

Grimes City Council Agenda

Grimes City Hall
101 NE Harvey Street
Grimes, Iowa 50111
Phone | 515.986.3036
www.grimesiowa.gov

Mayor | Scott Mikkelsen
City Council | Eric Johansen, Andy Borcharding,
David Gisch, Ryan Burger, Laurie DePhillips

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Grimes Grimes City Council Meeting November 26, 2024 In Person at Grimes Community Center, 410 SE Main Street

The public is welcome and encouraged to attend City Council meetings.

Public Comment: If you would like to address the City Council during the Public Comment portion of the meeting, please use the sign-up sheet upon arrival. Participants must be recognized by the presiding officer and must state their full name and address before addressing the City Council. The Mayor will recognize you for 3 minutes of comment. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time.

For any additional assistance or questions about attending the meeting, please call: 515-986-3036

Meetings will be recorded

AGENDA ITEMS FOR NOVEMBER 26, 2024, AT 5:30 PM AT GRIMES COMMUNITY CENTER

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. **Public Forum**
People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues.
6. **Approval of the Consent Agenda (Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration)**
 - A. Resolution 11-2524 Approving Previous Meeting Minutes
 - B. Resolution 11-2624 Claims Report \$5,787,439.47
 - C. Resolution 11-2724 Accepting Conveyance of Certain Easements and Real Estate from Dallas Center-Grimes Community School District
 - D. Resolution 11-2824 Approving an Updated 28E Agreement for Mutual Assistance for Polk County Area Fire/Rescue Services

- E. Resolution 11-2924 Fixing a Date for Public Hearing on Transfer of City Water Production Property and Property Rights Ownership to Central Iowa Water Works
- F. Resolution 11-3024 Approving Offer to Purchase and Agreement Cretors - SE 11th and S James Street Improvements
- G. Resolution 11-3124 Approving Consent and Agreement to Improvements Within Overland Flowage Easement for Lot 14 of Glenstone Trail Plat 7 - 3103 SE Keystone Drive
- H. Resolution 11-3224 Approving Payments For Professional Services
 - a. Pay Application #4 Foth Infrastructure & Environment, LLC - S James Street Improvements - SE 37th St. to SE 11th St. \$70,829.40
 - b. Pay Application #18 Foth Infrastructure & Environment, LLC - SE 11th Street & S James Street Improvements \$12,335.08
 - c. Pay Application #5 McClure Engineering Company - CIP Update, Standpipe Imp., Booster Pump Upgrades & On-Call Services \$38,026.25
 - d. Pay Application #25 McClure Engineering Company - Phase 1A Water System Improvements \$30,149.92
 - e. Pay Application #6 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction \$35,113.72
 - f. Pay Application #3 Nilles Associates, Inc. - Lions Park Existing Survey and Flood Study \$4,417.50
 - g. Pay Application #3 OPN Architects, Inc. - Grimes Public Administration Building \$6,428.62
 - h. Pay Application #1 Snyder & Associates, Inc. - Highway 44/1st Street Reconstruction \$57,302.37
 - i. Pay Application #14 Snyder & Associates, Inc. - Traffic Signal Network Communication Project \$5,858.00
 - j. Pay Application #20 SVPA Architects - Grimes Public Safety Center \$13,977.45
 - k. Pay Application #7 Weitz Company - Grimes Public Safety Center \$106,734.00
- I. Resolution 11-3324 Approving Capital Project Payment Requests
 - a. Pay Application #13 Absolute Concrete Construction Inc. - S James Street and SE 11th Street Improvements \$371,350.70
 - b. Pay Application #2 Core Construction Services, LLC. - Grimes Public Safety Center \$102,639.90
 - c. Pay Application #3 Graff Excavating, Inc. - NW County Line Road Water Main \$4,286.26
 - d. Pay Application #4 (Retainage) Graff Excavating, Inc. - NW County Line Road Water Main \$39,532.64
 - e. Pay Application #4 Kruck Plumbing & Heating, Inc.- Grimes Public Safety Center \$65,515.80

- f. Pay Application #1 Renda Electric - Grimes Public Safety Center \$40,299.00
- g. Pay Application #1 Sandstone Management, Ltd. - Grimes Public Safety Center \$415,497.37
- h. Pay Application #6 Corell Contractor, Inc. - Grimes Public Library \$5,441.82
- i. Pay Application #7 (Retainage) Corell Contractor, Inc. - Grimes Public Library \$22,712.73
- j. Pay Application #21 Forman Ford - Grimes Public Library \$10,036.53
- k. Pay Application #22 (Retainage) Forman Ford - Grimes Public Library \$42,931.35
- l. Pay Application #25 (Retainage) Graphite Construction Group - Grimes Public Library \$133,027.54
- J. Resolution 11-3424 Approving Change Orders
 - a. Change Order #1 1st Interiors, Inc. - Grimes Public Safety Center \$155.00
 - b. Change Order #1 Core Construction Services, LLC - Grimes Public Safety Center (\$1,057.05)
 - c. Change Order #1 DDVI - Grimes Public Safety Center \$1,162.44
 - d. Change Order #2 Graff Excavating, Inc - NW County Line Road Water Main (\$26,852.80)
 - e. Change Order #1 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center \$7,839.29
 - f. Change Order #3 Renda Electric - Grimes Public Safety Center \$3,195.69
 - g. Change Order #2 Sandstone Management, Ltd. - Grimes Public Safety Center \$8,462.30
 - h. Change Order #8 The Weitz Company, LLC - Grimes Public Library \$3,290.35
 - i. Change Order #6 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements \$63,669.00
- K. Resolution 11-3524 Accepting 3 Prime Contracts for the New Grimes Library
- L. Resolution 11-3624 Accepting The NW County Line Road Water Main
- M. Resolution 11-3724 Accepting a Proposal from Concrete Connection, LLC for the NE Brentwood Circle Drainage Improvements
- N. Resolution 11-3824 To Amend Contract for Professional Services with ISG, Inc. for Glenstone Multigolf Park Restoration
- O. Resolution 11-3924 To Enter into Contract for Professional Services with Nilles Associates, Inc. for 2025-2028 On Call Survey Services
- P. Resolution 11-4024 To Amend Contract for Professional Services with SVPA Architects, Inc. for Grimes Public Safety Center
- Q. Resolution 11-4124 To Enter into Contract for Professional Services with Visu-Sewer, LLC for 2024 CIPP Lining Program Sewer Cleaning and Televising

- R. Resolution 11-4224 Accepting Easement - Brentwood Circle Drainage Project Von Fumetti
- S. Resolution 11-4324 Accepting Easements - Brentwood Circle Drainage Project Destiny Homes
- T. Resolution 11-4424 Approving Purchase of a Pump for Gateway Lift Station
- U. Resolution 11-4524 Approving Purchase of a Pump for SE 37th Lift Station
- V. Resolution 11-4624 Approve the Purchase of Trees for a Community Tree Planting Program
- W. Resolution 11-4724 Approving Purchase and Installation of New Valves and Actuators at the Water Treatment Plant
- X. Resolution 11-4824 GrimesPlex Sponsorship Agreement
- Y. Resolution 11-4924 REAP Grant Agreement for Wallace Farm

PUBLIC AND COUNCIL AGENDA ITEMS

Council may consider and potentially act on the following Public Agenda items.

1. DeCarlo Site Plan Amendment
2. SE 4th & Main Street Site Plan
3. Resolution 11-5024 Approving Final Plat of Hope Timber Villas Plat 1 and Certain Related Easements and Agreements
4. The Allure on 44 Site Plan and Preliminary Plat
5. Second Reading of Ordinance 792 Amending the Grimes Code of Ordinances Section 1-2-4 Relating to the Election of City Council Members
6. Second Reading of Ordinance 793 Amending the Grimes Code of Ordinances Sections Relating to Responsibilities of City Officers

ADJOURNMENT

RESOLUTION 11-2524 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 11-2524

WHEREAS, the City Clerk shall keep minutes of all City Council meetings;

WHEREAS, the minutes according to Iowa Code Section 21.3 are required to show the date, time and place, the members present, and the action taken at each meeting;

WHEREAS, the minutes shall show the results of each vote taken and information sufficient to indicate the vote of each member present;

WHEREAS, Iowa Code Section 372.13(6) requires that within 15 days following a regular or special meeting the Council, the clerk shall cause the minutes to the proceedings of the Council, including the total expenditure from each city fund, to be published in a newspaper of general circulation in the city.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, recommend approval of the attached (Exhibit A) minutes.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, November 12, 2024

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor Scott Mikkelsen, November 12, 2024, at 5:30 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

ROLL CALL

Present: Mayor: Scott Mikkelsen, Council Members: Eric Johansen, Andrew Borcharding, Ryan Burger, David Gisch, Laurie DePhillips

Absent: NA

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Borcharding, Second by DePhillips, to approve the agenda.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

PUBLIC FORUM

No speakers addressed the Council during Public Forum.

CONSENT AGENDA

- A. Resolution 11-0124 Approving Previous Meeting Minutes
- B. Resolution 11-0224 Claims Report \$4,119,735.57
- C. Receiving and Filing Reports
- D. Finance Report for October 2024
- E. Resolution 11-0324 Approving Offer to Purchase and Agreement Cretors - SE 11th and S James Street Improvements
- F. Resolution 11-0424 Approving Senior Games Agreement
- G. Resolution 11-0524 Approving Consent and Agreement to Improvements Within Overland Flowage Easement and Storm Sewer Easement for Lot 7 in Hope Commercial Plat 4 - 904 NE 12th Street
- H. Resolution 11-0624 Approving the Lease Agreement Between the City of Grimes and Crossroads Community Church
- I. Resolution 11-0724 Approving the Fiscal Year 2023-2024 Annual Urban Renewal Report
- J. Resolution 11-0824 Approving Payments for Professional Services
 - a. Pay Request #3 Foth Infrastructure and Environment, LLC -S James Street Improvements - SE 37th St. to SE 11th St. \$45,088.00
 - b. Pay Request #17 Foth Infrastructure and Environment, LLC - SE 11th Street & S James St. \$6,906.14
 - c. Pay Request #2 Veenstra & Kimm Inc - Wastewater Treatment Plant Decommissioning Plan \$12,273.00

- d. Pay Request #24 Snyder & Associates, Inc. - NE Destination Dr & NE Beaverbrooke Blvd Improvements \$6,574.70
- e. Pay Request #3 Foth Infrastructure and Environment, LLC - 2023 CIPP Lining Program \$708.00
- K. Resolution 11-0924 Approving Capital Project Payment Requests
 - a. Pay Request #1 Alpha Landscapes LLC - WRA Grimes Connector Contract 5 -Reforestation \$172,863.90
 - b. Pay Request #2 (Retainage) Alpha Landscapes LLC - WRA Grimes Connector Contract 5 - Reforestation \$9,098.10
 - c. Pay Request #2 Caliber Concrete LLC - Autumn Park Trail Reconstruction \$145,554.33
 - d. Pay Request #3 (Retainage) Caliber Concrete LLC - Autumn Park Trail Reconstruction \$16,583.91
 - e. Pay Request #4 McAninch Corporation - WTP to N. James Street Feeder Main \$138,140.69
 - f. Pay Request #11 Preload LLC - Ground Storage Reservoir \$46,597.50
 - g. Pay Request #9 S.M. Hentges & Sons Inc - SE/SW 19th Street Sanitary Sewer Extension \$2,739.63
 - h. Pay Request #10 (Retainage) S.M. Hentges & Sons Inc - SE/SW 19th Street Sanitary Sewer Extension \$19,538.10
 - i. Pay Request #1 Concrete Connection LLC - Public Library Amphitheater \$258,985.68
 - j. Pay Request #17 S.M. Hentges & Sons Inc - WRA Grimes Connector - Contract 2 \$72,727.10
 - k. Pay Request #18 (Retainage) S.M. Hentges & Sons Inc – WRA Grimes Connector – Contract 2 \$40,987.10
- L. Resolution 11-1024 Approving Change Orders
 - a. Change Order #2 McAninch Corporation - WTP to N. James Street Feeder Main (\$1,207.37)
 - b. Change Order #6 S.M. Hentges & Sons, Inc. - SE/SW 19th Street Sanitary Sewer Extension (\$58,961.70)
 - c. Change Order #1 Caliber Concrete, LLC - Autumn Park Trail Reconstruction \$11,564.37
 - d. Change Order #5 S.M. Hentges & Sons Inc - WRA Grimes Connector - Contract 2 \$31,740.00
 - e. Change Order #3 Corell Contractors Inc. - Grimes Public Library (\$13,921.25)
 - f. Change Order #2 Forman Ford Glass Company - Grimes Public Library \$10,564.77
 - g. Change Order #12 Graphite Construction Group, Inc. - Grimes Public Library (\$81,000.00)
 - h. Change Order #2 Miner Hardscapes - Grimes Public Library \$18,400.00
 - i. Change Order #1 Sandstone Management, Ltd - Grimes Public Safety Center \$6,062.10
 - j. Change Order #2 Renda Electric - Grimes Public Safety Center \$3,780.10 Resolution 11-1124 Approving Consent and Agreement to Improvements Within
- M. Resolution 11-1124 Approving Consent and Agreement to Improvements Within Sanitary Sewer and Utility Easement for Lot 7 in Lillard Place Plat 2 – 209 NE 5th Ct
- N. Resolution 11-1224 Approving the Annual TIF Indebtedness Certification
- O. Resolution 11-1324 Approving Consent and Agreement to Improvements Within Sanitary Sewer Easement for Lot 42 in Jase Landing - 901 NE Rosewood Court
- P. Resolution 11-1424 Accepting the WRA Grimes Connector Contract 5 - Reforestation
- Q. Resolution 11-1524 Accepting the WRA Grimes Connector - Contract 2
- R. Resolution 11-1624 to approve payment to Heartland Heating and Cooling for HVAC repair.

- S. Resolution 11-1724 Accepting the Autumn Park Trail Reconstruction
- T. Resolution 11-1824 Accepting the SE/SW 19th Street Sanitary Sewer Extension
- U. Resolution 11-2024 Approving the Purchase of Economic Development Accelerator Management Software
- V. Resolution 11-2124 Approving State of Iowa Alcohol Licenses
- W. Resolution 11-2224 Approving Improvements to Public Works Site Resolution 11-2324 Approving Personnel Transactions
- X. Resolution 11-2424 Accepting Public Improvements in the Donovan Marine Grimes Site Plan

Mayor Mikkelsen asked for approval of the consent agenda.

Moved by Borcharding, Second by DePhillips, to approve the consent agenda.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

PUBLIC AND COUNCIL AGENDA ITEMS

1. Presentation from GVSS

Mike Bleskace of GVSS informed the Council of the great amount of assistance that GVSS provides to residents, including transportation and home repairs. He also presented a new 2024 plate for the GVSS plaque that hangs in the lobby at City Hall.

2. Ordinance 792 Amending the Grimes Code of Ordinances Section 1-2-4 Relating to the Election of City Council Members

City Administrator Anderson explained that terms are currently unbalanced, and this proposed amendment would remedy that. To make the adjustment, there would be a one-time two-year term.

A. Public Hearing for Ordinance 792 Amending the Grimes Code of Ordinances Section 1-2-4 Relating to the Election of City Council Members

Mayor Mikkelsen opened the Public Hearing at 5:39 PM. Being no written or oral comments, the Public Hearing closed at 5:39 PM.

B. First Reading of Ordinance 792 Amending the Grimes Code of Ordinances Section 1-2-4 Relating to the Election of City Council Members

Moved by Gisch, Second by Burger, to approve the First Reading of Ordinance 792 Amending the Grimes Code of Ordinances Section 1-2-4 Relating to the Election of City Council Members.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

3. Ordinance 793 Amending the Grimes Code of Ordinances Sections Relating to Responsibilities of City Officers

City Administrator Anderson gave a brief description of the proposed amendment. It would bring the purchasing authority in line with the State Code as well as clarify some reporting and change the title of "City Administrator" to "City Manager," which is consistent with other communities in Iowa.

- A. Public Hearing for Ordinance 793 Amending the Grimes Code of Ordinances Sections Relating to Responsibilities of City Officers

Mayor Mikkelsen opened the Public Hearing at 5:42 PM. Being no written or oral comments, the Public Hearing closed at 5:42 PM.

- B. First Reading of Ordinance 793 Amending the Grimes Code of Ordinances Sections Relating to Responsibilities of City Officers

Moved by Burger, Second by Gisch, to approve the First Reading of Ordinance 793 Amending the Grimes Code of Ordinances Sections Relating to Responsibilities of City Officers.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

4. Capital Improvements Plan Presentation

City Engineer Ahrens provided a summary of the primary projects the City has planned to begin in fiscal years 2026-2030.

5. City Staff Report

No report given.

6. Mayor and City Council Report

No report given.

ADJOURN

There being no further business, the meeting was adjourned at 6:05 p.m.

Motion by Gisch, Second by Johansen to adjourn.

Roll Call: Ayes: All; Nays: None; Motion passes: 5 - 0.

ATTEST:

Rachel Greving, City Clerk

Scott Mikkelsen, Mayor

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Claims Report \$5,787,439.47

BACKGROUND: The following expenditures have been reviewed and authorized as being justified and properly due and made in accordance with city guidelines.
This listing has been prepared by the Finance Department Staff and is being submitted to the City Council for Approval.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____YES ____NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Marcia Woodke

RESOLUTION 11-2624 CLAIMS REPORT \$5,787,439.47

Grimes Resolution No. 11-2624

WHEREAS, the Finance Department prepares a list of authorized expenditures to be approved by the Grimes City Council;

WHEREAS, the attached (exhibit A) have been reviewed as being justified and properly due and made in accordance to city guidelines;

WHEREAS, the listing has been prepared and reviewed by the Finance Department Staff and is being submitted to the City Council for approval;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, recommend approval of the attached (Exhibit A) expenditures.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

City of Grimes Claims 11.26.24

HEARTLAND HEATING & COOLING	GP HVAC REPAIR	\$	936.00
ABSOLUTE CONCRETE	S JAMES/SE 11TH ST IMPVMT #13	\$	371,350.70
A KINGS THRONE LLC	GP EVENT PORTABLE RESTROOM	\$	371.35
BAKER & TAYLOR	LIBRARY MATERIALS	\$	971.95
BANKERS TRUST COMPANY	CONFERENCES/SUPPLIES/PROGRAMMING	\$	5,823.23
BASCOM TRUCK	S202 MAINTENANCE	\$	1,432.85
BLACK HILLS ENERGY	GAS	\$	51.61
BOMGAARS	SUPPLIES/GATE/BATTERY-PW/DS/PARKS	\$	778.75
CAPITAL CITY EQUIP. CO.	EQUIPMENT RENTAL-PW	\$	1,200.00
CITY OF WEST DES MOINES	METRO HOME IMPROVEMENT PROGRAM	\$	2,242.00
CENTER POINT LARGE PRINT	LIBRARY MATERIALS	\$	1,754.64
CITY OF JOHNSTON	NW 100TH ST RECONSTRUCTION	\$	769,776.10
CITY OF DES MOINES	WRA DECEMBER 2024	\$	227,063.90
CIVIL DESIGN ADVANTAGE	PW SITE IMPROVEMENTS/CONTRACT	\$	3,167.05
COLLECTION SERVICES CENTER	CHILD SUPPORT	\$	957.68
EDC EDUCATIONAL SERVICES	LIBRARY MATERIALS	\$	250.78
SCOTT'S AUTO GLASS	S405 DOOR GLASS REPAIR	\$	265.00
EXCEL MECHANICAL CO	2ND FLOOR HVAC INVESTIGATION-LIB	\$	953.00
CFI SALES	R410 TIRES	\$	837.50
GOLDEN RULE PLUMBING	TIF FY25 1ST 1/2	\$	15,408.00
GRIMES ASPHALT AND PAVING	POTHOLE MIX	\$	186.75
GRIMES CHAMBER & ECONOMIC	OCT/NOV/DEC 2024 ALLOCATION	\$	56,792.65
HALLETT MATERIALS	LIBRARY PROJECT SUPPLIES/CLEAN STONE	\$	1,710.08
DORSEY & WHITNEY LLP	U-2024 URBAN RENEWAL AMENDMENT	\$	6,372.50
HAWKEYE TRUCK EQUIPMENT	S204 FEEDBACK SENSOR	\$	399.50
HY-VEE	HY-VEE #2 TIF FY25 1ST 1/2	\$	352,297.00
HAWKINS INC.	WATER CHEMICALS	\$	17,580.03
HILLYARD	GARBAGE LINERS - PARKS	\$	488.77
STATE HYGIENIC LABORATORY	FED MANDATED WATER TESTING	\$	469.00
IOWA FINANCE AUTHORITY	WRA/WATER/SEWER BOND PAYMENTS	\$	687,718.17
INTEGRATEDPRINT SOLUTIONS	ENVELOPES/BUSINESS CARDS-DS	\$	304.00
IOWA POETRY ASSOCIATION	LIBRARY MATERIALS	\$	12.75
IOWA PRISON INDUSTRIES	SIGN POSTS	\$	8,500.00
IOWA RURAL WATER ASSN.	MEMBERSHIP DUES 1/1-12/31/25	\$	455.00
IOWA STORMWATER EDUCATION	STORMWATER WEBINAR - DANIELS	\$	55.00
KLINE ELECTRIC INC	STREETLIGHTS ON 1ST STREET REPAIRS	\$	3,047.68
LEAF	COPIER CONTRACT - PARKS	\$	96.49
LOGAN CONTRACTORS SUPPLY	CONCRETE SUPPLIES	\$	34.49
LOGOED APPAREL & PROMOTION	YTH FB SHIRTS-STAFF CLOTH SLOAN/SHONING	\$	889.52
MAIL SERVICES	UB MONTHLY STATEMENTS	\$	3,248.68
MARTIN MARIETTA AGGREGATE	GRAVEL	\$	1,060.67
MEDIACOM	PW INTERNET AND TV	\$	346.74
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL - PARKS	\$	149.32
MIDAMERICAN ENERGY	E 1ST ST & GATEWAY DR INTERSECTION	\$	64,911.11
MUNICIPAL SUPPLY, INC.	SENSUS CABLES	\$	375.10

