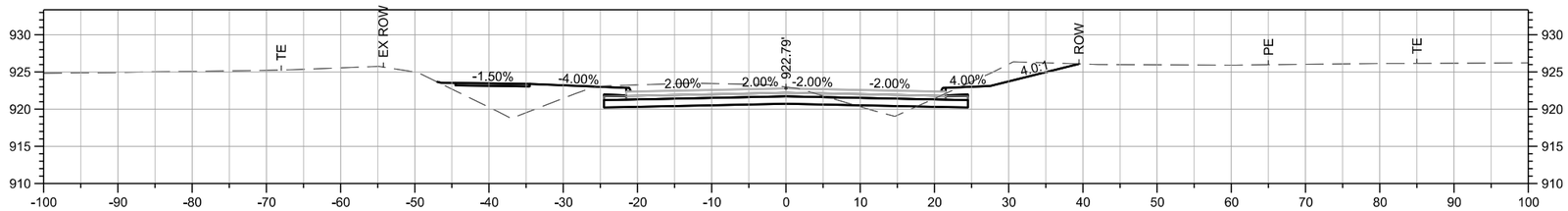

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Bondurant Life Connecting

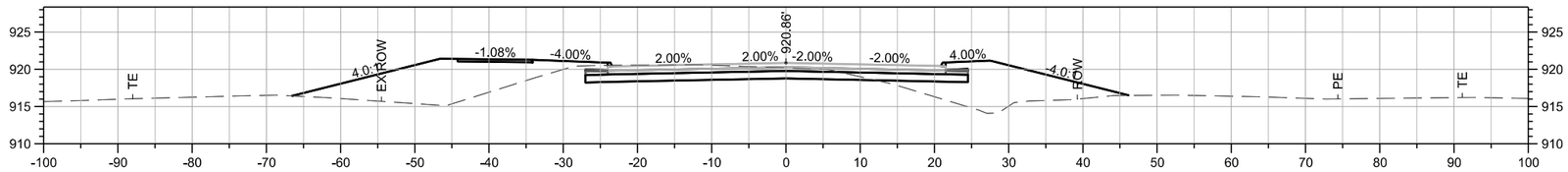
SH PROJECT NO: 2250019060
RISE NO: RMX-0747(618)--9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.11



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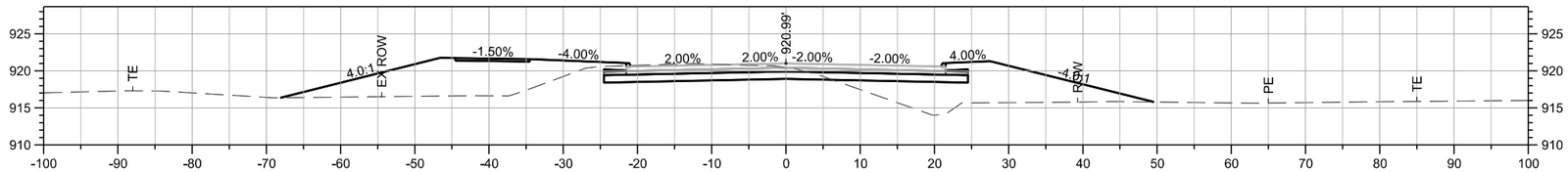

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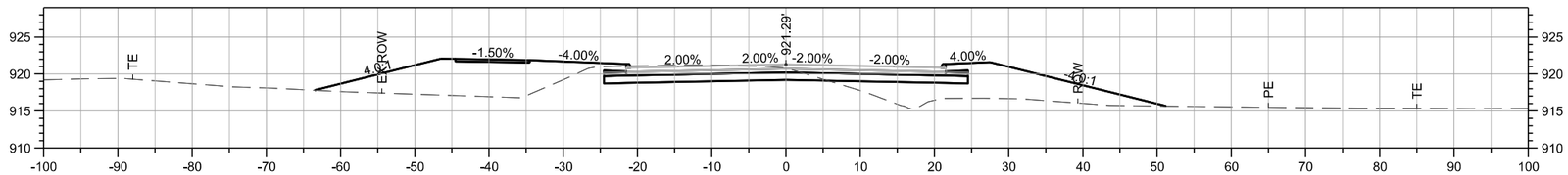

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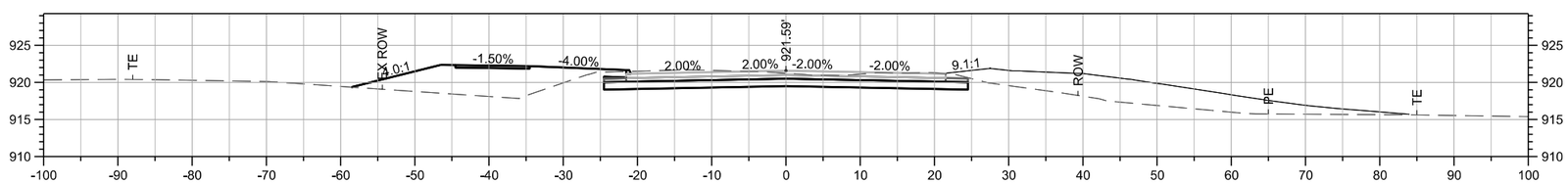

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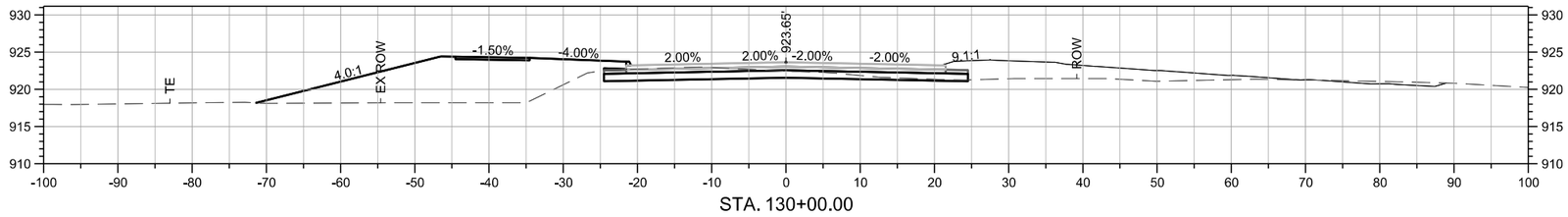

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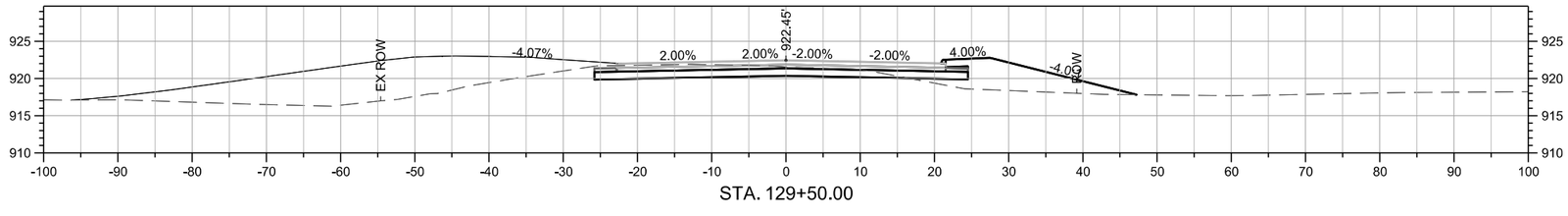

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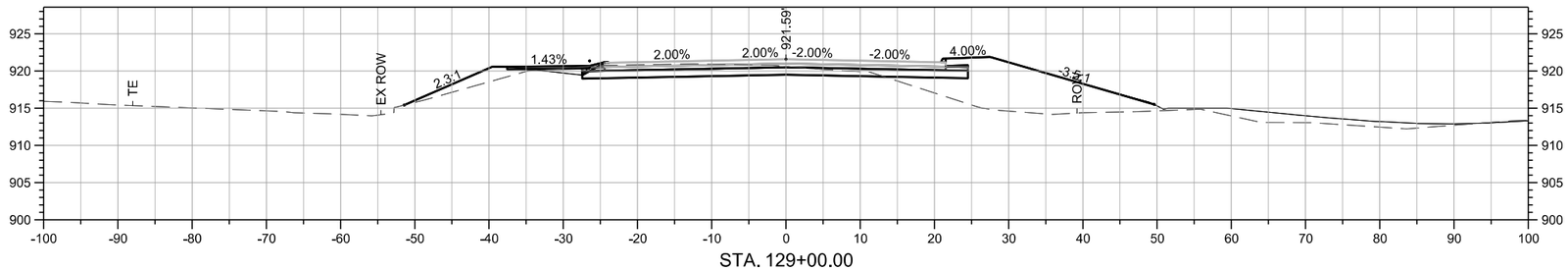

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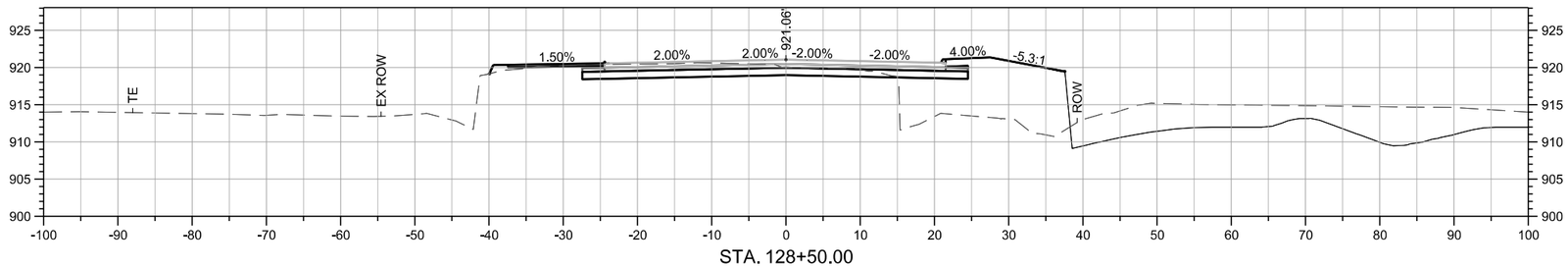

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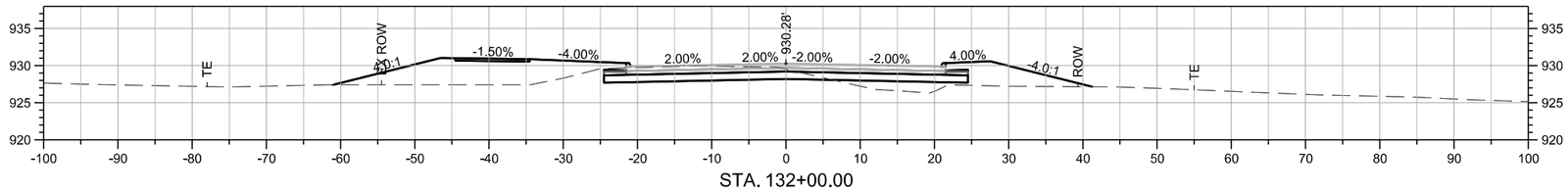

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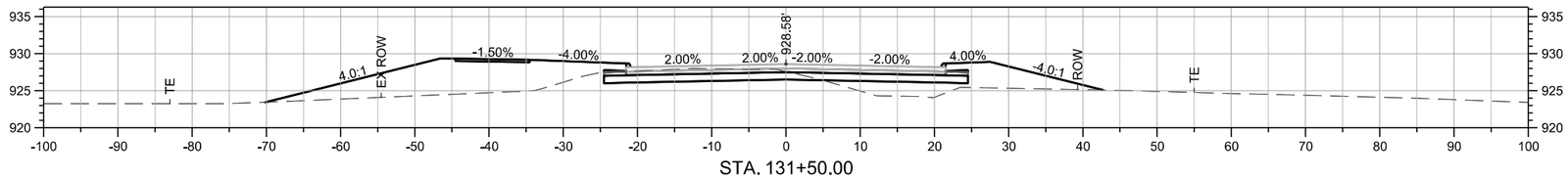

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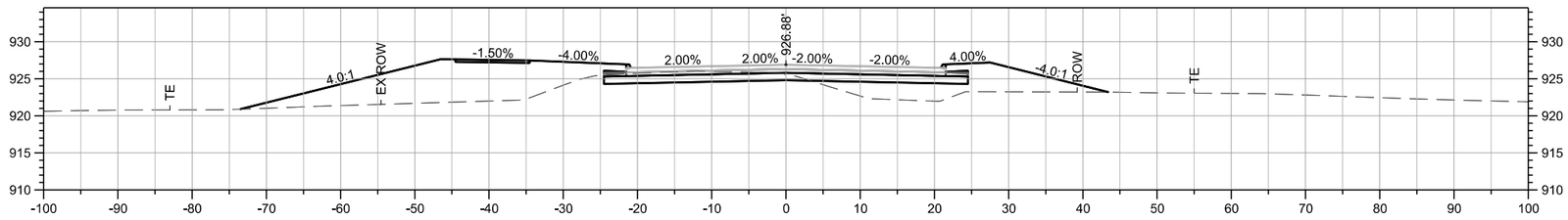

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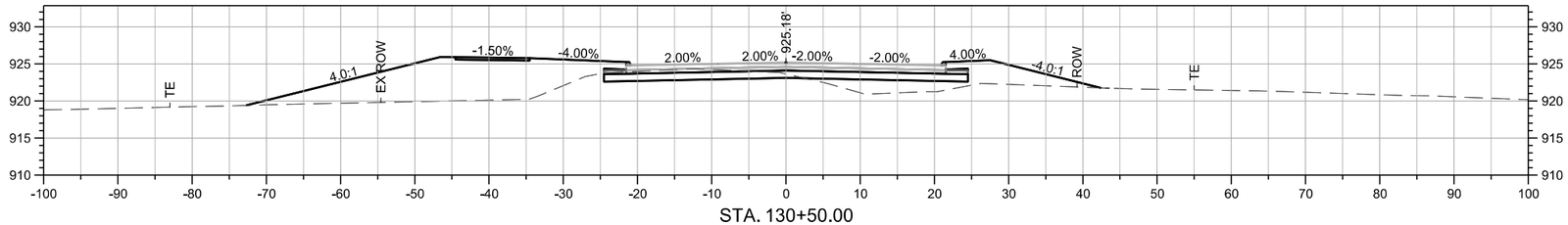

STA. 130+50.00

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Bondurant Life Connecting

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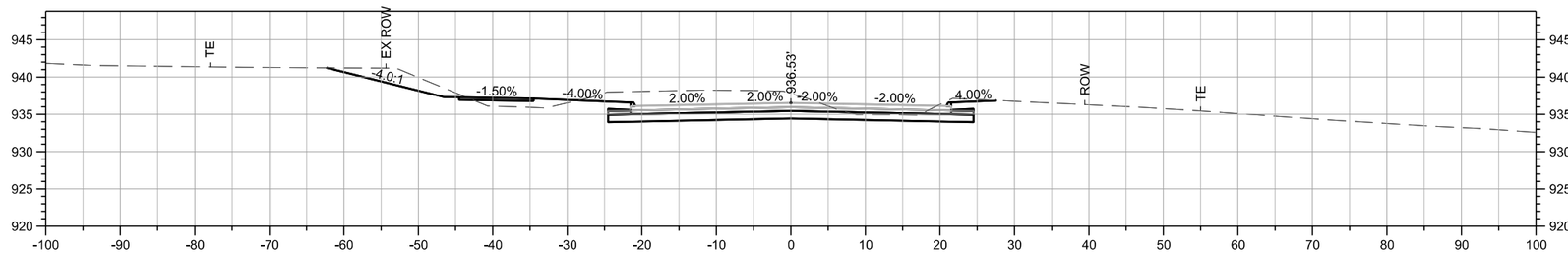
DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.14



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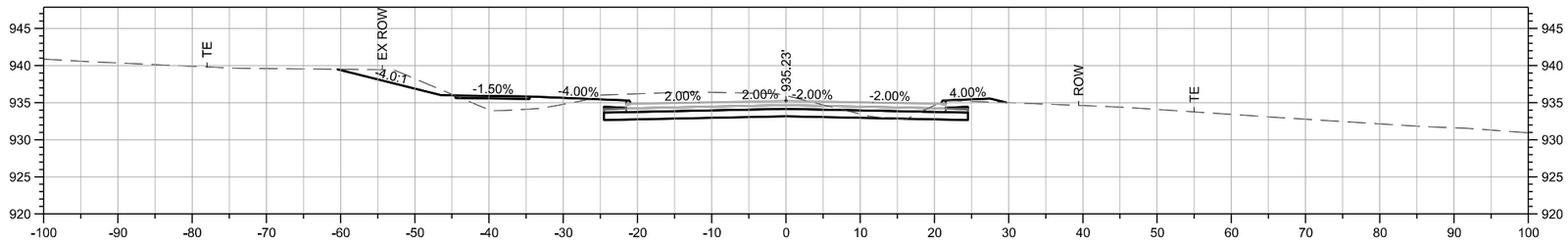

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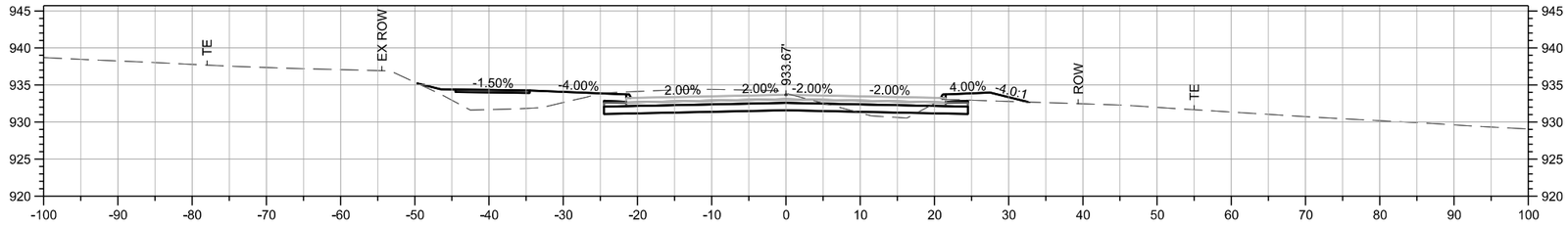

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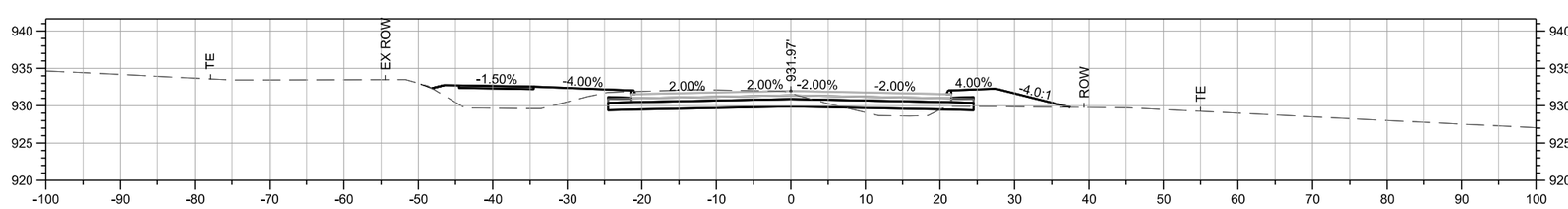

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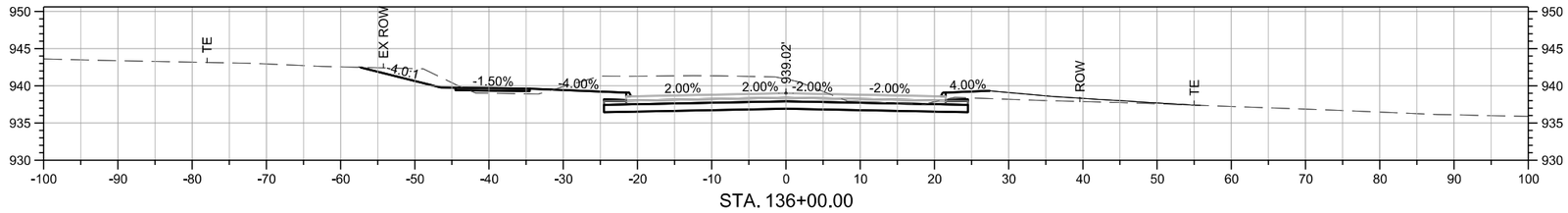
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE CROSS SECTIONS

W.15



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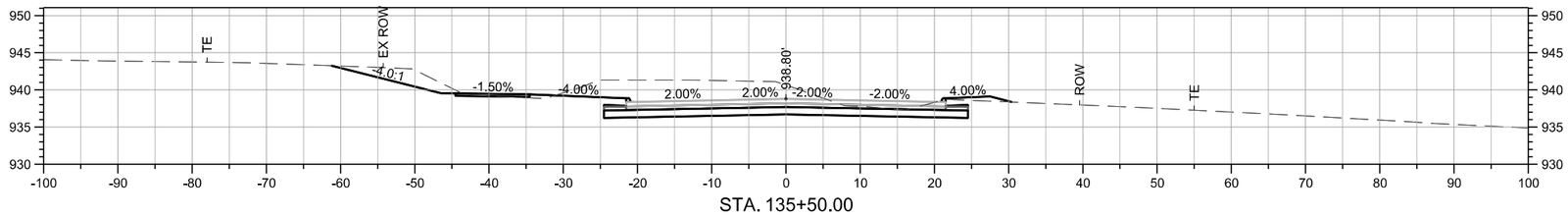

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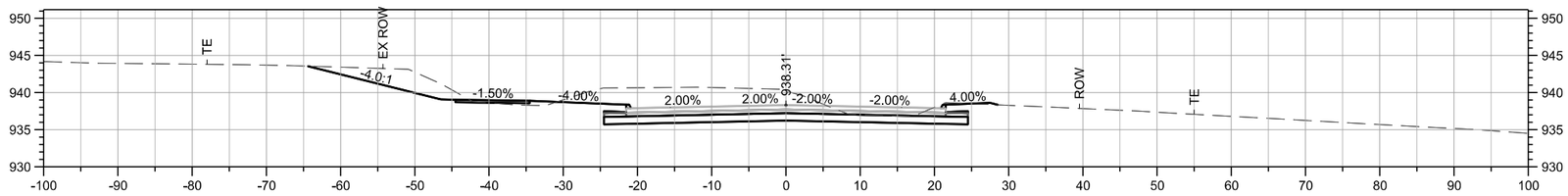

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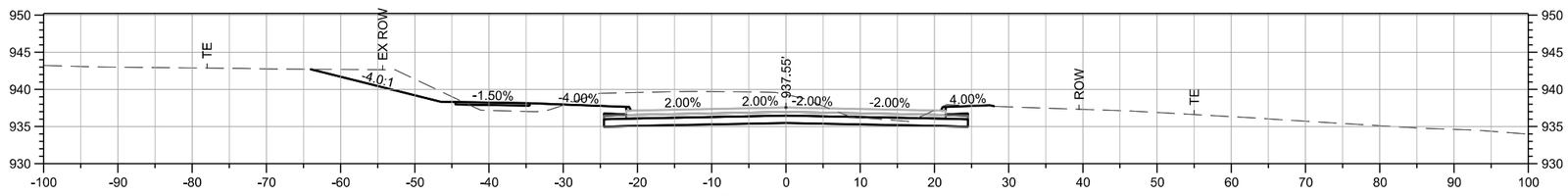