NATIONWIDE OFFICE CLEANER	WINDOW CLEANING - LIB	\$	773.50
NORWALK READY MIX CONCRETE	LIMESTONE	\$	233.00
O'REILLY AUTO PARTS	SUPPLIES/BATTERIES-DS/PW/PARKS	\$	492.36
OFFICE DEPOT	PAPER PRODUCTS - CH	\$	116.25
TNC LLC	TIF 1/2 FY25 1ST 1/2 FINAL YR	\$	214.50
SHATTUCK/RPM INC	SOD	\$	144.00
SMITH'S SEWER SERVICE	VIDEO NW 3RD/LIME LINE/SE PRINCETON	\$	1,225.00
SNYDER & ASSOCIATES	HWY 44/1ST ST RECONSTR #1/TRAFF SIG #14	\$	63,160.37
SITEONE LANDSCAPE SUPPLY	EROSION CONTROL NET STAPLER	\$	145.29
SPRAYER SPECIALTIES	S208 SUPPLIES	\$	169.78
UNIQUE MANAGEMENT SERVICE	COLLECTIONS - LIB	\$	209.70
UNPLUGGED WIRELESS	RADIOS FOR S120 AND R422	\$	1,069.44
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEMENT - GCC	\$	611.51
ULINE	BULK CONTAINER/DRY ERASE BRDS - GP	\$	1,373.62
VERIZON WIRELESS	CITY CELL PHONE/HOT SPOT/IPADS	\$	566.16
WORLD TRADE PRESS	LIBRARY MATERIALS	\$	225.03
CENTURY LINK	11/10-12/9/24 PHONE SERVICE	\$	1,920.69
RJ MARTIN EXCAVATING & TR	HAULING COMPOST AND SAND	\$	1,955.00
INFOMAX OFFICE SYSTEMS	LIBRARY COPIER CONTRACT	\$	261.83
EFTPS	FED/FICA TAX	\$	53,582.12
LYLE SUMEK ASSOCIATES	STRATEGIC PLAN-WORKSHP/EXPENSE	\$	30,804.91
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUBLIC ADMIN	\$	6,428.62
MID-IOWA TOWING	S201 TOWING	\$	596.00
MENARDS	PUMPS/SUPPLIES/ANTIFREEZE-SP/DS/PW/PARKS	\$	1,519.68
MCCLURE ENGINEERING	CIP STNDP BOOSTER PUMP #5/WATER SYS 1A #25	\$	68,176.17
DAIMLER TRUCKS N AMERICA	TIF FY25 1ST 1/2 FINAL YR	\$	182,445.50
R&R REALTY GROUP	PRAIRIE BUS PK1/PK2/PK3 FY25 1ST 1/2	\$	436,683.50
VOYA	DEFER COMP PRE	\$	3,758.08
FOTH INFRASTRUCTURE	S JAMES ST IMPROV #4/SE 11TH & S JAMES #18	\$	83,164.48
JETSURGE OF IOWA	CLEANING DRAIN LINES AT LIME PLANT	\$	1,133.75
AIG	DEFER COMP ROTH	\$	782.50
HORACE MANN	DEFER COMP ROTH	\$	500.00
MASSMUTUAL	DEFER COMP PRE	\$	2,268.00
STRAUSS SECURITY SOLUTION	DUPLICATE KEYS - PW	\$	29.75
NILLES ASSOCIATES	LION'S PARK #3/AUTUMN PARK/DRAINAGE/SWMP	\$	14,067.50
LUMEN CENTURY LINK	10/12-11/11/24 PHONE SERVICE	\$	172.96
MSA PROFESSIONAL SERVICES	SE LTL BEAV/4TH-6TH ST RECON 6	\$	35,113.72
ELECTRIC PUMP	REPAIR TRANSFER PUMP #3 AT LIME	\$	594.25
MICROMARKETING LLC	LIBRARY MATERIALS	\$	42.49
GRAPHITE CONSTRUCTION GRP	GRIMES PUBLIC LIB #25 RETAINAGE	\$	133,027.54
SCENTAIR TECHNOLOGIES	GCC/PW IONS 11-10 TO 12-9-24	\$	473.00
RENEWABLE ENERGY GROUP	FUEL-FIRE/PW/DS/PARKS	\$	2,879.79
CORELL CONTRACTOR	GRIMES PUBLIC LIB #6/ #7 RETAINAGE	\$	38,154.55
EBS	DECEMBER 2024 PREMIUMS	\$	59,954.48
HENSLEY KEVIN	2024 SNOW MTG MEAL REIMBURSEMENT	\$	794.83
SPORTS FACILITIES ADVISOR	GP INSTALL-GREEN MEALS/TRAVEL	\$	850.02

BRADSHAW FOWLER PROCTOR	LIBRARY CONSTRUCTION MATTERS	\$ 1,897.50
THE WEITZ COMPANY	GRIMES PUBLIC SAFETY CENTR #7	\$ 106,734.00
HOPE DEVELOPMENT & REALTY	TIF 1/2 FY25 #1 SUPPLEMT PYMT/SPORTS COMPLX	\$ 273,868.50
CITY OF GRIMES FLEX	EMPLOYEE FLEX SPENDING	\$ 3,061.82
FORMAN FORD	GRIMES PUBLIC LIB APP #21/#22 RETAINAGE	\$ 52,967.88
COMMONWEALTH ELECTRIC	WATER TREATMENT PLANT FIBER	\$ 12,151.29
CITY OF GRIMES HSA	EMPLOYEE FLEX SPENDING	\$ 428.74
AMAZON	PROGRAMMING/SUPPLIES-LIB/DS/PARKS/PW	\$ 1,872.41
TOP TRACT CORP	TIF FY25 1ST 1/2	\$ 152,953.00
DESTINATION MARKET LLC	TIF FY25 1ST 1/2	\$ 313,612.50
SVPA ARCHITECTS	GRIMES PUBLIC SAFETY CENTR #20	\$ 13,977.45
PLAYAWAY PRODUCTS	LIBRARY MATERIALS	\$ 111.13
GOOD DEAL LLC	CONCERT SERIES TENT RENTAL	\$ 2,600.00
METRONET	INTERNET FOR FLEXNET SYSTEM	\$ 237.25
DANIELS EDWARD N	FILTERS FOR WRA LIFT STATION	\$ 197.40
HOPE K FARMS LLC	HOPE K FARMS TIF FY25 1ST 1/2	\$ 69,553.50
ANDERSON FOUR LLC	TIF FY25 1ST 1/2	\$ 97,977.50
FIRST CHOICE COFFEE	COFFEE MONTHLY RENT-NOV 2024	\$ 40.00
GREEN RESOURCE MANAGEMENT	CH SHREDDING SERVICE	\$ 48.00
E O JOHNSON CO INC	DS PRINTER OVERAGE	\$ 185.28
ASCENDANCE TRUCKS LLC	TELEMATICS-OCTOBER	\$ 1,028.84
CLOVERLEAF	TRAINING DATABASE - LIB	\$ 336.00
GRAFF EXCAVATING INC	NW CNTY LINE RD WM #3/ #4 RETAINAGE	\$ 43,818.90
CORE CONSTRUCTION SERVICE	GRIMES PUBLIC SAFETY CENTR #2	\$ 102,639.90
KRUCK PLUMBING & HEATING	GRIMES PUBLIC SAFETY CENTR #4	\$ 65,515.80
REDA ELECTRIC	GRIMES PUBLIC SAFETY CENTR #1	\$ 40,299.00
SANDSTONE MANAGEMENT LTD	GRIMES PUBLIC SAFETY CENTR #1	\$ 415,497.37
TRAFFIC LOGIX CORPORATION	SPEED TRACKER SIGN	\$ 3,919.00
BRITTENSON JAMES	PER DIEM - 2024 IOWACE CONFERENCE	\$ 119.00
OLSEN AUSTIN	FENIX PEST-PEDDLER BOND REFUND	\$ 600.00
IA NATURAL HERITAGE FOUND	LIBRARY MATERIALS	\$ 25.00
TONIES US INC	LIBRARY MATERIALS	\$ 416.00
KINETIC ENTERTAINMENT	LIBRARY PERFORMANCE 11/16/24	\$ 500.00
DEPOSIT REFUNDS	REFUND DATE 11/13/2024	\$ 4,485.01
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 157,806.19
	CLAIMS TOTAL	\$ 5,787,439.47
	GENERAL FUND	\$ 276,327.34
	LIBRARY FUND	\$ 34,911.08
	ROAD USE TAX FUND	\$ 21,226.41
	EMPLOYEE BENEFITS FUND	\$ 48,067.48
	TAX INCREMENT FINANCING FUND	\$ 1,895,013.50
	CP - PARKS FUND	\$ 4,417.50
	CP - GRIMES COMMUNITY COM FUND	\$ 3,167.05
	ANNUAL SIGNAL IMPROVEMENT FUND	\$ 5,858.00
	HWY 44 STUDY FUND	\$ 57,302.37
	GRIMES LIBRARY BLDG FUND	\$ 226,047.47

ANN TRAIL IMPRV & PLAN FUND	\$	3,500.00
GRIMESPLEX FUND	\$	850.02
SE 11TH & JAMES FUND	\$	454,515.18
11TH & GATEWAY SIGNAL FUND	\$	100,024.83
WATER PRODUCTION PROJECTS FUND	\$	86,120.11
FIRE STATION FUND	\$	744,663.52
100TH ST WIDENING FUND	\$	769,776.10
CITY HALL PROJECT FUND	\$	6,428.62
WATER FUND	\$	88,785.28
WATER DEPOSITS FUND	\$	4,485.01
WATER SINKING FUND	\$	315,919.19
SEWER FUND	\$	253,074.11
SEWER SINKING FUND	\$	371,798.98
LANDFILL/GARBAGE FUND	\$	48.00
STORM WATER FUND	\$	15,112.32
	\$	5,787,439.47

AMAZON CLAIMS 11.26.24		
Charges	Amount	Description
Parks & Rec	\$ 1,109.63	Medals/Christmas trees
Library	\$ 134.85	Materials
	\$ 189.42	Programming supplies
	\$ 31.98	Insect trap refills
	\$ 50.98	Decibel meter
Public Works	\$ 137.96	Shop brooms/dome security mirror
IT	\$ 94.97	Battery/Kleenex
Dev Services	\$ 122.62	Cubicle supplies/cutlery/pens
Total	\$1,872.41	

Bankers Trust Credit Cards		
Parks & Recreation		
7668	\$37.50	When I work
	\$300.00	Iowa STMA Ankeny
	\$52.21	Walmart
	\$228.96	Wix.com
Public Works		
5105	\$15.00	IA Dept of Agriculture
	\$182.45	TikTok Shop
	\$265.00	IAMU
Dev Serv - Alex		
8047	\$15.00	EB Daily Commuter Parking
	\$30.00	IA Secretary of State
	\$79.00	Int'l Code Council
	\$143.94	Rocket Carwash
	\$223.14	Courtyard Sioux City
	\$9.68	USPS
	\$100.00	Int'l Code Council
	\$198.00	Int'l Code Council
	\$229.98	Holiday Inn Express
	\$305.00	Int'l Code Council
Finance		
7015	\$79.20	Aldi
	\$213.59	Electronic Services
Dev Serv - Matt		
4515	\$110.00	ISU INTRANS
Library		
8070	\$74.98	Lakeshore Learning
	\$733.12	Walmart
	\$30.76	PetSmart
	\$116.63	Apple.Com/Bill
	\$1,080.00	Mobile Beacon
Administrator		
1611	\$204.31	Walmart
	\$95.00	Hy-Vee Grimes
	\$295.00	Royal Publishing
	\$4.75	DSM Parking
	\$159.40	Blacksheep Social Cedar Rapids
	\$20.00	OpenAI

IT		
4523	\$40.00	Cognito
	\$0.91	Microsoft
HR		
4507	\$20.00	OpenAI
	\$87.50	FMCSA D&A Clearinghouse
Katie Lord		
1452	\$29.00	Urbandale Chamber
	\$14.22	Lightbrite Coffee Roasters
Total	\$5,823.23	

Scheduling software
SFMA membership-Shroyer/Houk/Kenyon/Miller
GCC coat rack/floor cleaner-picture frames
GrimesPlex.com annual business subscription
Pesticide Recertification - Shroyer
Fraudulent charges - credit to follow
IAMU Annual Water conference -Capaldo
CPM parking-Tibbles
Notary stamp - Moss
Building Inspector course-Brittenson
Rocket carwash fee
APA conference stay - Hoodjer
Certified letter - code enforcement
Certificate renewal - Tibbles
Basic Code Enforcement class-Brittenson
IOWACE conference stay - Brittenson
Property Maintenance Insp exam - Brittenson
Office coffee
Iowa Land Records-legal recording fees
Municipal Streets Seminar registration - Aarons
Programming kit supplies
Programming supplies/staff meeting food/soap/hooks
Gecko supplies
Amazon music renewal
Hotspot renewals
City Hall office candy
Council member loss of loved one flowers
DCG XC team congratulations ad
Meeting parking - Anderson
OPN building tour-Anderson/Lord/Fox/Hensley/Pfaltzgraff
Subscription

Team subscription
Monthly charge for DNS service
Subscription
CDL driver requirement for PW CDL employees
Regional chamber event registration
Partner meetings

FY2025 Rebate Entity	1/2 Year Rebate Payment
TNC LLC	\$ 214.50
R & R Realty-Prairie Bus Prk #1	\$ 255,377.50
R & R Realty-Prairie Bus Prk #2	\$ 69,721.50
R & R Realty-Prairie Bus Prk #3	\$ 111,584.50
Daimler	\$ 182,445.50
Hy-Vee #2	\$ 352,297.00
Hope Development & Realty	\$ 193,500.00
Hope Development & Realty	\$ 80,368.50
Hope K Farms	\$ 69,553.50
Anderson Four LLC	\$ 97,977.50
Golden Rule	\$ 15,408.00
Destination Market	\$ 313,612.50
Thieleke Trust	\$ 152,953.00
Total TIF Rebate Payments 1/2 Year	\$ 1,895,013.50

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Resolution Accepting Conveyance of Certain Easements and Real Estate from Dallas Center-Grimes Community School District

BACKGROUND: The City has determined it necessary that certain easements and rights-of-way be acquired from the Dallas Center-Grimes Community School District, specifically from the South Prairie Elementary School property, for the construction of the South James Street Widening Project. The district has reviewed the easements and deeds, and has executed said easements and deeds.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: N/A

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director, 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP

Return to: Alex Pfaltzgraff, AICP

Resolution Accepting Conveyance of Certain Easements and Real Estate from Dallas Center-Grimes
Community School District

Grimes Resolution No. 11-2724

WHEREAS, the City of Grimes has authorized the widening of James Street within City limits and the acquisition of certain interests in real property necessary to complete the street widening project; and

WHEREAS, Dallas Center-Grimes Community School District is the record owner of certain parcels of land abutting James Street, and has duly authorized the conveyance in fee title of the real estate described in the Deed without Warranty, the conveyance by permanent easement of right of way for public utility lines, and temporary construction easement(s), as attached hereto; and

WHEREAS, Dallas Center-Grimes Community School District as executed and delivered said original conveyance documents to the City; and

WHEREAS, the City Attorney has reviewed the form of said conveyance documents, and has found them to be in accordance with Iowa law.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Grimes City Council hereby approves and accepts the Deed Without Warranty, Public Utility Line Easement, and Temporary Construction Easement from Dallas Center-Grimes Community School District, and directs the City Clerk and City Attorney to file said Deed and Public Utility Line Easement in the Office of the Polk County Recorder.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner (hereinafter called "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (hereinafter called "City"), a temporary easement and right-of-way during the construction period under, over, on, through, across and within the real estate described on Exhibit A attached hereto (hereinafter called "Easement Area"), together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area, for the purpose of the City completing the SE 11th Street and South James Improvements (the "Project").

This Easement shall be subject to the following terms and conditions:

1. PLANS AND SPECIFICATIONS. Grantor has reviewed the plans and specifications for the Project, and Grantor understands and consents to the work to be performed within the Easement Area, which shall include but not be limited to grading of property to allow for appropriate transition of property.
2. RESTORATION AND MAINTENANCE. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any maintenance of the land located within the Easement Area and that responsibility shall remain with Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.
3. ERECTION AND PLACEMENT OF STRUCTURES OR OBSTRUCTIONS PROHIBITED. Grantor shall not erect or permit any fence or other structure to be placed in the Easement Area without obtaining the prior written consent of the City, and the City is granted the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected within the Easement Area.
4. RIGHT OF ACCESS. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.
5. LIABILITY. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage

or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

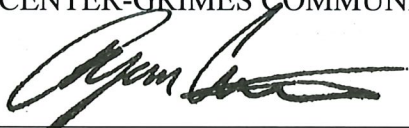
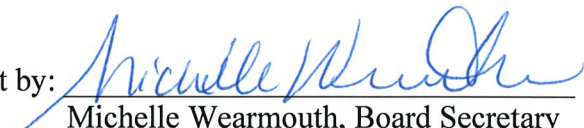
- 6. EASEMENT BENEFIT AND TERM. This Easement shall be for the benefit of the City, and shall terminate upon the earlier of: (i) the completion and final acceptance of the Project by the City by Resolution of the City Council of the City or (ii) December 31, 2025.
- 7. EASEMENT RUNS WITH LAND. This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

Grantor has good and lawful authority to convey the Easement under Iowa Code §§ 297.22-.25.

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

Signed this 28 day of October, 2024.

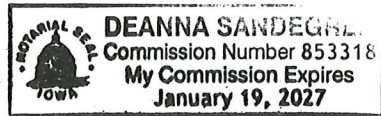
DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT

By:  Attest by: 
Ryan Carpenter, Board President Michelle Wearmouth, Board Secretary

STATE OF IOWA, COUNTY OF POLK:

On October 28, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ryan Carpenter and Michelle Wearmouth, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Dallas Center-Grimes Community School District, the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.


Notary Public in and for the State of Iowa
My Commission Expires: 1-19-27



STATE OF IOWA)
) SS
COUNTY OF POLK)

I, Rachel Greving, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 2024, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 2024.

Rachel Greving
City Clerk of City of Grimes, Iowa

EXHIBIT A

Parcel 36

A Parcel of Land Located In Lot 1 of Lienemann-Clark Subdivision, An Official Plat As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

The West 50.00 Feet of the East 70.00 Feet of the North 80.50 Feet of Lot 1 of Said Lienemann-Clark Subdivision, City of Grimes, Polk County, Iowa.

Said Tract Contains 4,025 Square Feet or 0.09 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 37

Legal Description Parcel "A":

A Parcel of Land Located In Part of the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the Northeast Corner of Said Section 6, Thence South 00° 03' 47" East, 1509.21 Feet Along the East Line of Said Section 6; Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West, 20.00 Feet to the Point of Beginning; Thence South 00° 03' 47" East, 65.72 Feet; Thence South 89° 57' 36" West, 39.50 Feet; Thence North 00° 03' 47" West, 55.00 Feet; Thence North 89° 57' 36" East, 33.50 Feet; Thence North 00° 03' 47" West, 10.78 Feet; Thence South 89° 29' 56" East, 6.00 Feet to the Point of Beginning.

Said Tract Contains 2,237 Square Feet or 0.05 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 38

A Parcel of Land Located In the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Said Section 6, Thence North 00° 03' 47" West, 1495.61 Feet Along the East Line of Said Section 6; Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West, 20.00 Feet to the Point of Beginning; Thence Continuing North 89° 29' 56" West, 6.00 Feet; Thence North 00° 03' 47" West, 303.09 Feet; Thence South 89° 57' 43" West, 60.00 Feet; Thence North 00° 03' 47" West, 135.56 Feet; Thence North 89° 37' 33" East, 66.00 Feet; Thence South 00° 03' 47" East, 438.23 Feet to the Point of Beginning.

Said Tract Contains 10,750 Square Feet or 0.25 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

TEMPORARY EASEMENT

EXHIBIT 36-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF GRIMES
SE 11TH STREET AND S JAMES STREET
PARCEL 36

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063

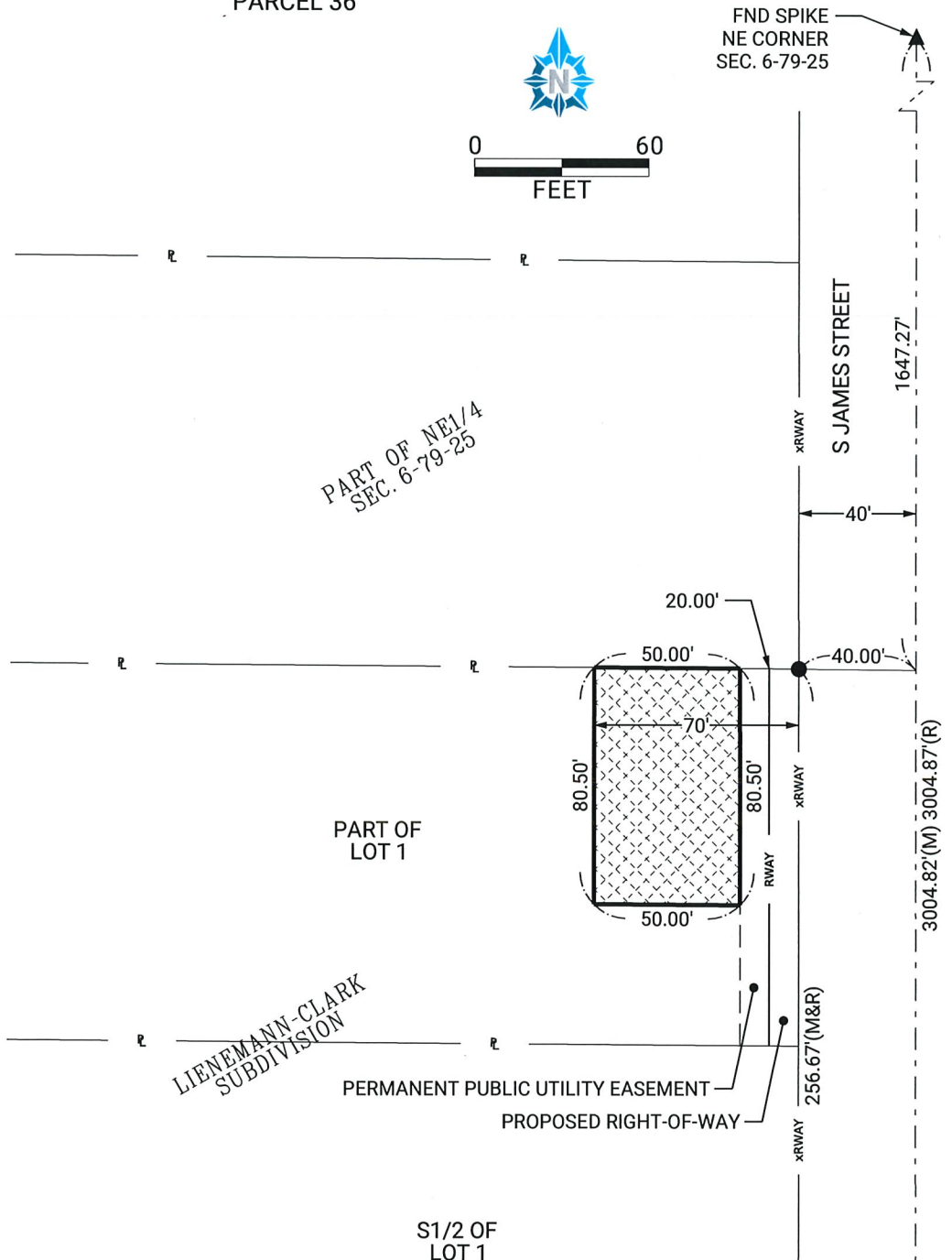
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN
LOT 1 OF LIENEMANN-CLARK
SUBDIVISION, AN OFFICIAL PLAT
AS RECORDED IN BOOK 7264,
PAGE 104 OF THE POLK COUNTY
RECORDER'S OFFICE, NOW
INCLUDED IN AND FORMING A
PART OF THE CITY OF GRIMES,
POLK COUNTY, IOWA, MORE
PARTICULARLY DESCRIBED AS
FOLLOWS:

THE WEST 50.00 FEET OF THE
EAST 70.00 FEET OF THE NORTH
80.50 FEET OF LOT 1 OF SAID
LIENEMANN-CLARK SUBDIVISION,
CITY OF GRIMES, POLK COUNTY,
IOWA.

SAID TRACT CONTAINS 4,025
SQUARE FEET OR 0.09 ACRES
MORE OR LESS, SUBJECT TO
EASEMENTS AND RESTRICTIONS
OF RECORD.