STA. 134+50.00

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.16

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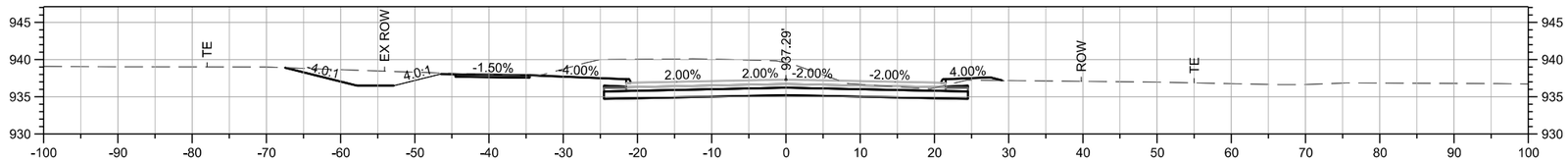

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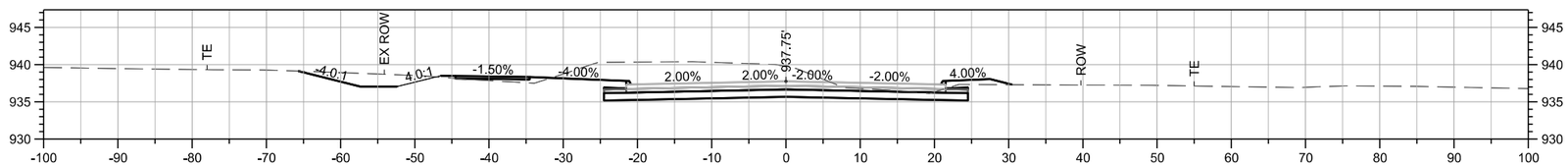

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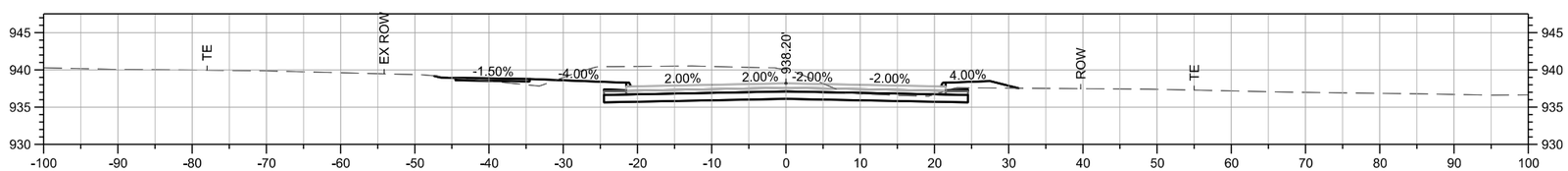

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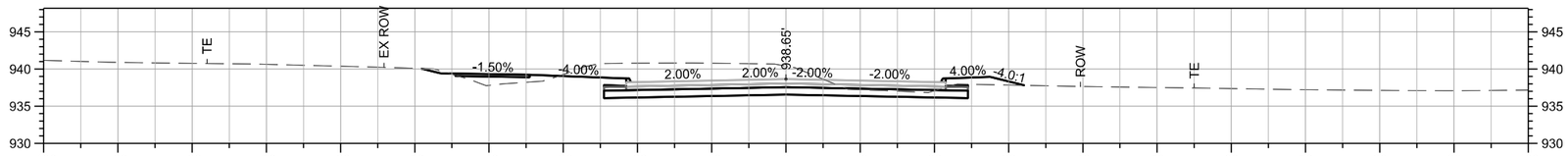

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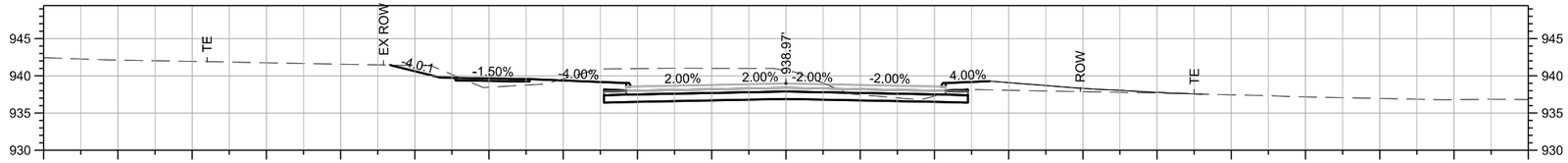

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Bondurant Life Connecting

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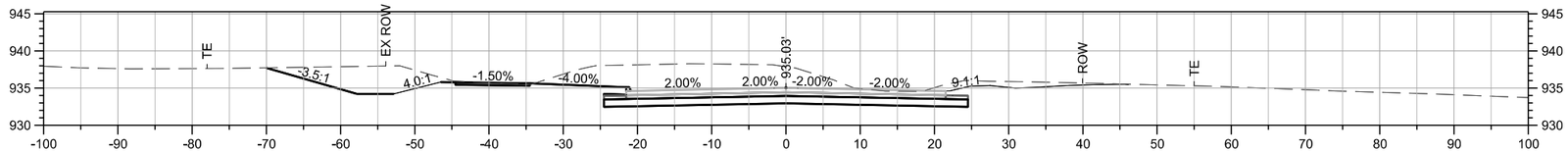
RISE NO: RMX-0747(618)–9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.17



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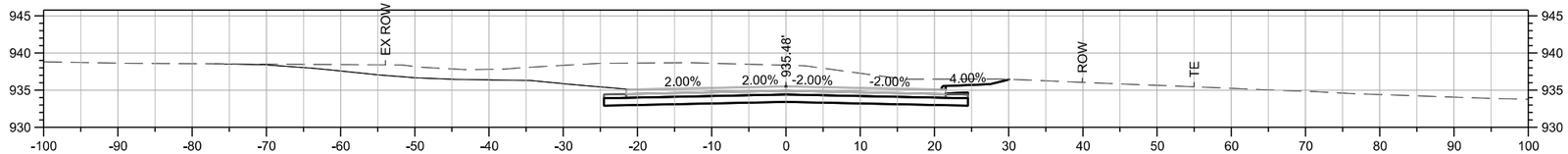

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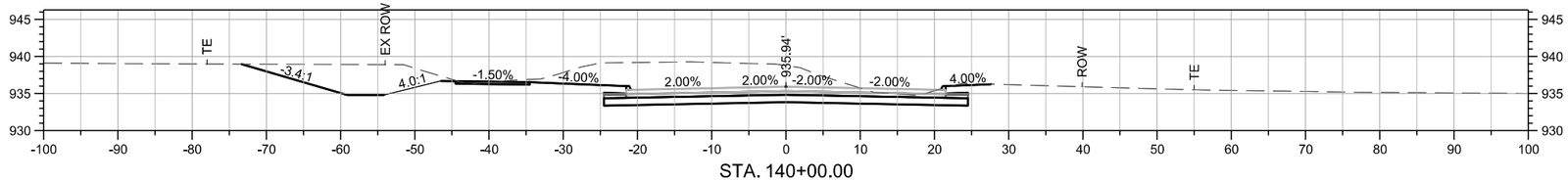

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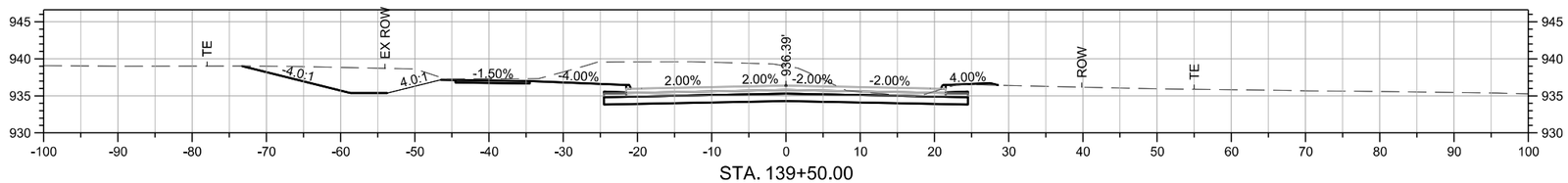

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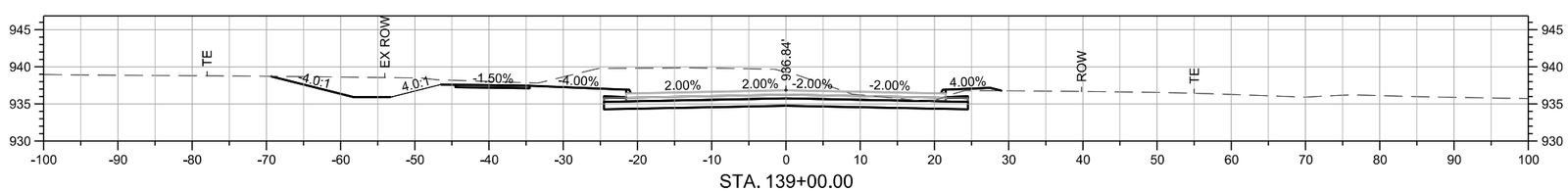

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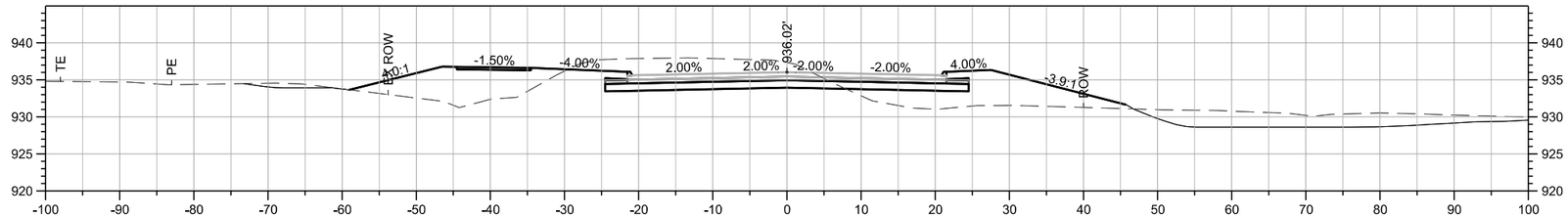

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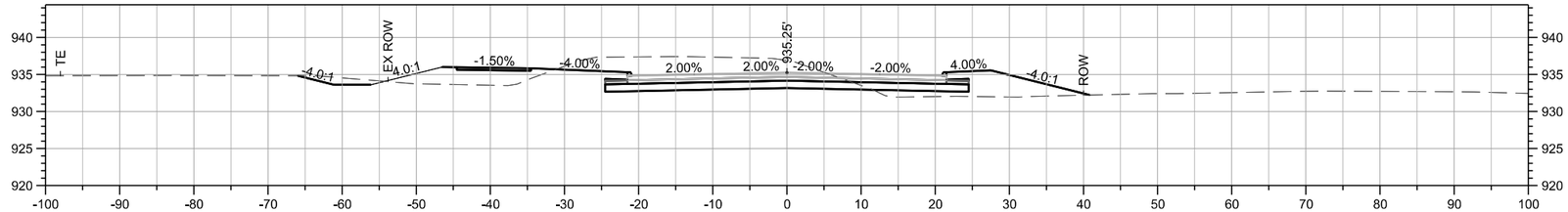

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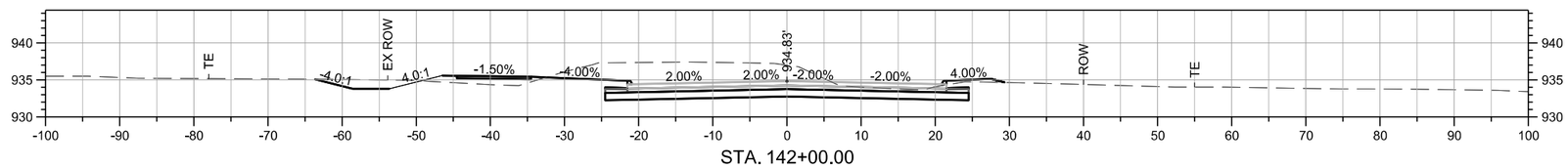

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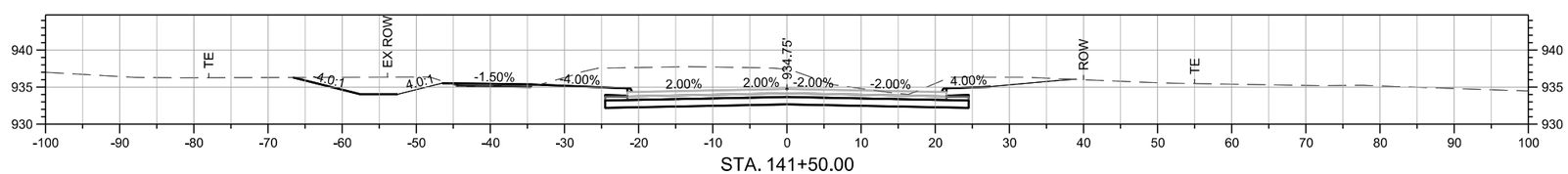

STA. 141+50.00

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Bondurant Life Connecting

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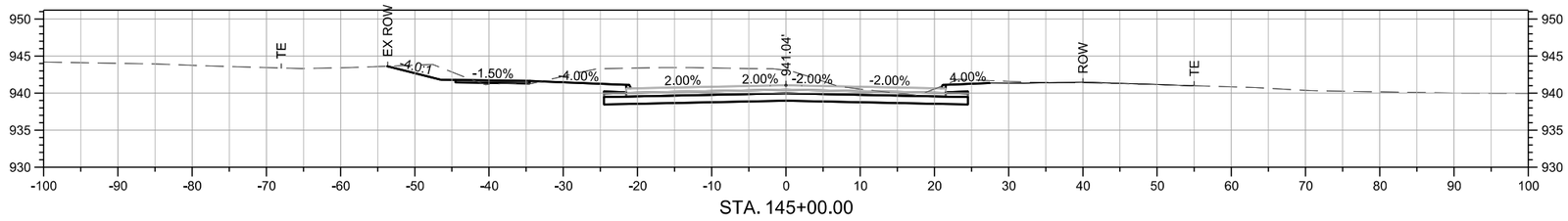
DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.19



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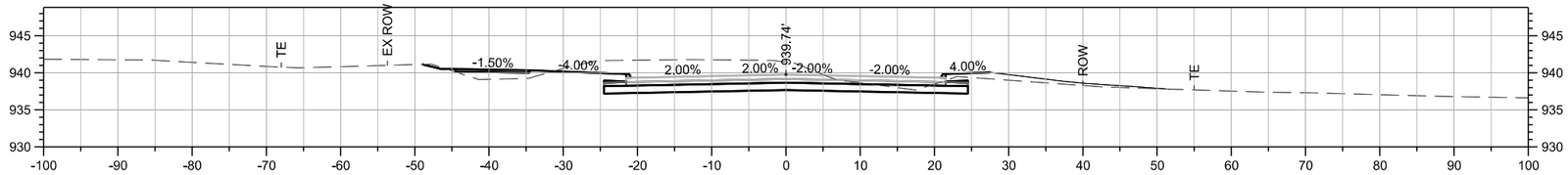

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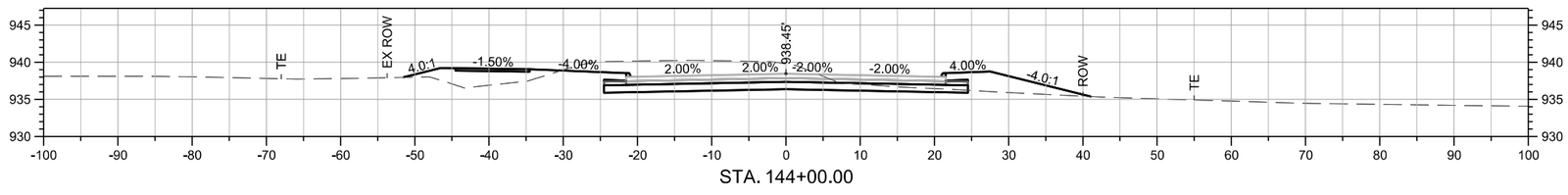

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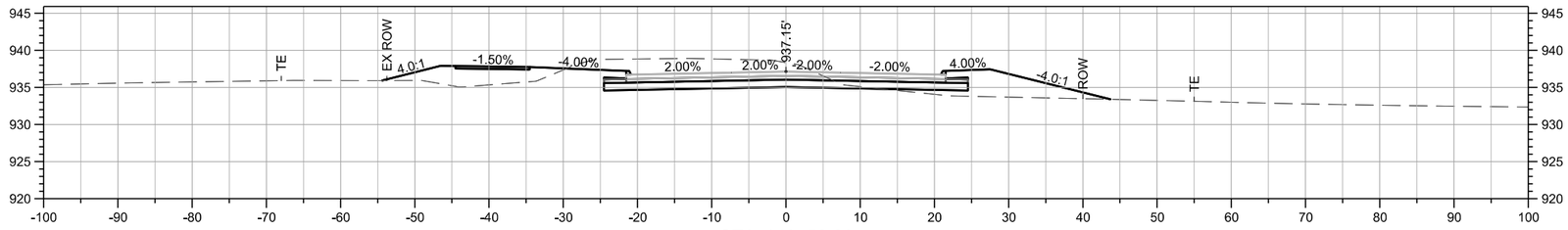

STA. 143+50.00

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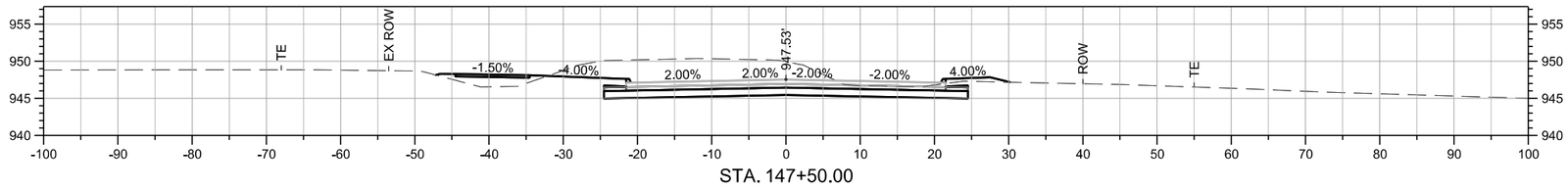
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.20



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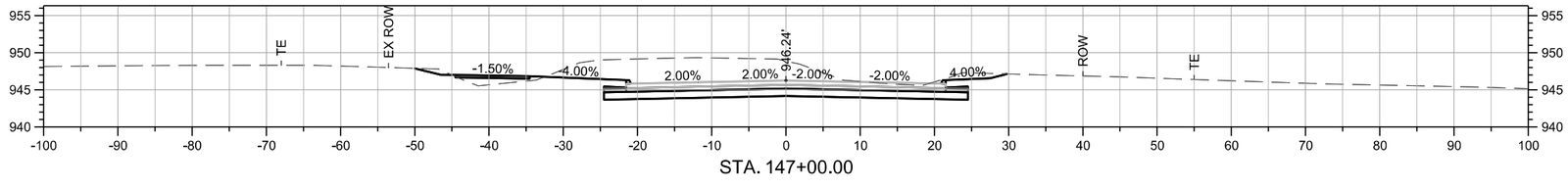

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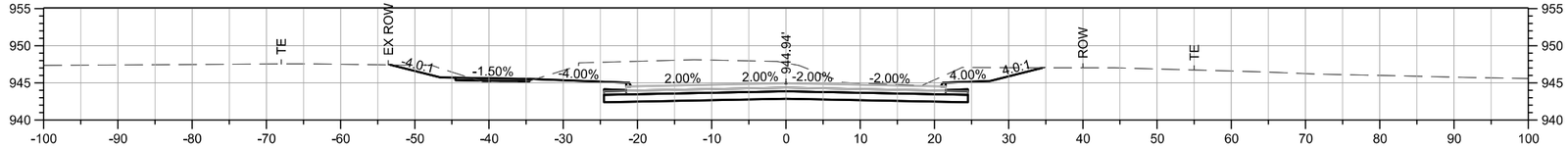

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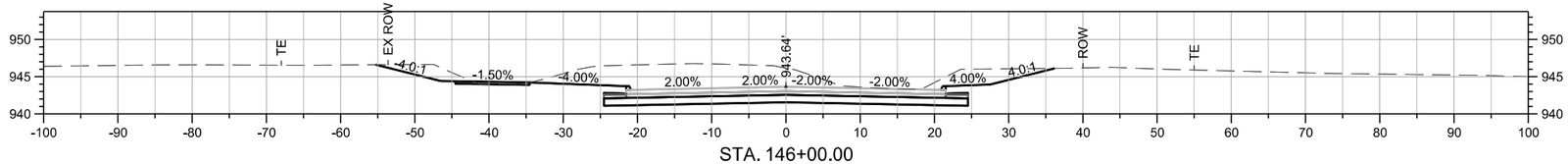
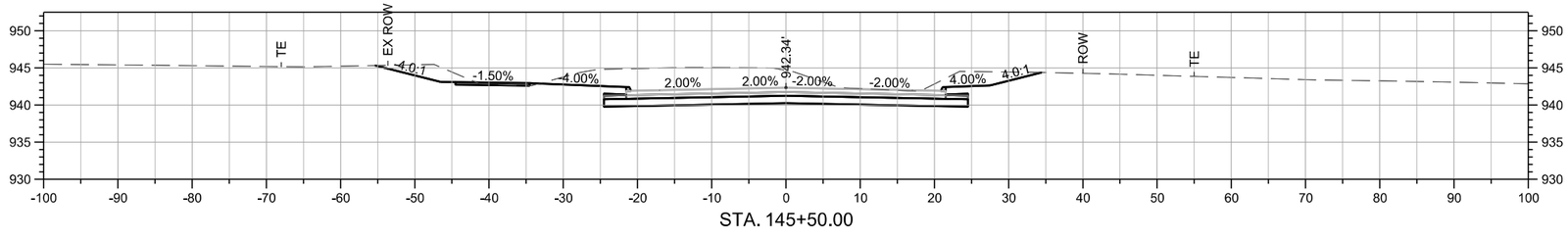


STA. 146+00.00



STA. 145+50.00

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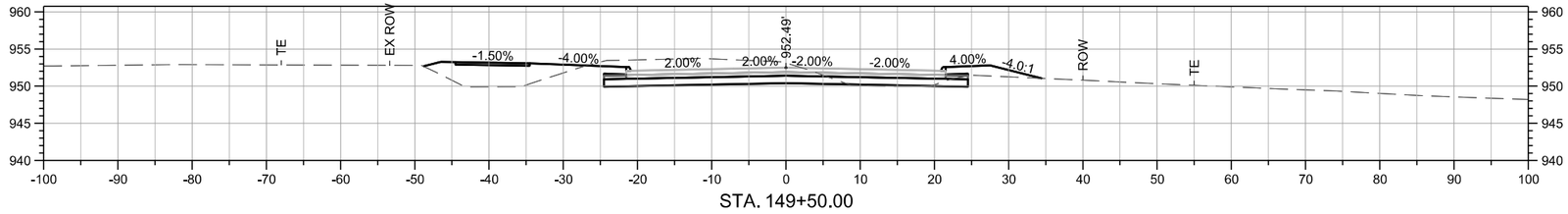
RISE NO: RMX-0747(618)--9E-77