FOR THE PURPOSE OF THIS
DESCRIPTION, ALL BEARING AND
DISTANCES ARE REFERENCED TO
NAD83(2011) IA SPCS SOUTH
ZONE, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REF ROD W/YELLOW CAP (UNLESS NOTED)

TEMPORARY EASEMENT

EXHIBIT 37-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO CITY OF GRIMES
SE 11TH STREET AND S JAMES STREET
PARCEL 37

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 129

LEGAL DESCRIPTION PARCEL "A":

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH 00° 03' 47" EAST, 1509.21 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 29' 56" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING NORTH 89° 29' 56" WEST, 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 47" EAST, 65.72 FEET; THENCE SOUTH 89° 57' 36" WEST, 39.50 FEET; THENCE NORTH 00° 03' 47" WEST, 55.00 FEET; THENCE NORTH 89° 57' 36" EAST, 33.50 FEET; THENCE NORTH 00° 03' 47" WEST, 10.78 FEET; THENCE SOUTH 89° 29' 56" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

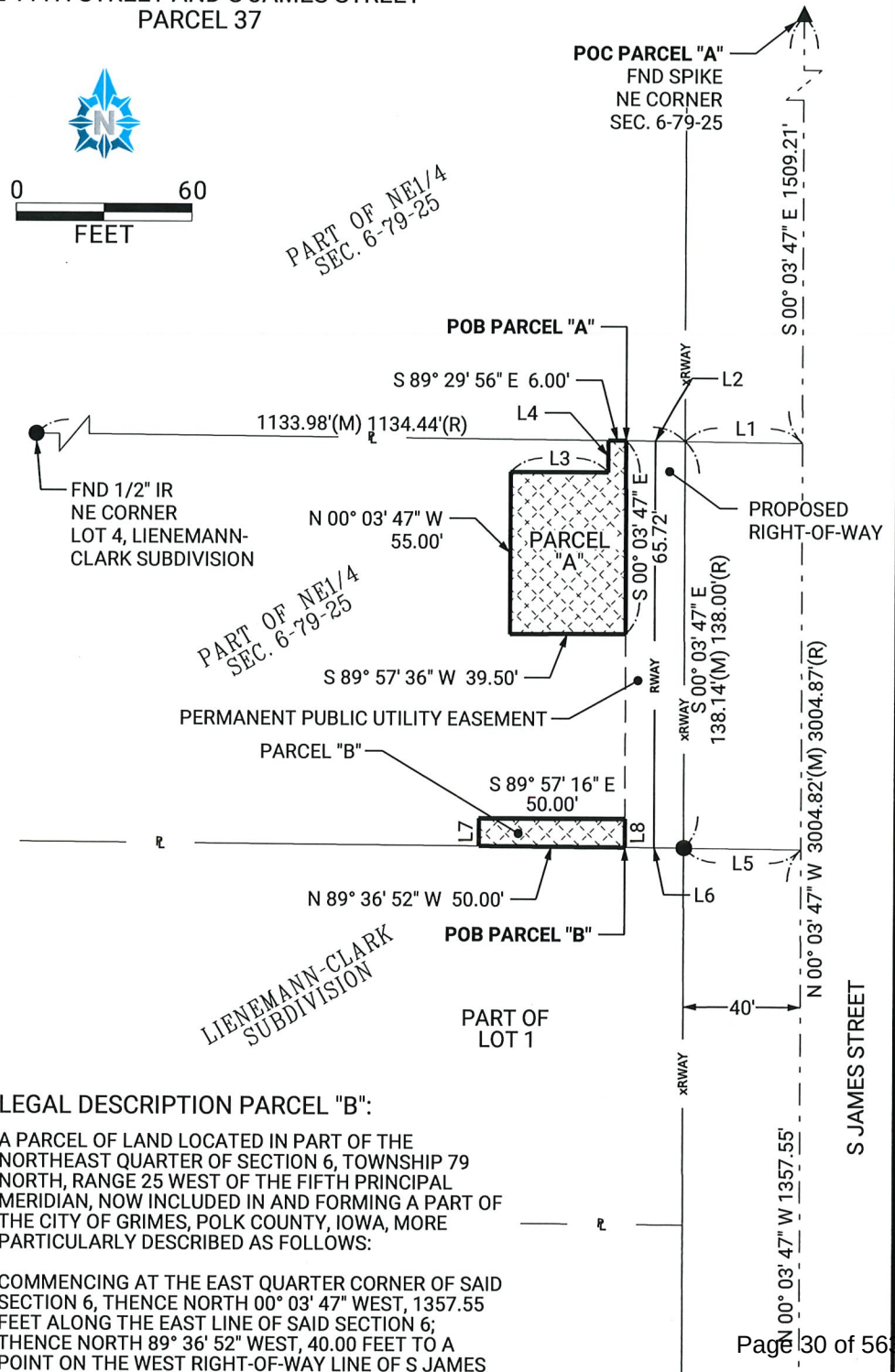
SAID TRACT CONTAINS 2,237 SQUARE FEET OR 0.05 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2	20.00'	N89°29'56"W
L3	33.50'	N89°57'36"E
L4	10.78'	N00°03'47"W
L5	40.00'	N89°36'52"W
L6	20.00'	N89°36'52"W
L7	9.43'	N00°03'47"W
L8	9.73'	S00°03'47"E

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REROD W/ YELLOW CAP (UNLESS NOTED)



LEGAL DESCRIPTION PARCEL "B":

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 00° 03' 47" WEST, 1357.55 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 36' 52" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING NORTH 89° 36' 52" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

TEMPORARY EASEMENT

EXHIBIT 38-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF GRIMES
SE 11TH STREET AND S JAMES STREET
500 S JAMES STREET
PARCEL 38

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 128

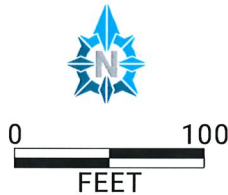
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE
NORTHEAST QUARTER OF SAID SECTION
6, TOWNSHIP 79 NORTH, RANGE 25
WEST OF THE FIFTH PRINCIPAL
MERIDIAN, NOW INCLUDED IN AND
FORMING A PART OF THE CITY OF
GRIMES, POLK COUNTY, IOWA, MORE
PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE EAST
QUARTER CORNER OF SAID SECTION
6, THENCE NORTH 00° 03' 47" WEST,
1495.61 FEET ALONG THE EAST LINE
OF SAID SECTION 6; THENCE NORTH
89° 29' 56" WEST, 40.00 FEET TO A
POINT ON THE WEST RIGHT-OF-WAY
LINE OF S JAMES STREET; THENCE
CONTINUING NORTH 89° 29' 56"
WEST, 20.00 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING
NORTH 89° 29' 56" WEST, 6.00 FEET;
THENCE NORTH 00° 03' 47" WEST,
303.09 FEET; THENCE SOUTH 89° 57'
43" WEST, 60.00 FEET; THENCE
NORTH 00° 03' 47" WEST, 135.56
FEET; THENCE NORTH 89° 37' 33"
EAST, 66.00 FEET; THENCE SOUTH
00° 03' 47" EAST, 438.23 FEET TO
THE POINT OF BEGINNING.

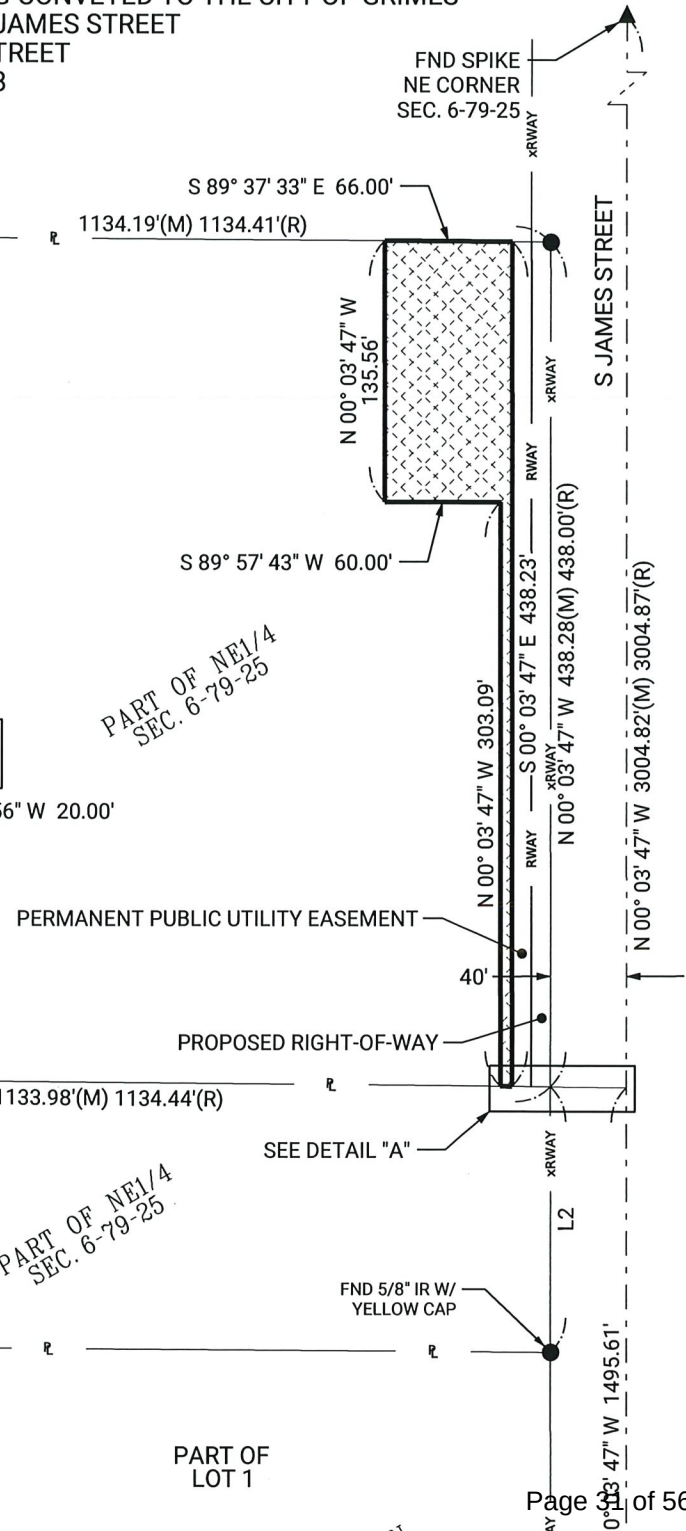
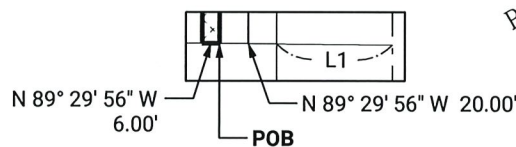
SAID TRACT CONTAINS 10,750
SQUARE FEET OR 0.25 ACRES MORE
OR LESS, SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS
DESCRIPTION, ALL BEARING AND
DISTANCES ARE REFERENCED TO
NAD83(2011) IA SPCS SOUTH ZONE,
US SURVEY FOOT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2(M)	138.14'	S00°03'47"E
L2(R)	138.00'	---

DETAIL "A"
NOT TO SCALE



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE (111 FSS NOTED)

**Preparer
Information**

Alex Pfaltzgraff, 410 SE Main Street, Unit 102 Grimes, IA 50111 515-986-4050

When Recorded Return to:

Rachel Greving, 101 NE Harvey Street, Grimes, IA 50111 515-986-3060

PUBLIC UTILITY LINE EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner (hereinafter called "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (hereinafter called "City"), and to all public utilities who may require use of the Easement Area, a perpetual easement and right-of-way under, over, on, through, across and within the following described real estate:

See Exhibit A.

(hereinafter called "Easement Area"), for the purpose of the City constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining various public utilities, including, but not limited to, natural gas, telephone, together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area.

This Easement shall be subject to the following terms and conditions:

1. **ERECTION AND PLACEMENT OF STRUCTURES, OBSTRUCTIONS, PLANTINGS OR MATERIALS PROHIBITED.** Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City.
2. **CHANGE OF GRADE PROHIBITED.** Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the

Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.
4. **MAINTENANCE.** The City shall not be responsible for any maintenance of the land located within the Easement Area whatsoever and that responsibility shall remain with the Grantor, its grantees, assigns or transferees. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.
5. **PROPERTY TO BE RESTORED.** The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.
6. **LIABILITY.** Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.
7. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
8. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
10. **APPROVAL BY CITY COUNCIL.** This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

Grantor has good and lawful authority to convey the Easement under Iowa Code §§ 297.22-.25.

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

Signed this 20 day of October, 2024.

DALLAS CENTER-GRIMES COMMUNITY
SCHOOL DISTRICT

By: [Signature]
Ryan Carpenter, Board President

ATTEST:

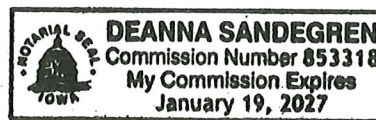
By: [Signature]
Michelle Wearmouth, Board Secretary

STATE OF IOWA, COUNTY OF POLK:

On October 28, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ryan Carpenter and Michelle Wearmouth, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Dallas Center-Grimes Community School District, the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Deanna Sandegren
Notary Public in and for the State of Iowa

My Commission Expires: 1-19-27



ACCEPTANCE BY CITY

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, _____, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 20____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20____.

City Clerk of Grimes, Iowa

EXHIBIT A

Parcel 36

A Parcel of Land Located In Part of Lot 1 of Lienemann-Clark Subdivision, An Official Plat As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the Northeast Corner of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Thence South 00° 03' 47" East, 1647.27 Feet Along the East Line of Said Section 6; Thence North 89° 36' 52" West, 40.00 Feet to A Point On the West Right-Of-Way Line of James Street, Also Being the North Line of Said Lot 1; Thence North 89° 36' 52" West, 10.00 Feet Along Said North Line to the Point of Beginning; Thence South 00° 03' 47" East, 128.33 Feet to the North Line of the South Half of Said Lot 1; Thence North 89° 36' 17" West, 10.00 Feet Along Said North Line; Thence North 00° 03' 47" West, 128.33 Feet to Said North Line of Lot 1; Thence South 89° 36' 52" East, 10.00 Feet Along Said North Line to the Point of Beginning.

Said Tract Contains 1,283 Square Feet or 0.03 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 37

A Parcel of Land Located In Part of the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the Northeast Corner of Said Section 6, Thence South 00° 03' 47" East, 1509.21 Feet Along the East Line of Said Section 6; Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West, 10.00 Feet to the Point of Beginning; Thence South 00° 03' 47" East, 138.16 Feet to the North Line of Lienemann-Clark Subdivision, As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office; Thence North 89° 36' 52" West, 10.00 Feet Along Said North Line; Thence North 00° 03' 47" West, 138.18 Feet; Thence South 89° 29' 56" East, 10.00 Feet to the Point of Beginning.

Said Tract Contains 1,382 Square Feet or 0.03 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 38

A Parcel of Land Located In the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Said Section 6, Thence North 00° 03' 47" West, 1495.61 Feet Along the East Line of Said Section 6, Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West 10.00 Feet to the Point of Beginning, Thence Continuing North 89° 29' 56" West, 10.00 Feet; Thence North 00° 03' 47" West, 438.23 Feet; Thence South 89° 37' 33" East, 10.0

Feet to A Point On Said West Right-Of-Way Line; Thence South 00° 03' 47" East, 438.25 Feet to the Point of Beginning.

Said Tract Contains 4,382 Square Feet or 0.10 Acres More or Less Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF LOT 1 OF LIENEMANN-CLARK SUBDIVISION, AN OFFICIAL PLAT AS RECORDED IN BOOK 7264, PAGE 104 OF THE POLK COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00° 03' 47" EAST, 1647.27 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 36' 52" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JAMES STREET, ALSO BEING THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89° 36' 52" WEST, 10.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 47" EAST, 128.33 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 1; THENCE NORTH 89° 36' 17" WEST, 10.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 00° 03' 47" WEST, 128.33 FEET TO SAID NORTH LINE OF LOT 1; THENCE SOUTH 89° 36' 52" EAST, 10.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

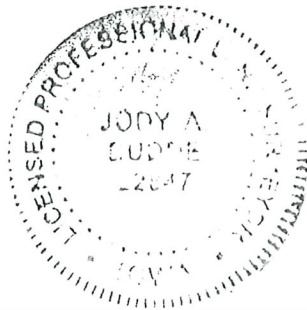
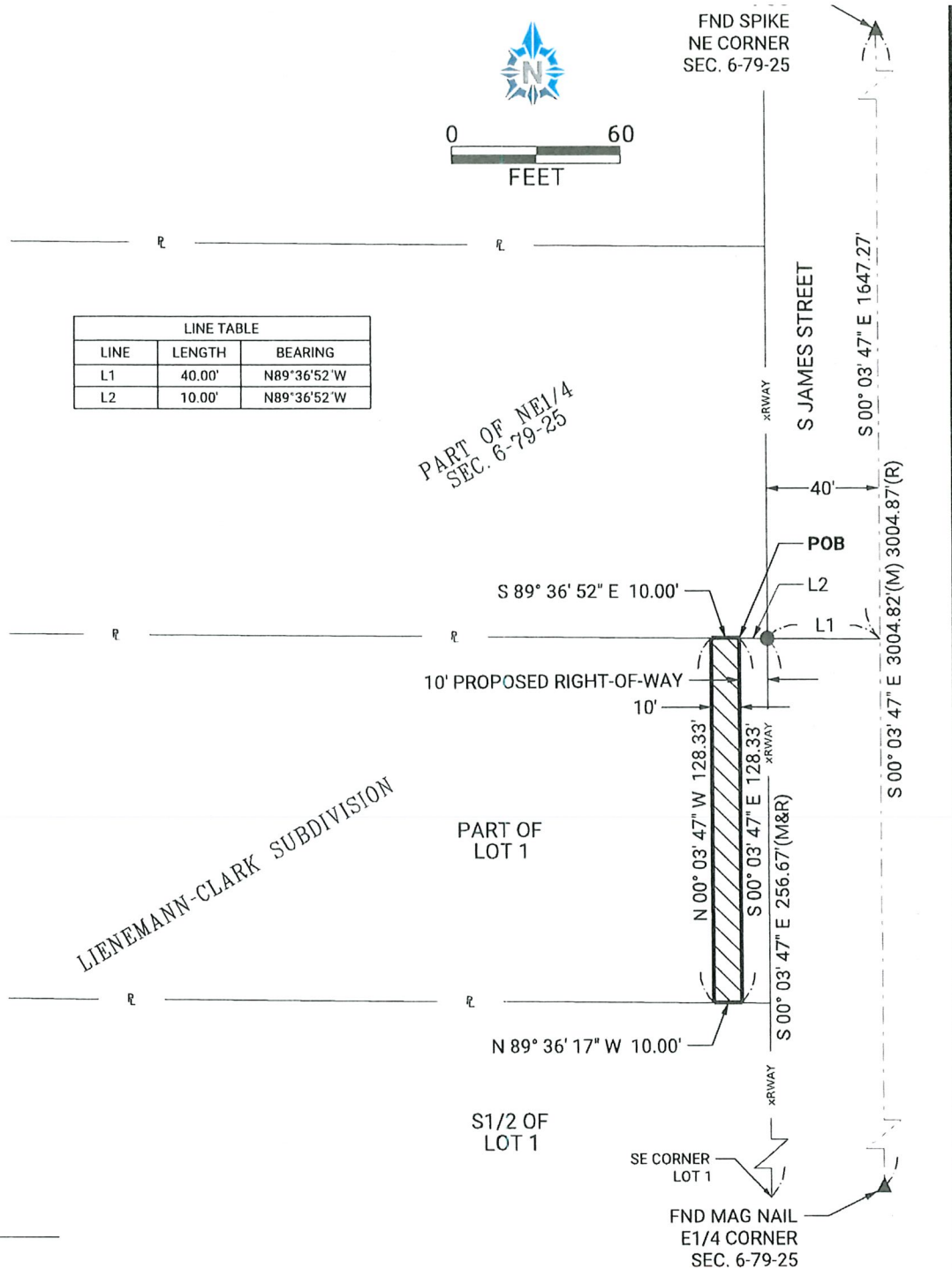
SAID TRACT CONTAINS 1,283 SQUARE FEET OR 0.03 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REROD W/YELLOW CAP (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- R - PROPERTY LINE
- ▨ PERMANENT PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°36'52" W
L2	10.00'	N89°36'52" W



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.

JODY A. BUDDE, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal:

1 of 1

FIELD SURVEY COMPLETED: JULY 2022

SURVEY FOR:

CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L ♦ Johnston, IA 50131-2931
♦ Phone: 515-254-1393 ♦

SHEET

1 OF 1

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 129

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56" W
L2	10.00'	N89°29'56" W

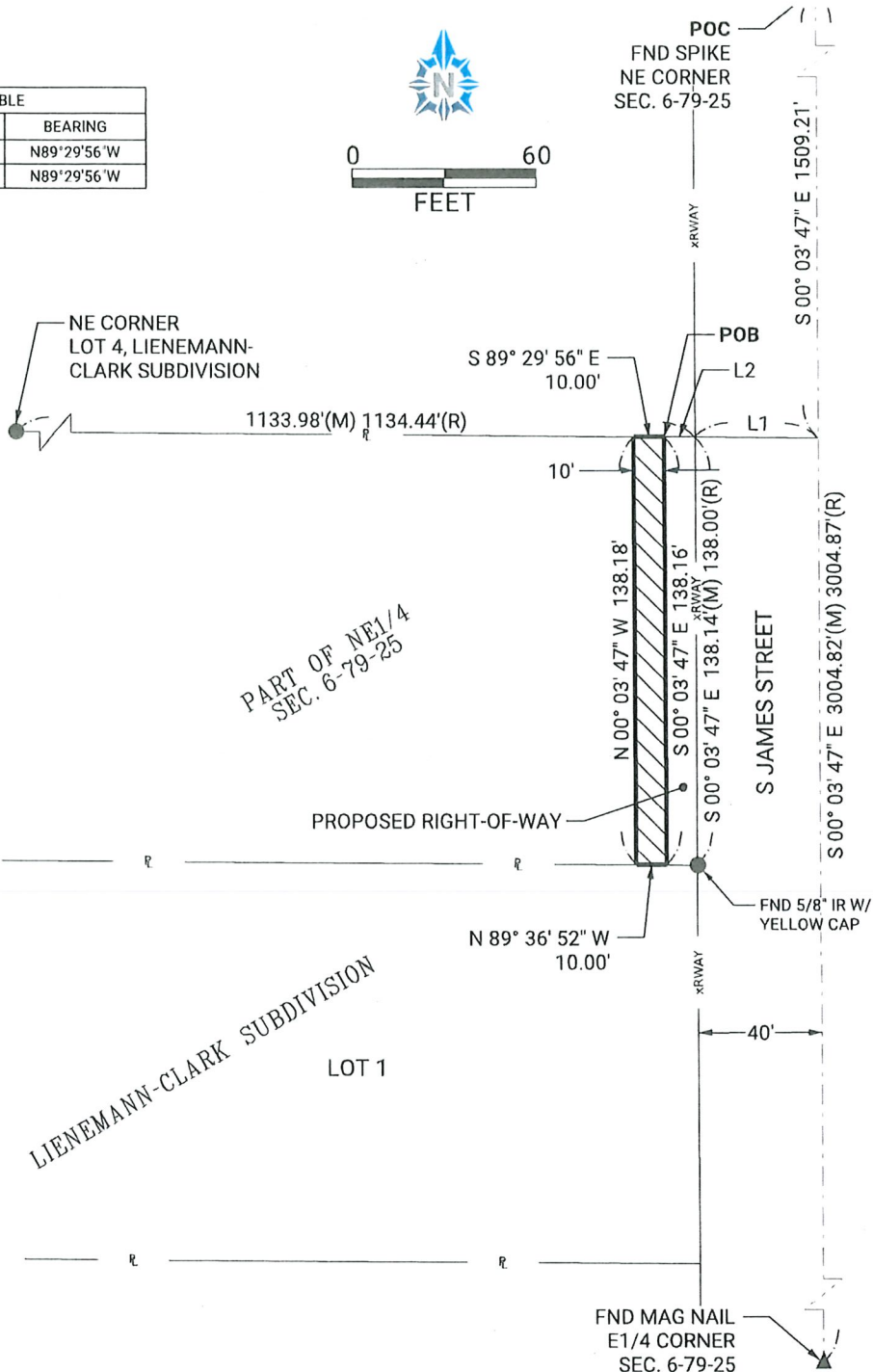
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF THE
NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE
FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN
AND FORMING A PART OF THE CITY OF GRIMES,
POLK COUNTY, IOWA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF
SAID SECTION 6, THENCE SOUTH 00° 03' 47"
EAST, 1509.21 FEET ALONG THE EAST LINE OF
SAID SECTION 6; THENCE NORTH 89° 29' 56"
WEST, 40.00 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF S JAMES STREET;
THENCE CONTINUING NORTH 89° 29' 56" WEST,
10.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00° 03' 47" EAST, 138.16 FEET
TO THE NORTH LINE OF LIENEMANN-CLARK
SUBDIVISION, AS RECORDED IN BOOK 7264,
PAGE 104 OF THE POLK COUNTY RECORDER'S
OFFICE; THENCE NORTH 89° 36' 52" WEST, 10.00
FEET ALONG SAID NORTH LINE; THENCE NORTH
00° 03' 47" WEST, 138.18 FEET; THENCE SOUTH
89° 29' 56" EAST, 10.00 FEET TO THE POINT OF
BEGINNING.

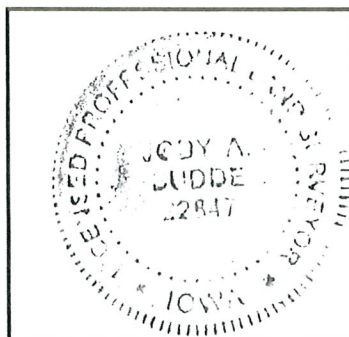
SAID TRACT CONTAINS 1,382 SQUARE FEET OR
0.03 ACRES MORE OR LESS, SUBJECT TO
EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL
BEARING AND DISTANCES ARE REFERENCED TO
NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY
FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- R - PROPERTY LINE
- ▨ PERMANENT PUBLIC UTILITY EASEMENT



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.

JODY A. BUDDE, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal:

1 of 1

SURVEY FOR:

CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023



SHEET

1 OF 1

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 128

PARCEL 38



NE CORNER
SEC. 6-79-25

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

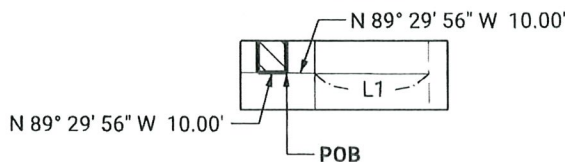
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 00° 03' 47" WEST, 1495.61 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 29' 56" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING NORTH 89° 29' 56" WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 29' 56" WEST, 10.00 FEET; THENCE NORTH 00° 03' 47" WEST, 438.23 FEET; THENCE SOUTH 89° 37' 33" EAST, 10.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00° 03' 47" EAST, 438.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4,382 SQUARE FEET OR 0.10 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2(M)	138.14'	S00°03'47"E
L2(R)	138.00'	---

DETAIL "A"
NOT TO SCALE



FND 1/2" IR
NE CORNER
LOT 4, LIENEMANN-
CLARK SUBDIVISION

PART OF NE1/4
SEC. 6-79-25

SEE DETAIL "A"

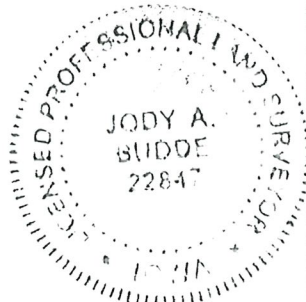
FND 5/8" IR W/
YELLOW CAP

POC
FND MAG NAIL
E1/4 CORNER
SEC. 6-79-25

FIELD SURVEY COMPLETED: JULY 2022

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY - RIGHT-OF-WAY LINE
- --- EXISTING LOT LINE
- P - PROPERTY LINE
- ▨ PERMANENT PUBLIC UTILITY EASEMENT



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.

JODY A. BUDDE, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal:

DATE

10-24-2023

1 OF 1

SURVEY FOR:

CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050



Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L • Johnston, IA 50131-2931
Phone: 515-254-1393

SHEET

1 OF 1

Preparer: Jenna H.B. Sabroske, Ahlers Cooney, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309; (515) 246-4403

Return To: Rachel Greving, 101 NE Harvey Street, Grimes, IA 50111

Taxpayer: City of Grimes, Iowa, 101 NE Harvey Street, Grimes, IA 50111

DEED WITHOUT WARRANTY

For the consideration of One Dollar and other valuable consideration, **Dallas Center-Grimes Community School District** does hereby convey to the **City of Grimes, Iowa** the following described real estate in Polk County, Iowa:

See Exhibit A.

This transfer is exempt from transfer tax under Iowa Code Chapter 428A.2(6).

Dated: October 28, 2024.

DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT

By: [Signature]
Ryan Carpenter, Board President

By: [Signature]
Michelle Wearmouth, Board Secretary

STATE OF IOWA, COUNTY OF POLK:

On October 28, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ryan Carpenter and Michelle Wearmouth, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Dallas Center-Grimes Community School District, the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Deanna Sandegren
Notary Public in and for Said State

02398796\10363-127

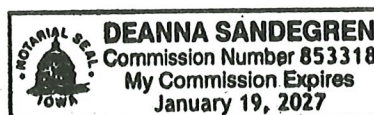


EXHIBIT A

Parcel 36

A Parcel of Land Located In Part of Lot 1 of Lienemann-Clark Subdivision, An Official Plat As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Thence North $00^{\circ}03'47''$ West, 1229.21 Feet Along the East Line of Said Section 6 to the Point of Beginning; Thence North $89^{\circ}36'17''$ West, 40.00 Feet to the North Line of the South Half of Said Lot 1; Thence Continuing North $89^{\circ}36'17''$ West, 10.00 Feet Along Said North Line; Thence North $00^{\circ}03'47''$ West, 128.33 Feet to the North Line of Said Lot 1; Thence South $89^{\circ}36'52''$ East, 10.00 Feet Along Said North Line to the Northeast Corner of Said Lot 1; Thence Continuing South $89^{\circ}36'52''$ East, 40.00 Feet to Said East Line; Thence South $00^{\circ}03'47''$ East, 128.34 Feet Along Said East Line to the Point of Beginning.

Said Tract Contains 6,417 Square Feet or 0.15 Acres More or Less, Including 5,134 Square Feet of 0.12 Acres More or Less of Existing Roadway Easement.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 37

A Parcel of Land Located In the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Said Section 6, Thence North $00^{\circ}03'47''$ West, 1357.55 Feet Along the East Line of Said Section 6 to the Point of Beginning; Thence North $89^{\circ}36'52''$ West, 40.00 Feet to the North Line of Lienemann-Clark Subdivision, An Official Plat As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office; Thence Continuing North $89^{\circ}36'52''$ West, 10.00 Feet Along Said North Line; Thence North $00^{\circ}03'47''$ West, 138.16 Feet; Thence South $89^{\circ}29'56''$ East, 10.00 Feet to the West Right-Of-Way Line of S James Street; Thence Continuing South $89^{\circ}29'56''$ East, 40.00 Feet to Said East Line; Thence South $00^{\circ}03'47''$ East, 138.06 Feet Along Said East Line to the Point of Beginning.

Said Tract Contains 6,905 Square Feet or 0.16 Acres More or Less, Including 5,524 Square Feet of 0.13 Acres More or Less of Existing Roadway Easement.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 38

A Parcel of Land Located In the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Said Section 6, Thence North $00^{\circ}03'47''$ West, 1495.61 Feet Along the East Line of Said Section 6 to the Point of Beginning; Thence North $89^{\circ}29'56''$ West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North $89^{\circ}29'56''$ West, 10.00 Feet; Thence North $00^{\circ}03'47''$ West, 438.25 Feet to Said West Right-Of-Way Line; Thence South $89^{\circ}37'33''$ East, 10.00 Feet Along Said West Right-Of-Way Line; Thence Continuing South $89^{\circ}37'33''$ East, 40.00 Feet to Said East Line; Thence South $00^{\circ}03'47''$ East, 438.36 Feet Along Said East Line to the Point of Beginning.

Said Tract Contains 21,916 Square Feet or 0.50 Acres More or Less, Including 17,533 Square Feet of 0.40 Acres More or Less of Existing Roadway Easement.

For the Purpose of This Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF LOT 1 OF LIENEMANN-CLARK SUBDIVISION, AN OFFICIAL PLAT AS RECORDED IN BOOK 7264, PAGE 104 OF THE POLK COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

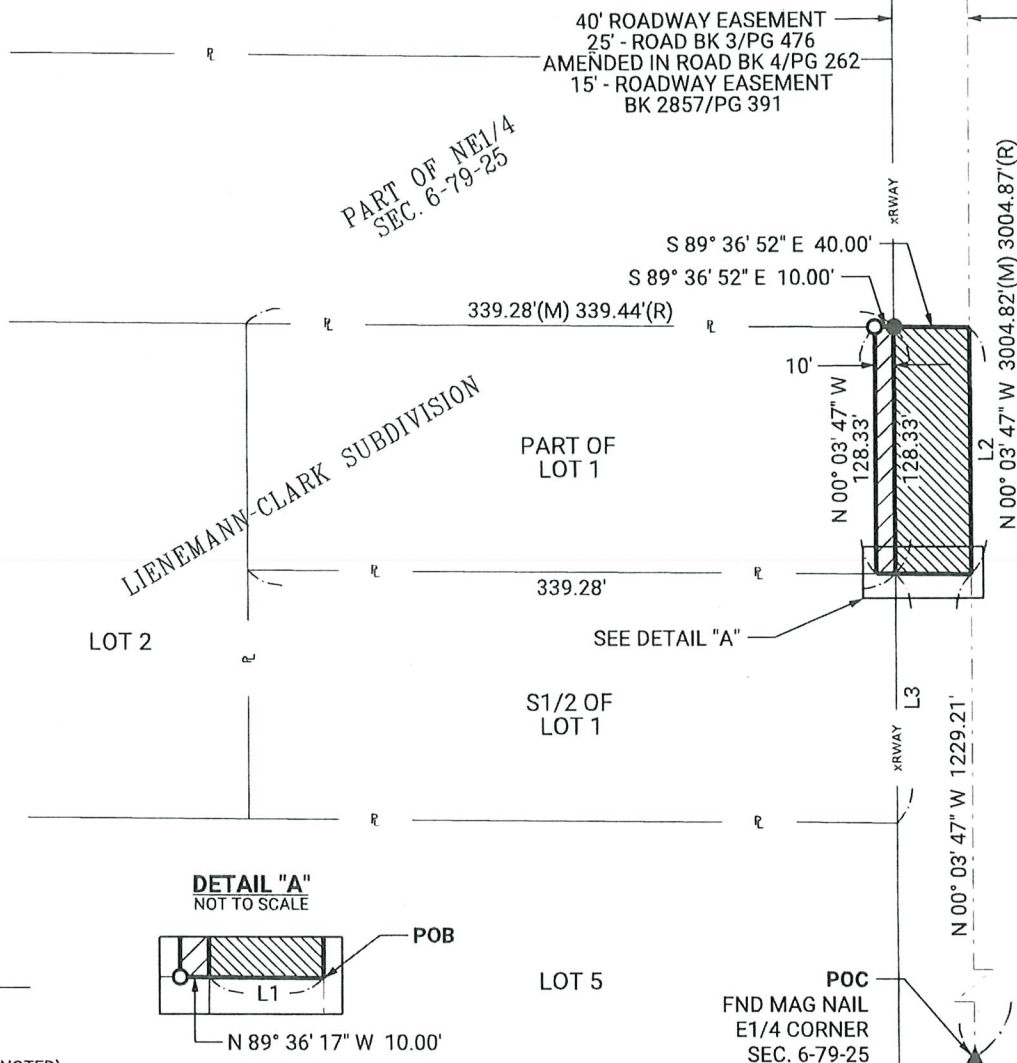
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE NORTH 00° 03' 47" WEST, 1229.21 FEET ALONG THE EAST LINE OF SAID SECTION 6 TO THE POINT OF BEGINNING; THENCE NORTH 89° 36' 17" WEST, 40.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 1; THENCE CONTINUING NORTH 89° 36' 17" WEST, 10.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 00° 03' 47" WEST, 128.33 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89° 36' 52" EAST, 10.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING SOUTH 89° 36' 52" EAST, 40.00 FEET TO SAID EAST LINE; THENCE SOUTH 00° 03' 47" EAST, 128.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6,417 SQUARE FEET OR 0.15 ACRES MORE OR LESS, INCLUDING 5,134 SQUARE FEET OF 0.12 ACRES MORE OR LESS OF EXISTING ROADWAY EASEMENT.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°36'17"W
L2	128.34'	S00°03'47"E
L3	128.34'	S00°03'47"E

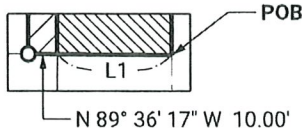
NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REROD W/YELLOW CAP (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P - PROPERTY LINE
- ▨ PROPOSED RIGHT-OF-WAY ACQUISITION
- ▨ EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY

DETAIL "A"
NOT TO SCALE



FIELD SURVEY COMPLETED: JULY 2022

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.

JODY A. BUDDÉ, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal:

1 OF 1

SURVEY FOR:

CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050



Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L • Johnston, IA 50131-2931
Phone: 515-254-1393

SHEET

1 OF 1

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 129

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE
NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 79 NORTH, RANGE 25 WEST
OF THE FIFTH PRINCIPAL MERIDIAN,
NOW INCLUDED IN AND FORMING A
PART OF THE CITY OF GRIMES, POLK
COUNTY, IOWA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER
CORNER OF SAID SECTION 6, THENCE
NORTH 00° 03' 47" WEST, 1357.55 FEET
ALONG THE EAST LINE OF SAID SECTION
6 TO THE POINT OF BEGINNING; THENCE
NORTH 89° 36' 52" WEST, 40.00 FEET TO
THE NORTH LINE OF LIENEMANN-CLARK
SUBDIVISION, AN OFFICIAL PLAT AS
RECORDED IN BOOK 7264, PAGE 104 OF
THE POLK COUNTY RECORDER'S OFFICE;
THENCE CONTINUING NORTH 89° 36' 52"
WEST, 10.00 FEET ALONG SAID NORTH
LINE; THENCE NORTH 00° 03' 47" WEST,
138.16 FEET; THENCE SOUTH 89° 29' 56"
EAST, 10.00 FEET TO THE WEST RIGHT-
OF-WAY LINE OF S JAMES STREET;
THENCE CONTINUING SOUTH 89° 29' 56"
EAST, 40.00 FEET TO SAID EAST LINE;
THENCE SOUTH 00° 03' 47" EAST, 138.06
FEET ALONG SAID EAST LINE TO THE
POINT OF BEGINNING.

SAID TRACT CONTAINS 6,905 SQUARE
FEET OR 0.16 ACRES MORE OR LESS,
INCLUDING 5,524 SQUARE FEET OF 0.13
ACRES MORE OR LESS OF EXISTING
ROADWAY EASEMENT.

FOR THE PURPOSE OF THIS
DESCRIPTION, ALL BEARING AND
DISTANCES ARE REFERENCED TO
NAD83(2011) IA SPCS SOUTH ZONE, US
SURVEY FOOT.

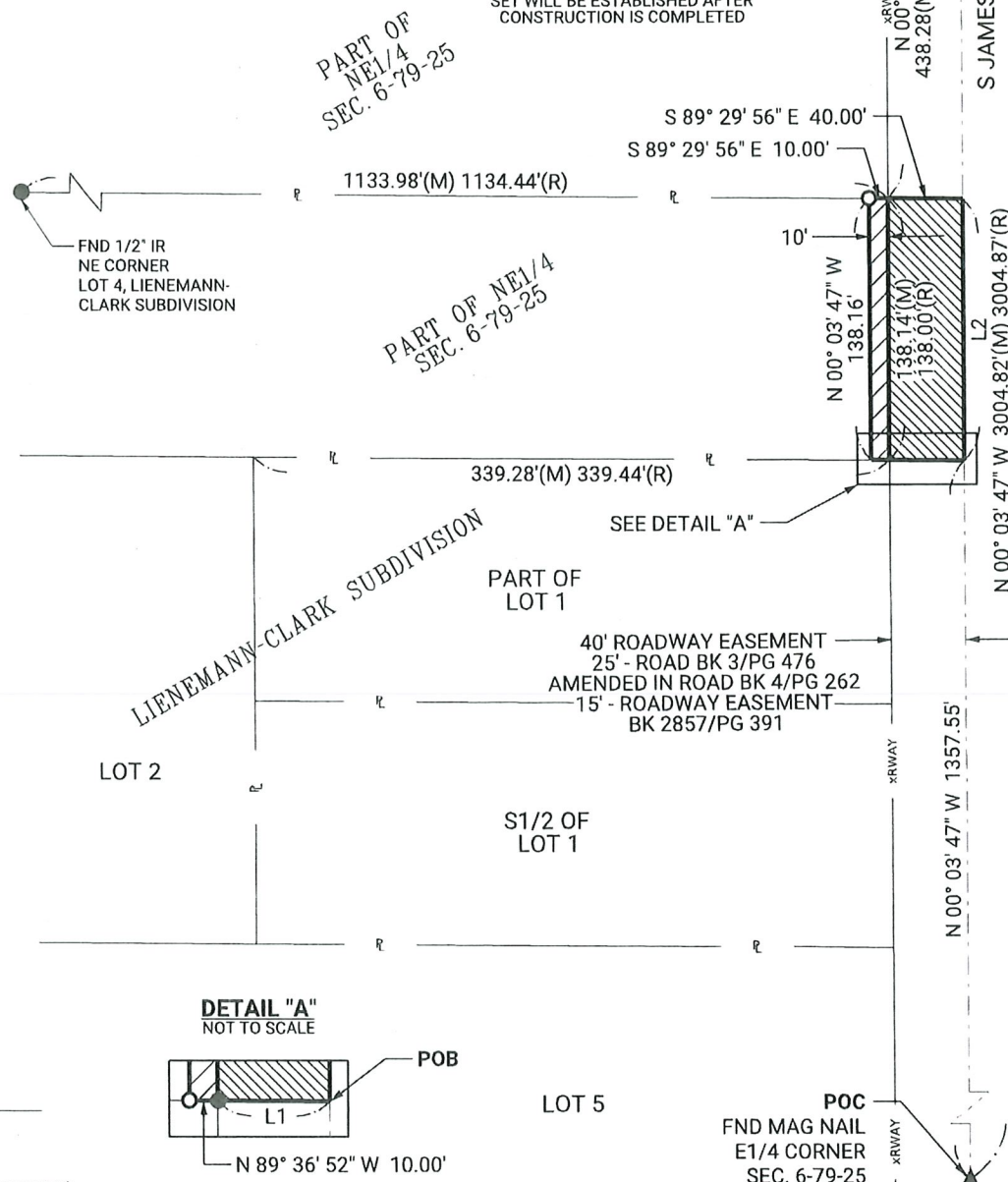
LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°36'52"W
L2	138.06'	S00°03'47"E



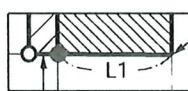
FND 1" IP

0 100
FEET

NOTE: MONUMENTS SHOWN TO BE
SET WILL BE ESTABLISHED AFTER
CONSTRUCTION IS COMPLETED



DETAIL "A"
NOT TO SCALE



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REROD W/YELLOW CAP (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE

- SECTION LINE
- xRWAY - RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- L - PROPERTY LINE

- PROPOSED RIGHT-OF-WAY ACQUISITION
- EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY

SURVEY FOR:

CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023



Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L Johnston, IA 50131-2931
Phone: 515-254-1393

SHEET

1 OF 1

FIELD SURVEY COMPLETED: JULY 2022

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.

JODY A. BUDDÉ, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal:

10-24-2023
DATE

POC
FND MAG NAIL
E1/4 CORNER
SEC. 6-79-25

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 128

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 00° 03' 47" WEST, 1495.61 FEET ALONG THE EAST LINE OF SAID SECTION 6 TO THE POINT OF BEGINNING; THENCE NORTH 89° 29' 56" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING NORTH 89° 29' 56" WEST, 10.00 FEET; THENCE NORTH 00° 03' 47" WEST, 438.25 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89° 37' 33" EAST, 10.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE CONTINUING SOUTH 89° 37' 33" EAST, 40.00 FEET TO SAID EAST LINE; THENCE SOUTH 00° 03' 47" EAST, 438.36 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

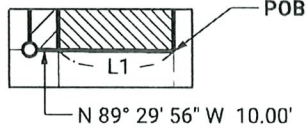
SAID TRACT CONTAINS 21,916 SQUARE FEET OR 0.50 ACRES MORE OR LESS, INCLUDING 17,533 SQUARE FEET OF 0.40 ACRES MORE OR LESS OF EXISTING ROADWAY EASEMENT.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

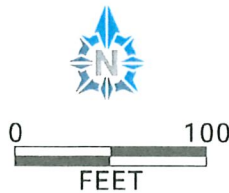
NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2(M)	138.14'	S00°03'47"E
L2(R)	138.00'	---

DETAIL "A"
NOT TO SCALE

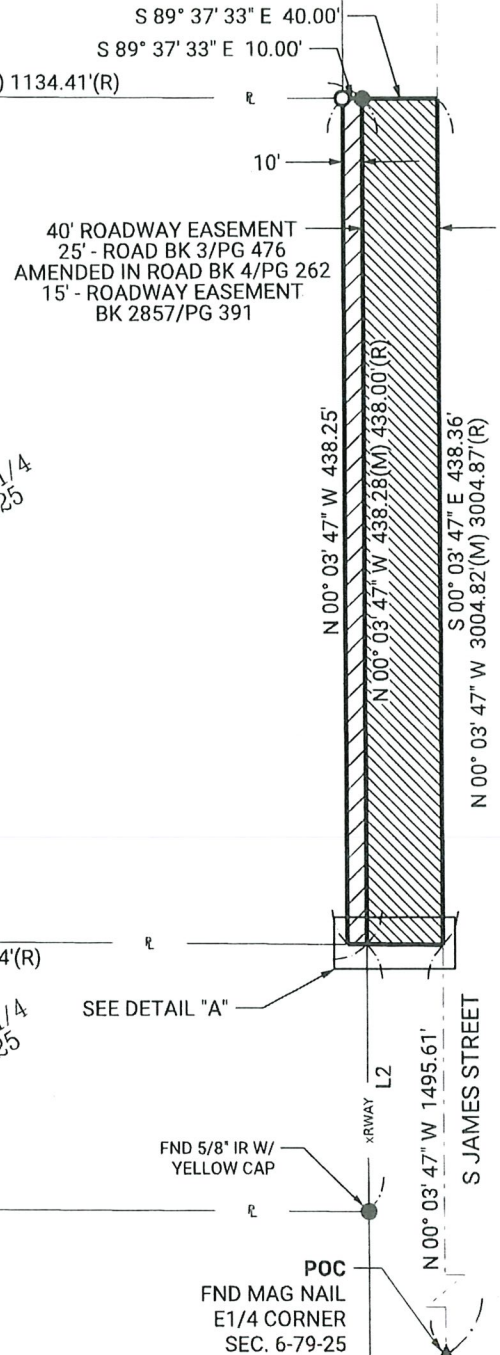


PARCEL 38



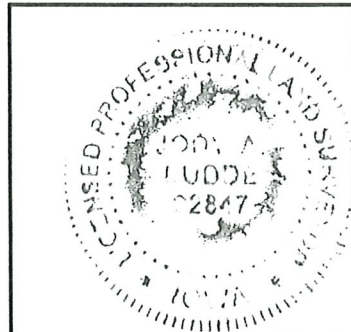
PART OF NE1/4
SEC. 6-79-25

PART OF NE1/4
SEC. 6-79-25



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P - PROPERTY LINE
- ▨ PROPOSED RIGHT-OF-WAY ACQUISITION
- ▨ EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY



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.