DRAWN BY: SBM
APPROVED BY: DRF
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.21



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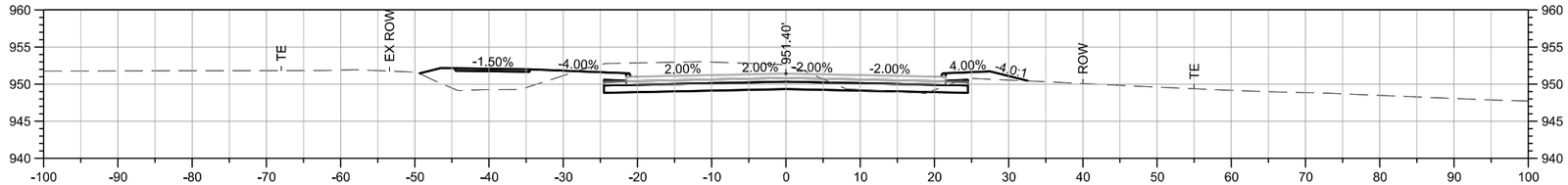

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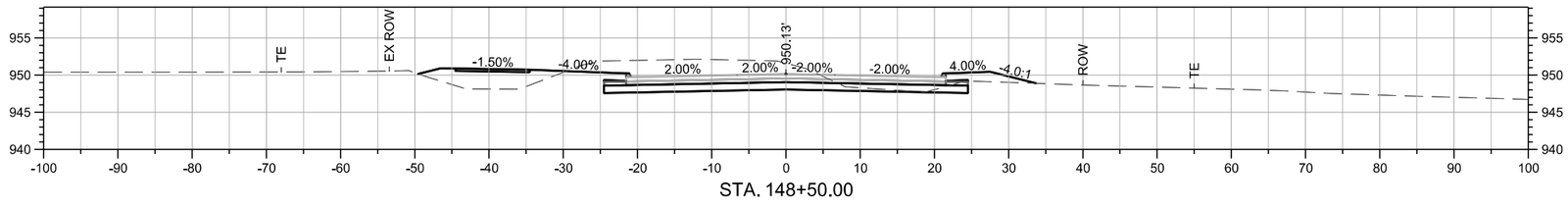

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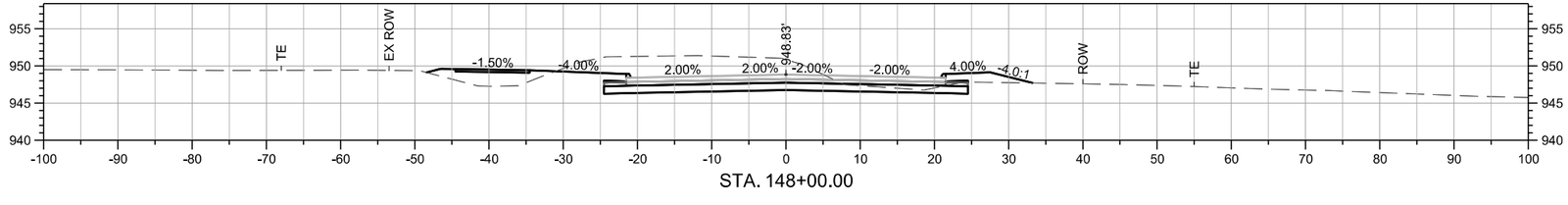

STA. 148+00.00

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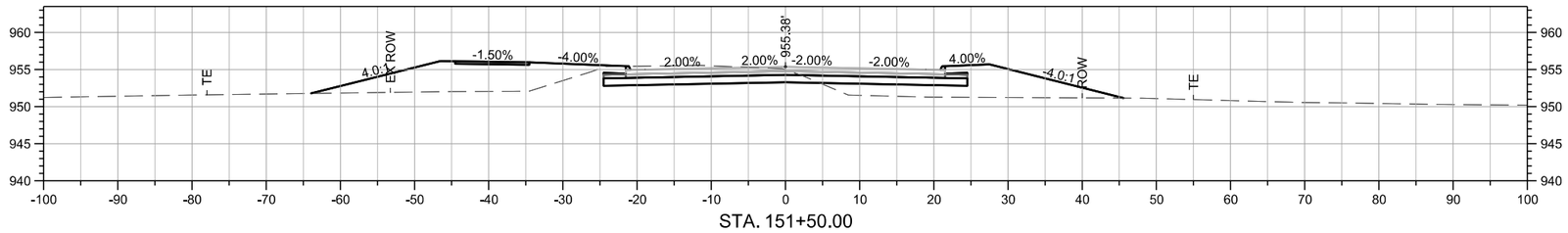
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.22

SMumm P:\Projects\2025\2250019060\Deliverables\Drawings\1_Civil\plans\Bid Package 2\W_Mainline Cross Sections\W-Sheets.dgn 6/4/2026 5:52:03 PM



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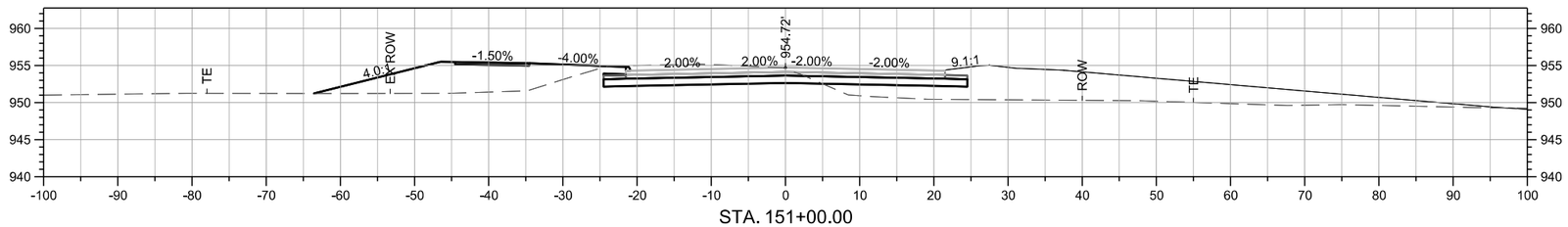

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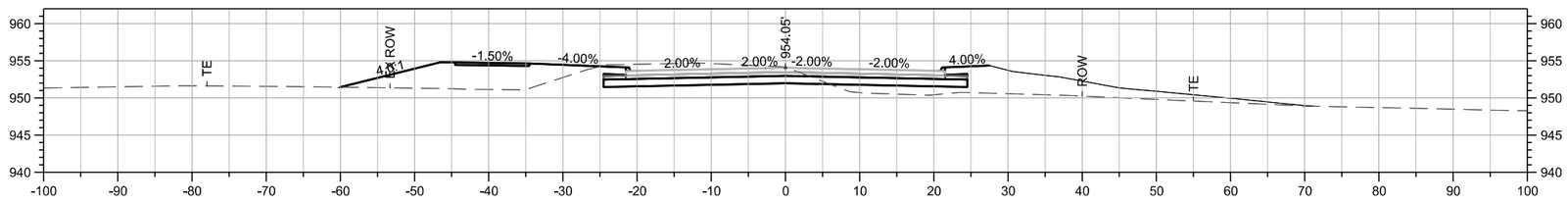

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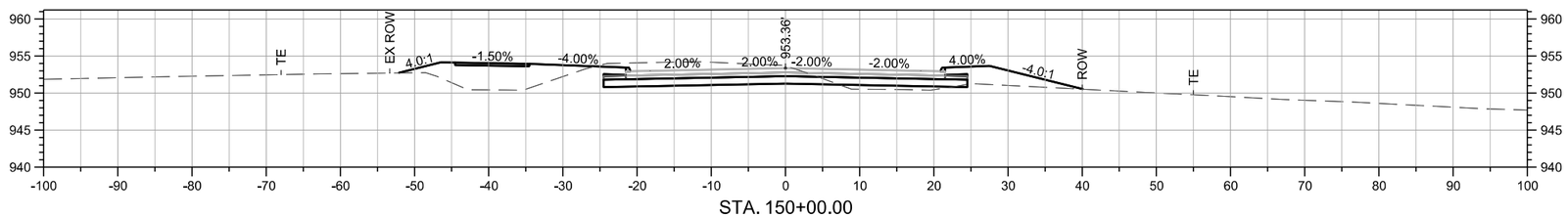

STA. 150+00.00

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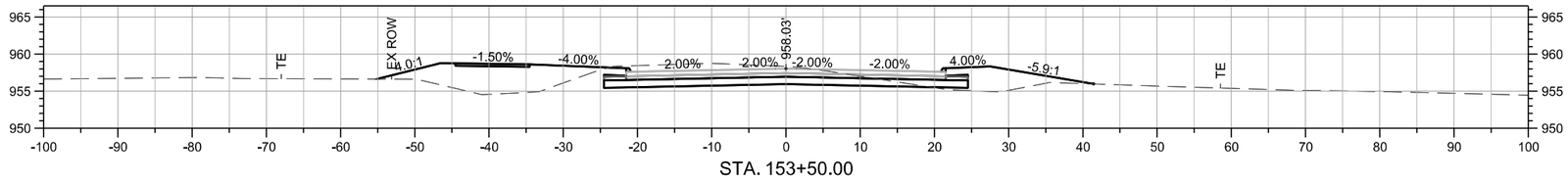
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.23

SMumm P:\Projects\2025\2250019060\Deliverables\Drawings\1_Civil\plans\Bid Package 2\W_Mainline Cross Sections\W-Sheets.dgn 6/4/2026 5:52:19 PM



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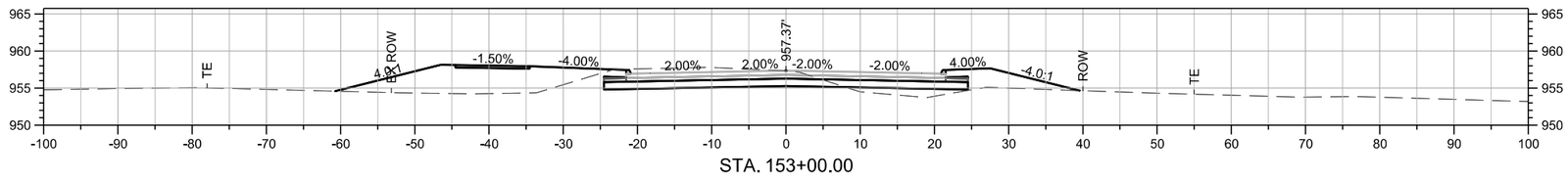

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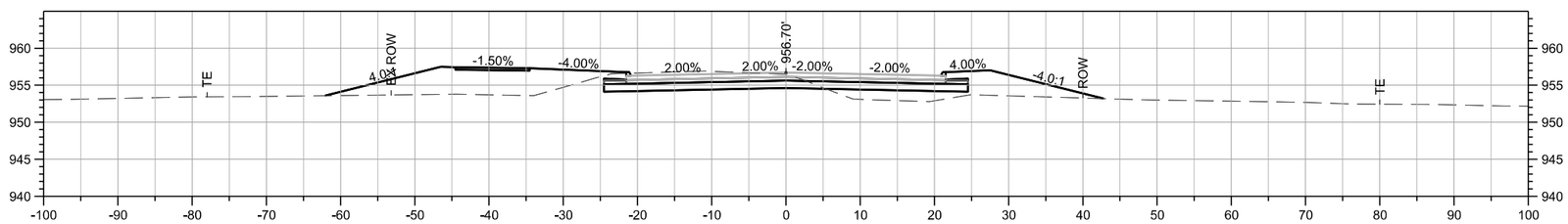

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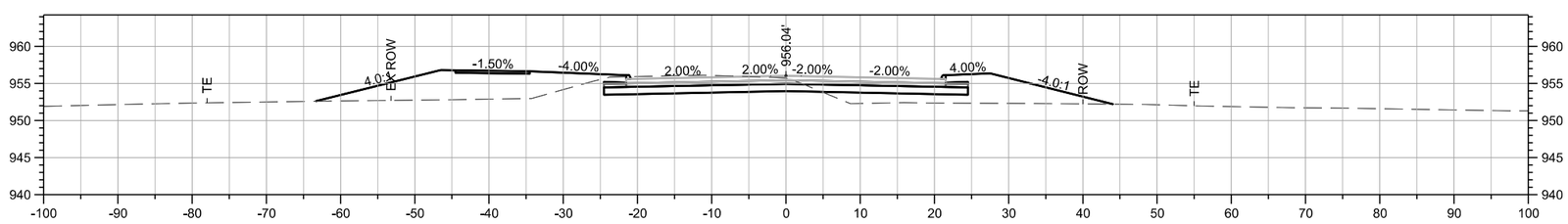

STA. 152+00.00

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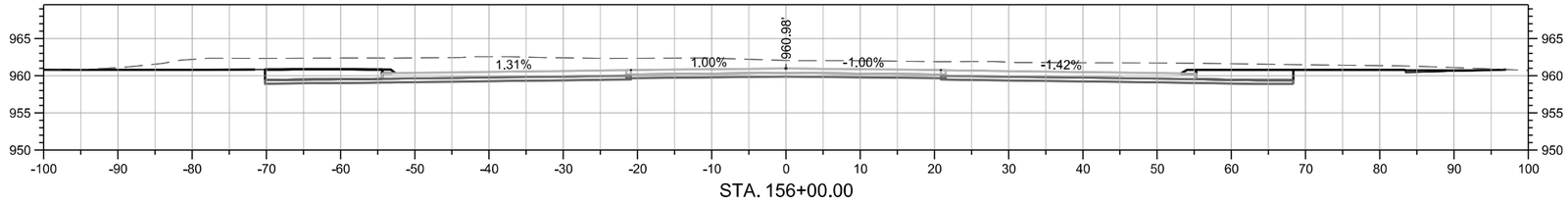
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.24



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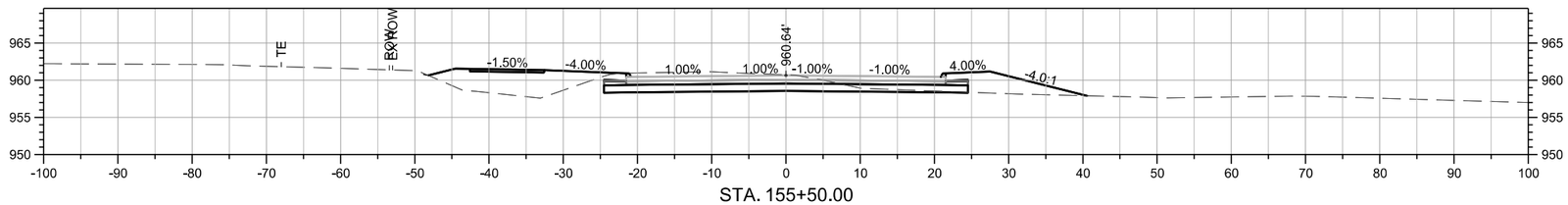

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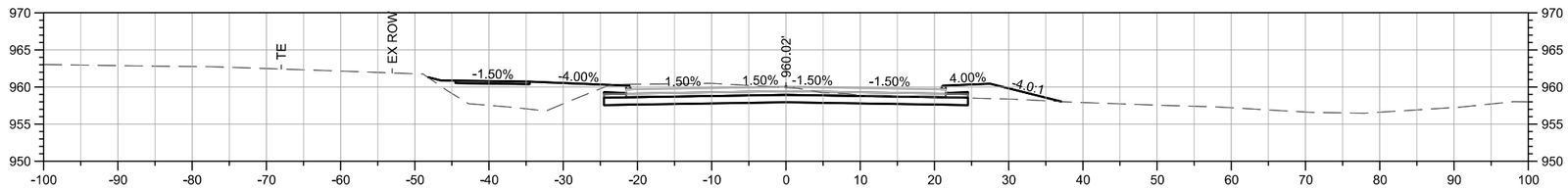

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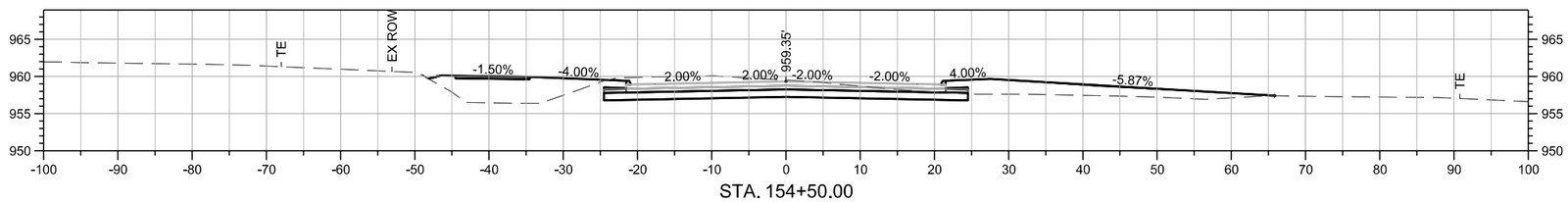

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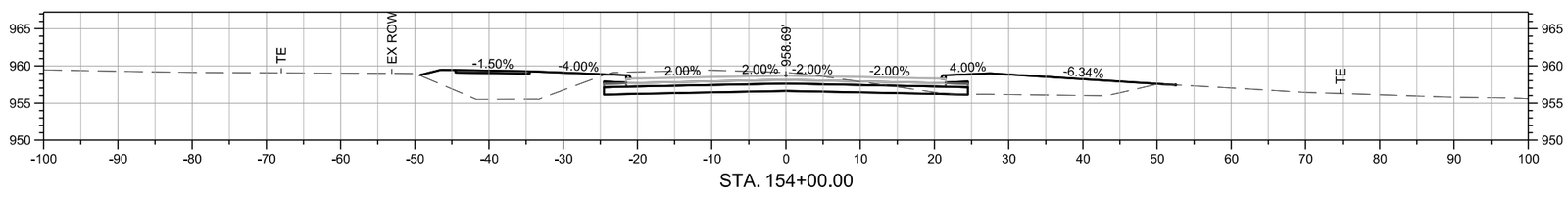

STA. 154+00.00

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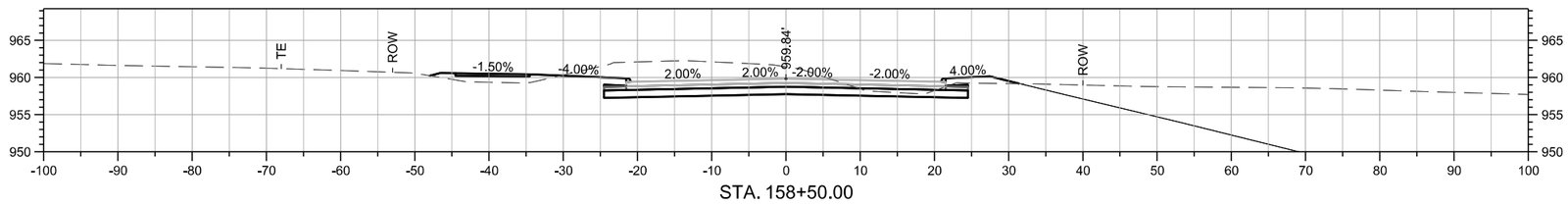
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.25



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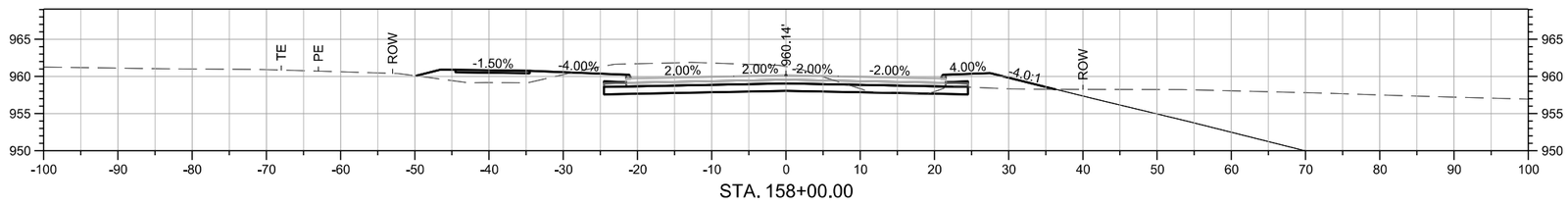

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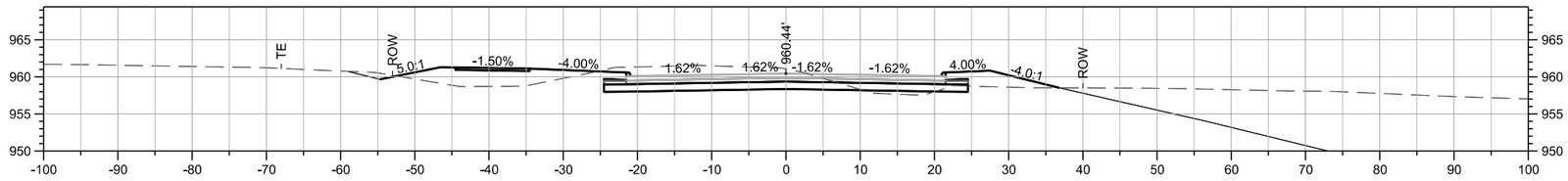

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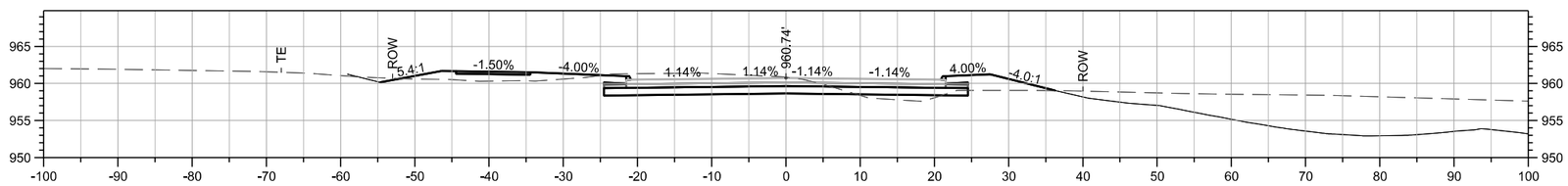

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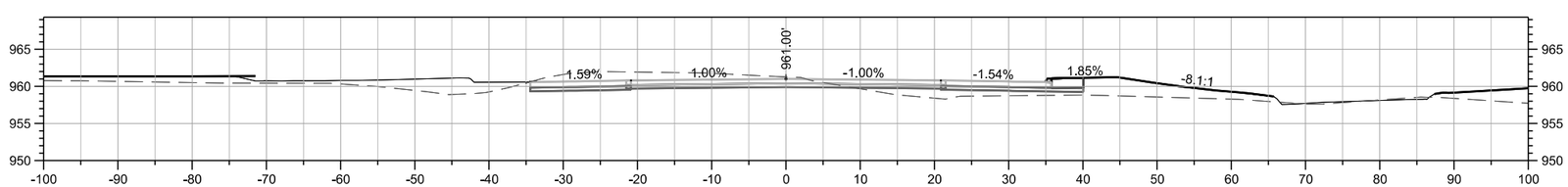