JODY A. BUDDE, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal:

FIELD SURVEY COMPLETED: JULY 2022

SURVEY FOR:

CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023



SHEET

1 OF 1

Grimes Resolution No. 11-2824

WHEREAS,

WHEREAS,

WHEREAS,

WHEREAS,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, _____.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

**CITY OF
GRIMES
CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024**

AGENDA ITEM: Consider Resolution updating 28E Agreement for Mutual Assistance for Polk County Area Fire/Rescue Services

BACKGROUND: The current 28 E Agreement was filed with the Secretary of State in 2015. Since then, there have been operational changes in dispatching with more on the near horizon. The principal change to the agreement is to consider auto aid as a subset of mutual aid. In the past resources from the home agency would have to specifically request other agencies to assist with emergencies. Now it is common practice to predesignate other agencies to respond immediately into other fire districts based on predesignated assignments. With the advent of closest unit response there is further need to update the agreement.

BUDGETARY CONSIDERATIONS: None

STRATEGIC PLANNING:

Prioritized ____ YES ____ **X** ____ NO

*High-Performing Organization/Exception Professional Services ____ **X** ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTION(S): None

STAFF RECOMMENDATION: Staff recommends approval of resolution approving an updated 28E agreement for Mutual Assistance for Polk County Area Fire/Rescue Services.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Jim Clark

Fire Chief

jclark@cityofjohnston.com

515-251-7690

Prepared by: Jim Clark

Return to: Jim Clark

RESOLUTION NO.

A Resolution Approving an Updated 28E AGREEMENT FOR MUTUAL ASSISTANCE for Polk County Area Fire/Rescue Services

WHEREAS, the undersigned entities (“Party” or collectively “Parties”) provide fire/rescue services and/or emergency medical services (“Emergency Services”) in Polk County and/or the adjoining counties of Boone County, Dallas County, Jasper County, Madison County, Marion County, Marshall County, Story County and Warren County (“adjoining counties”); and

WHEREAS, there has been a long-standing Mutual Aid Agreement among Polk County fire/rescue and emergency medical services and/or other entities to provide mutual aid in Polk County and adjoining counties in a time of need;

WHEREAS, the current Mutual Aid Agreement is entitled 28E Agreement for Mutual Assistance for Polk County Fire/Rescue Services and is filed with the Iowa Secretary of State at 10:51 a.m. on June 24, 2015, numbered M508206 (“2015 Agreement”); and

WHEREAS, the Parties have a desire to assist each other in time of need; and

WHEREAS, the Parties each maintain adequate Emergency Services equipment and personnel to respond to the normal emergencies occurring within their respective jurisdictions; and

WHEREAS, situations may arise in regard to emergencies or circumstances which exhaust available personnel and equipment, or require additional or specialty personnel or additional and/or special equipment that the responsible jurisdiction may not have available at any given time; and

WHEREAS, to combat such emergency situations, it is desirable for the Parties to render needed Emergency Services upon a reciprocal basis; and

WHEREAS, the governing bodies of each party are desirous of entering into this 28E Agreement (“Agreement”), the purpose of which is to provide for the Emergency Services of one entity to the other in such emergency or needed situations requiring additional, special personnel, and/or equipment; and

WHEREAS, the update to the agreement makes minor changes to reflect actual practice of auto aid being a subset of mutual aid and with closest unit dispatch capabilities and Cad-to-Cad solutions to improve services the changes only enhance the services to all communities

**NOW, THEREFORE, BE IT RESOLVED BY THE GRIMES CITY COUNCIL THAT THE MAYOR SIGN THE
UPDATED 28E FOR MUTUAL ASSISTANCE AND AGREE TO ALL THE RECITALS OF THE AGREEMENT**

PASSED AND APPROVED THIS 26th DAY OF NOVEMBER, 2024.

SCOTT MIKKELSEN, MAYOR

ATTEST:

RACHAEL GREVING, CITY CLERK



Paul D. Pate
Secretary of State
State of Iowa

28E
Agreement

Item 1. The full legal name, organization type and county of each participant to this agreement are:

	Full Legal Name	Organization Type	*County
Party 1	City of Altoona	City	Polk
Party 2	City of Ankeny	City	Polk
Party 3	City of Bondurant	City	Polk
Party 4	Camp Township	Township	Polk
Party 5	City of Carlisle	City	Warren
Party 6	City of Bussey	Marion	City
Party 7	Clay Township	Marion	Township
Party 8	City of Clive	Polk	City
Party 9	City of Colfax	Jasper	City
Party 10	Delaware Township	Polk	Township
Party 11	City of Des Moines	Polk	City
Party 12	Des Moines Airport Authority	Polk	Reg or District
Party 13	City of Elkhart	Polk	City
Party 14	City of Granger	Dallas	City
Party 15	City of Grimes	Polk	City
Party 16	City of Harvey	Marion	City
Party 17	City of Indianola	Warren	City
Party 18	City of Johnston	Polk	City
Party 19	City of Knoxville	Marion	City
Party 20	Lake Prairie Fire Service	Marion	Township
Party 21	City of Marshalltown	Marshall	City
Party 22	City of Maxwell	Story	City
Party 23	City of Mingo	Jasper	City
Party 24	City of Mitchellville	Polk	City
Party 25	City of Nevada	Story	City
Party 26	City of Newton	Jasper	City
Party 27	Northern Warren Fire & Emergency Response Agency	Warren	Reg or District
Party 28	City of Norwalk	Warren	City
Party 29	City of Pleasant Hill	Polk	City
Party 25	City of Polk City	Polk	City
Party 26	Saylor Township	Polk	Township

Party 27	City of Urbandale		Polk	City
Party 28	City of Waukee		Dallas	City
Party 29	City of West Des Moines		Polk	City
Party 30	City of Windsor Heights		Polk	City

Item 2. The type of Public Service included in this agreement is: 210 Fire Response
(Enter only one Service Code and Description) Code Number Service Description

Item 3. The purpose of this agreement is: *(please be specific)*
 To provide for Mutual Aid in case of an Emergency within the jurisdiction of the Parties to this Agreement arising in Polk County and/or the adjoining counties of Boone, Dallas, Jasper, Madison, Marion, Marshall, Story and Warren.

Item 4. The duration of this agreement is: *(check one)* ☐ Agreement Expires _____ ☒ Indefinite Duration
[mm/dd/yyyy]

Item 5. Does this agreement amend or renew an existing agreement? *(check one)*

☐ **NO**

☒ **YES** Filing # of the agreement: M508206

(Use the filing number of the most recent version filed for this agreement)

The filing number of the agreement may be found by searching the 28E database at: <http://sos.iowa.gov/28e>.

Item 6. Attach two copies of the agreement to this form if not filing online.

Item 7. The primary contact for further information regarding this agreement is: *(optional)*

LAST Name _____ **FIRST** Name _____

Title _____ Group: _____

Email _____ Phone _____

28E AGREEMENT FOR MUTUAL ASSISTANCE

for Polk County Area Fire/Rescue Services

WHEREAS, the undersigned entities (“Party” or collectively “Parties”) provide fire/rescue services and/or emergency medical services (“Emergency Services”) in Polk County and/or the adjoining counties of Boone County, Dallas County, Jasper County, Madison County, Marion County, Marshall County, Story County and Warren County (“adjoining counties”); and

WHEREAS, there has been a long standing Mutual Aid Agreement among Polk County fire/rescue and emergency medical services and/or other entities to provide mutual aid in Polk County and adjoining counties in a time of need;

WHEREAS, the current Mutual Aid Agreement is entitled 28E Agreement for Mutual Assistance for Polk County Fire/Rescue Services and is filed with the Iowa Secretary of State at 10:51 a.m. on June 24, 2015, numbered M508206 (“2015 Agreement”); and

~~**WHEREAS**, the 2015 Agreement has been in force for one year and Parties desire to update; and~~

WHEREAS, the Parties have a desire to assist each other in time of need; and

WHEREAS, the Parties each maintain adequate Emergency Services equipment and personnel to respond to the normal emergencies occurring within their respective jurisdictions; and

WHEREAS, situations may arise in regard to emergencies or circumstances which exhaust available personnel and equipment, or require additional or specialty personnel or additional and/or special equipment that the responsible jurisdiction may not have available at any given time; and

WHEREAS, to combat such emergency situations, it is desirable for the Parties to render needed Emergency Services upon a reciprocal basis; and

WHEREAS, the governing bodies of each party are desirous of entering into this 28E Agreement (“Agreement”), the purpose of which is to provide for the Emergency Services of one entity to the other in such emergency or needed situations requiring additional, special personnel, and/or equipment.

NOW, THEREFORE, BE IT AGREED AS FOLLOWS:

I. Incorporation of Recitals

The foregoing Recitals are incorporated herein as if fully set forth in this paragraph.

II. Definitions

- A. Mutual Aid/Automatic Aid. The assistance of Emergency Services personnel and equipment provided by one Party (“Providing Entity”) and requested by the other Party (“Requesting Entity”) to this Agreement. Automatic Aid is considered a subset of Mutual Aid, and both are interchangeable within this document.
- B. Incident Commander. The person who, by virtue of his/her position with the Requesting Entity, is responsible for the overall command and direction of the Emergency response activities.
- C. Emergency. Any situation where a Requesting Entity, due to lack of personnel or training, special equipment needs or magnitude of event, and based upon actual circumstances, concludes that assistance is needed from a Providing Entity(s) to protect life, stabilize the incident, and/or protect property within its jurisdiction.

III. Purpose

This Agreement is made pursuant to Chapter 28E, Code of Iowa. The purpose of this Agreement is to provide for Mutual Aid in case of an Emergency arising within the jurisdiction of the Parties to this Agreement.

IV. Request for Assistance

All requests for Mutual Aid in an Emergency shall be made by an Emergency Services director, Fire Chief or designee of the Requesting Entity. Additionally, requests for assistance can also be filled using pre-determined response tables utilizing Computer-Aided Dispatch (CAD) created by the

Requesting Entity and approved the Providing Entity. Such requests shall state the exact nature of the Emergency and shall include the amount and type of equipment and the number and skills of personnel required, and shall specify the location where the personnel and equipment are needed. The final decision of type and amount of equipment and number of personnel to be provided by the Providing Entity to the Requesting Entity shall be at the sole discretion of the Providing Entity. Further, the Providing Entity shall be held harmless by the Requesting Entity from liability in connection with its final decision on type and amount of equipment and number of personnel to be provided to the Requesting Entity.

V. Authority over Joint Operations

The Incident Commander of the Requesting Entity shall retain overall control of all Emergency response activities. The ranking supervisor of the Providing Entity shall remain in command of his/her personnel and equipment subject, however, to the direction and control of the Incident Commander. By previous agreement, Incident Command can be initiated or assumed by a ranking supervisor from the Providing Entity for operational control, and incident safety purposes. It is understood that the purpose of this section is to maintain order for the emergency response and shall not be construed to establish an employer/employee relationship.

VI. Liability

Employees or volunteers of either Party acting pursuant to this Agreement shall be considered as acting under the lawful orders and instructions pertaining to their employment or volunteer status with such Party. Under no circumstances are employees or volunteers of one party to be considered employees or volunteers of the other Party.

Each Party waives all claims against the other for compensation for any property loss or damage and/or personal injury or death to its personnel as consequence of the performance of this Agreement. Each Party shall bear the liability and/or costs of damage to its equipment and facilities, and the compensation of its employees or volunteers, including injury or death of its personnel, occurring as a consequence of the performance of this

Agreement, whether the damages, costs, injury or death occurs at an Emergency in the Party's own jurisdiction or in the jurisdiction of the other Party. Nothing in this agreement is intended nor does it waive any right to seek federal or other assistance provided for disaster relief.

Except as provided herein, each Party shall be responsible for the acts or omissions of its own employees, and shall indemnify, defend and hold harmless the Other Party, its officers, agents and employees from and against any and all suits, actions, debts, damages, costs, charges and expenses, including court costs and attorney's fees arising from loss of or damage to private property, and/or the death of or injury to private persons, arising from services of response rendered pursuant to this Agreement.

Provided, however, the Requesting Entity shall indemnify, defend and hold harmless the Providing Entity where any suits, actions, debts, damages, costs, charges or expenses arise from execution of a specific command or order pursuant to paragraph V of this Agreement.

Nothing in this Agreement shall prevent or limit either Party to this Agreement from recovering or attempting to recover costs of services rendered to a third party where such recovery of costs is provided for by law.

The Parties to this Agreement do not waive any defenses, immunities or other limitations applicable to a respective party and nothing herein shall be so construed. Each Party to this Agreement reserves the right to fully defend all claims arising from loss of or damage to private property and/or death of or injury to private persons who are not parties to this Agreement including, but not limited to asserting defenses of immunities available under applicable law.

This article shall survive the termination of this Agreement where necessary to protect each Party to this Agreement.

VII. Compensation

- A. **Emergency Services.** For Emergency Services, no Party shall be required to reimburse any other Party for the cost of providing the services set forth in this Agreement, unless the incident lasts twelve hours or

longer. If an incident lasts twelve hours or longer, the Providing Entity may seek compensation from the Requesting Entity for the cost of providing the services set forth in this Agreement.

All services are billable if the incident lasts a minimum of twelve consecutive hours. Services include, but are not limited to:

- a. Personnel (including backfill personnel)
- b. Equipment (at rates defined by FEMA)
- c. Supplies (actual cost incurred, including shipping of replacement supplies) Documentation is required in the form of an incident report which clearly lists personnel, equipment and supplies used. Supply usage also requires an actual invoice copy.

B. Emergency Medical Services. The Party transporting a patient from an emergency location to a medical facility will be responsible for billing the patient for services rendered.

If the Providing Entity provides supplemental services or a higher level of medical services than the Requesting Entity, such as paramedic services, the Requesting Entity may bill the patient for the supplemental services pursuant to accepted billing standards. In the event the Requesting Entity does not charge for ambulance services, the Providing Entity will bill the patient for services rendered and retain one hundred percent (100%) of fees collected.

C. Hazardous Materials Services. The Providing Entity may bill the responsible person (as defined by Iowa Administrative Code Sections 133.2 and 133.3) at a hazardous substance or condition incident (as defined in Iowa Administrative Code Section 133.1(2)) to reclaim costs associated with responding to the incident.

VIII. Termination

This Agreement may be terminated with respect to that Party for any reason by any Party by giving written notice, by certified mail to the President of the Polk County Fire Chief's Association. This Agreement shall thereafter terminate, with respect to that Party only, sixty (60) days from the date of receipt of termination notice. Upon termination, said

terminating Party shall have no further responsibility or obligation or benefits from the other Parties to the Agreement, under this Agreement, except as provided herein.

IX. Effective Date

This Agreement shall be in full force and effect at 12:01 a.m., January 1, 2025, by and between the Parties who have obtained approval hereof by their respective governing bodies. Prior to January 1, 2025, the President of the Polk County Fire Chief's Association shall have filed this Agreement with the Iowa Secretary of State as required by Iowa Code section 28E.9. This Agreement shall remain in full force and effect for an indefinite period of time from the effective date hereof until terminated as provided in paragraph VII.

X. Prior Mutual Assistance Agreements

This Agreement supersedes the 2017 Agreement in full.

XI. Amendments

This Agreement represents the entire Agreement of the Parties. Any amendments must be in writing, approved by the governing body of all Parties, and executed by the authorized representatives of all Parties. Any and all amendments must comply with the provisions of Iowa Code section 28E.8. Any and all such requirements shall be done by the then presiding President of the Polk County Fire Chief's Association or President's designee.

XII. Validity

In the event any part or paragraph of this Agreement is declared void as being contrary to Iowa law, the remaining portions of this Agreement that are valid shall continue in full force and effect.

XIII. No Separate Entity Created -- Administration

It is the Intent of the Parties not to create a separate legal entity or administrative agency under this Agreement. The then presiding President of the Polk County Fire Chief's Association shall serve as Administrator of this undertaking.

XIV. No Real or Personal Property

No real or personal property will be acquired, held or disposed of during this undertaking as no separate entity has been created.

XV. Applicable Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa (excluding conflicts of laws rules), and applicable federal law.

XVI. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Fixing a Date for Public Hearing on Transfer of City Water Production Property and Property Rights Ownership to Central Iowa Water Works

BACKGROUND: A 28E Agreement approved January 23, 2024, between the City of Grimes and the Central Iowa Water Works includes the transfer of certain assets including the water treatment plant.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Kevin Hensley

GRIMES RESOLUTION NO. 10-_____

RESOLUTION SETTING HEARING ON A RESOLUTION TO APPROVE TRANSFER OF CITY WATER PRODUCTION PROPERTY AND PROPERTY RIGHTS OWNERSHIP TO CENTRAL IOWA WATER WORKS PURSUANT TO THE 28E AGREEMENT

WHEREAS, the Grimes City Council of Grimes, Iowa (“Grimes”), is the governing body of the municipal water utility of the same name and popularly known as the Grimes Water Works, a municipal water utility organized and operating in accordance with Iowa Code Chapter 388 (“GRIMES”);;

WHEREAS, the Grimes considered it desirable to establish a shared regional system of drinking water supply production facilities under regional ownership and governance to meet all of its existing and future needs for safe, reliable, abundant, and reasonably priced drinking water to be distributed to its customers;

WHEREAS, GRIMES and certain other water utilities, rural water districts and governmental entities have created a new regional water authority as a separate public entity created under Chapter 28E and Chapter 28F, Iowa Code, known as the "Central Iowa Water Works" ("CIWW") to act as a regional water wholesale production and supply entity under the material terms and conditions as set forth in the Central Iowa Water Works 28E/28F Agreement, filed with the Iowa Secretary of State on April 11, 2024 with Filing Number M516883 (the "CIWW Agreement");

WHEREAS, the conditions of membership of GRIMES in CIWW, include the transfer by GRIMES to CIWW of certain water production and supply assets owned by GRIMES that are listed and described in Schedule IV-6 to the CIWW Agreement;

WHEREAS, the transfer of the assets to CIWW as described in Schedule IV-6 to the CIWW Agreement has been previously approved by resolution of Grimes after a public hearing conducted in accordance with Iowa Code Section 364.7 pursuant to notice that did not include the legal description of real estate to be transferred by quit claim deed and did not contain legal descriptions of certain tracts owned by GRIMES within which CIWW is to be granted easements;

WHEREAS, it is desired to conduct a further public hearing upon further notice in accordance with Iowa Code Section 364.7 that includes legal descriptions of the real estate to be transferred by quit claim deed to CIWW and legal descriptions of certain tracts owned by GRIMES within which CIWW is to be granted easements and access rights to provide full transparency and for avoidance of doubt as to the proper authorization of the contemplated transfers.

NOW, THEREFORE IT IS HEREBY RESOLVED, BY THE CITY COUNCIL OF GRIMES:

That the Grimes shall, as a part of its regular meeting at 410 SE Main Street, Grimes, Iowa at 5:30 P.M. on the 12th day of November, 2024, conduct a additional public hearing to:

- (i) To approve, ratify and confirm the previously approved transfer by quit claim deed of the parcels described in Exhibit A, relating to the Grimes Jordan Aquifer Wells, Grimes Water Treatment Plants, Grimes Pump Station, and Grimes Alluvial Aquifer Wells, under the terms and provisions of the CIWW Agreement; and
- (ii) To approve, ratify and confirm the previously approved transfer by grant of easements and access rights in and to the parcels described in Exhibit B, including assignment of existing easements used in the production of water, under the terms and provisions of the CIWW Agreement.

The City Clerk is directed to cause one publication to be made of a notice of this meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in Grimes, Iowa. The publication to be not less than four (4) nor more than twenty (20) days prior to the date of the hearing on the proposed disposal. The Notice will be in substantially the form attached hereto as Exhibit C.

EXHIBIT A

1. Parcel "D" of Plat of Survey filed on April 13, 2000, and recorded in Book 8469 Page 741, being a part of the East Half of Section 20, Township 80 North, Range 35, West of the 5th P.M., Polk County, Iowa. AND
2. Parcel "O" of Plat of Survey recorded in Book 15781 Page 373, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa. AND
3. The South 450 feet of the West 250 feet of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 80 North, Range 25 West of the 5th P.M., Grimes, Polk County, Iowa.

Subject to restrictions, easements and other matters appearing of record, and specifically reserving to the City of Grimes easements for existing utilities, including water distribution, and ingress/egress over existing driveways.

EXHIBIT B

1. An easement for existing water production main approximately 40' in width, located within the following Parcels: A tract of land located in Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, more specifically described as follows: Commencing at the SW corner of said Section 29, with the West line of said Southwest Quarter having an assumed true bearing of N 0°00'00" W with all subsequent bearings referenced therefrom; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of

551.38 feet to the point of beginning; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 775.89 feet; thence N 0°50'22" E, a distance of 1,289.02 feet; thence S 88°08'18" W, a distance of 395.33 feet; thence S 1°29'05" W, a distance of 542.29 feet; thence S 36°38'43" W, a distance of 455.54 feet; thence S 62°52'20" W, a distance of 122.35 feet; thence S 0°53'45" W, a distance of 307.02 feet to the point of beginning. Said tract of land containing 15.94 acres more or less.

AND

Beginning at the SW corner of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, with the West line of said Southwest Quarter having an assumed true bearing of N 0°00'00" W with all subsequent bearings referenced therefrom; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 551.38 feet; thence N 0°53'45" E, a distance of 60.00 feet; thence N 89°34'58" W, a distance of 552.32 feet; thence S 0°00'00" E, a distance of 60.00 feet to the point of beginning, less the West 33.0 feet thereof for public right-of-way. Said tract of land containing 0.71 acres more or less, all now included in and forming a part of the City of Grimes, Polk County, Iowa.

AND

Lots "A", "B", and "C", Street Lots, Chevalia Valley Final Plat, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa

AND

Lot "C" and Outlot "Z" in Brentwood Estates, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa

AND

Lot 'A' in Stage Coach Estates Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa

AND

Outlot "I" in Chevalia Valley, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa.

AND

A strip of land across Lot 1 and that part of Lot 1A in Bridge Creek Plat 1, lying in the Northeast Quarter of the Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M., City of Grimes, Polk County, Iowa, being situated 7.50 feet on each side of the following centerline: Beginning at a point on the north line of said Northeast Quarter of the Southwest Quarter which is 208.34 feet East of the Northwest Corner thereof; thence S06°26'08" E, 21.97 feet; thence southerly, 193.59 feet along a curve having a radius of 750.00 feet, concave to the west, a central angle of 14°47'22" and being subtended by a chord which bears S00°53'11" W, 193.06 feet to a point on the south line of said Lot 1A, and there terminating, containing 3236.29 s.f.

AND

A part of Lot 1A in Bridge Creek Plat 1, an Official Plat, Polk County, Iowa, being that part formerly within Lot 1 of Neals Acres, an Official Plat, and lying West of one "Parcel A" as said Parcel A is shown on a Plat of Survey recorded in Book 11851 Page 962, Polk County, Iowa.

2. An easement for existing generator equipment used in the production of water, over an irregular shaped area located within the following parcel: A tract of land located in Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, more specifically described as follows: Commencing at the SW corner of said Section 29, with the West line of said Southwest Quarter having an assumed true bearing of N 0°00'00" W with all subsequent bearings referenced therefrom; thence S 89°34'58" E along the South line of said

Southwest Quarter, a distance of 551.38 feet to the point of beginning; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 775.89 feet; thence N 0°50'22" E, a distance of 1,289.02 feet; thence S 88°08'18" W, a distance of 395.33 feet; thence S 1°29'05" W, a distance of 542.29 feet; thence S 36°38'43" W, a distance of 455.54 feet; thence S 62°52'20" W, a distance of 122.35 feet; thence S 0°53'45" W, a distance of 307.02 feet to the point of beginning. Said tract of land containing 15.94 acres more or less.

AND

Beginning at the SW corner of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, with the West line of said Southwest Quarter having an assumed true bearing of N 0°00'00" W with all subsequent bearings referenced therefrom; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 551.38 feet; thence N 0°53'45" E, a distance of 60.00 feet; thence N 89°34'58" W, a distance of 552.32 feet; thence S 0°00'00" E, a distance of 60.00 feet to the point of beginning, less the West 33.0 feet thereof for public right-of-way. Said tract of land containing 0.71 acres more or less, all now included in and forming a part of the City of Grimes, Polk County, Iowa.

3. Assignment of an existing Water Main Easement from Christopher Benda to the City of Grimes, Iowa, a municipal corporation, filed March 22, 2019 in Book 17268, Page 235 of the Polk County records.
4. Assignment of an existing Water Main Easement from Mark C. Paup and Miranda M. Paup to the City of Grimes, Iowa, a municipal corporation, filed June 25, 2020 in Book 17909, Page 762 of the Polk County records.
5. Assignment of an existing Water Main Easement from J5 Investments, L.L.C., an Iowa limited liability company, to the City of Grimes, Iowa, a municipal corporation, filed March 22, 2019 in Book 17268, Page 249 of the Polk County records.
6. Assignment of an existing Public Water Main Easement from Dallas Center-Grimes Community School District to the City of Grimes, Iowa, a municipal corporation, filed January 9, 2017 in Book 16338, Page 297 of the Polk County records.
7. Assignment of an existing Water Main Easement from Chevalia Run Owners Association, an Iowa Corporation, to the City of Grimes, Iowa, a municipal corporation, filed March 22, 2019 in Book 17268, Page 240 of the Polk County records.
8. Assignment of an existing Water Main Easement from Chevalia Ridge, L.L.C., an Iowa limited liability company, to the City of Grimes, Iowa, a municipal corporation, filed March 22, 2019 in Book 17268, Page 254 of the Polk County records.
9. Assignment of an existing Water Main Easement from Bridge Creek, L.L.C., to the City of Grimes, Iowa, a municipal corporation, filed May 28, 2008 in Book 12760, Page 578 of the Polk County records.

EXHIBIT C:

Form of Notice of Hearing (Asset Transfer per 364.7)

NOTICE OF MEETING OF THE GRIMES CITY COUNCIL OF THE CITY OF GRIMES, IOWA ON THE MATTER OF THE PROPOSITION

**FOR THE DISPOSAL OF INTERESTS IN REAL PROPERTY BY
TRANSFERRING PROPERTY TO CENTRAL IOWA WATER WORKS**

PUBLIC NOTICE is hereby given that as a part of its regular meeting at Grimes Community Complex, 410 SE Main Street, Grimes, Iowa at 5:30 P.M. on the 10th day of December, 2024, the Grimes City Council of the City of Grimes, Iowa (“Grimes”) which is the governing body of the municipal water utility of the same name and popularly known as the Grimes Water Works (“GRIMES”) will conduct an additional public hearing on the previously approved transfer of GRIMES water production assets to Central Iowa Water Works (“CIWW”) an entity created under the provisions of Chapter 28E and 28F, Iowa pursuant to the terms of a 28E/28F agreement filed with the Iowa Secretary of State on April 11, 2024 filing number M516883 and a copy of which is on file at the offices of Grimes City Clerk located at 101 NE Harvey Street, Grimes, Iowa (the “CIWW Agreement”). The public hearing shall consider actions to:

1. Approve, ratify, and confirm the transfer by quit claim deed of the following parcels relating to the Grimes Jordan Aquifer Wells, Grimes Water Treatment Plants, Grimes Pump Station, and Grimes Alluvial Aquifer Wells, under the terms and provisions of the CIWW Agreement:

Parcel “D” of Plat of Survey filed on April 13, 2000, and recorded in Book 8469 Page 741, being a part of the East Half of Section 20, Township 80 North, Range 35, West of the 5th P.M., Polk County, Iowa.

AND

Parcel “O” of Plat of Survey recorded in Book 15781 Page 373, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa.

AND

The South 450 feet of the West 250 feet of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 80 North, Range 25 West of the 5th P.M., Grimes, Polk County, Iowa.

Subject to restrictions, easements and other matters appearing of record, and specifically reserving to the City of Grimes easements for existing utilities, including water distribution, and ingress/egress over existing driveways; and

2. To approve, ratify and confirm the previously approved transfer by grant of easements and access rights in and to the following described parcels, including assignment of existing easements used in the production of water, under the terms and provisions of the CIWW Agreement:
 - a. An easement for existing water production main approximately 40’ in width located within the following Parcels: A tract of land located in Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, more specifically described

as follows: Commencing at the SW corner of said Section 29, with the West line of said Southwest Quarter having an assumed true bearing of N 0°00'00" W with all subsequent bearings referenced therefrom; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 551.38 feet to the point of beginning; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 775.89 feet; thence N 0°50'22" E, a distance of 1,289.02 feet; thence S 88°08'18" W, a distance of 395.33 feet; thence S 1°29'05" W, a distance of 542.29 feet; thence S 36°38'43" W, a distance of 455.54 feet; thence S 62°52'20" W, a distance of 122.35 feet; thence S 0°53'45" W, a distance of 307.02 feet to the point of beginning. Said tract of land containing 15.94 acres more or less.

AND

Beginning at the SW corner of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, with the West line of said Southwest Quarter having an assumed true bearing of N 0°00'00" W with all subsequent bearings referenced therefrom; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 551.38 feet; thence N 0°53'45" E, a distance of 60.00 feet; thence N 89°34'58" W, a distance of 552.32 feet; thence S 0°00'00" E, a distance of 60.00 feet to the point of beginning, less the West 33.0 feet thereof for public right-of-way. Said tract of land containing 0.71 acres more or less, all now included in and forming a part of the City of Grimes, Polk County, Iowa.

AND

Lots "A", "B", and "C", Street Lots, Chevalia Valley Final Plat, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa

AND

Lot "C" and Outlot "Z" in Brentwood Estates, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa

AND

Lot 'A' in Stage Coach Estates Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa

AND

Outlot "I" in Chevalia Valley, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa.

AND

A strip of land across Lot 1 and that part of Lot 1A in Bridge Creek Plat 1, lying in the Northeast Quarter of the Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M., City of Grimes, Polk County, Iowa, being situated 7.50 feet on each side of the following centerline: Beginning at a point on the north line of said Northeast Quarter of the Southwest Quarter which is 208.34 feet East of the Northwest Corner thereof; thence S06°26'08" E, 21.97 feet; thence southerly, 193.59 feet along a curve having a radius of 750.00 feet, concave to the west, a central angle of 14°47'22" and being subtended by a chord which bears S00°53'11" W, 193.06 feet to a point on the south line of said Lot 1A, and there terminating, containing 3236.29 s.f.

AND

A part of Lot 1A in Bridge Creek Plat 1, an Official Plat, Polk County, Iowa, being that part formerly within Lot 1 of Neals Acres, an Official Plat, and lying West of one "Parcel A" as said Parcel A is shown on a Plat of Survey recorded in Book 11851 Page 962, Polk County, Iowa.

- b. An easement for existing generator equipment used in the production of water, over an irregular shaped area located within the following parcel: A tract of land located in

Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, more specifically described as follows: Commencing at the SW corner of said Section 29, with the West line of said Southwest Quarter having an assumed true bearing of N 0°00'00" W with all subsequent bearings referenced therefrom; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 551.38 feet to the point of beginning; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 775.89 feet; thence N 0°50'22" E, a distance of 1,289.02 feet; thence S 88°08'18" W, a distance of 395.33 feet; thence S 1°29'05" W, a distance of 542.29 feet; thence S 36°38'43" W, a distance of 455.54 feet; thence S 62°52'20" W, a distance of 122.35 feet; thence S 0°53'45" W, a distance of 307.02 feet to the point of beginning. Said tract of land containing 15.94 acres more or less.

AND

Beginning at the SW corner of Section 29, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, with the West line of said Southwest Quarter having an assumed true bearing of N 0°00'00" W with all subsequent bearings referenced therefrom; thence S 89°34'58" E along the South line of said Southwest Quarter, a distance of 551.38 feet; thence N 0°53'45" E, a distance of 60.00 feet; thence N 89°34'58" W, a distance of 552.32 feet; thence S 0°00'00" E, a distance of 60.00 feet to the point of beginning, less the West 33.0 feet thereof for public right-of-way. Said tract of land containing 0.71 acres more or less, all now included in and forming a part of the City of Grimes, Polk County, Iowa.

- c. Assignment of an existing Water Main Easement from Christopher Benda to the City of Grimes, Iowa, a municipal corporation, filed March 22, 2019 in Book 17268, Page 235 of the Polk County records.
- d. Assignment of an existing Water Main Easement from Mark C. Paup and Miranda M. Paup to the City of Grimes, Iowa, a municipal corporation, filed June 25, 2020 in Book 17909, Page 762 of the Polk County records.
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- f. Assignment of an existing Public Water Main Easement from Dallas Center-Grimes Community School District to the City of Grimes, Iowa, a municipal corporation, filed January 9, 2017 in Book 16338, Page 297 of the Polk County records.
- g. Assignment of an existing Water Main Easement from Chevalia Run Owners Association, an Iowa Corporation, to the City of Grimes, Iowa, a municipal corporation, filed March 22, 2019 in Book 17268, Page 240 of the Polk County records.
- h. Assignment of an existing Water Main Easement from Chevalia Ridge, L.L.C., an Iowa limited liability company, to the City of Grimes, Iowa, a municipal corporation, filed March 22, 2019 in Book 17268, Page 254 of the Polk County records.
- i. Assignment of an existing Water Main Easement from Bridge Creek, L.L.C., to the City of Grimes, Iowa, a municipal corporation, filed May 28, 2008 in Book 12760, Page 578 of the Polk County records.

At the above meeting, the Grimes City Council shall receive oral or written objections from any member of the public. After all objections have been received and considered, the Grimes City

Council will at this meeting, or an adjournment thereof, take action on the final determination of the disposal of interests in real property to CIWW as set forth above.

This notice is given by order of the Board as provided by Iowa Code 364.7, as amended.

Dated this 26th day of November, 2024.

THE CITY OF GRIMES, IOWA

/s/ Rachel Geving, Grimes City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Resolution Approving Offer to Purchase and Agreement Cretors - SE 11th and S James Street Improvements

BACKGROUND: With the development of SE 11th St and S James Street Improvement Plans, certain easements and rights of way were determined necessary for the construction of the project. In this particular case, a permanent storm sewer easement and temporary construction easement is needed from the Cretors family, located just north of SW Kennybrook Drive on S James Street. The temporary construction easement will allow for the reconstruction of the sidewalk into a wider trail.

The City has also agreed to compensate the owner for a new fence along S. James Street.

BUDGETARY CONSIDERATIONS: \$3,595.00 covered by the projects capital fund.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: N/A

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director, 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP, CFM

Return to: Alex Pfaltzgraff, AICP, CFM

RESOLUTION APPROVING OFFER TO PURCHASE AND AGREEMENT CRETORS - SE
11TH AND S JAMES STREET IMPROVEMENTS

Grimes Resolution No. 11-3024

WHEREAS, the City of Grimes has developed plans to construct the SE 11th Street and S James Street Improvements, (the “Project”) and has determined that certain easements are necessary in order to construct the Project; and

WHEREAS, the City of Grimes has extended an Offer to Purchase and Agreement (the “Offer”), provided as Exhibit A, to the property owner (the “Owner”); and

WHEREAS, the Owner has reviewed the Offer and has accepted the Offer.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

That, the Offer to Purchase Easement and Agreement is approved by the Grimes City Council, and the Mayor and/or City Administrator are authorized to execute, on behalf of the City of Grimes, such documents as are necessary and appropriate to effectuate the terms pursuant to the Offer, including, without limitation, any agreements, easements or other documents, and the City Clerk is authorized to attest to their signatures.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

OFFER TO PURCHASE AND AGREEMENT

Page 1

PARCEL NO. 7925-06-226-023
COUNTY: Polk
PROJECT NO. N/A
PROJECT NAME: SE 11TH Street and S James Street Improvements

TO: David and Donna Cretors

On this 11th day of November, 2024, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Polk County, Iowa, and legally described on the attached Easement and Plat Exhibit. This offer shall terminate on 30 days from offer date. If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: LAND ONLY. SELLER CONSENTS to any change of grade related to the project and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project.
2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing.
3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
\$	on right of possession	
\$	on conveyance of title	
\$	on surrender of possession	
\$ 3,595.00	on possession and conveyance	Within 30 Days of BUYER Approval
\$ 3,595.00	TOTAL LUMP SUM	

BREAKDOWN:	ac. = acres / sq.ft. = square feet	
Land by Fee Title	0 ac.	\$ 0.00
Underlying Fee Title	0 ac.	\$ 0.00
Permanent Easement	0 sq. ft.	\$ 0.00
Temporary Easement(s)	1,182 sq.ft.	\$ 330.00
Fencing	65 feet of 6-foot fence	\$ 3,265.00
Total		\$ 3,595.00
Additional Damages	None	

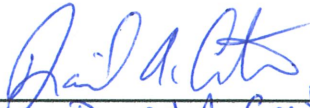
DISTRIBUTION: ONE COPY RETURNED TO BUYER -- ONE COPY RETAINED BY SELLER

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: N/A
5. Each page and each attachment is by this reference made part hereof.
6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None
7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.
8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.
9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.
10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.
11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.
12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.
13. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None
14. BUYER shall be responsible for the deconstruction and reinstallation of any fence necessary for the project. The Buyer will reinstall and restore the fence to its original state upon completion of the project. If any fencing is damaged during the project, the Buyer will make good and return the fence to its original state. The Buyer will be responsible for the cost of any repairs and will consult the Seller prior to purchasing/installing any replacement materials. In addition, the Buyer shall provide additional compensation to the Seller for the amount of \$3595.00 as part of this project as noted in Section 3.
15. BUYER shall be responsible for all restoration disturbed area within the easements.
16. BUYER shall replace and widen sidewalk to 5-feet from South James, west to driveway. A 10:1 taper will begin east of the driveway to allow the sidewalk to connect to the 4-foot driveway/sidewalk section.
17. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.
18. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.
19. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.
20. GENERAL PROVISIONS.
 - a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.

- b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
- c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.

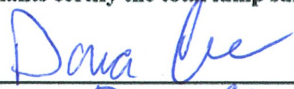
Page 3

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

X 

By: David A. Cretors

Marital Status: Married

X 

By: Dona Cretors

Marital Status: Married

ALL PURPOSE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, A.D. 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____,

_____ to me personally known
or _____ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) _____ (Sign in Ink)
_____, (Print/Type Name)
Notary Public in and for the State of _____

CAPACITY CLAIMED

BY SIGNER:
- INDIVIDUAL
- CORPORATE
Title(s) of Corporate Officer(s): _____

- Corporate Seal is affixed
- No Corporate Seal procured
- PARTNER(s): Limited Partnership
 General Partnership
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- OTHER: _____
SIGNER IS REPRESENTING:
List name(s) of person(s) or entity(ies)

BUYER'S APPROVAL

Signed by: Scott Mikkelsen (Date) _____

Attested by: Rochelle Williams (Date) _____

BUYER'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, known to me to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

Notary Public in and for the State of Iowa

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM:

BACKGROUND: The owner of 3103 SE Keystone Drive has requested approval to install a fence within a certain overland flowage easement on the subject property. The proposed installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the easements.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Approved Final Plat for Hope Commercial Plat 4 - 2021

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

RESOLUTION 11-3124 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS
WITHIN OVERLAND FLOWAGE EASEMENT FOR LOT 14 OF GLENSTONE TRAIL PLAT 7 -
3103 SE KEYSTONE DRIVE

Grimes Resolution No. 11-3124

WHEREAS, the owners of Lot 14 of Glenstone Trail Plat 7 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain Overland Flowage Easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, the City desires to accept the Consent and Agreement for improvements within the overland flowage easement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Consent and Agreement for Improvements within the overland flowage easement ("Consent and Agreement") regarding Lot 14 of Glenstone Trail Plat 7 is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signatures and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Preparer Information: Alivia Hoodjer, Assistant Planner, 410 SE Main St Ste. 102 Grimes, IA 50111 (515) 986-4050
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rachel Greving, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS (“Agreement”) is entered into by and between Christie Ahrens, *a single person* (collectively, the “Property Owners”) and the City of Grimes, Iowa, a municipal corporation (hereinafter called “City”):

1. **PROPERTY DESCRIPTION.** Property Owners own that property legally described as:

Lot 14 of Glenstone Trail Plat 7, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (“Property”).

2. **EXISTING EASEMENT.** The Property Owner or Property Owner’s predecessor in title, granted that certain existing overland flowage easement, as shown in the Glenstone Trail Plat 7 dated January 8, 2008 recorded on January 30, 2008, in Book 12527, Page 371 in the real property records of Polk County, Iowa (the “Easement”) to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the “Easement Area”) without the prior written consent of the City.

The Property Owner or Property Owner’s predecessor in title, granted that certain existing buffer easement, as shown in the Glenstone Trail Plat 7 dated January 30, 2008, recorded on January 30, 2008, in Book 12527, Page 359 in the real property records of Polk County, Iowa (the “Easement”) to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the “Easement Area”) without the prior written consent of the City.

3. **IMPROVEMENTS.** The Property Owners desire to install a chain-link fence on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the “Improvement”), which encroaches into the Easement

Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.

4. CITY CONSENT TO INSTALLATION OF IMPROVEMENTS. The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.
5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.
6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.
7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.
8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.
9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

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

Signed this 14th day of November, 2024

PROPERTY OWNERS

Christie B. Ahrens

Christie Ahrens

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 14th day of November, 2024 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Christie Ahrens, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.



Evann Martin

Notary Public in and for the
State of Iowa

My Commission expires 07/20/2027

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rachel Greving
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that Scott Mikkelsen and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' black chain-link fence has been proposed to be constructed in an existing overland flowage easement and existing buffer easement on Lot 14 of Glenstone Trail Plat 7 (3103 SE Keystone Dr) in accordance to permit number FN-24-090.

RESOLUTION 11-3224 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 11-3224

WHEREAS, the City of Grimes has identified the need to retain consultants for professional services;

WHEREAS, the consultants have agreed to provide a scope of work for the City;

WHEREAS, the consultants have completed all or portions of the scope of work and are requesting payment of those services;

WHEREAS, the requests for payments have been reviewed and approved by City staff as due and payable;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the professional payments that are listed shall be approved as submitted.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: S James Street Improvements - SE 37th St. to SE 11th St.
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 369-210-6407 **Finance Project #**
Vendor Project or Invoice #: 23G023.00 **PO #**
Original Contract Date: February 27, 2024 **Vendor #** 2972

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: October 1, 2024 Through: October 31, 2024

Contract Summary

Original Contract Amount:	\$	1,009,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	1,009,000.00	
Total completed and stored to date:	\$	335,930.04	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	335,930.04	
Less previous applications for payment:	\$	265,100.64	
SUBTOTAL	\$		70,829.40

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 70,829.40

Balance to finish, including retainage: \$ 673,069.96

Contract Time Remaining (If applicable) - WORKING DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Signature:  Firm Name: _____ Date: 11/8/2024

Engineer / Consultant Approval:

Signature: _____ Firm Name: Foth Infrastructure & Environment, LLC Date: _____

City of Grimes Staff Approval:

Signature:  Date: 11-19-24

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 13, 2024	\$ 169,883.06
2	September 24, 2024	\$ 50,129.58
3	November 12, 2024	\$ 45,088.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 265,100.64**

Record of Change Orders

No.	Date	Amount
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TOTAL **\$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	February 27, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice



REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

NOTE: Communications concerning disputed debts, including an instrument rendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

November 08, 2024
Project No: 0023G023.00
Invoice No: 93225

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 70,829.40

Project 0023G023.00 S James Street Improvements
Professional Services through October 31, 2024
Professional Personnel

	Hours	Rate	Amount	
Project Manager II	2.00	208.00	416.00	
Project Engineer V	8.30	224.00	1,859.20	
Project Engineer IV	19.00	197.00	3,743.00	
Project Engineer II	29.00	172.00	4,988.00	
Project Engineer I	130.50	159.00	20,749.50	
Staff Engineer III	121.00	152.00	18,392.00	
Project Scientist I	1.00	131.00	131.00	
Technician IX	25.00	181.00	4,525.00	
Technician II	90.80	109.00	9,897.20	
Land Surveyor V	8.00	212.00	1,696.00	
Land Surveyor IV	22.50	197.00	4,432.50	
Totals	457.10		70,829.40	
Total Labor				70,829.40
Billing Limits	Current	Prior	To-Date	
Total Billings	70,829.40	265,100.64	335,930.04	
Limit			1,009,000.00	
Remaining			673,069.96	
		Total This Invoice		USD 70,829.40

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE 11th Street & S James St
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 369-210-6407 **Finance Project #**
Vendor Project or Invoice #: 22G020.01 **PO #**
Original Contract Date: June 28, 2022 **Vendor #** 2972

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 18
PAYMENT PERIOD: From: October 1, 2024 Through: October 31, 2024

Contract Summary

Original Contract Amount:	\$	793,500.00	
Net change by Change Orders:	\$	456,800.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,250,300.00	
Total completed and stored to date:	\$	1,080,929.10	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	1,080,929.10	
Less previous applications for payment:	\$	1,068,594.02	
SUBTOTAL	\$	12,335.08	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 12,335.08

Balance to finish, including retainage: \$ 169,370.90

Contract Time Remaining (If applicable) - WORKING DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Signature:  Firm Name: _____ Date: 11/8/2024

Engineer / Consultant Approval:

Signature: _____ Firm Name: Foth Infrastructure & Environment, LLC Date: _____

City of Grimes Staff Approval:

Signature:  Date: 11-19-24

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 11, 2022	\$ 49,535.72
2	November 8, 2022	\$ 63,095.74
3	December 13, 2022	\$ 41,561.07
4	January 10, 2023	\$ 65,878.59
5	March 14, 2023	\$ 170,495.20
6	April 11, 2023	\$ 73,807.58
7	May 9, 2023	\$ 92,306.00
8	June 27, 2023	\$ 96,996.39
9	July 11, 2023	\$ 89,777.20
10	November 14, 2023	\$ 196,404.04
11	December 26, 2023	\$ 44,336.00
12	March 26, 2024	\$ 18,279.85
13	May 14, 2024	\$ 5,517.34
14	June 11, 2024	\$ 20,119.32
15	August 13, 2024	\$ 6,355.20
16	September 24, 2024	\$ 27,222.64
17	November 12, 2024	\$ 6,906.14
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Previous Applications for Payment