STA. 156+50.00

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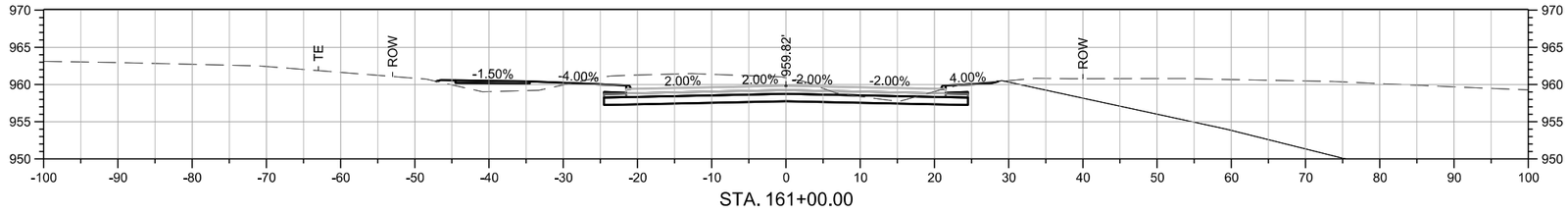
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.26



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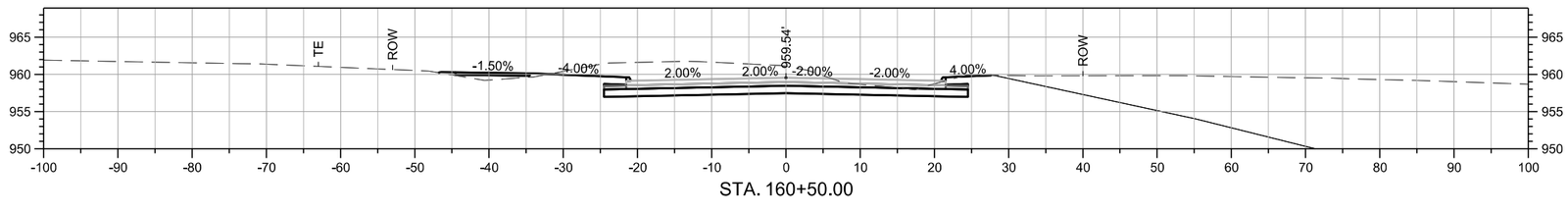

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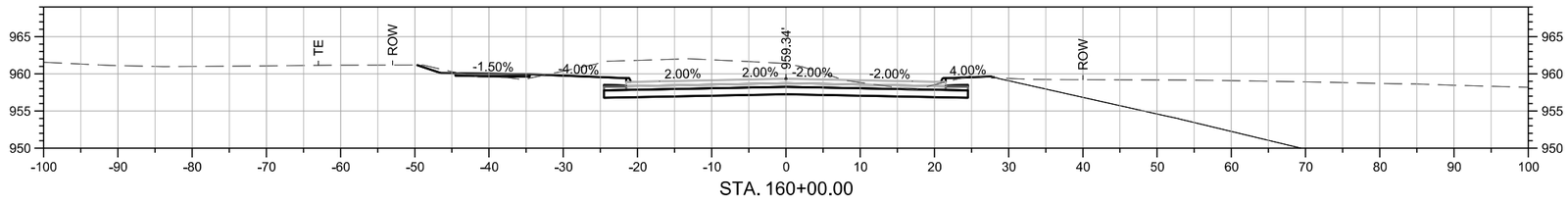

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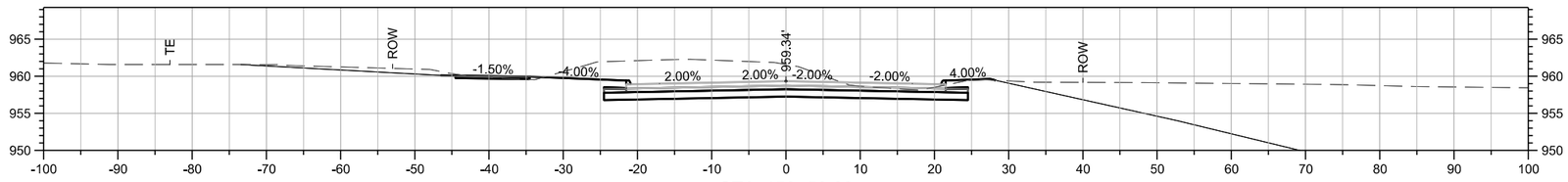

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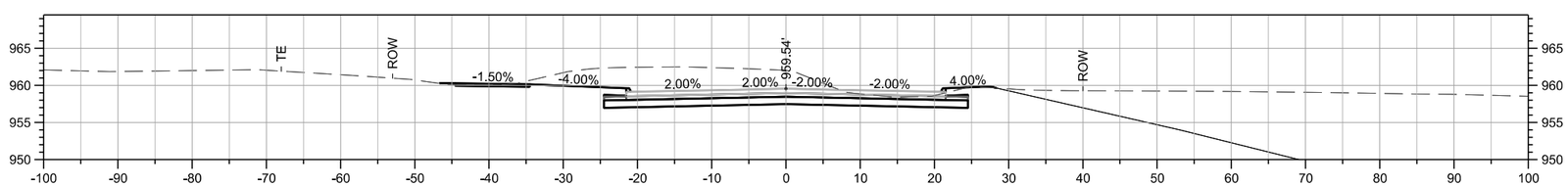

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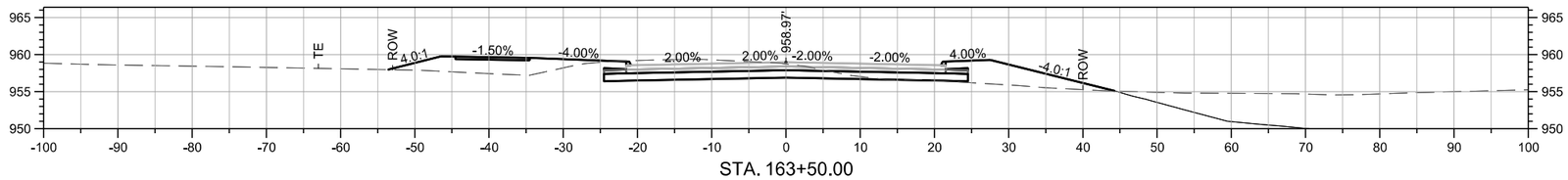
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.27



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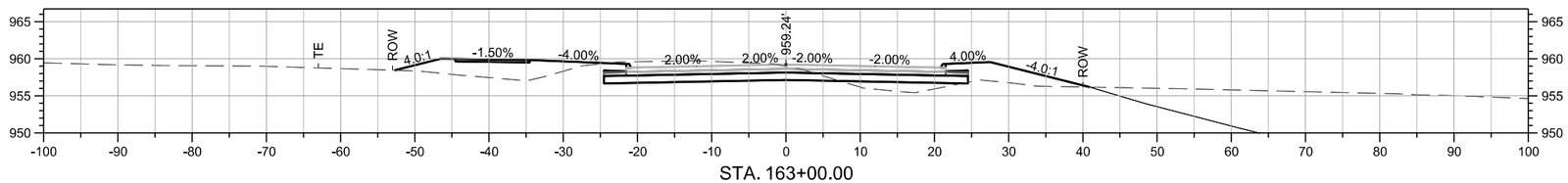

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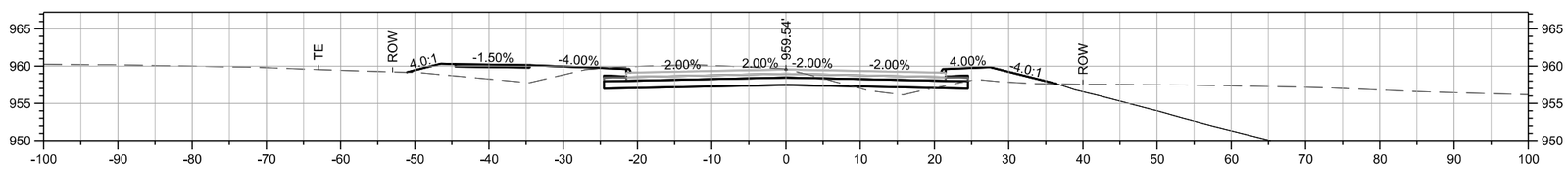

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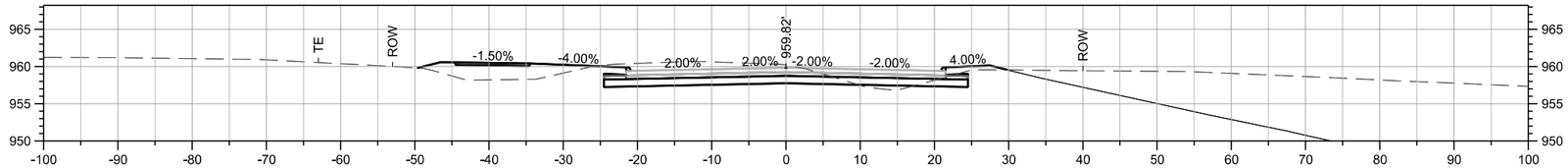

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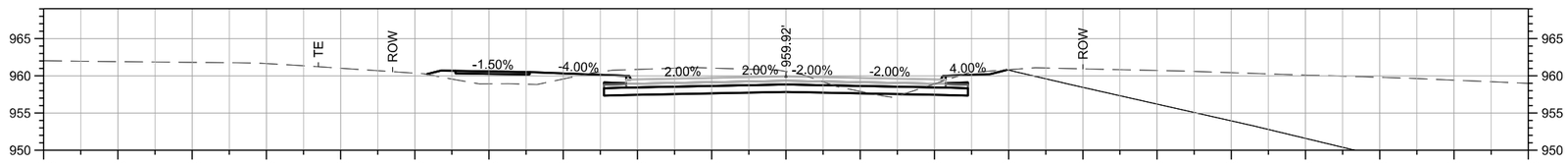

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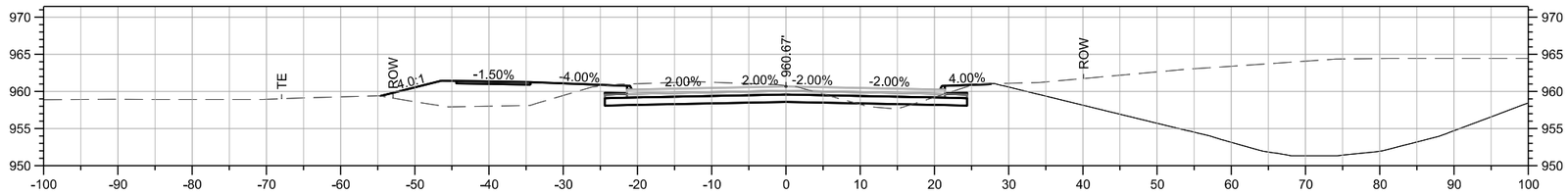
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.28



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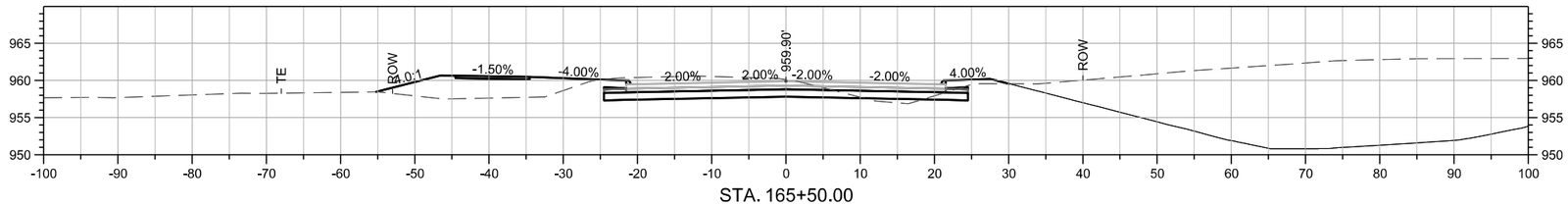

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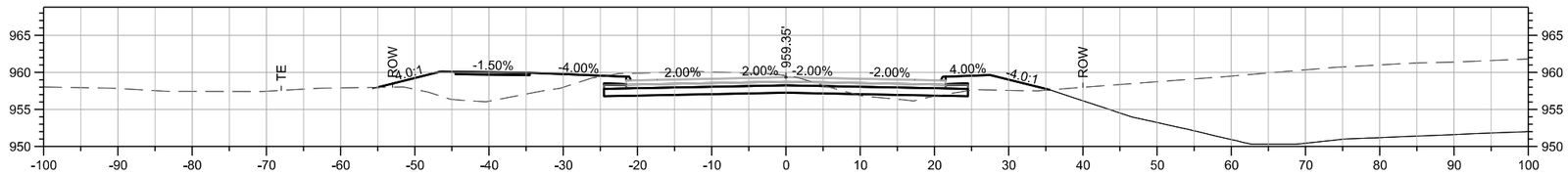

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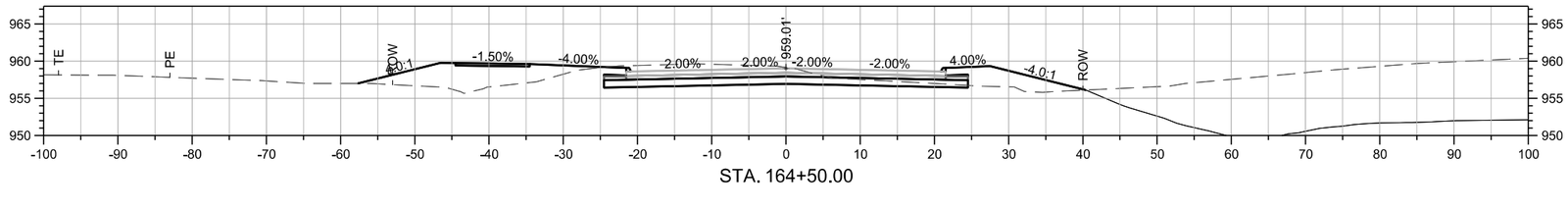

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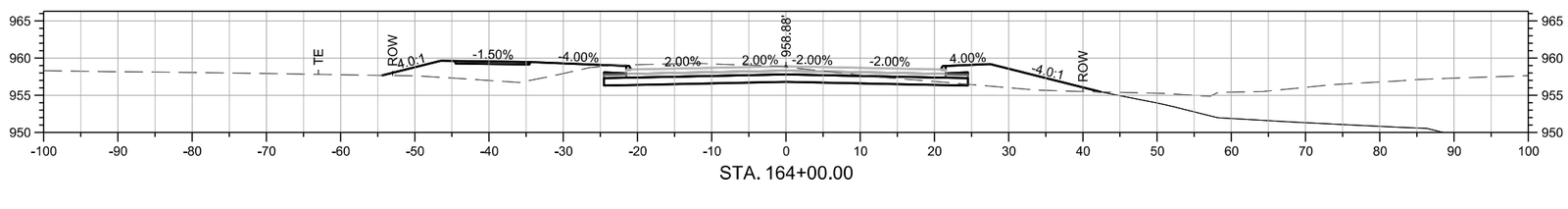

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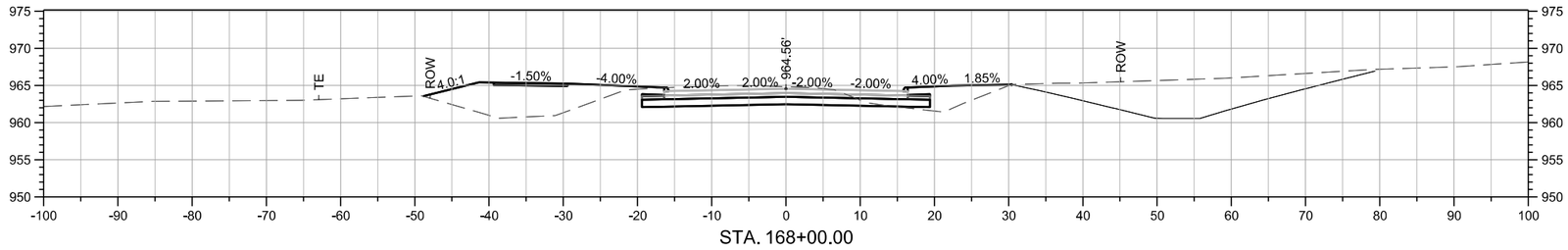

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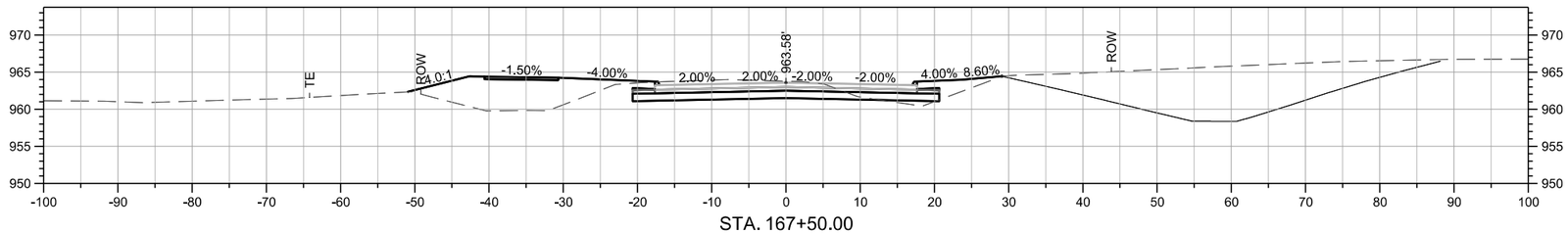

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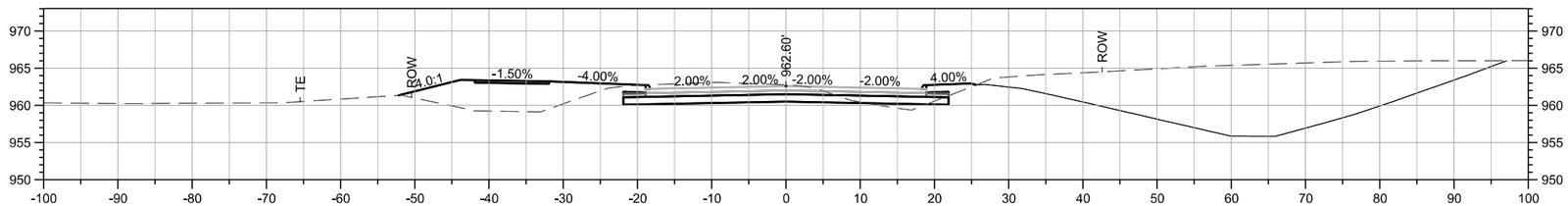

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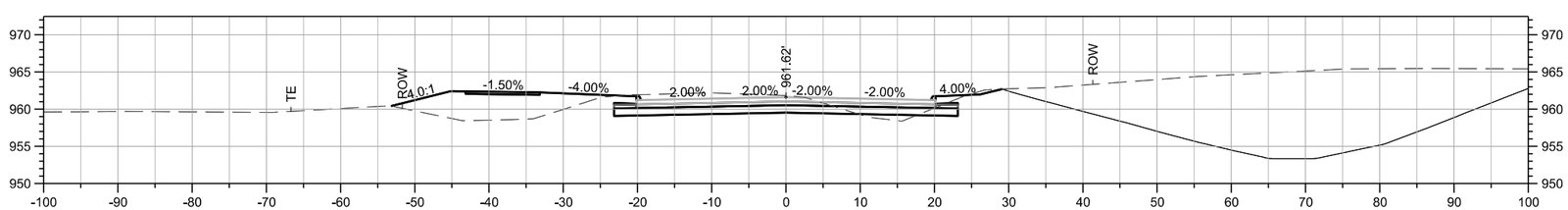

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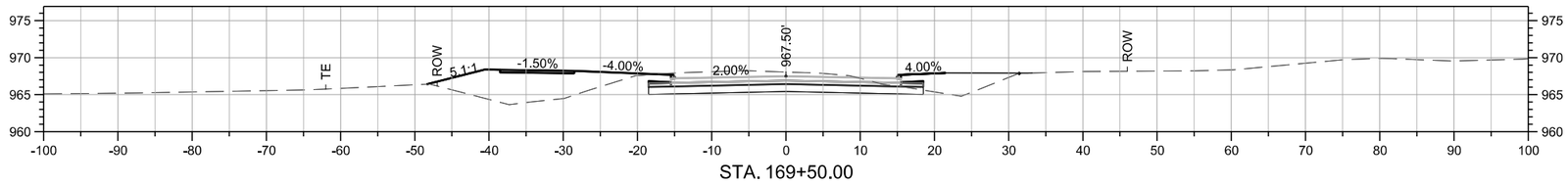

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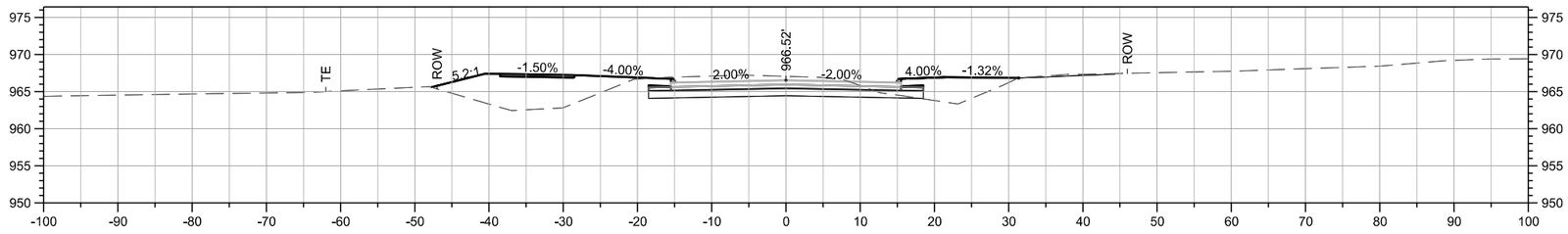

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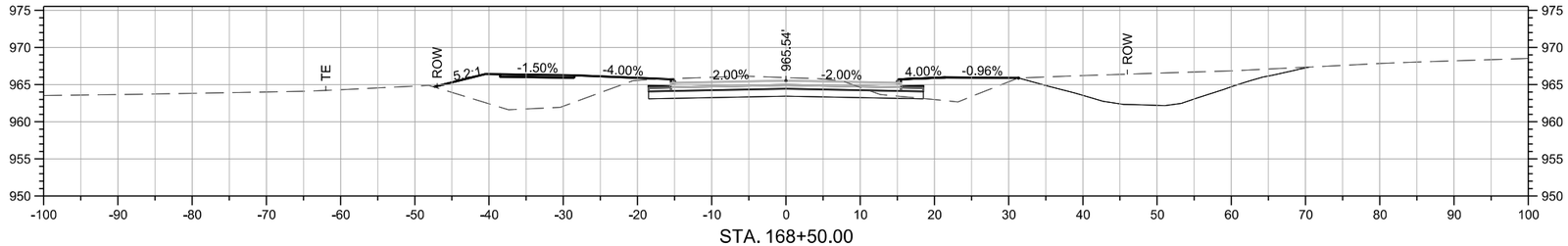

STA. 168+50.00

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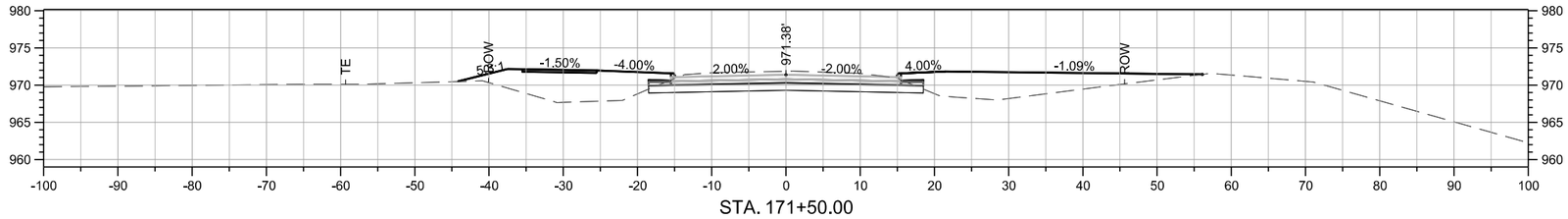
SH PROJECT NO: 2250019060 RISE NO: RMX-0747(618)–9E-77	DRAWN BY: SBM APPROVED BY: DRF DATE: 06/05/2026					SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2	32ND ST SE CROSS SECTIONS	W.31



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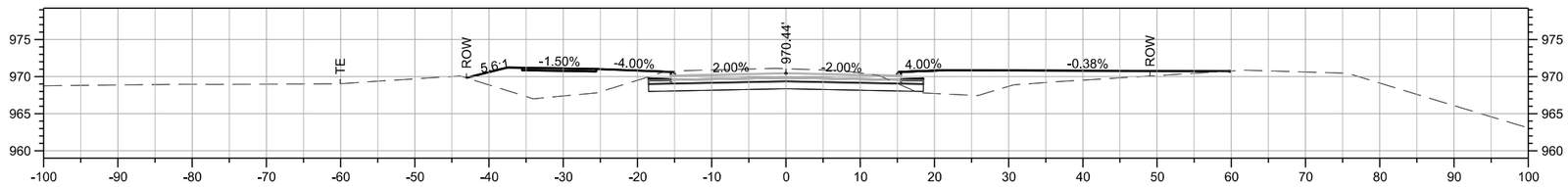

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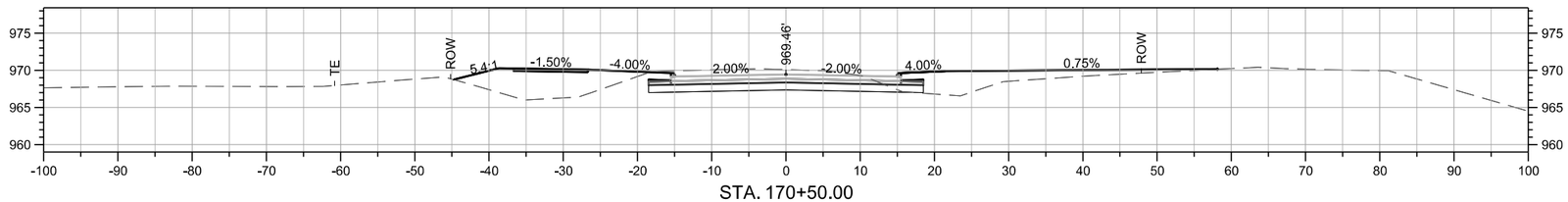

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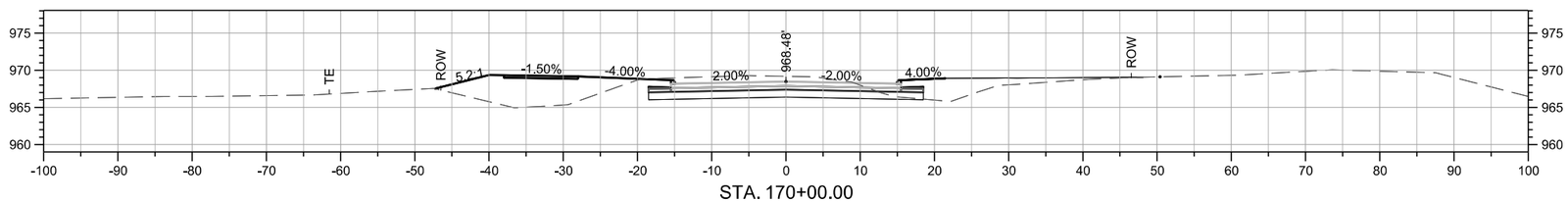

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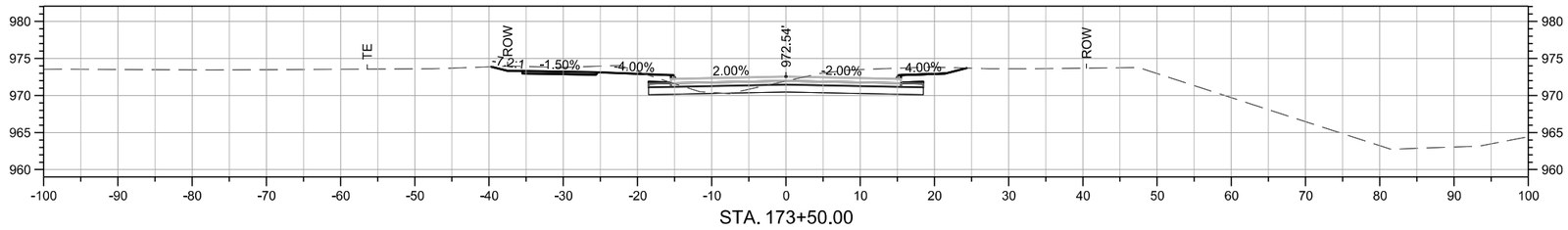
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.32



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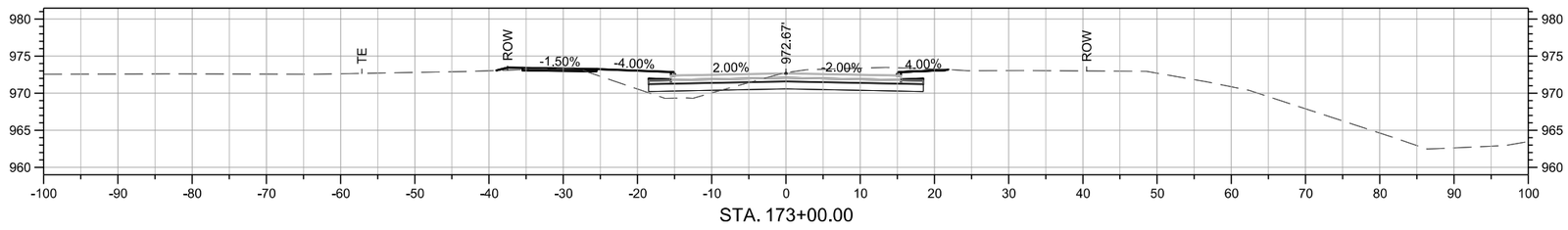

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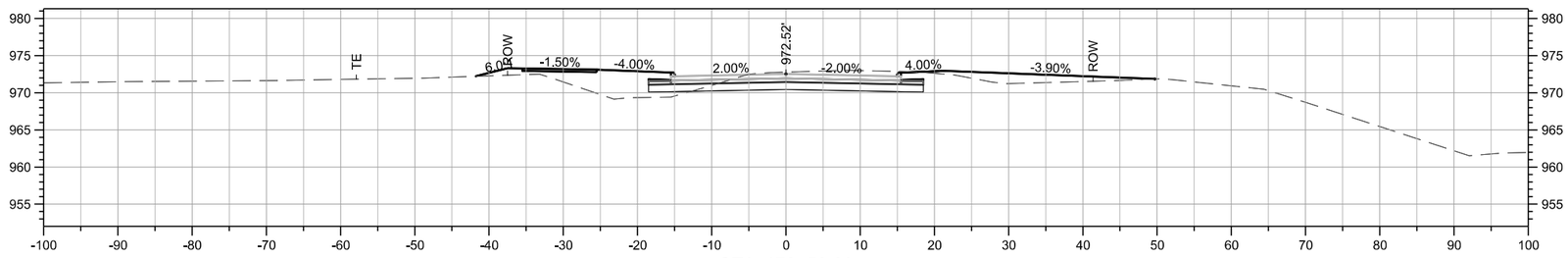

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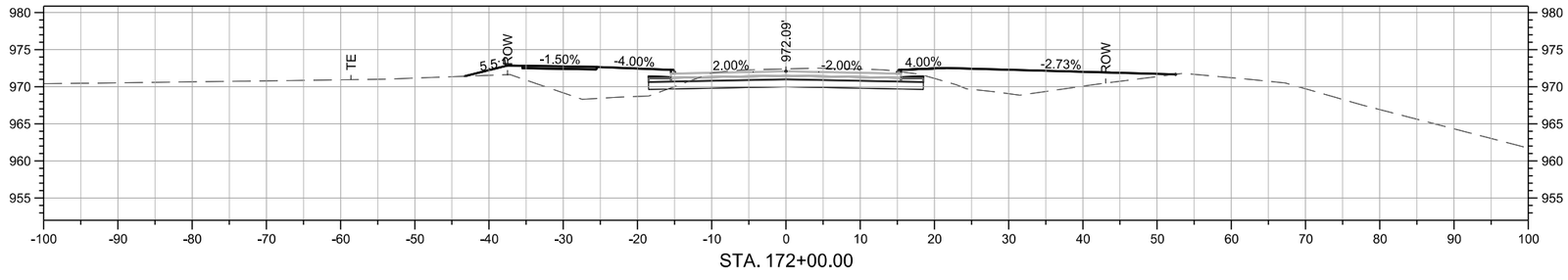

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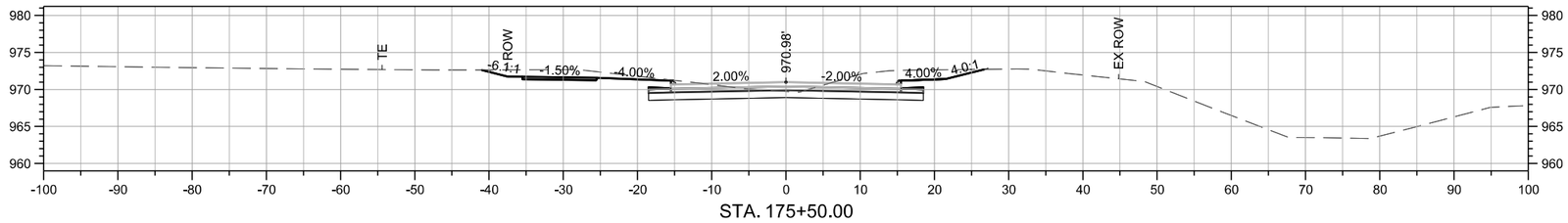
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.33



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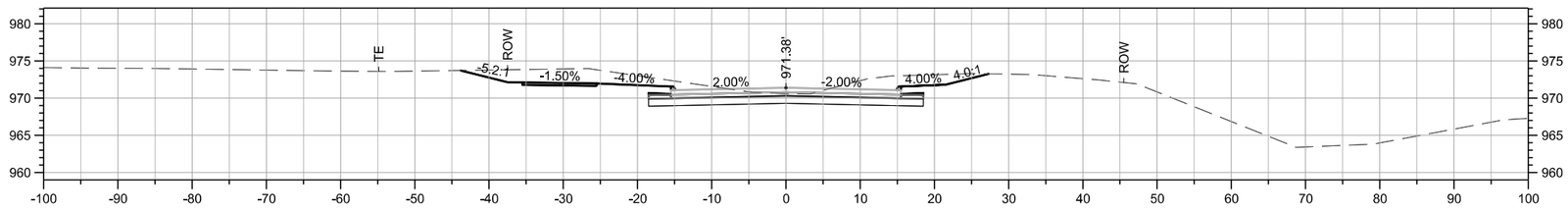

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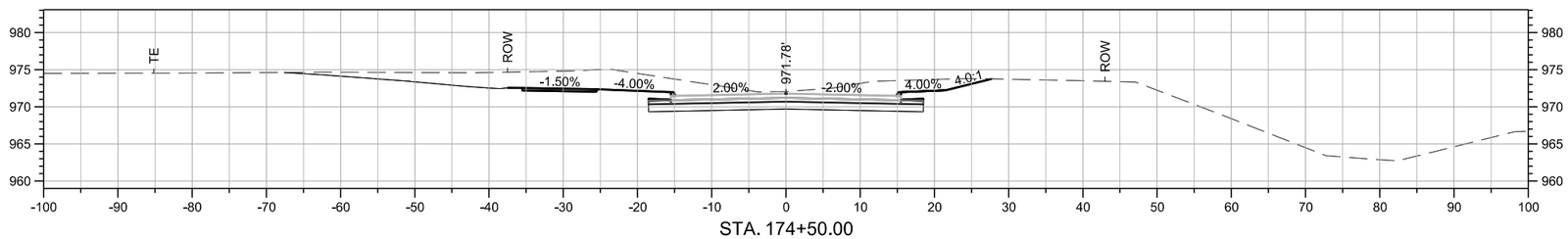

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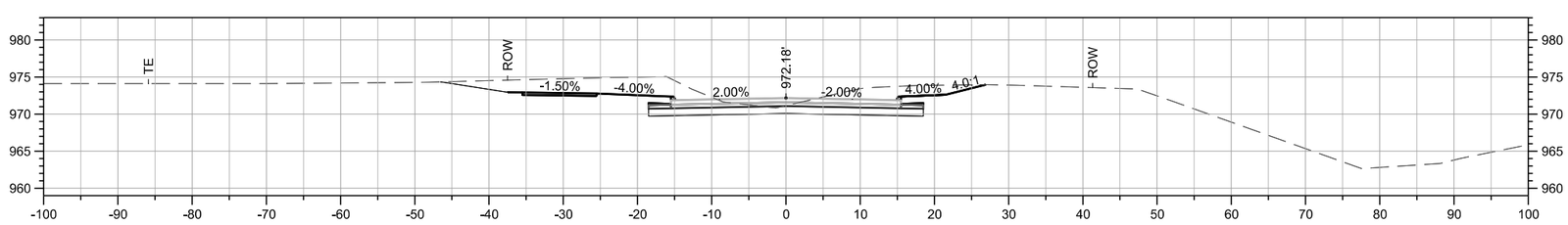

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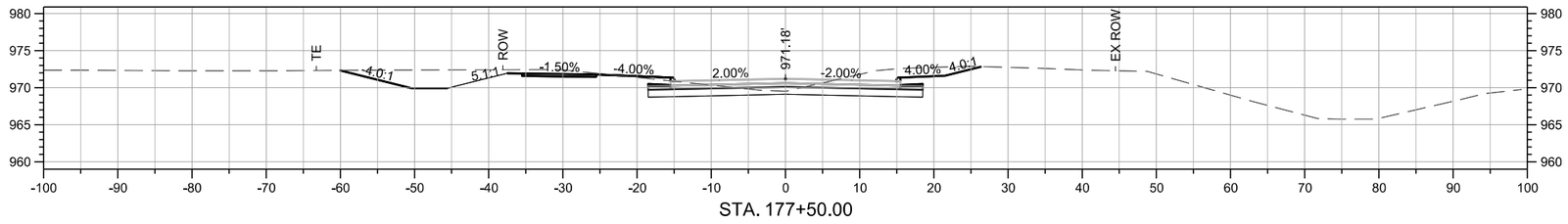
SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.34



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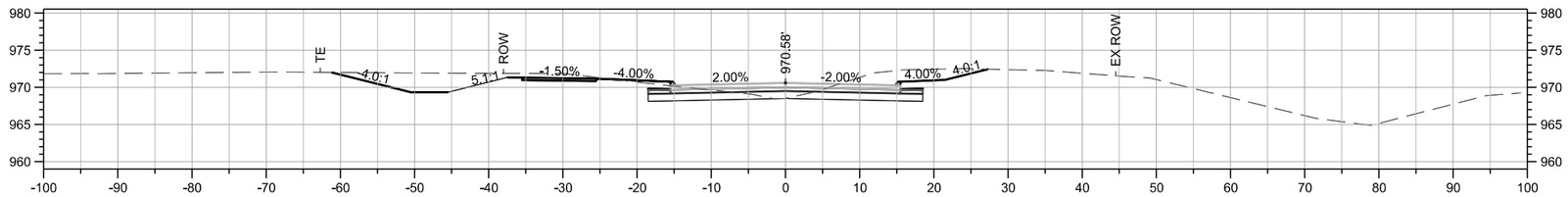

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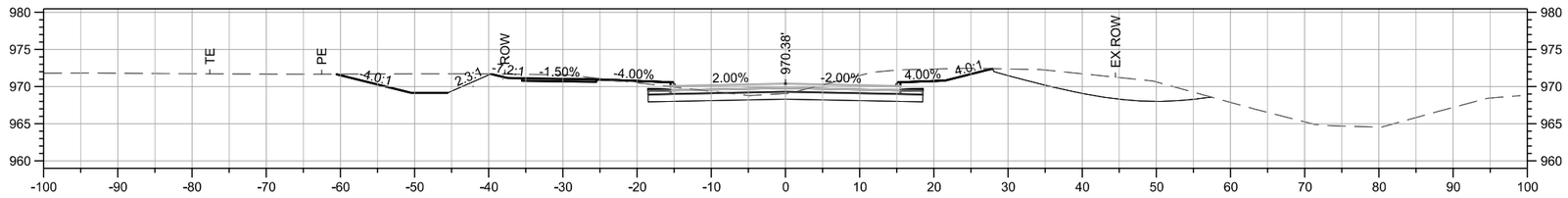

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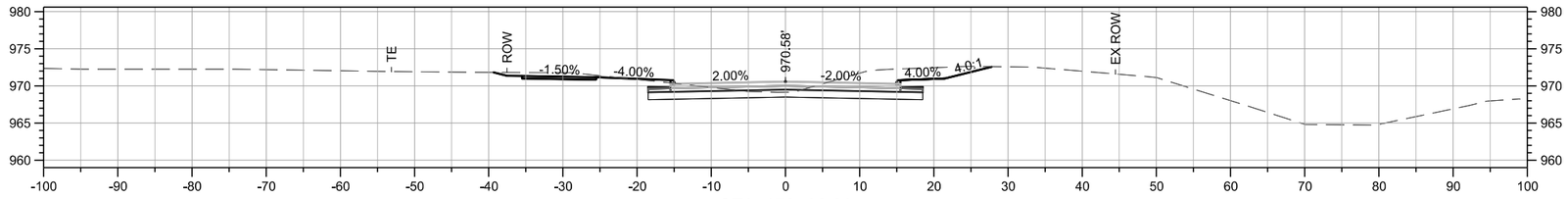

STA. 176+00.00

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.35

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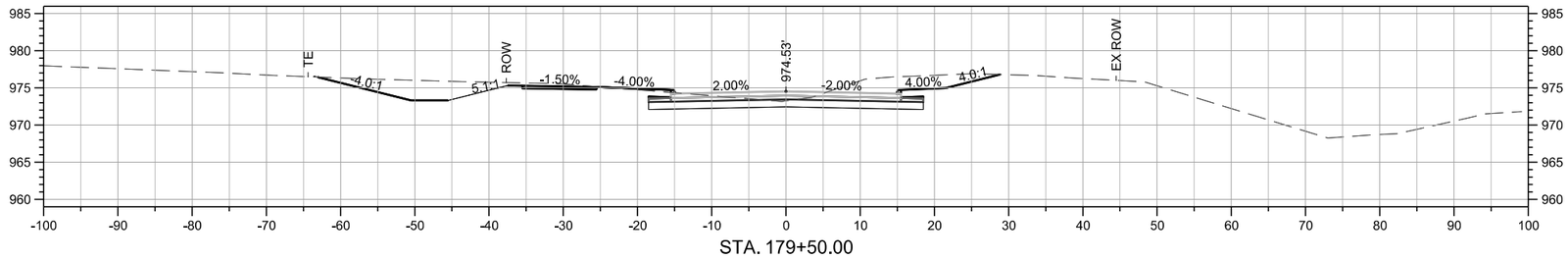

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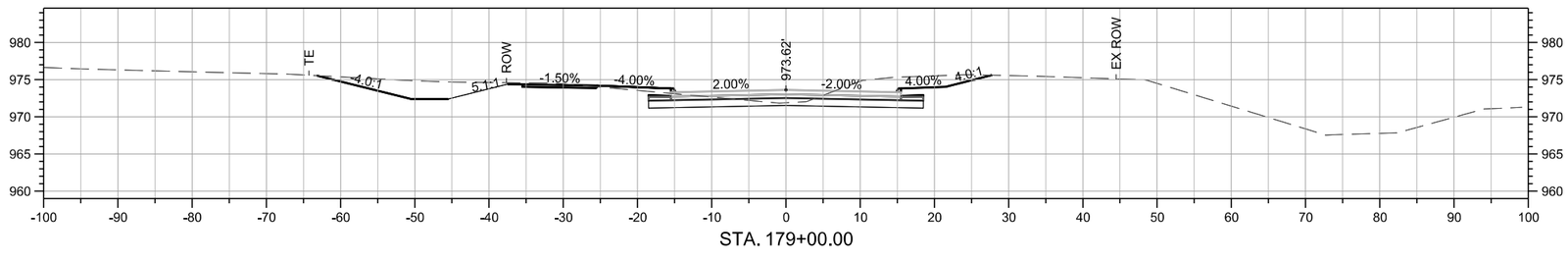

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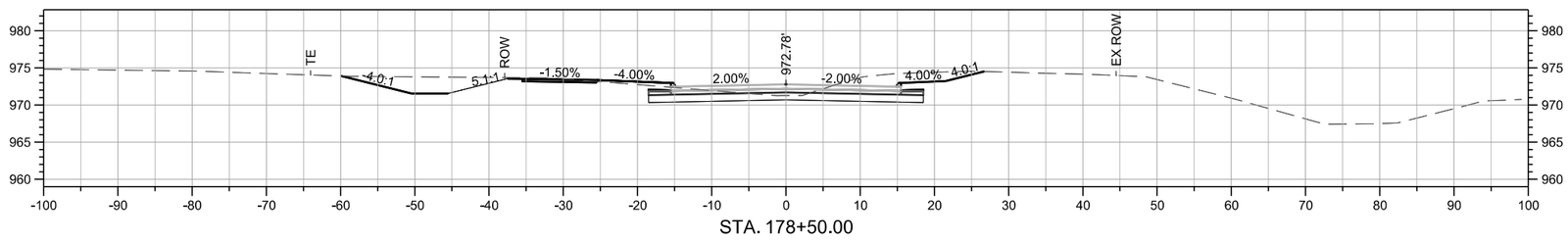

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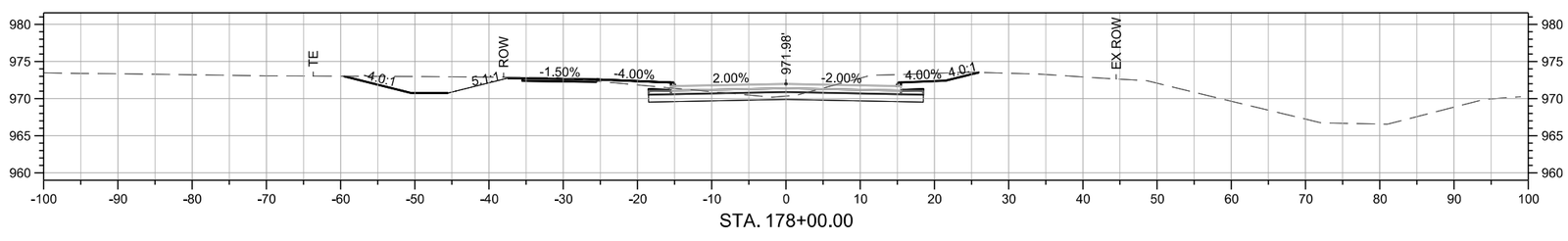