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TOTAL **\$ 1,068,594.02**

Record of Change Orders

No.	Date	Amount
1	September 12, 2023	\$ 456,800.00
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TOTAL **\$ 456,800.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	June 28, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice



REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

NOTE: Communications concerning disputed debts, including an instrument rendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

November 08, 2024
Project No: 0022G020.02
Invoice No: 93224

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 12,335.08

Project 0022G020.02 SE 11th Street & S James St Construction

Professional Services through October 31, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer IV	28.00	197.00	5,516.00	
Project Engineer I	.50	159.00	79.50	
Staff Engineer III	36.00	152.00	5,472.00	
Technician II	11.50	109.00	1,253.50	
Totals	76.00		12,321.00	
Total Labor				12,321.00

Expenses 14.08

Billing Limits

	Current	Prior	To-Date	
Total Billings	12,335.08	154,594.49	166,929.57	
Limit			336,300.00	
Remaining			169,370.43	
Total This Invoice				USD 12,335.08

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: CIP Update, Standpipe Imp., Booster Pump Upgrades & On-Call Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 600-810-6490 **Finance Project #**
Vendor Project or Invoice #: 2024001210-000 **PO #**
Original Contract Date: May 28, 2024 **Vendor #** 2830

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: September 29, 2024 Through: October 26, 2024

Contract Summary

Original Contract Amount:	\$	164,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	164,000.00	
Total completed and stored to date:	\$	93,611.86	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	93,611.86	
Less previous applications for payment:	\$	55,585.61	
SUBTOTAL			\$ 38,026.25

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 38,026.25

Balance to finish, including retainage: \$ 70,388.14

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: McClure Engineering Company
Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering Co.
Firm Name

Signature Date
11/7/2024

City of Grimes Staff Approval:

Signature Date
11-19-24

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 23, 2024	\$ 16,307.50
2	August 27, 2024	\$ 13,207.97
3	August 8, 2024	\$ 13,991.25
4	October 22, 2024	\$ 12,078.89
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 55,585.61

Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	May 28, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



1360 NW 121st Street
Clive, IA 50325

Matt Ahrens
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

October 26, 2024
Project No: 2024001210-000
Invoice No: 155860
Due Date: November 25, 2024

Project 2024001210-000 Grimes, IA Water CIP, System Improvements, & On-Call Services

Professional Services from September 29, 2024 to November 08, 2024

Phase 120 Grimes-CIP Updates and Water System Improvements

Task 1 CIWW

	Hours	Rate	Amount
Engineer I	18.00	125.00	2,250.00
Engineer IV	5.50	215.00	1,182.50
Principal	5.50	270.00	1,485.00
Totals	29.00		4,917.50
Total Labor			4,917.50

Consultants

Innovative Groundwater Solutions, LLC	23,100.00
Total Consultants	23,100.00

Total this Task \$28,017.50

Task 2 Non-CIWW

	Hours	Rate	Amount
Engineer I	1.50	125.00	187.50
Engineering Technician II	4.00	135.00	540.00
Project Coordinator	.75	135.00	101.25
Totals	6.25		828.75
Total Labor			828.75

Total this Task \$828.75

Total this Phase \$28,846.25

Phase 200 On-Call Services: Water System

Task 1 CIWW

	Hours	Rate	Amount
Engineer I	19.00	125.00	2,375.00
Engineer IV	4.00	215.00	860.00
Engineer V	9.00	285.00	2,565.00
Principal	1.50	270.00	405.00

Project	2024001210-000	Grimes-CIP Updates & Water System Imp	Invoice	155860
Project Manager II		2.50	205.00	512.50
Totals		36.00		6,717.50
Total Labor				6,717.50
Total this Task				\$6,717.50

Task	2	Non-CIWW		
		Hours	Rate	Amount
Project Manager II		5.00	205.00	1,025.00
Totals		5.00		1,025.00
Total Labor				1,025.00
Total this Task				\$1,025.00
Total this Phase				\$7,742.50

Phase	500	Standpipe Modifications Design and Construction		
Task	1	Non-CIWW		
		Hours	Rate	Amount
Engineer IV		1.00	215.00	215.00
Totals		1.00		215.00
Total Labor				215.00
Total this Task				\$215.00
Total this Phase				\$215.00

Phase	501	Booster Station Upgrades Design & Construction		
Task	1	Non-CIWW		
		Hours	Rate	Amount
Engineer IV		1.00	215.00	215.00
Totals		1.00		215.00
Total Labor				215.00
Total this Task				\$215.00
Total this Phase				\$215.00

Phase	850	Project Administration		
Task	1	CIWW		
		Hours	Rate	Amount
Project Coordinator		.75	135.00	101.25
Totals		.75		101.25
Total Labor				101.25
Total this Task				\$101.25

Task	2	Non-CIWW		
		Hours	Rate	Amount
Principal		2.00	270.00	540.00
Project Manager II		.50	205.00	102.50

Project	2024001210-000	Grimes-CIP Updates & Water System Imp	Invoice	155860
Project Coordinator		.25135.00	33.75	
Totals		2.75	676.25	
Total Labor				676.25
			Total this Task	\$676.25
			Total this Phase	\$777.50

Phase	900	Additional Services		
		HoursRateAmount		
Project Manager III		1.00230.00	230.00	
Totals		1.00	230.00	
Total Labor				230.00
			Total this Phase	\$230.00
		CurrentPriorTo-Date		
Total Billings		38,026.2591,511.86	129,538.11	
Contract Limit (not-to-exceed)			164,000.00	
Contract Limit Remaining			34,461.89	
			Total Due this Invoice	\$38,026.25

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Phase 1A Water System Improvements
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Fin ## ## 374-810-6407 **Finance Project #**
Vendor Project or Invoice #: 211186-010, -020, -030, -040 **PO #**
Original Contract Date: August 23, 2022 **Vendor #** 2830

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 25
PAYMENT PERIOD: From: September 29, 2024 October 26, 2024

Contract Summary

Original Contract Amount:	\$	1,168,650.00	
Net change by Change Orders:	\$	461,500.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,630,150.00	
Total completed and stored to date:	\$	1,214,250.26	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	1,214,250.26	
Less previous applications for payment:	\$	1,184,100.34	
SUBTOTAL	\$		30,149.92

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 30,149.92

Balance to finish, including retainage: \$ 415,899.74

Contract Time Remaining (If applicable) - Working Days

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Co

Firm Name

Signature

November 7, 2024

Date

City of Grimes Staff Approval:

Signature

11-19-24

Date

City of Grimes Council Approval:

Council 11-26-24

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 27, 2022	\$ 9,533.25
2	October 25, 2022	\$ 69,899.99
3	November 22, 2022	\$ 79,736.54
4	December 27, 2022	\$ 42,120.02
5	January 24, 2023	\$ 69,644.61
6	February 14, 2023	\$ 79,545.35
7	March 23, 2023	\$ 80,719.55
8	April 25, 2023	\$ 102,195.11
9	May 23, 2023	\$ 45,750.47
10	June 27, 2023	\$ 76,818.83
11	July 25, 2023	\$ 76,239.09
12	August 22, 2023	\$ 31,601.15
13	September 26, 2023	\$ 32,613.69
14	October 24, 2023	\$ 25,947.21
15	November 28, 2023	\$ 16,792.38
16	December 12, 2023	\$ 27,465.60
17	February 27, 2024	\$ 42,548.84
18	March 26, 2024	\$ 5,664.53
19	April 23, 2024	\$ 27,983.33
20	June 25, 2024	\$ 49,268.13
21	July 23, 2024	\$ 57,818.26
22	August 27, 2024	\$ 41,974.07
23	October 8, 2024	\$ 60,879.88
24	October 22, 2024	\$ 31,340.46
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 1,184,100.34

Record of Change Orders

No.	Date	Amount
1	August 8, 2023	\$ 461,500.00
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26-Nov-24		
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TOTAL \$ 461,500.00

Contract Time Remaining

Contract Period:	<u>Working Days</u>
Original Contract Date:	<u>August 23, 2022</u>
Original Contract Time:	<u></u>
Added by Change Order:	<u></u>
Contract Time to Date:	<u>-</u>
Time Used to Date:	<u></u>
Contract Time Remaining:	<u>-</u>



1360 NW 121st Street
Clive, IA 50325

Matt Ahrens
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

October 26, 2024
Project No: 0000211186-020
Invoice No: 155833
Due Date: November 25, 2024

Project 0000211186-020 Grimes Phase 1A Water System Improvements NW County Line Road Water Main

Professional Services from September 29, 2024 to October 26, 2024

Phase 303 SRF Loan Administration

	Hours	Rate	Amount	
Project Manager III	1.00	230.00	230.00	
Totals	1.00		230.00	
Total Labor				230.00
	Current	Prior	To-Date	
Total Billings	230.00	4,130.00	4,360.00	
Contract Limit (not-to-exceed)			22,500.00	
Contract Limit Remaining			18,140.00	
	Total this Phase			\$230.00

Phase 600 Construction Contract Administration

	Hours	Rate	Amount	
Project Manager III	.50	230.00	115.00	
Totals	.50		115.00	
Total Labor				115.00
	Current	Prior	To-Date	
Total Billings	115.00	21,411.06	21,526.06	
Contract Limit (not-to-exceed)			90,000.00	
Contract Limit Remaining			68,473.94	
	Total this Phase			\$115.00

Phase 604 Record Drawings

	Hours	Rate	Amount	
Engineering Technician I	54.00	115.00	6,210.00	
Totals	54.00		6,210.00	
Total Labor				6,210.00
	Current	Prior	To-Date	
Total Billings	6,210.00	4,222.50	10,432.50	
Contract Limit (not-to-exceed)			6,000.00	
Amount Adjusted this Period				-4,432.50

Project	0000211186-020	Grimes Phase 1A NW County Rd Water Main	Invoice	155833
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Total this Phase \$1,777.50

Phase 851 Project Administration

	Hours	Rate	Amount	
Project Coordinator	1.00	135.00	135.00	
Totals	1.00		135.00	
Total Labor				135.00

	Current	Prior	To-Date	
Total Billings	135.00	8,302.50	8,437.50	
Contract Limit (not-to-exceed)			10,000.00	
Contract Limit Remaining			1,562.50	

Total this Phase \$135.00

Total Due this Invoice \$2,257.50



1360 NW 121st Street
Clive, IA 50325

Matt Ahrens
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

October 26, 2024
Project No: 0000211186-030
Invoice No: 155834
Due Date: November 25, 2024

Project 0000211186-030 Grimes Phase 1A Water System Improvements N James Street Feeder Main

Professional Services from September 29, 2024 to October 26, 2024

Phase 303 SRF Loan Administration

	Hours	Rate	Amount
Project Coordinator	1.50	135.00	202.50
Totals	1.50		202.50
Total Labor			202.50

	Current	Prior	To-Date
Total Billings	202.50	2,731.25	2,933.75
Contract Limit (not-to-exceed)			30,000.00
Contract Limit Remaining			27,066.25
Total this Phase			\$202.50

Phase 600 Construction Contract Administration

	Hours	Rate	Amount
Project Manager I	16.00	185.00	2,960.00
Principal	2.00	270.00	540.00
Project Manager III	2.50	230.00	575.00
Project Coordinator	.50	135.00	67.50
Totals	21.00		4,142.50
Total Labor			4,142.50

Reimbursable Expenses

Meals			14.45
Total Reimbursables			14.45

Mileage (.67/.50 p/mile)

52.26

	Current	Prior	To-Date
Total Billings	4,209.21	45,290.95	49,500.16
Contract Limit (not-to-exceed)			75,000.00
Contract Limit Remaining			25,499.84
Total this Phase			\$4,209.21

Phase 604 Record Drawings

Project	0000211186-030	Grimes Phase 1A N James St Feeder Main	Invoice	155834
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		Hours	Rate	Amount	
Engineering Technician I		37.50	115.00	4,312.50	
Totals		37.50		4,312.50	
Total Labor					4,312.50
		Current	Prior	To-Date	
Total Billings		4,312.50	0.00	4,312.50	
Contract Limit (not-to-exceed)				5,500.00	
Contract Limit Remaining				1,187.50	
			Total this Phase		\$4,312.50

Phase	651	Resident Project Representative
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		Hours	Rate	Amount	
On Site Representative I		2.00	115.00	230.00	
Totals		2.00		230.00	
Total Labor					230.00
		Current	Prior	To-Date	
Total Billings		230.00	53,828.29	54,058.29	
Contract Limit (not-to-exceed)				55,000.00	
Contract Limit Remaining				941.71	
			Total this Phase		\$230.00

Phase	851	Project Administration
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		Hours	Rate	Amount	
Principal		2.00	270.00	540.00	
Totals		2.00		540.00	
Total Labor					540.00
		Current	Prior	To-Date	
Total Billings		540.00	9,101.20	9,641.20	
Contract Limit (not-to-exceed)				10,000.00	
Contract Limit Remaining				358.80	
			Total this Phase		\$540.00
			Total Due this Invoice		\$9,494.21



1360 NW 121st Street
Clive, IA 50325

Matt Ahrens
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

October 26, 2024
Project No: 0000211186-040
Invoice No: 155835
Due Date: November 25, 2024

Project 0000211186-040 Grimes Phase 1A Water System Improvements Ground Storage Reservoir

Professional Services from September 29, 2024 to October 26, 2024

Phase 303 SRF Loan Administration

	Hours	Rate	Amount	
Project Coordinator	1.00	135.00	135.00	
Totals	1.00		135.00	
Total Labor				135.00
Total this Phase				\$135.00

Phase 600 Construction Contract Administration

	Hours	Rate	Amount	
Project Manager I	11.00	185.00	2,035.00	
Principal	7.00	270.00	1,890.00	
Project Manager III	4.50	230.00	1,035.00	
Project Coordinator	.50	135.00	67.50	
Totals	23.00		5,027.50	
Total Labor				5,027.50

Consultants

Krishna Engineering Consultants, Inc.	888.33		
Total Consultants	888.33		888.33

Reimbursable Expenses

Mileage	149.83		
Meals	20.84		
Lodging	109.65		
Total Reimbursables	280.32		280.32
Total this Phase			\$6,196.15

Phase 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	10.00	185.00	1,850.00	
On Site Representative I	85.00	115.00	9,775.00	
Totals	95.00		11,625.00	
Total Labor				11,625.00

Project	0000211186-040	Grimes Phase 1A Ground Storage Reservoir	Invoice	155835
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Reimbursable Expenses

Meals		26.66	
	Total Reimbursables	26.66	26.66

Mileage (.67/.50 p/mile)			415.40
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Total this Phase	\$12,067.06
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	Current	Prior	To-Date	
Total Billings	18,398.21	446,451.88	464,850.09	
Contract Limit (not-to-exceed)			613,100.00	
Contract Limit Remaining			148,249.91	
		Total Due this Invoice		\$18,398.21

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021
Finance Budget Code: 371-210-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: April 23, 2024 **Vendor #** 3134

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: 10/06/2024 Through: 10/09/2024

Contract Summary

Original Contract Amount:	\$	106,200.00	
Net change by Change Orders:	\$	45,400.00	
Contract Amount to Date: (line 1 ± 2)	\$	151,600.00	
Total completed and stored to date:	\$	135,499.27	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	135,499.27	
Less previous applications for payment:	\$	100,385.55	
SUBTOTAL			\$ 35,113.72

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 35,113.72

Balance to finish, including retainage: \$ 16,100.73

Contract Time Remaining (if applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval:

MSA Professional Services, Inc.

Firm Name

Signature Date 11/15/2024

City of Grimes Staff Approval:

Signature Date 11-19-24

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 25, 2024	\$ 10,176.43
2	July 23, 2024	\$ 7,465.00
3	August 27, 2024	\$ 13,936.25
4	September 24, 2024	\$ 14,398.40
5	October 22, 2024	\$ 54,409.47
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 100,385.55

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	\$ 45,400.00
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TOTAL \$ 45,400.00

Contract Time Remaining

Contract Period: CALENDAR DAYS
Original Contract Date: April 23, 2024
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: _____
Time Used to Date: _____
Contract Time Remaining: _____



INVOICE

A 3% SERVICE FEE WILL BE ADDED TO INVOICES
PAID BY CREDIT CARD. PAST DUE BALANCES
ARE SUBJECT TO AN INTEREST RATE OF 1.5%
PER MONTH.

City of Grimes
410 SE Main Street #102
Grimes, IA 50111

Invoice No: 010494
Invoice Date: 11/15/2024
Invoice Terms: Due upon receipt
Project No: R09410020.00
Project Manager: Nichole Sungren
Client Liaison: Nichole Sungren
Customer Ref:

Email Invoice
From 10/06/2024 To 11/09/2024

R09410020.00 Grimes IA SE Little Beaver Dr Reconstruction

R09410020.00.100 - Project Administration

Subtotal Project Administration 4,665.96

R09410020.00.200 - Mapping & Existing Utility Review

Subtotal Mapping & Existing Utility Review 187.50

R09410020.00.300 - Preliminary Design

Subtotal Preliminary Design 3,261.25

R09410020.00.400 - Final Design

Subtotal Final Design 11,064.79

R09410020.00.700 - Amendment 1

Subtotal Amendment 1 15,934.22

Total 35,113.72

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com

Account Number: 101065930

Routing Number: 075901590

Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA

1230 South Boulevard
Baraboo, WI 53913

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Lion's Park Existing Survey and Flood Study

Contractor: Nilles Associates, Inc.

Address: 1933 SW Magazine Road, Ankeny, IA 50023

Finance Budget Code: 309-430-6407

Finance Project # _____

Vendor Project or Invoice #: 23138.03

PO # _____

Original Contract Date: May 14, 2024

Vendor # 3129

Date of Council Meeting: November 26, 2024

PAYMENT REQUEST # 3

PAYMENT PERIOD: From: September 1, 2024 Through: September 30, 2024

Contract Summary

Original Contract Amount: \$ 37,500.00

Net change by Change Orders: \$ -

Contract Amount to Date: (line 1 ± 2) \$ 37,500.00

Total completed and stored to date: \$ 34,358.00

Retainage: 0 % of Completed Work: \$ -

Total Earned less Retainage: \$ 34,358.00

Less previous applications for payment: \$ 29,940.50

SUBTOTAL \$ 4,417.50

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 4,417.50

Balance to finish, including retainage: \$ 3,142.00

Contract Time Remaining (If applicable) - #

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Nilles Associates, Inc.

Firm Name

Signature

11/07/2024

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Grimes Staff Approval:

11-19-24

Signature

Date

City of Grimes Council Approval:

Council 11-26-24

Signature

Date

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

mahrens@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 28, 2024	\$ 22,410.50
2	October 22, 2024	\$ 7,530.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 29,940.50

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:
Original Contract Date: May 14, 2024
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: -
Time Used to Date: _____
Contract Time Remaining: -



1933 SW Magazine Road
Ankeny, IA 50023
(515) 965-0123 office / (515) 965-3322 fax
nillesinc.com

INVOICE

City of Grimes, Iowa
Attn.: Matt Ahrens
410 SE Main Street, Suite 102
Grimes, IA 50111

Invoice Date: 10/15/2024
Billing Period: 09/01/24-09/30/24

Invoice No: 23138.03
Project No: 23138

Project: Lion's Park Existing Survey and Flood Study

				Current
Hourly Services:	Hours	Rate	Amount	
Engineer VII	9.5	\$178.00	\$1,691.00	
Engineer IV	20.5	\$133.00	<u>\$2,726.50</u>	
	Subtotal:		\$4,417.50	<u>\$4,417.50</u>
Total Due this Invoice:				\$4,417.50

Thank You for Your Business

CITY OF
GRIMES

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 8, 2024	\$ 10,106.25
2	October 22, 2024	\$ 16,779.97
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 26,886.22

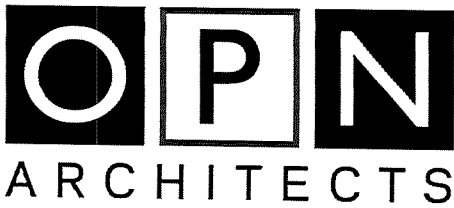
Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

Contract Period: WORKING DAYS
Original Contract Date: July 23, 2024
Original Contract Time:
Added by Change Order:
Contract Time to Date: -
Time Used to Date:
Contract Time Remaining: -



200 5th Ave SE
Ste 201
Cedar Rapids, IA 52401

INVOICE

Invoice Number: 24826000-3
Date: October 31, 2024
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: October 31, 2024

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
Design Development	\$171,398.00	0.00	\$0.00	\$0.00	\$0.00
Bidding/Negotiations	\$24,192.00	0.00	\$0.00	\$0.00	\$0.00
Schematic Design	\$88,666.00	6.48	\$5,814.84	\$73.72	\$5,741.12
Construction Administration	\$144,086.00	0.00	\$0.00	\$0.00	\$0.00
PreDesign	\$27,500.00	100.00	\$27,500.00	\$26,812.50	\$687.50
Construction Documents	\$213,058.00	0.00	\$0.00	\$0.00	\$0.00
	\$668,900.00		\$33,314.84	\$26,886.22	\$6,428.62

\$6,428.62

Invoice Total \$6,428.62

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Highway 44/ 1st Street Reconstruction
Contractor: Snyder & Associates, Inc.
Address: 2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023
Finance Budget Code: 341-210-6407 **Finance Project #**
Vendor Project or Invoice #: 124.0807.01 **PO #**
Original Contract Date: July 23, 2024 **Vendor #** 2031

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: July 23, 2024 Through: September 30, 2024

Contract Summary

Original Contract Amount:	\$	147,400.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	147,400.00	
Total completed and stored to date:	\$	57,302.37	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	57,302.37	
Less previous applications for payment:	\$	-	
SUBTOTAL	\$	57,302.37	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 57,302.37

Balance to finish, including retainage: \$ 90,097.63

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Snyder & Associates, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: John Haldeman, P.E.
Firm Name

Signature Date 11-4/2024

City of Grimes Staff Approval:
Signature Date 11-19-24

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ -

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	July 23, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



INVOICE FOR PROFESSIONAL SERVICES

October 31, 2024

Matt Ahrens, P.E.
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Invoice No: 124.0807.01 - 1

Email mahrens@grimesiowa.gov
engineering@grimesiowa.gov

Project 124.0807.01 1st Street Reconstruction

Professional Services through September 30, 2024

Basic Services

	Hours	Rate	Amount
Principal Engineer II	4.00	252.00	1,008.00
Principal Engineer I	21.75	237.00	5,154.75
Land Surveyor VIII	.75	198.00	148.50
Engineer VIII	23.50	198.00	4,653.00
Engineer VII	186.00	187.00	34,782.00
Engineer II	20.25	128.00	2,592.00
Environmental Scientist II	10.00	128.00	1,280.00
Engineer I	55.25	115.00	6,353.75
Technician V	3.25	101.00	328.25
Technician II	12.00	75.00	900.00
Administrative II	.75	77.00	57.75
Total Services	337.50		57,258.00
Total Services			57,258.00

Fleet Mileage 44.37

Billing Limits	Current	Prior	To-Date
Total Billings	57,302.37	0.00	57,302.37
Limit			147,400.00
Remaining			90,097.63
Phase Subtotal			\$57,302.37

Amount Due this Invoice \$57,302.37

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Travis Warnke

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Traffic Signal Network Communication Project
Contractor: Snyder & Associates, Inc.
Address: 2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023
Finance Budget Code: 340-230-6407 **Finance Project #**
Vendor Project or Invoice #: 121.0846.01 **PO #**
Original Contract Date: August 10, 2021 **Vendor #** 2031

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: June 1, 2024 Through: September 30, 2024

Contract Summary

Original Contract Amount:	\$ 147,300.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 147,300.00	
Total completed and stored to date:	\$ 114,823.85	
Retainage: 0 % of Completed Work:		
Total Earned less Retainage:	\$ 114,823.85	
Less previous applications for payment:	\$ 108,965.85	
SUBTOTAL		\$ 5,858.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 5,858.00

Balance to finish, including retainage: \$ 32,476.15

Contract Time Remaining (If applicable) - Working Days

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Snyder & Associates, Inc.