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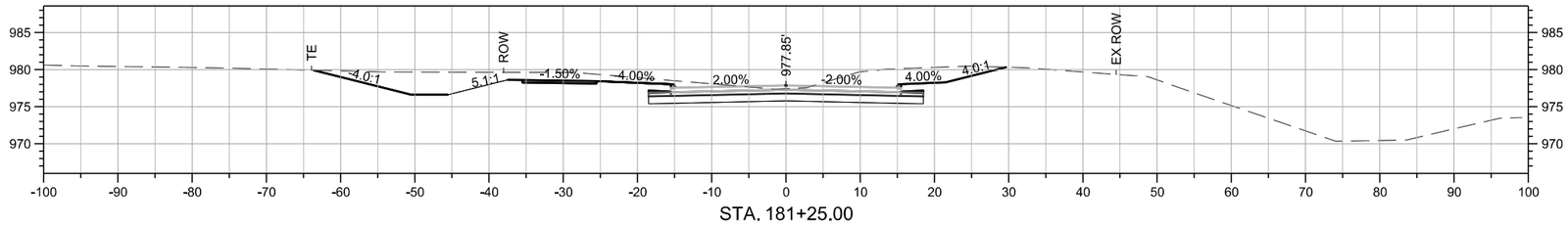
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.36



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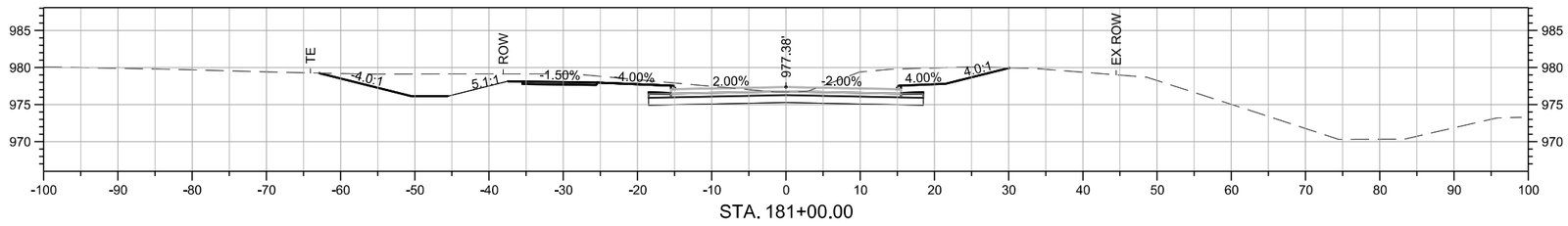

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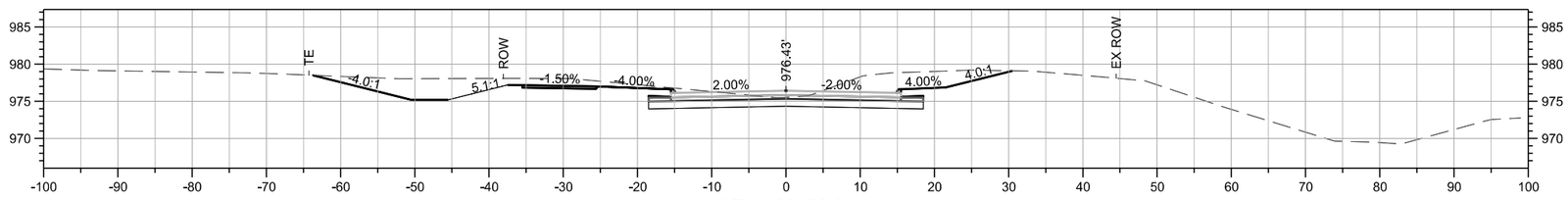

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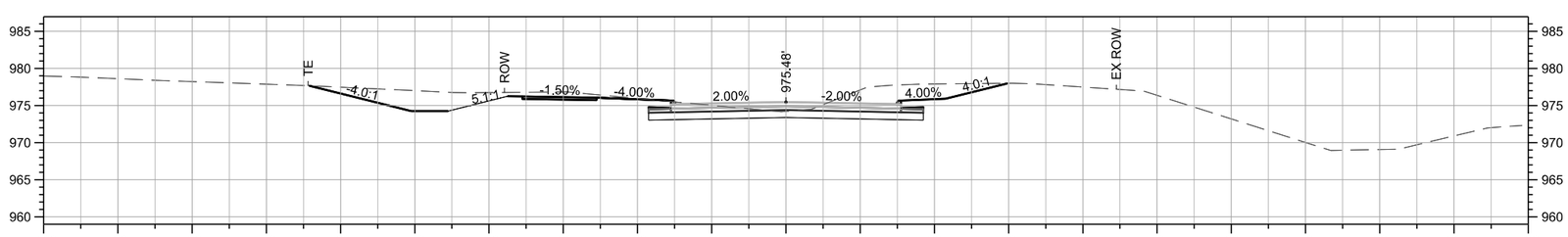

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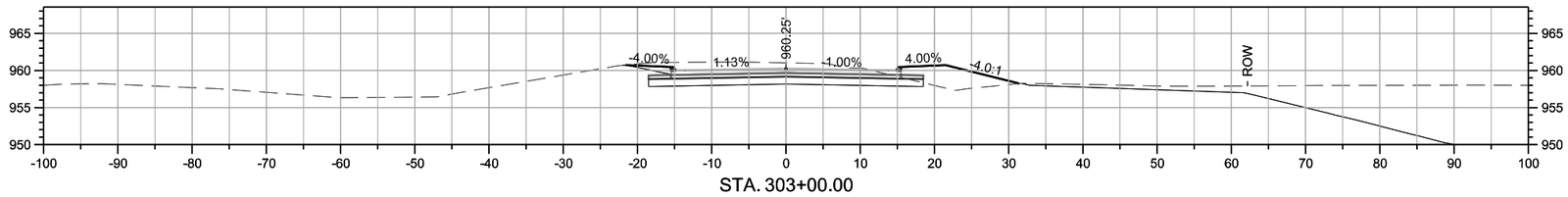
DATE: 06/05/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

32ND ST SE
CROSS SECTIONS

W.37



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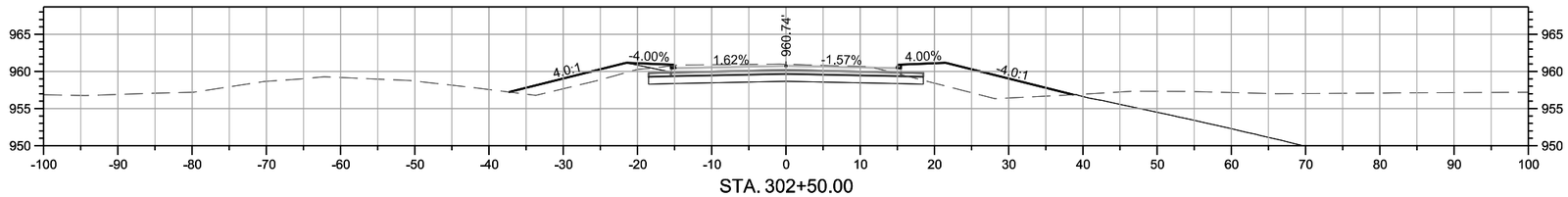

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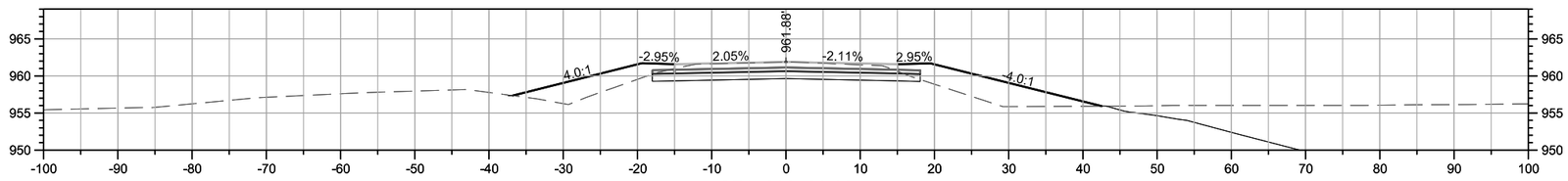

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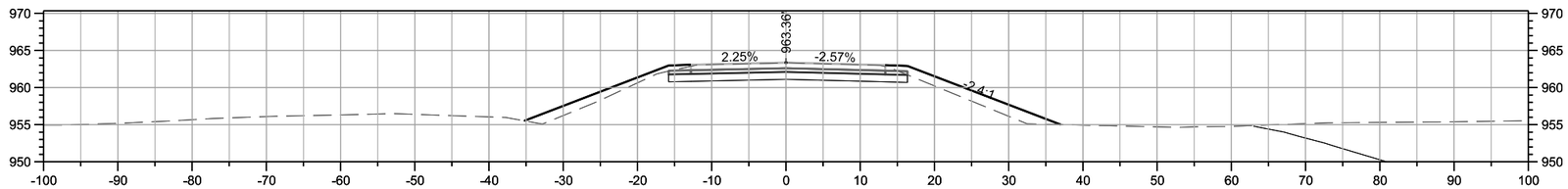

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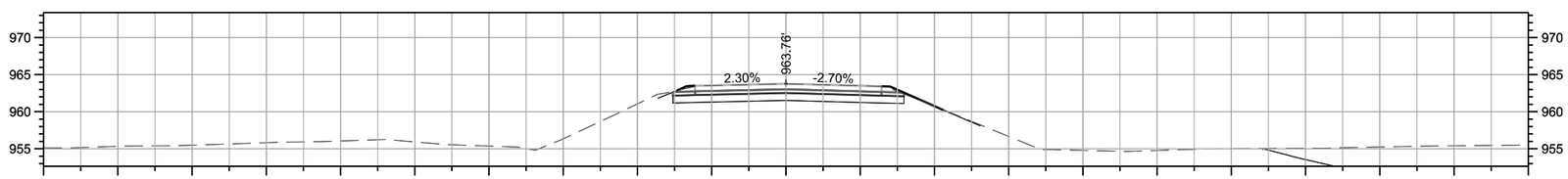

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APPROVED BY:	DRF
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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

PLEASANT ST SE
CROSS SECTIONS

X.1

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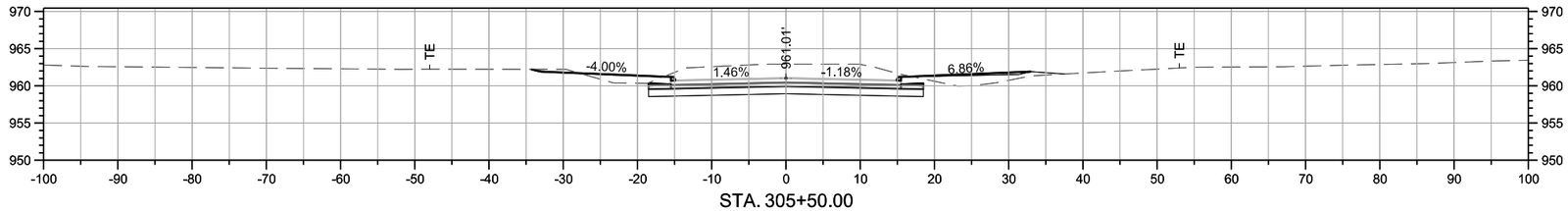

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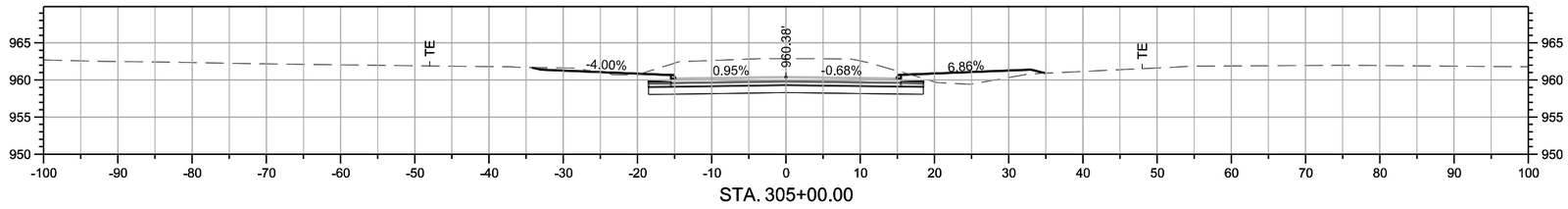

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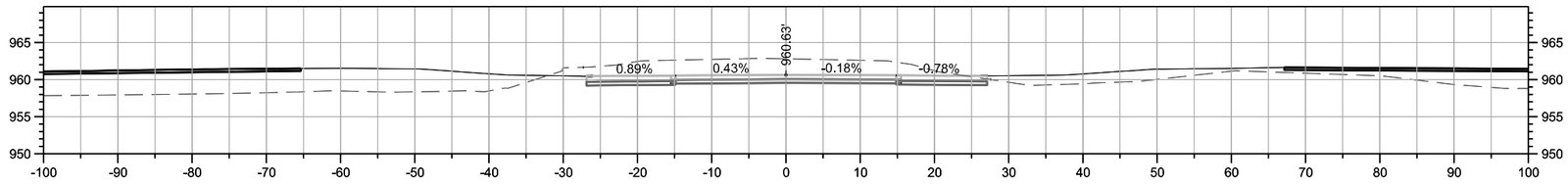

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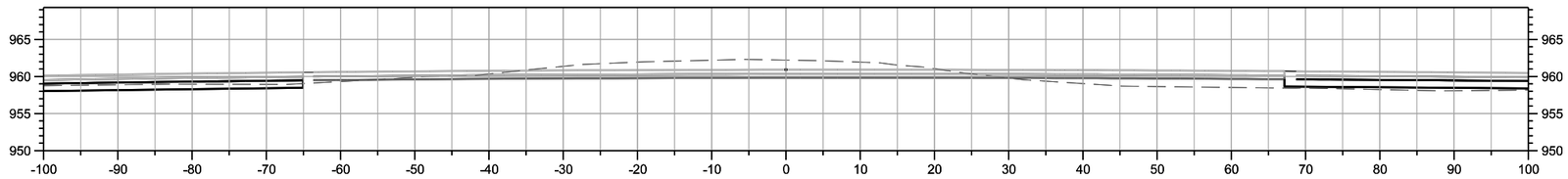

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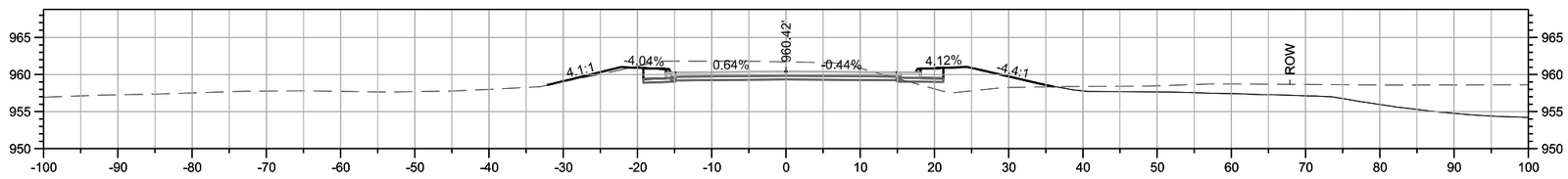

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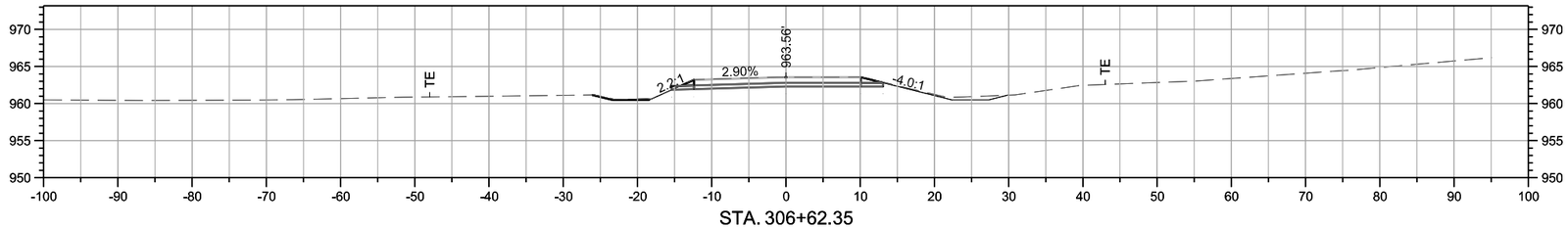

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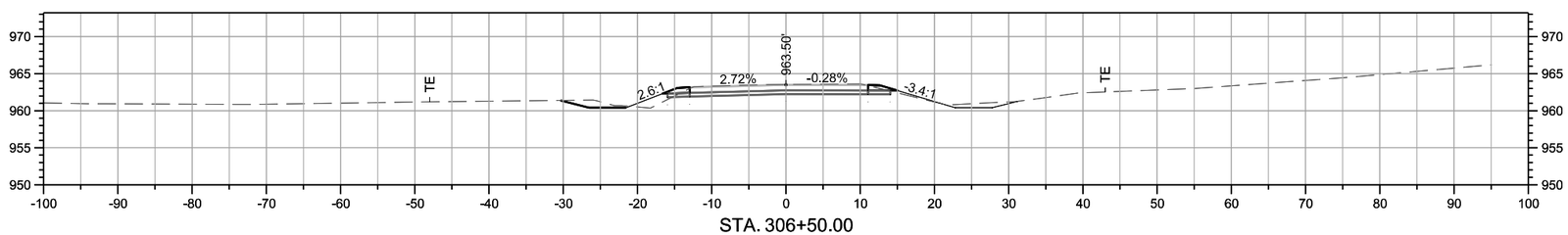

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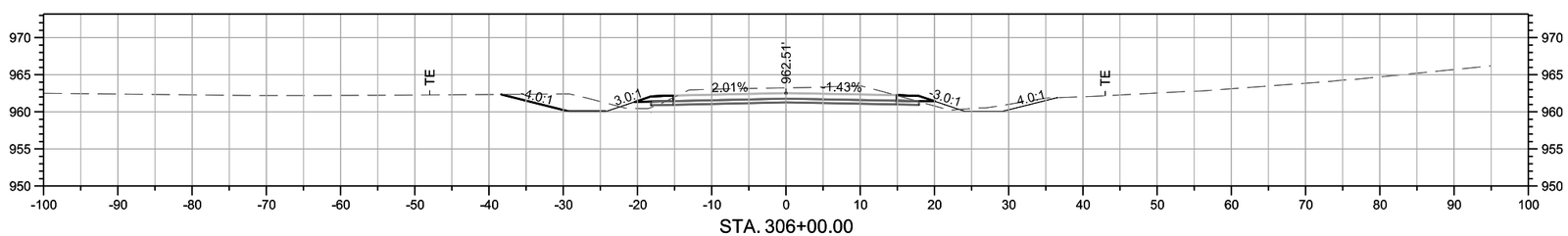

STA. 306+00.00

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SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 2

PLEASANT ST SE
CROSS SECTIONS

X.3

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.a.
For Meeting of 7/6/2026
Resolution

TITLE: - Resolution awarding the contract for the SE Industrial Public Improvements Phase 2 Project to Alliance Paving LLC. in the amount of $9,681,664.64

CONTACT PERSON:
John Horton, Public Works Director
Jenna Nemitz, Public Works Administrative Specialist

BRIEF HISTORY & ANALYSIS: This contract is for the SE Industrial Public Improvements Phase 2 Project that includes construction of public infrastructure improvements in south-east Bondurant, Iowa, north of Interstate 80, along 32nd Street SE between Vermeer Drive SE and Grant Street South. Phase 2 includes approximately 7,800 linear feet of reconstruction of 32nd Street SE, converting the existing rural two-lane to an urban three-lane Portland cement concrete (PCC) section, along with the extension of a 32'x12' precast arch culvert at Mud Creek. Additionally, the project includes approximately 500 linear feet of roadway reconstruction along and through the intersection of Pleasant St SE. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area.

Attached is a table showing the bid results from the public bid opening on July 1st, 2026. The engineer's estimate of cost for the project was $10,922,364.30.

Based on the review of the bids by Shive-Hattery and City Staff, Alliance Paving LLC is the lowest responsive bidder for the project at $9,681,664.64.

FUNDING SOURCE: RISE Grant/TIF

STAFF RECOMMENDATION: Staff recommend approval of the contract and bond for the project to Alliance Paving LLC in the amount of $9,681,664.64

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-233
2. City Engineer Letter
3. Bid Tab

CITY OF BONDURANT
RESOLUTION NO. 260706-233

RESOLUTION AWARDING THE CONTRACT AND BOND FOR THE SE INDUSTRIAL PUBLIC IMPROVEMENTS PHASE 2 PROJECT TO ALLIANCE PAVING LLC. IN THE AMOUNT OF $9,681,664.64

WHEREAS, on June 1st ,2026, the City of Bondurant approved the order of construction for the SE Industrial Public Improvements Phase 2 Project; AND

WHEREAS, on July 1st, 2026, the City of Bondurant received the bids for the Project; AND

WHEREAS the location of the work and the kinds and sizes of materials proposed to be used as follows:

SE Industrial Public Improvements Phase 2 Project that includes construction of public infrastructure improvements in southeast Bondurant, Iowa, north of Interstate 80, along 32nd Street SE between Vermeer Drive SE and Grant Street South. Phase 2 includes approximately 7,800 linear feet of reconstruction of 32nd Street SE, converting the existing rural two-lane to an urban three-lane Portland cement concrete (PCC) section, along with the extension of a 32'x12' precast arch culvert at Mud Creek. Additionally, the project includes approximately 500 linear feet of roadway reconstruction along and through the intersection of Pleasant St SE. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area.

WHEREAS, The City Council approves the contract and bond for the SE Industrial Public Improvements Phase 2 Project; AND

WHEREAS, payments are to be made to Alliance Paving LLC. in accordance with and subject to the provisions embodied in the documents made as a part of the contract,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that SE Industrial Public Improvements Phase 2 Project contract is awarded to Alliance Paving LLC. and the contract and bond are hereby approved, pending review by legal counsel.

Passed this 6th day of July ,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

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

July 1, 2026

City of Bondurant
Attn: John Horton
200 2nd Street NE
Bondurant, IA 50035

RE: SE Industrial Public Improvements Phase 2 Bid Results

Dear Mr. Horton,

Six (6) bids were received on July 1, 2026 for the above referenced project.

We propose that the City of Bondurant consider the bids and award the contract Alliance Paving, LLC, on the basis of their lowest responsive, responsible bid of nine million six hundred eighty-one thousand six hundred sixty-four dollars and sixty-four cents ($9,681,664.64).

This award is subject to submittal of acceptable bonds and insurance.

Once approval from Council is obtained on July 6, 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 Alliance Paving, LLC 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

RISE Project #RMX-0747(618--9E-77
S-H Project #2250019060

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

I hereby certify that this is a true and correct tabulation of bids received on July 1, 2026 for the City of Bondurant - Phase 2, SE Industrial Public Improvments Project in Bondurant, IA.

David R. Flieher, PE Registration #: 23509

Bondurant
Life Connecting

TABULATION OF BIDS

BID LETTING DATE: July 1, 2026 2:00PM
RISE Project #RMX-0747(618--9E-77
S-H Project #2250019059

PHASE 2 SE INDUSTRIAL IMPROVEMENTS				ENGINEERS ESTIMATE		Alliance Paving, LLC		Concrete Technologies Inc.		Reilly Construction Company, Inc.		McAninch Corporation		S.M Hentges & Sons, Inc.		C.J. Moyna & Sons, LLC	
Bid Bond				-		X		X		X		X		X		X	
Addena Acknowledged				-		X		X		X		X		X		X	
Non-Collusion Affidavit				-		X		X		X		X		X		X	
Authorization to Transact Business				-		X		X		X		X		X		X	
Bidder Status Form				-		X		X		X		X		X		X	
Proposed Subcontractors List				-		X		X		X		X		X		X	
Targeted Small Business Form				-		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**
1	CLEARING AND GRUBBING	UNIT	47	$110.00	$5,170.00	$45.00	$2,115.00	$150.00	$7,050.00	$155.00	$7,285.00	$150.00	$7,050.00	$200.00	$9,400.00	$180.00	$8,460.00
2	CLEARING AND GRUBBING	AC	1.21	$10,000.00	$12,100.00	$10,000.00	$12,100.00	$12,500.00	$15,125.00	$15,000.00	$18,150.00	$12,500.00	$15,125.00	$20,000.00	$24,200.00	$14,000.00	$16,940.00
3	TOPSOIL, ON-SITE, STRIP, STOCKPILE, AND SPREAD	CY	28915	$8.50	$245,777.50	$8.00	$231,320.00	$8.00	$231,320.00	$8.00	$231,320.00	$8.30	$239,994.50	$7.50	$216,862.50	$8.60	$248,669.00
4	TOPSOIL, ON-SITE, STRIP AND STOCKPILE	CY	8620	$4.00	$34,480.00	$4.00	$34,480.00	$4.00	$34,480.00	$4.00	$34,480.00	$4.15	$35,773.00	$2.50	$21,550.00	$5.20	$44,824.00
5	EXCAVATION, CLASS 10	CY	41420	$8.00	$331,360.00	$5.25	$217,455.00	$5.25	$217,455.00	$5.25	$217,455.00	$8.00	$331,360.00	$9.00	$372,780.00	$6.80	$281,656.00
6	EXCAVATION, CLASS 10, ROUGH GRADE	CY	30905	$10.00	$309,050.00	$6.50	$200,882.50	$6.50	$200,882.50	$6.50	$200,882.50	$13.75	$424,943.75	$13.00	$401,765.00	$11.70	$361,588.50
7	EXCAVATION, CLASS 20	CY	2795	$25.00	$69,875.00	$12.00	$33,540.00	$12.00	$33,540.00	$12.00	$33,540.00	$12.50	$34,937.50	$15.00	$41,925.00	$24.00	$67,080.00
8	OBLITERATE EXISTING ROAD BED	STA	83.1	$850.00	$70,635.00	$650.00	$54,015.00	$650.00	$54,015.00	$650.00	$54,015.00	$1,324.00	$110,024.40	$1,000.00	$83,100.00	$400.00	$33,240.00
9	SUBGRADE PREPARATION	SY	43655	$4.00	$174,620.00	$3.50	$152,792.50	$3.50	$152,792.50	$3.50	$152,792.50	$3.80	$165,889.00	$2.00	$87,310.00	$2.60	$113,503.00
10	SUBGRADE TREATMENT, CEMENT STABILIZATION, 4%	SY	1000	$35.00	$35,000.00	$21.00	$21,000.00	$21.00	$21,000.00	$21.00	$21,000.00	$3.90	$3,900.00	$27.00	$27,000.00	$28.00	$28,000.00
11	SUBGRADE TREATMENT, GEOGRID	SY	1000	$5.00	$5,000.00	$4.00	$4,000.00	$4.00	$4,000.00	$4.00	$4,000.00	$3.75	$3,750.00	$5.00	$5,000.00	$6.00	$6,000.00
12	SUBBASE, MODIFIED	SY	43035	$12.00	$516,420.00	$12.50	$537,937.50	$12.50	$537,937.50	$12.50	$537,937.50	$9.90	$426,046.50	$12.60	$542,241.00	$11.60	$499,206.00
13	REMOVAL OF STRUCTURE, THREE SIDED ARCH CULVERT SECTION, WINGWALLS, & FOOTINGS	EA	1	$20,000.00	$20,000.00	$16,000.00	$16,000.00	$16,000.00	$16,000.00	$16,000.00	$16,000.00	$27,810.00	$27,810.00	$25,000.00	$25,000.00	$21,000.00	$21,000.00
14	REMOVAL OF KNOWN BOX CULVERT, RCB	LF	103	$100.00	$10,300.00	$115.00	$11,845.00	$115.00	$11,845.00	$115.00	$11,845.00	$253.50	$26,110.50	$500.00	$51,500.00	$194.00	$19,982.00
15	TRENCH FOUNDATION	TON	25	$60.00	$1,500.00	$55.00	$1,375.00	$55.00	$1,375.00	$55.00	$1,375.00	$35.25	$881.25	$80.00	$2,000.00	$53.00	$1,325.00
16	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF	78	$120.00	$9,360.00	$55.00	$4,290.00	$55.00	$4,290.00	$55.00	$4,290.00	$106.00	$8,268.00	$200.00	$15,600.00	$78.00	$6,084.00
17	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 15 IN.	LF	2160	$160.00	$345,600.00	$105.00	$226,800.00	$105.00	$226,800.00	$105.00	$226,800.00	$130.50	$281,880.00	$170.00	$367,200.00	$136.00	$293,760.00
18	SANITARY SEWER GRAVITY MAIN WITH CASING PIPE, TRENCHLESS, PVC, 15 IN.	LF	140	$400.00	$56,000.00	$1,175.00	$164,500.00	$1,175.00	$164,500.00	$1,175.00	$164,500.00	$1,075.00	$150,500.00	$1,000.00	$140,000.00	$870.00	$121,800.00
19	STORM SEWER, TRENCHED, 15 IN.	LF	3518	$80.00	$281,440.00	$70.00	$246,260.00	$70.00	$246,260.00	$70.00	$246,260.00	$76.50	$269,127.00	$73.00	$256,814.00	$78.00	$274,404.00
20	STORM SEWER, TRENCHED, 18 IN.	LF	597	$85.00	$50,745.00	$75.00	$44,775.00	$75.00	$44,775.00	$75.00	$44,775.00	$81.50	$48,655.50	$75.00	$44,775.00	$85.00	$50,745.00
21	STORM SEWER, TRENCHED, 24 IN.	LF	357	$100.00	$35,700.00	$90.00	$32,130.00	$90.00	$32,130.00	$90.00	$32,130.00	$99.00	$35,343.00	$95.00	$33,915.00	$101.00	$36,057.00
22	STORM SEWER, TRENCHED, ARCH, 24 IN.	LF	32	$160.00	$5,120.00	$175.00	$5,600.00	$175.00	$5,600.00	$175.00	$5,600.00	$120.50	$3,856.00	$130.00	$4,160.00	$160.00	$5,120.00
23	STORM SEWER, TRENCHED, 30 IN.	LF	1339	$130.00	$174,070.00	$130.00	$174,070.00	$130.00	$174,070.00	$130.00	$174,070.00	$143.40	$192,012.60	$130.00	$174,070.00	$151.00	$202,189.00
24	STORM SEWER, TRENCHED, 36 IN.	LF	16	$180.00	$2,880.00	$245.00	$3,920.00	$245.00	$3,920.00	$245.00	$3,920.00	$321.00	$5,136.00	$175.00	$2,800.00	$192.00	$3,072.00
25	STORM SEWER, TRENCHED, 42 IN.	LF	15	$220.00	$3,300.00	$175.00	$2,625.00	$175.00	$2,625.00	$175.00	$2,625.00	$288.00	$4,320.00	$185.00	$2,775.00	$226.00	$3,390.00
26	STORM SEWER, TRENCHED, 48 IN.	LF	860	$290.00	$249,400.00	$210.00	$180,600.00	$210.00	$180,600.00	$210.00	$180,600.00	$226.00	$194,360.00	$230.00	$197,800.00	$278.00	$239,080.00
27	STORM SEWER, TRENCHED, 54 IN.	LF	298	$380.00	$113,240.00	$250.00	$74,500.00	$250.00	$74,500.00	$250.00	$74,500.00	$259.75	$77,405.50	$270.00	$80,460.00	$332.00	$98,936.00
28	STORM SEWER, TRENCHED, 60 IN.	LF	153	$480.00	$73,440.00	$345.00	$52,785.00	$345.00	$52,785.00	$345.00	$52,785.00	$411.75	$62,997.75	$320.00	$48,960.00	$370.00	$56,610.00
29	STORM SEWER, TRENCHED, 72 IN.	LF	1173	$500.00	$586,500.00	$460.00	$539,580.00	$460.00	$539,580.00	$460.00	$539,580.00	$468.00	$548,964.00	$410.00	$480,930.00	$426.00	$499,698.00
30	REMOVAL OF STORM SEWER, ANY TYPE, ANY SIZE	LF	515	$55.00	$28,325.00	$18.00	$9,270.00	$18.00	$9,270.00	$18.00	$9,270.00	$39.25	$20,213.75	$30.00	$15,450.00	$23.00	$11,845.00
31	PIPE APRON, RCP, 15 IN.	EA	1	$2,700.00	$2,700.00	$3,100.00	$3,100.00	$3,100.00	$3,100.00	$3,100.00	$3,100.00	$2,102.00	$2,102.00	$3,300.00	$3,300.00	$5,800.00	$5,800.00
32	PIPE APRON, RCP, 18 IN.	EA	1	$3,000.00	$3,000.00	$3,400.00	$3,400.00	$3,400.00	$3,400.00	$3,400.00	$3,400.00	$2,249.00	$2,249.00	$3,500.00	$3,500.00	$7,000.00	$7,000.00
33	PIPE APRON, RCP, 24 IN.	EA	2	$4,000.00	$8,000.00	$3,800.00	$7,600.00	$3,800.00	$7,600.00	$3,800.00	$7,600.00	$2,658.25	$5,316.50	$4,000.00	$8,000.00	$8,000.00	$16,000.00
34	PIPE APRON, RCP, 24 IN. ARCH	EA	2	$5,000.00	$10,000.00	$3,900.00	$7,800.00	$3,900.00	$7,800.00	$3,900.00	$7,800.00	$2,724.25	$5,448.50	$4,000.00	$8,000.00	$9,800.00	$19,600.00
35	PIPE APRON, RCP, 30 IN.	EA	2	$5,200.00	$10,400.00	$4,400.00	$8,800.00	$4,400.00	$8,800.00	$4,400.00	$8,800.00	$2,959.25	$5,918.50	$5,000.00	$10,000.00	$9,300.00	$18,600.00
36	PIPE APRON, RCP, 72 IN.	EA	1	$11,000.00	$11,000.00	$13,000.00	$13,000.00	$13,000.00	$13,000.00	$13,000.00	$13,000.00	$8,318.25	$8,318.25	$12,500.00	$12,500.00	$13,000.00	$13,000.00
37	PRECAST REINFORECED CONCRETE THREE SIDED CULVERT, 32' X 12'	LF	28	$6,000.00	$168,000.00	$8,000.00	$224,000.00	$8,000.00	$224,000.00	$8,000.00	$224,000.00	$12,220.00	$342,160.00	$10,000.00	$280,000.00	$13,700.00	$383,600.00
38	PRECAST REINFORECED CONCRETE BOX CULVERT BARREL, 10'X4'	LF	105	$900.00	$94,500.00	$700.00	$73,500.00	$700.00	$73,500.00	$700.00	$73,500.00	$987.50	$103,687.50	$1,550.00	$162,750.00	$872.00	$91,560.00
39	PRECAST REINFORECED CONCRETE BOX CULVERT BARREL, 6'X4'	LF	109	$750.00	$81,750.00	$575.00	$62,675.00	$575.00	$62,675.00	$575.00	$62,675.00	$718.75	$78,343.75	$1,225.00	$133,525.00	$755.00	$82,295.00

PHASE 2 SE INDUSTRIAL IMPROVEMENTS				ENGINEERS ESTIMATE		Alliance Paving, LLC		Concrete Technologies Inc.		Reilly Construction Company, Inc.		McAninch Corporation		S.M Hentges & Sons, Inc.		C.J. Moyna & Sons, LLC	
Bid Bond				-		X		X		X		X		X		X	
Addena Acknowledged				-		X		X		X		X		X		X	
Non-Collusion Affidavit				-		X		X		X		X		X		X	
Authorization to Transact Business				-		X		X		X		X		X		X	
Bidder Status Form				-		X		X		X		X		X		X	
Proposed Subcontractors List				-		X		X		X		X		X		X	
Targeted Small Business Form				-		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
40	PRECAST REINFORCED CONCRETE WINGWALL	EA	2	$20,000.00	$40,000.00	$60,000.00	$120,000.00	$60,000.00	$120,000.00	$60,000.00	$120,000.00	$47,380.00	$94,760.00	$35,000.00	$70,000.00	$11,000.00	$22,000.00
41	PRECAST REINFORCED CONCRETE BOX CULVERT END SECTION, 10'X4'	EA	1	$20,000.00	$20,000.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$12,097.25	$12,097.25	$15,000.00	$15,000.00	$17,850.00	$17,850.00
42	PRECAST REINFORCED CONCRETE BOX CULVERT END SECTION, 6'X4'	EA	1	$15,000.00	$15,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$9,996.00	$9,996.00	$10,000.00	$10,000.00	$17,200.00	$17,200.00
43	SUBDRAIN, PERFORATED, 4 IN.	LF	13488	$18.00	$242,784.00	$14.75	$198,948.00	$14.75	$198,948.00	$25.00	$337,200.00	$14.75	$198,948.00	$15.00	$202,320.00	$12.00	$161,856.00
44	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN.	EA	14	$700.00	$9,800.00	$475.00	$6,650.00	$350.00	$4,900.00	$615.00	$8,610.00	$350.00	$4,900.00	$1,000.00	$14,000.00	$550.00	$7,700.00
45	SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE, 4 IN.	EA	120	$375.00	$45,000.00	$300.00	$36,000.00	$300.00	$36,000.00	$650.00	$78,000.00	$300.00	$36,000.00	$400.00	$48,000.00	$310.00	$37,200.00
46	SUBDRAIN OUTLETS AND CONNECTIONS, FIELD TILE TO DITCH, ANY SIZE	EA	5	$500.00	$2,500.00	$350.00	$1,750.00	$350.00	$1,750.00	$650.00	$3,250.00	$775.25	$3,876.25	$600.00	$3,000.00	$300.00	$1,500.00
47	ROCK CHIMNEY	LF	2558	$30.00	$76,740.00	$12.50	$31,975.00	$21.50	$54,997.00	$21.50	$54,997.00	$15.70	$40,160.60	$25.00	$63,950.00	$14.00	$35,812.00
48	LOCATE TILE LINES	STA	77.9	$500.00	$38,950.00	$150.00	$11,685.00	$150.00	$11,685.00	$150.00	$11,685.00	$314.75	$24,519.03	$400.00	$31,160.00	$108.00	$8,413.20
49	FIELD TILE REPAIR AND FITTINGS, PVC, UNSPECIFIED DIA.	LF	2000	$30.00	$60,000.00	$15.50	$31,000.00	$15.50	$31,000.00	$15.50	$31,000.00	$18.65	$37,300.00	$25.00	$50,000.00	$33.00	$66,000.00
50	REMOVAL OF FIELD TILE	LF	2000	$8.00	$16,000.00	$7.50	$15,000.00	$7.50	$15,000.00	$7.50	$15,000.00	$14.75	$29,500.00	$5.00	$10,000.00	$7.50	$15,000.00
51	WATER MAIN, TRENCHED, PVC, 8 IN.	LF	157	$70.00	$10,990.00	$60.00	$9,420.00	$60.00	$9,420.00	$60.00	$9,420.00	$59.25	$9,302.25	$48.00	$7,536.00	$49.00	$7,693.00
52	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	192	$90.00	$17,280.00	$200.00	$38,400.00	$200.00	$38,400.00	$200.00	$38,400.00	$100.75	$19,344.00	$71.00	$13,632.00	$78.00	$14,976.00
53	CONNECTION TO EXISTING WATER SYSTEM	EA	20	$5,000.00	$100,000.00	$2,000.00	$40,000.00	$2,000.00	$40,000.00	$2,000.00	$40,000.00	$4,092.00	$81,840.00	$5,000.00	$100,000.00	$4,300.00	$86,000.00
54	FITTING, DUCTILE IRON, 12 IN.	EA	38	$1,900.00	$72,200.00	$1,700.00	$64,600.00	$1,700.00	$64,600.00	$1,700.00	$64,600.00	$1,203.75	$45,742.50	$1,500.00	$57,000.00	$1,600.00	$60,800.00
55	WATER MAIN REMOVAL, 12 IN.	LF	196	$50.00	$9,800.00	$28.00	$5,488.00	$28.00	$5,488.00	$28.00	$5,488.00	$44.50	$8,722.00	$22.00	$4,312.00	$11.00	$2,156.00
56	VALVE, RESILIENT WEDGE GATE, 8 IN.	EA	2	$3,500.00	$7,000.00	$3,000.00	$6,000.00	$3,000.00	$6,000.00	$3,000.00	$6,000.00	$2,427.50	$4,855.00	$3,050.00	$6,100.00	$3,100.00	$6,200.00
57	FLUSHING DEVICE (BLOWOFF), 2 IN.	EA	2	$2,000.00	$4,000.00	$1,450.00	$2,900.00	$1,450.00	$2,900.00	$1,450.00	$2,900.00	$1,690.75	$3,381.50	$2,300.00	$4,600.00	$2,300.00	$4,600.00
58	VALVE BOX EXTENSION	EA	20	$500.00	$10,000.00	$250.00	$5,000.00	$250.00	$5,000.00	$250.00	$5,000.00	$297.75	$5,955.00	$225.00	$4,500.00	$470.00	$9,400.00
59	FIRE HYDRANT RELOCATION	EA	5	$5,000.00	$25,000.00	$2,750.00	$13,750.00	$2,750.00	$13,750.00	$2,750.00	$13,750.00	$3,486.25	$17,431.25	$3,000.00	$15,000.00	$3,270.00	$16,350.00
60	MANHOLE, SW-301, 48 IN.	EA	6	$8,000.00	$48,000.00	$6,750.00	$40,500.00	$6,750.00	$40,500.00	$6,750.00	$40,500.00	$6,415.50	$38,493.00	$5,400.00	$32,400.00	$9,200.00	$55,200.00
61	MANHOLE, SW-401, 48 IN.	EA	1	$5,500.00	$5,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$4,901.25	$4,901.25	$6,050.00	$6,050.00	$4,750.00	$4,750.00
62	MANHOLE, SW-401, 72 IN.	EA	1	$11,000.00	$11,000.00	$8,500.00	$8,500.00	$8,500.00	$8,500.00	$8,500.00	$8,500.00	$8,958.25	$8,958.25	$11,500.00	$11,500.00	$8,100.00	$8,100.00
63	MANHOLE, MODIFIED SW-402, TOP ONLY, 8' X 3'	EA	1	$15,000.00	$15,000.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$5,544.00	$5,544.00	$9,300.00	$9,300.00	$2,450.00	$2,450.00
64	MANHOLE, SW-403, 9' X 6'	EA	1	$22,000.00	$22,000.00	$17,250.00	$17,250.00	$17,250.00	$17,250.00	$17,250.00	$17,250.00	$24,113.25	$24,113.25	$25,500.00	$25,500.00	$10,350.00	$10,350.00
65	MANHOLE, MODIFIED SW-403, 10' X 4'	EA	1	$20,000.00	$20,000.00	$29,000.00	$29,000.00	$29,000.00	$29,000.00	$29,000.00	$29,000.00	$16,847.00	$16,847.00	$34,200.00	$34,200.00	$15,100.00	$15,100.00
66	MANHOLE, MODIFIED SW-403, 14' X 4'	EA	1	$25,000.00	$25,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$21,599.25	$21,599.25	$47,100.00	$47,100.00	$18,300.00	$18,300.00
67	INTAKE, SW-505	EA	47	$7,000.00	$329,000.00	$5,500.00	$258,500.00	$5,500.00	$258,500.00	$5,500.00	$258,500.00	$5,377.75	$252,754.25	$7,000.00	$329,000.00	$6,500.00	$305,500.00
68	INTAKE, SW-506	EA	11	$12,500.00	$137,500.00	$8,500.00	$93,500.00	$8,500.00	$93,500.00	$8,500.00	$93,500.00	$8,812.25	$96,934.75	$9,220.00	$101,420.00	$12,000.00	$132,000.00
69	INTAKE, SW-512, 24 IN.	EA	2	$2,700.00	$5,400.00	$2,100.00	$4,200.00	$2,100.00	$4,200.00	$2,100.00	$4,200.00	$2,088.75	$4,177.50	$5,000.00	$10,000.00	$2,650.00	$5,300.00
70	INTAKE, SW-513, 4' X 4'	EA	4	$11,000.00	$44,000.00	$5,500.00	$22,000.00	$5,500.00	$22,000.00	$5,500.00	$22,000.00	$4,924.50	$19,698.00	$6,650.00	$26,600.00	$5,800.00	$23,200.00
71	INTAKE, SW-513, 5' X 5'	EA	1	$13,000.00	$13,000.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,485.50	$7,485.50	$9,500.00	$9,500.00	$6,300.00	$6,300.00
72	INTAKE, SW-516	EA	2	$15,000.00	$30,000.00	$10,750.00	$21,500.00	$10,750.00	$21,500.00	$10,750.00	$21,500.00	$12,289.00	$24,578.00	$18,500.00	$37,000.00	$14,300.00	$28,600.00
73	INTAKE, SW-516, MODIFIED	EA	10	$25,000.00	$250,000.00	$28,000.00	$280,000.00	$28,000.00	$280,000.00	$28,000.00	$280,000.00	$12,450.00	$124,500.00	$33,000.00	$330,000.00	$18,000.00	$180,000.00
74	INTAKE, SW-549	EA	1	$15,000.00	$15,000.00	$9,750.00	$9,750.00	$9,750.00	$9,750.00	$9,750.00	$9,750.00	$7,859.50	$7,859.50	$10,250.00	$10,250.00	$13,500.00	$13,500.00
75	MANHOLE ADJUSTMENT, MINOR	EA	1	$1,000.00	$1,000.00	$2,350.00	$2,350.00	$2,350.00	$2,350.00	$2,350.00	$2,350.00	$2,944.25	$2,944.25	$2,345.00	$2,345.00	$2,000.00	$2,000.00
76	MANHOLE ADJUSTMENT, MAJOR	EA	8	$3,500.00	$28,000.00	$4,150.00	$33,200.00	$4,150.00	$33,200.00	$4,150.00	$33,200.00	$4,416.50	$35,332.00	$3,650.00	$29,200.00	$3,300.00	$26,400.00
77	REMOVE INTAKE, TOP ONLY	EA	1	$3,000.00	$3,000.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,661.75	$1,661.75	$1,450.00	$1,450.00	$800.00	$800.00
78	PAVEMENT, PCC, 9 IN.	SY	37035	$65.00	$2,407,275.00	$62.25	$2,305,428.75	$65.00	$2,407,275.00	$63.00	$2,333,205.00	$64.89	$2,403,201.15	$63.50	$2,351,722.50	$65.00	$2,407,275.00
79	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), SURFACE, 3/8 IN., PG 58-28S	TON	51	$70.00	$3,570.00	$165.00	$8,415.00	$175.00	$8,925.00	$215.00	$10,965.00	$221.00	$11,271.00	$220.00	$11,220.00	$215.00	$10,965.00
80	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), INTERMEDIATE, 1/2 IN., PG 58-28S	TON	51	$65.00	$3,315.00	$165.00	$8,415.00	$165.00	$8,415.00	$208.00	$10,608.00	$214.00	$10,914.00	$210.00	$10,710.00	$208.00	$10,608.00
81	PAVEMENT, ASPHALT, STANDARD TRAFFIC (ST), BASE, 3/4 IN., PG 58-28S	TON	153	$60.00	$9,180.00	$165.00	$25,245.00	$165.00	$25,245.00	$165.00	$25,245.00	$170.00	$26,010.00	$169.00	$25,857.00	$165.00	$25,245.00
82	SHARED USE PATH, PCC, 6 IN.	SY	8370	$55.00	$460,350.00	$43.00	$359,910.00	$41.15	$344,425.50	$40.75	$341,077.50	$40.32	$337,478.40	$46.00	$385,020.00	$44.00	$368,280.00
83	SHARED USE PATH, REINFORCED PCC, 6 IN.	SY	146	$85.00	$12,410.00	$113.50	$16,571.00	$114.00	$16,644.00	$113.25	$16,534.50	$113.30	$16,541.80	$112.50	$16,425.00	$120.00	$17,520.00
84	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	12065	$4.00	$48,260.00	$3.00	$36,195.00	$3.00	$36,195.00	$3.00	$36,195.00	$3.25	$39,211.25	$1.50	$18,097.50	$6.00	$72,390.00
85	DETECTABLE WARNING	SF	106	$60.00	$6,360.00	$58.00	$6,148.00	$57.50	$6,095.00	$57.50	$6,095.00	$58.97	$6,250.82	$56.00	$5,936.00	$60.00	$6,360.00
86	DRIVEWAY, PAVED, PCC, 8 IN.	SY	750	$75.00	$56,250.00	$79.00	$59,250.00	$76.50	$57,375.00	$75.75	$56,812.50	$77.25	$57,937.50	$82.00	$61,500.00	$80.00	$60,000.00
87	DRIVEWAY, GRANULAR, 6 IN.	TON	474	$50.00	$23,700.00	$45.00	$21,330.00	$45.00	$21,330.00	$45.00	$21,330.00	$39.00	$18,486.00	$90.00	$42,660.00	$18.00	$8,532.00

PHASE 2 SE INDUSTRIAL IMPROVEMENTS				ENGINEERS ESTIMATE		Alliance Paving, LLC		Concrete Technologies Inc.		Reilly Construction Company, Inc.		McAninch Corporation		S.M Hentges & Sons, Inc.		C.J. Moyna & Sons, LLC	
Bid Bond				-		X		X		X		X		X		X	
Addena Acknowledged				-		X		X		X		X		X		X	
Non-Collusion Affidavit				-		X		X		X		X		X		X	
Authorization to Transact Business				-		X		X		X		X		X		X	
Bidder Status Form				-		X		X		X		X		X		X	
Proposed Subcontractors List				-		X		X		X		X		X		X	
Targeted Small Business Form				-		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**
88	PAVEMENT REMOVAL	SY	15745	$12.00	$188,940.00	$9.00	$141,705.00	$9.00	$141,705.00	$9.00	$141,705.00	$7.45	$117,300.25	$3.50	$55,107.50	$16.00	$251,920.00
89	TRAFFIC SIGNAL MODIFICATION	LS	1	$20,000.00	$20,000.00	$21,000.00	$21,000.00	$20,265.00	$20,265.00	$20,265.00	$20,265.00	$20,875.00	$20,875.00	$20,000.00	$20,000.00	$22,000.00	$22,000.00
90	PAINTED PAVEMENT MARKINGS, DURABLE	STA	221.42	$110.00	$24,356.20	$70.00	$15,499.40	$70.00	$15,499.40	$70.00	$15,499.40	$72.00	$15,942.24	$87.00	$19,263.54	$70.00	$15,499.40
91	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	28	$400.00	$11,200.00	$215.00	$6,020.00	$300.00	$8,400.00	$215.00	$6,020.00	$221.00	$6,188.00	$360.00	$10,080.00	$215.00	$6,020.00
92	GROOVES CUT FOR PAVEMENT MARKINGS	STA	221.42	$80.00	$17,713.60	$22.00	$4,871.24	$70.00	$15,499.40	$22.00	$4,871.24	$22.50	$4,981.95	$41.00	$9,078.22	$22.00	$4,871.24
93	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	28	$200.00	$5,600.00	$195.00	$5,460.00	$200.00	$5,600.00	$195.00	$5,460.00	$200.00	$5,600.00	$179.00	$5,012.00	$195.00	$5,460.00
94	TEMPORARY TRAFFIC CONTROL	LS	1	$40,000.00	$40,000.00	$13,500.00	$13,500.00	$11,000.00	$11,000.00	$25,000.00	$25,000.00	$13,675.00	$13,675.00	$18,800.00	$18,800.00	$40,000.00	$40,000.00
95	TRAFFIC SIGN, TYPE A ASSEMBLY, PSST	EA	31	$250.00	$7,750.00	$450.00	$13,950.00	$300.00	$9,300.00	$440.00	$13,640.00	$453.00	$14,043.00	$368.00	$11,408.00	$440.00	$13,640.00
96	TRAFFIC SIGN, TYPE A, LIGHT POLE MOUNT	EA	23	$150.00	$3,450.00	$500.00	$11,500.00	$150.00	$3,450.00	$500.00	$11,500.00	$515.00	$11,845.00	$164.00	$3,772.00	$500.00	$11,500.00
97	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	13	$500.00	$6,500.00	$210.00	$2,730.00	$325.00	$4,225.00	$210.00	$2,730.00	$216.00	$2,808.00	$128.00	$1,664.00	$210.00	$2,730.00
98	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	4.4	$5,500.00	$24,200.00	$2,750.00	$12,100.00	$2,750.00	$12,100.00	$2,750.00	$12,100.00	$2,832.50	$12,463.00	$2,800.00	$12,320.00	$4,750.00	$20,900.00
99	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	12	$2,000.00	$24,000.00	$1,750.00	$21,000.00	$1,750.00	$21,000.00	$1,750.00	$21,000.00	$1,802.50	$21,630.00	$1,780.00	$21,360.00	$4,450.00	$53,400.00
100	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 5	AC	23.8	$2,500.00	$59,500.00	$750.00	$17,850.00	$750.00	$17,850.00	$750.00	$17,850.00	$772.50	$18,385.50	$765.00	$18,207.00	$2,750.00	$65,450.00
101	WATERING	MGAL	1670	$50.00	$83,500.00	$30.00	$50,100.00	$30.00	$50,100.00	$30.00	$50,100.00	$30.90	$51,603.00	$30.00	$50,100.00	$30.00	$50,100.00
102	PLANTS, TREE, 2" CAL., FURNISHED AND INSTALLED	EA	110	$450.00	$49,500.00	$455.00	$50,050.00	$455.00	$50,050.00	$455.00	$50,050.00	$468.65	$51,551.50	$460.00	$50,600.00	$465.00	$51,150.00
103	PLANTS, SHRUBS, 3 GAL., FURNISHED AND INSTALLED	EA	25	$80.00	$2,000.00	$115.00	$2,875.00	$115.00	$2,875.00	$115.00	$2,875.00	$118.45	$2,961.25	$117.00	$2,925.00	$60.00	$1,500.00
104	SWPPP PREPARATION	LS	1	$4,000.00	$4,000.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,287.50	$1,287.50	$50,000.00	$50,000.00	$1,500.00	$1,500.00
105	SWPPP MANAGEMENT	LS	1	$8,000.00	$8,000.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,605.00	$3,605.00	$5,000.00	$5,000.00	$5,500.00	$5,500.00
106	FILTER SOCK, 9 IN.	LF	63400	$1.50	$95,100.00	$1.50	$95,100.00	$1.50	$95,100.00	$1.50	$95,100.00	$1.55	$98,270.00	$1.50	$95,100.00	$1.50	$95,100.00
107	FILTER SOCKS, REMOVAL	LF	63400	$0.50	$31,700.00	$0.05	$3,170.00	$0.01	$634.00	$0.01	$634.00	$0.01	$634.00	$0.01	$634.00	$0.20	$12,680.00
108	TEMPORARY RECP, TYPE 2D	SY	11500	$1.50	$17,250.00	$1.25	$14,375.00	$1.20	$13,800.00	$1.20	$13,800.00	$1.24	$14,260.00	$1.20	$13,800.00	$1.17	$13,455.00
109	RIP RAP, CLASS E	TON	937	$80.00	$74,960.00	$80.00	$74,960.00	$80.00	$74,960.00	$80.00	$74,960.00	$75.00	$70,275.00	$95.00	$89,015.00	$72.00	$67,464.00
110	SILT FENCE OR SILT FENCE DITCH CHECK	LF	47900	$1.75	$83,825.00	$1.50	$71,850.00	$1.50	$71,850.00	$1.50	$71,850.00	$1.55	$74,245.00	$1.50	$71,850.00	$1.50	$71,850.00
111	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	47900	$0.25	$11,975.00	$0.05	$2,395.00	$0.01	$479.00	$0.01	$479.00	$0.01	$479.00	$0.01	$479.00	$0.01	$479.00
112	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	47900	$0.25	$11,975.00	$0.05	$2,395.00	$0.01	$479.00	$0.01	$479.00	$0.01	$479.00	$0.01	$479.00	$0.01	$479.00
113	TRACK-OUT CONTROL	TON	360	$75.00	$27,000.00	$60.00	$21,600.00	$60.00	$21,600.00	$60.00	$21,600.00	$44.90	$16,164.00	$50.00	$18,000.00	$80.00	$28,800.00
114	EROSION CONTROL MULCHING, CONVENTIONAL	AC	16.4	$550.00	$9,020.00	$450.00	$7,380.00	$450.00	$7,380.00	$450.00	$7,380.00	$463.50	$7,601.40	$460.00	$7,544.00	$450.00	$7,380.00
115	TURF REINFORCEMENT MATS, TYPE 5.C	SQ	48	$25.00	$1,200.00	$50.00	$2,400.00	$50.00	$2,400.00	$50.00	$2,400.00	$51.50	$2,472.00	$50.00	$2,400.00	$48.00	$2,304.00
116	INLET PROTECTION DEVICE, GRATE	EA	141	$130.00	$18,330.00	$125.00	$17,625.00	$125.00	$17,625.00	$125.00	$17,625.00	$128.75	$18,153.75	$128.00	$18,048.00	$120.00	$16,920.00
117	INLET PROTECTION DEVICE, MAINTENANCE	EA	141	$10.00	$1,410.00	$1.00	$141.00	$1.00	$141.00	$1.00	$141.00	$1.03	$145.23	$1.00	$141.00	$10.00	$1,410.00
118	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 54 IN.	LF	179	$50.00	$8,950.00	$73.00	$13,067.00	$69.60	$12,458.40	$35.00	$6,265.00	$127.00	$22,733.00	$125.00	$22,375.00	$130.00	$23,270.00
119	GATES, REMOVE AND REINSTALL	EA	3	$1,000.00	$3,000.00	$1,500.00	$4,500.00	$1,467.00	$4,401.00	$750.00	$2,250.00	$1,545.00	$4,635.00	$1,500.00	$4,500.00	$1,500.00	$4,500.00
120	REMOVAL OF FENCE	LF	5870	$4.00	$23,480.00	$1.25	$7,337.50	$3.60	$21,132.00	$3.00	$17,610.00	$3.00	$17,610.00	$3.00	$17,610.00	$3.00	$17,610.00
121	FIELD FENCE	LF	2971	$8.00	$23,768.00	$9.00	$26,739.00	$8.40	$24,956.40	$15.00	$44,565.00	$14.15	$42,039.65	$15.00	$44,565.00	$14.00	$41,594.00
122	STRUCTURAL STEEL PEDESTRIAN HAND RAILING	LF	101	$250.00	$25,250.00	$325.00	$32,825.00	$309.00	$31,209.00	$752.76	$76,028.76	$775.00	$78,275.00	$770.00	$77,770.00	$780.00	$78,780.00
123	STEEL PIPE PEDESTRIAN HAND RAILING	LF	92	$135.00	$12,420.00	$125.00	$11,500.00	$118.00	$10,856.00	$346.58	$31,885.36	$357.00	$32,844.00	$355.00	$32,660.00	$360.00	$33,120.00
124	MODULAR BLOCK RETAINING WALL	SF	125	$75.00	$9,375.00	$39.00	$4,875.00	$39.00	$4,875.00	$39.00	$4,875.00	$40.00	$5,000.00	$80.00	$10,000.00	$50.00	$6,250.00
125	FLOODED BACKFILL	CY	311	$45.00	$13,995.00	$90.00	$27,990.00	$80.00	$24,880.00	$80.00	$24,880.00	$93.75	$29,156.25	$115.00	$35,765.00	$60.00	$18,660.00
126	GRANULAR MATERIAL FOR BLANKET	CY	110	$70.00	$7,700.00	$100.00	$11,000.00	$90.00	$9,900.00	$90.00	$9,900.00	$71.25	$7,837.50	$165.00	$18,150.00	$80.00	$8,800.00
127	CONCRETE BARRIER, BA-103	LF	70	$250.00	$17,500.00	$210.00	$14,700.00	$194.00	$13,580.00	$193.76	$13,563.20	$200.00	$14,000.00	$195.00	$13,650.00	$210.00	$14,700.00
128	CONCRETE BARRIER, TAPERED END SECTION, BA-108	EA	2	$7,500.00	$15,000.00	$3,100.00	$6,200.00	$4,816.12	$9,632.24	$4,816.12	$9,632.24	$4,960.00	$9,920.00	$5,000.00	$10,000.00	$5,000.00	$10,000.00
129	HANDHOLE	EA	2	$2,000.00	$4,000.00	$1,850.00	$3,700.00	$1,836.00	$3,672.00	$1,836.00	$3,672.00	$1,891.00	$3,782.00	$1,875.00	$3,750.00	$2,000.00	$4,000.00
130	HDPE CONDUIT, 3 IN.	LF	455	$25.00	$11,375.00	$18.50	$8,417.50	$18.30	$8,326.50	$18.30	$8,326.50	$19.00	$8,645.00	$19.00	$8,645.00	$20.00	$9,100.00
131	ELECTRICAL CIRCUITS	LF	159	$25.00	$3,975.00	$29.25	$4,650.75	$29.20	$4,642.80	$29.20	$4,642.80	$30.00	$4,770.00	$30.00	$4,770.00	$32.00	$5,088.00
132	ADJUST CABINET	EA	1	$4,000.00	$4,000.00	$1,750.00	$1,750.00	$1,750.00	$1,750.00	$1,750.00	$1,750.00	$1,802.00	$1,802.00	$1,800.00	$1,800.00	$1,900.00	$1,900.00
133	MOBILIZATION	LS	1	$400,000.00	$400,000.00	$425,000.00	$425,000.00	$352,000.00	$352,000.00	$500,000.00	$500,000.00	$374,500.00	$374,500.00	$368,462.24	$368,462.24	$780,000.00	$780,000.00
134	MAINTENANCE OF POSTAL SERVICE	LS	1	$1,000.00	$1,000.00	$500.00	$500.00	$600.00	$600.00	$400.00	$400.00	$412.00	$412.00	$10,000.00	$10,000.00	$800.00	$800.00
135	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1	$1,000.00	$1,000.00	$500.00	$500.00	$600.00	$600.00	$7,500.00	$7,500.00	$6,000.00	$6,000.00	$10,000.00	$10,000.00	$6,500.00	$6,500.00

PHASE 2 SE INDUSTRIAL IMPROVEMENTS				ENGINEERS ESTIMATE		Alliance Paving, LLC		Concrete Technologies Inc.		Reilly Construction Company, Inc.		McAninch Corporation		S.M Hentges & Sons, Inc.		C.J. Moyna & Sons, LLC	
Bid Bond				-		X		X		X		X		X		X	
Addena Acknowledged				-		X		X		X		X		X		X	
Non-Collusion Affidavit				-		X		X		X		X		X		X	
Authorization to Transact Business				-		X		X		X		X		X		X	
Bidder Status Form				-		X		X		X		X		X		X	
Proposed Subcontractors List				-		X		X		X		X		X		X	
Targeted Small Business Form				-		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
136	CONCRETE WASHOUT	LS	1	$20,000.00	$20,000.00	$30,000.00	$30,000.00	$21,250.00	$21,250.00	$20,000.00	$20,000.00	$29,600.00	$29,600.00	$10,000.00	$10,000.00	$26,000.00	$26,000.00
137	REMOVE AND RESET MAILBOX	EA	1	$750.00	$750.00	$400.00	$400.00	$500.00	$500.00	$400.00	$400.00	$412.00	$412.00	$350.00	$350.00	$400.00	$400.00
138	NO EXCUSE ROAD OPENING BONUS	LS	1	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00
		TOTAL BID		$10,922,364.30		$9,681,664.64		$9,713,248.14		$10,066,784.50		$10,248,389.52		$10,748,000.00		$10,997,983.34	

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. 9.a.
For Meeting of 7/6/2026
Resolution

TITLE: - Discussion & Possible Action on Resolution Authorizing Staff to Facilitate Repairs to 78th Street Sanitary Sewer Lift Station

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Over the last several months, staff have been working through issues with the pumps at the 78th St. Sanitary Lift Station. We have been experiencing random alarms that could not be attributed to any issue upon multiple inspections by staff and our pump contractor. On June 22nd, 2026, staff were alerted to an alarm and, after initial investigation, we shut down pump #1 and had our contractor come to pull the pump to determine what had happened. During this inspection it was clear that we had a catastrophic pump failure of the cast iron casing of the pump. Staff immediately initiated sourcing a new pump to bring the Lift Station back online to full capacity. That invoice for the repairs is attached for reference.

Staff ask the City Council to authorize the replacement of the second Pump #2 as this pump also sends random alarms in the same manner as pump #1 was, and we are fearful that we will have the same type of failure in the very near future.

Just for reference, the 78th St. Lift station was constructed in 2006 and sat idle until early 2019 before effluent was ever pumped through this lift station. Staff routinely inspect all pumps on a regular basis to try and prevent these issues, but feel that the nature of the construction of the lift station and the amount of time that it sat idle have contributed to the early failure of these pumps.

FUNDING SOURCE: Sanitary Sewer Fund

STAFF RECOMMENDATION: Staff recommend to Council the authorization to have Electric Pump replace Pump #2 and at the same price as the pump #1 emergency replacement.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260706-234

2. Pump #1 Repair Quote

CITY OF BONDURANT
RESOLUTION NO. 260706-234

RESOLUTION APPROVING ATHUROIZATION OF STAFF TO FACILITATE REPAIRS TO THE 78th STREET SANITARY SEWER LIFT STATION IN THE AMOUNT OF $33,000

WHEREAS, on June 21st, 2026, the City of Bondurant received the quote for emergency repairs on the pump for 78th Street Lift Station; AND

WHEREAS, the City of Bondurant staff accepted the quote for repairs for the pumps at the 78th Street Lift Station; AND

WHEREAS, the City Council approves the emergency repairs for the lift station; AND

WHEREAS, payments are to be made to Electric Pump; AND

WHEREAS, City Council authorizes staff to proceed with having the additional pump for the 78th Street Lift Station replaced to ensure reliability of the system; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the emergency repairs and the authorization to proceed with additional repairs of the 78th Street Lift Station the purchase is hereby approved.

BE IT FURTHER RESOLVED that staff actions to make emergency repairs are approved and expenditures for said repairs ratified.

Passed this 6th day of July 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

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

ELECTRIC PUMP

QUOTATION		
DATE	NUMBER	PAGE
5/14/2026	0017844	1 of 1

BILL TO
COB095
CITY OF BONDURANT IA
PO BOX 37
BONDURANT, IA 50035-0001

SHIP TO
CITY OF BONDURANT IA
PO BOX 37
BONDURANT, IA 50035-0001

Accepted By: John Horton
Company: City of Bondurant
Date: 06-23-2026
PO#: 78th St. Lift Station
Ship To:

ATTENTION:

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

TERMS: NET 30

CUSTOMER REF/PO#	JOB TITLE	SLP	SHIPPING TYPE
JOHN H / JOHN C	78TH STREET LS, FLYGT PUMP	CAS/JRF	OURTRK

QTY	UM	PART	DESCRIPTION
			FLYGT PUMP TO REPLACE EXISTING HYDROMATIC H4HSX15500JC TO PRODUCE 900 GPM @ 52' TDH
1.00	EA	31530950005	FLYGT,PUMP,NON-CLOG
			NP462-4 20/460/3 50FT SSCJ FM+FLS FV DVB
1.00	EA	1400000407129	FLYGT,MINI-CASII
			/FUS 120/24VAC 24VDC
1.00	EA	SR3P-06	IDEC,11 PIN SOCKET
1.00	EA	SBOW-500	1/2" SS BOW SHACKLE
25.00	EA	516PCSS	CHAIN
			5/16IN HIGH TEST 316SS
2.00	HR	ML	DRILL VOLUTE FOR DISCHARGE BRACKET
1.00	EA	BPIUG-24	BARNEY,FLANGE,4",DI
			FOR USE WITH GROMMET A471
1.00	EA	A471	BARNEY,GROMMET,4"
			FOR USE WITH BPIUG-24 & BPIUG-24AF
1.00	HR	TRAVEL	TRIP CHARGE
40.00	EA	MILEAGE	SERVICE TECH MILEAGE
3.00	HR	ML	MECHANICAL LABOR
3.00	HR	EL	ELECTRICAL LABOR
			STOCK IN DES MOINES LOCATION
			PRICING DOES NOT INCLUDE INSTALLATION OR START UP.
			THANK YOU, JOYCE FROHWEIN jfrohwein@electricpump.com

QTY	UM	PART	DESCRIPTION

APPROVED
By John Horton at 7:34 am, Jun 23, 2026

***Quote is valid for 30 days.**

***Credit Card Payments over $5,000.00 are subject to an additional 3% convenience charge.**

***All return goods must have written approval from Electric Pump before returning. Credit will not be issued without written approval; if applicable, there will be a Restock Fee.**

***Quoted price is subject to any applicable tariff-related increases.**

SUB TOTAL: $ 32,361.70

TAX:

TOTAL: $ 32,361.70

4280 E 14th Street Des Moines, IA 50313-2604 * Telephone 515-265-2222
201 4th Ave SW New Prague, MN 56071-2347 * Telephone 952-758-6600

www.electricpump.com