Signature

Firm Name

11/1/24

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

11-19-24

Date

City of Grimes Council Approval:

Council 11-26-24

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	February 22, 2022	\$ 26,632.50
2	March 8, 2022	\$ 13,860.00
3	April 12, 2022	\$ 8,415.00
4	May 10, 2022	\$ 7,342.50
5	August 23, 2022	\$ 11,660.59
6	October 25, 2022	\$ 6,327.88
7	November 22, 2022	\$ 3,026.38
8	May 23, 2023	\$ 5,571.00
9	August 8, 2023	\$ 2,893.75
10	February 13, 2024	\$ 7,941.75
11	March 12, 2024	\$ 4,253.50
12	June 11, 2024	\$ 5,520.50
13	July 23, 2024	\$ 5,520.50
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Previous Applications for Payment

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TOTAL **\$ 108,965.85**

Record of Change Orders

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TOTAL **\$ -**

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	August 10, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



INVOICE FOR PROFESSIONAL SERVICES

October 31, 2024

Matt Ahrens, P.E.
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Invoice No: 121.0846.01 - 14

Finance Budget Code 340-230-6407

Email
engineering@grimesiowa.gov

Project 121.0846.01 Traffic Signal Network Communication Project

Professional Services through September 30, 2024

Basic Services

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	75,467.59	75,467.59
Limit			94,550.00
Remaining			19,082.41
Phase Subtotal			0.00

Construction Services

	Hours	Rate	Amount
Engineer VIII	29.00	181.00	5,249.00
Engineer II	5.25	116.00	609.00
Total Services	34.25		5,858.00
Total Services			5,858.00
Billing Limits	Current	Prior	To-Date
Total Billings	5,858.00	33,498.26	39,356.26
Limit			52,750.00
Remaining			13,393.74
Phase Subtotal			\$5,858.00

Amount Due this Invoice \$5,858.00

	Total	Prior	Current
Billings to Date	114,823.85	108,965.85	5,858.00

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: SVPA Architects
Address: 1466 28th Street, Suite 200, West Des Moines, IA 50266
Finance Budget Code: 378-150-6490 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: February 27, 2023 **Vendor #** 4458

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 20
PAYMENT PERIOD: From: September 30, 2024 Through: November 3, 2024

Contract Summary

Original Contract Amount:	\$	595,000.00	
Net change by Change Orders:	\$	12,400.00	
Contract Amount to Date: (line 1 ± 2)	\$		607,400.00
Total completed and stored to date:	\$	529,188.23	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		529,188.23
Less previous applications for payment:	\$		515,210.78
SUBTOTAL			\$ 13,977.45
OTHER CHARGES (Attach an itemized list)	\$		-
CURRENT PAYMENT DUE			\$ 13,977.45
Balance to finish, including retainage:	\$		78,211.77

Contract Time Remaining (If applicable) - WORKING DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name
Signature
Date

Engineer / Consultant Approval:

SVPA Architects
Firm Name
Signature
Date
November 14, 2024

City of Grimes Staff Approval:

Signature
Date
11-19-24

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 11, 2023	\$ 8,949.90
2	May 23, 2023	\$ 20,536.75
3	July 11, 2023	\$ 8,579.79
4	August 22, 2023	\$ 4,284.00
5	August 22, 2023	\$ 2,392.69
6	September 12, 2023	\$ 2,977.38
7	October 10, 2023	\$ 8,606.00
8	November 14, 2023	\$ 23,021.44
9	January 9, 2024	\$ 18,288.89
10	January 23, 2024	\$ 39,627.00
11	March 26, 2024	\$ 32,181.55
12	March 26, 2024	\$ 75,204.44
13	April 23, 2024	\$ 22,038.15
14	May 28, 2024	\$ 110,127.93
15	June 25, 2024	\$ 97,129.37
16	July 23, 2024	\$ 11,832.77
17	August 27, 2024	\$ 14,826.02
18	September 24, 2024	\$ 9,370.71
19	October 22, 2024	\$ 5,236.00
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Previous Applications for Payment

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TOTAL \$ 515,210.78

Record of Change Orders

No.	Date	Amount
1	August 10, 2023	\$ 12,400.00
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TOTAL \$ 12,400.00

Contract Time Remaining

Contract Period: WORKING DAYS
Original Contract Date: February 27, 2023
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: -
Time Used to Date: _____
Contract Time Remaining: -



www.svpa-architects.com
Phone 515.327.5990

1466 28th Street, Suite 200
West Des Moines, Iowa 50266

Jake Anderson
City of Grimes
410 SE Main Street
Suite 102
Grimes, IA 50111

November 8, 2024
Project No: 23012.00
Invoice No: 0040045
**Please see the second
page for the total due.
Thank you**

Project 23012.00 City of Grimes - Grimes Fire Station
engineering@grimesiowa.gov
janderson@grimesiowa.gov
angie@sidekickdevelopment.com

Beyond Fee: Civil Design Advantage Topographic Survey \$6,800.00.

Beyond Fee: Civil Design Advantage Topographic Survey - New Site \$1,575.00.

Beyond Fee: Civil Design Advantage Topographic Survey - New Site \$630.00.

Professional Services from September 30, 2024 to November 3, 2024

Phase	01	Programming		
Fee				
Billing Phase	Fee	Percent Complete	Earned	
Programming	11,900.00	100.00	11,900.00	
Schematic Design	107,100.00	100.00	107,100.00	
Design Development	107,100.00	100.00	107,100.00	
Construction Documents	220,150.00	100.00	220,150.00	
Bidding/Negotiation	17,850.00	100.00	17,850.00	
Construction Administration	130,900.00	32.00	41,888.00	
Amendment #1: Library	12,400.00	100.00	12,400.00	
Total Fee	607,400.00		518,388.00	
		Previous Fee Billing	505,298.00	
		Current Fee Billing	13,090.00	
		Total Fee	13,090.00	
		Total this Phase	\$13,090.00	

Phase 07 Construction Administration

Reimbursable Expenses

Printing 199.16

Project	23012.00	City of Grimes - Grimes Fire Station	Invoice	0040045
Mileage & Parking			36.18	
Total Reimbursables			235.34	235.34

Unit Billing

Mileage			22.11	
Total this Phase			\$257.45	

Phase	08	Additional Services
-------	----	---------------------

Consultants

Civil Consultant			630.00	
Total Consultants			630.00	630.00

Total this Phase \$630.00

Total this Invoice \$13,977.45

Billings to Date

	Current	Prior	Total
Fee	13,090.00	505,298.00	518,388.00
Consultant	630.00	8,375.00	9,005.00
Expense	235.34	1,308.60	1,543.94
Unit	22.11	229.18	251.29
Totals	13,977.45	515,210.78	529,188.23

Authorized By: _____

Robert F. Ormsby

Robert Ormsby

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Weitz Company
Address: 611 5th Ave, Suite 300, Des Moines, IA 50309
Finance Budget Code: 378-150-6490 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: February 28, 2023 **Vendor #** 4210

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: October 1, 2024 Through: October 31, 2024

Contract Summary

Original Contract Amount:	\$	755,400.00	
Net change by Change Orders:	\$	805,370.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,560,770.00	
Total completed and stored to date:	\$	271,615.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	271,615.00	
Less previous applications for payment:	\$	164,881.00	
SUBTOTAL			\$ 106,734.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 106,734.00

Balance to finish, including retainage: \$ 1,289,155.00

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Weitz Company
Firm Name

Signature Date

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Grimes Staff Approval:
Signature Date 11-19-24

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14, 2023	\$ 30,520.00
2	April 23, 2024	\$ 25,400.00
3	July 9, 2024	\$ 24,800.00
4	August 27, 2024	\$ 35,404.00
5	September 24, 2024	\$ 23,780.00
6	October 22, 2024	\$ 24,977.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 164,881.00**

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	\$ 805,370.00
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TOTAL **\$ 805,370.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	February 28, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # Grimes Public Safety Center X242400	APPLICATION NO: 7 PERIOD TO: 10/01/24 10/31/204	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
FROM (CONTRACTOR): The Weitz Company, LLC PO Box 310474 Des Moines, IA 50331-0474	ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266		
CONTRACT FOR: Construction Management		CONTRACT DATE:	

CONSTRUCTION MANAGER'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month		805,370.00	
Number	Date Approved		
1	6/25/2024		
TOTALS			
Net change by Change Order			805,370.00

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

1. ORIGINAL CONTRACT SUM	\$ 755,400.00
2. Net change by Change Order	\$ 805,370.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 1,560,770.00
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	\$ 271,615.00
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$ -
(Column D + E on G703)	
b. 5% of Stored Material	\$ -
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	\$ -
6. TOTAL EARNED LESS RETAINAGE	\$ 271,615.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	\$ 164,881.00
8. CURRENT PAYMENT NOW DUE	\$ 106,734.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 1,289,155.00
(Line 3 less Line 6)	

The undersigned Sub - Contractor certifies that to the best of the Sub - 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 Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison November 6, 2024

State of: IOWA County of: POLK
 subscribed and sworn to before me this November 6, 2024

NOTARY PUBLIC:
 My Commission Expires: Jeni Day Notary Public



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ _____
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: 0

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Prj #	X242400		App #	7		Pd From:		1-Oct-24	
Prj Name	Grimes Public Safety Center		App Date:	31-Oct-24		PD TO :		10/31/204	
Sub:			Retain :	5.00%					
A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	<u>The Weitz Company - Construction Manager</u>								
1	Preconstruction	80,720.00	80,720			80,720	100%		
2	General Conditions, \$803,940								
	Staffing & Travel	714,100.00	80,757	48,076		128,833	18%	585,267	
	Temporary Generator & Fuel/Temporary Utilities	43,000.00		5,700		5,700		37,300	
	Cell Phones/Connectivity/Office Supplies/Copier	46,840.00		6,761		6,761	14%	40,079	
3	Cost of Work General Requirements, \$354,360								
	Trailer/Latrines/Access/Safety/Signage/SWPPP/Layout	216,232.00		20,643		20,643	10%	195,589	
	Temporary Heating & Cooling/Warehousing/Cleaning	138,128.00						138,128	
4	Fee (3.5%) per Prime Volume Summary below	321,750.00	3,404	25,554		28,958	9%	292,792	

PARTIAL WAIVER OF LIEN

STATE OF: Iowa)
COUNTY OF: Polk)

TO WHOM IT MAY CONCERN:

WHEREAS THE undersigned has been employed by The Weitz Company
to furnish LABOR/MATERIAL/SERVICES
for the premises known as Grimes Public Safety Center
of which City of Grimes is the Owner.

THE UNDERSIGNED, for and in consideration of One Hundred Six Thousand, Seven Hundred Thirty Four Dollars and 00/100
106,734.00) and

other good and valuable considerations, the receipt whereof is hereby acknowledge, do(es)
hereby waive and release its right to lien under the status of the
State of Iowa relating to Mechanic's Liens, on the above described premises and
improvements thereon, but only for the payment above made by
the Owner.

Given under my hand and seal, this 6 day of November 2024

****THIS WAIVER IS CONTINGENT
UPON ACTUAL RECEIPT OF PAYMENT****

The Weitz Company
COMPANY

By Stephanie Morrison

Title Senior Project Manager

Subscribed And Sworn To Before me this 6 day of November 2024

Jeni Day
Notary Public



RESOLUTION 11-3324 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 11-3324

WHEREAS, the Grimes City Council entered into construction contracts for the construction of certain public improvements;

WHEREAS, the contractor for each project shall submit progress payment requests;

WHEREAS, the engineering firm overseeing the project along with the City staff review the pay requests and submit them for payment;

WHEREAS, the attached pay requests have been reviewed and have been determined to be due and payable to the contractor.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, recommend payment of the attached pay requests.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: S James Street and SE 11th Street Improvements
Contractor: Absolute Concrete Construction, Inc.
Address: 1800 Burr Oak Blvd., Granger, Iowa 50109
Finance Budget Code: 369-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: August 22, 2023 **Vendor #** 1072

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 13
PAYMENT PERIOD: From: October 1, 2024 Through: October 31, 2024

Contract Summary

Original Contract Amount:	\$	9,047,309.99	
Net change by Change Orders:	\$	99,340.85	
Contract Amount to Date: (line 1 ± 2)	\$	9,146,650.84	
Total completed and stored to date:	\$	4,399,320.09	
Retainage: 5 % of Completed Work:	\$	219,966.00	
Total Earned less Retainage:	\$	4,179,354.09	
Less previous applications for payment:	\$	3,808,003.39	
SUBTOTAL	\$		371,350.70

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 371,350.70

Balance to finish, including retainage: \$ 4,967,296.75

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Absolute Concrete Construction, Inc.

Signature:  Firm Name: Date: 11-6-24

Engineer / Consultant Approval: Firm Name: Date:

Signature: Date:

City of Grimes Staff Approval:  Date: 11/6/24

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

Date Printed: 11/5/2024

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL														
ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2.01	CLEARING AND GRUBBING, UNITS	UNIT	74.80		74.80	\$ 150.00	\$ 11,220.00	-	\$ -	\$ -	\$ -	74.80	0.00%
2	2.02	CLEARING AND GRUBBING, ACRE	ACRE	1.00		1.00	\$ 9,500.00	\$ 9,500.00	1.00	\$ 9,500.00	\$ -	\$ 9,500.00	-	100.00%
3	2.03	TOPSOIL, ON-SITE	CY	9,848.00		9,848.00	\$ 8.50	\$ 83,708.00	9,162.00	\$ 77,877.00	\$ -	\$ 77,877.00	686.00	93.03%
4	2.04	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	13,150.00		13,150.00	\$ 3.55	\$ 46,682.50	12,222.00	\$ 43,388.10	\$ -	\$ 43,388.10	928.00	92.94%
5	2.05	EXCAVATION, CLASS 10, CHANNEL	CY	1,286.00		1,286.00	\$ 4.75	\$ 6,108.50	470.00	\$ 2,232.50	\$ -	\$ 2,232.50	816.00	36.55%
6	2.06	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	20,641.00		20,641.00	\$ 14.00	\$ 288,974.00	16,730.00	\$ 234,220.00	\$ -	\$ 234,220.00	3,911.00	81.05%
7	2.07	EXCAVATION, CLASS 10, WASTE	CY	4,667.00		4,667.00	\$ 11.00	\$ 51,337.00	510.00	\$ 5,610.00	\$ -	\$ 5,610.00	4,157.00	10.93%
8	2.08	BELOW GRADE EXCAVATION (CORE OUT)	CY	1,100.00		1,100.00	\$ 81.25	\$ 89,375.00	-	\$ -	\$ -	\$ -	1,100.00	0.00%
9	2.09	SUBGRADE PREPARATION, 12 IN.	SY	33,087.00		33,087.00	\$ 2.75	\$ 90,989.25	8,040.50	\$ 22,111.38	\$ -	\$ 22,111.38	25,046.50	24.30%
10	2.10	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR, TYPE 3	SY	12,500.00		12,500.00	\$ 5.00	\$ 62,500.00	-	\$ -	\$ -	\$ -	12,500.00	0.00%
11	2.11	MODIFIED SUBBASE	CY	6,084.00		6,084.00	\$ 69.50	\$ 422,838.00	2,667.15	\$ 185,366.93	\$ -	\$ 185,366.93	3,416.85	43.84%
12	2.12	REMOVAL OF ABANDONED RAILROAD	LF	213.00		213.00	\$ 15.00	\$ 3,195.00	210.00	\$ 3,150.00	\$ -	\$ 3,150.00	3.00	98.59%
13	3.01	TRENCH FOUNDATION	TON	100.00		100.00	\$ 45.00	\$ 4,500.00	-	\$ -	\$ -	\$ -	100.00	0.00%
14	4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF	377.00		377.00	\$ 70.50	\$ 26,578.50	419.00	\$ 29,539.50	\$ -	\$ 29,539.50	(42.00)	111.14%
15	4.02	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	1,057.00		1,057.00	\$ 91.50	\$ 96,715.50	831.00	\$ 76,036.50	\$ -	\$ 76,036.50	226.00	78.62%
16	4.03	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	559.00		559.00	\$ 103.00	\$ 57,577.00	133.00	\$ 13,699.00	\$ -	\$ 13,699.00	426.00	23.79%
17	4.04	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	620.00		620.00	\$ 106.50	\$ 66,030.00	305.00	\$ 32,482.50	\$ -	\$ 32,482.50	315.00	49.19%
18	4.05	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF	1,151.00		1,151.00	\$ 167.50	\$ 192,792.50	192.00	\$ 32,160.00	\$ -	\$ 32,160.00	959.00	16.68%
19	4.06	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF	961.00		961.00	\$ 213.00	\$ 204,693.00	962.00	\$ 204,906.00	\$ -	\$ 204,906.00	(1.00)	100.10%
20	4.07	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF	1,571.00		1,571.00	\$ 50.50	\$ 79,335.50	859.00	\$ 43,379.50	\$ -	\$ 43,379.50	712.00	54.68%
21	4.08	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF	536.00		536.00	\$ 64.00	\$ 34,304.00	236.00	\$ 15,104.00	\$ -	\$ 15,104.00	300.00	44.03%
22	4.09	STORM SEWER, TRENCHED, HDPE, 12-IN	LF	127.00		127.00	\$ 57.00	\$ 7,239.00	-	\$ -	\$ -	\$ -	127.00	0.00%
23	4.10	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN.	LF	2,097.00		2,097.00	\$ 19.50	\$ 40,891.50	1,111.00	\$ 21,664.50	\$ -	\$ 21,664.50	986.00	52.98%
24	4.11	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF	58.00		58.00	\$ 35.50	\$ 2,059.00	58.00	\$ 2,059.00	\$ -	\$ 2,059.00	-	100.00%
25	4.12	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF	12.00		12.00	\$ 60.00	\$ 720.00	-	\$ -	\$ -	\$ -	12.00	0.00%
26	4.13	PIPE APRON, CMP, 12 IN.	EA	2.00		2.00	\$ 1,075.00	\$ 2,150.00	-	\$ -	\$ -	\$ -	2.00	0.00%
27	4.14	PIPE APRON, CONCRETE, 24 IN.	EA	4.00		4.00	\$ 2,705.00	\$ 10,820.00	4.00	\$ 10,820.00	\$ -	\$ 10,820.00	-	100.00%
28	4.15	PIPE APRON, CONCRETE, 36 IN.	EA	2.00		2.00	\$ 3,825.00	\$ 7,650.00	1.00	\$ 3,825.00	\$ -	\$ 3,825.00	1.00	50.00%
29	4.16	PIPE APRON, CONCRETE, 42 IN.	EA	1.00		1.00	\$ 4,415.00	\$ 4,415.00	1.00	\$ 4,415.00	\$ -	\$ 4,415.00	-	100.00%
30	4.17	PIPE APRON, CONCRETE, 54 IN.	EA	2.00		2.00	\$ 5,650.00	\$ 11,300.00	2.00	\$ 11,300.00	\$ -	\$ 11,300.00	-	100.00%
31	4.18	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF	9,111.00		9,111.00	\$ 22.50	\$ 204,997.50	1,224.50	\$ 27,551.25	\$ -	\$ 27,551.25	7,886.50	13.44%
32	4.19	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF	310.00		310.00	\$ 22.50	\$ 6,975.00	-	\$ -	\$ -	\$ -	310.00	0.00%
33	4.20	SUBDRAIN CLEANOUT, TYPE A-1	EA	45.00		45.00	\$ 905.00	\$ 40,725.00	10.00	\$ 9,050.00	\$ -	\$ 9,050.00	35.00	22.22%
34	4.21	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA	68.00		68.00	\$ 400.00	\$ 27,200.00	10.00	\$ 4,000.00	\$ -	\$ 4,000.00	58.00	14.71%
35	4.22	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF	250.00		250.00	\$ 49.00	\$ 12,250.00	398.50	\$ 19,526.50	\$ -	\$ 19,526.50	(148.50)	159.40%
36	5.01	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF	120.00		120.00	\$ 32.00	\$ 3,840.00	-	\$ -	\$ -	\$ -	120.00	0.00%
37	5.02	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF	56.00		56.00	\$ 23.00	\$ 1,288.00	-	\$ -	\$ -	\$ -	56.00	0.00%
38	5.03	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF	666.00		666.00	\$ 51.00	\$ 33,966.00	687.00	\$ 35,037.00	\$ -	\$ 35,037.00	(21.00)	103.15%
39	5.04	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF	26.00		26.00	\$ 110.00	\$ 2,860.00	21.00	\$ 2,310.00	\$ -	\$ 2,310.00	5.00	80.77%
40	5.05	WATER MAIN,TRENCHED, DIP, C151, CLASS 52, 8 IN.	LF	28.00		28.00	\$ 95.00	\$ 2,660.00	-	\$ -	\$ -	\$ -	28.00	0.00%
41	5.06	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	1,008.00		1,008.00	\$ 53.00	\$ 53,424.00	518.50	\$ 27,480.50	\$ -	\$ 27,480.50	489.50	51.44%
42	5.07	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	3,879.00		3,879.00	\$ 124.00	\$ 480,996.00	1,543.00	\$ 191,332.00	\$ 209,072.00	\$ 400,404.00	2,336.00	39.78%
43	5.08	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	40.00		40.00	\$ 200.00	\$ 8,000.00	40.00	\$ 8,000.00	\$ -	\$ 8,000.00	-	100.00%
44	5.09	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	20.00		20.00	\$ 455.00	\$ 9,100.00	20.00	\$ 9,100.00	\$ -	\$ 9,100.00	-	100.00%
45	5.10	FITTING, 6" BEND	EA	15.00		15.00	\$ 900.00	\$ 13,500.00	-	\$ -	\$ -	\$ -	15.00	0.00%
46	5.11	FITTING, 6" CAP/PLUG	EA	1.00		1.00	\$ 355.00	\$ 355.00	-	\$ -	\$ -	\$ -	1.00	0.00%
47	5.12	FITTING, 8" BEND	EA	48.00		48.00	\$ 995.00	\$ 47,760.00	14.00	\$ 13,930.00	\$ -	\$ 13,930.00	34.00	29.17%
48	5.13	FITTING, 8" CAP/PLUG	EA	5.00		5.00	\$ 450.00	\$ 2,250.00	1.00	\$ 450.00	\$ -	\$ 450.00	4.00	20.00%
49	5.14	FITTING, 8"X4" REDUCER	EA	1.00		1.00	\$ 550.00	\$ 550.00	-	\$ -	\$ -	\$ -	1.00	0.00%
50	5.15	FITTING, 8"X6" TEE	EA	1.00		1.00	\$ 1,015.00	\$ 1,015.00	-	\$ -	\$ -	\$ -	1.00	0.00%
51	5.16	FITTING, 8"X8" TEE	EA	2.00		2.00	\$ 1,085.00	\$ 2,170.00	-	\$ -	\$ -	\$ -	2.00	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

52	5.17	FITTING, 12" BEND	EA	1.00		1.00	\$ 1,275.00	\$ 1,275.00	3.00	\$ 3,825.00	\$ -	\$ 3,825.00	(2.00)	300.00%
53	5.18	FITTING, 12" CAP/PLUG	EA	2.00		2.00	\$ 685.00	\$ 1,370.00	-	\$ -	\$ -	\$ -	2.00	0.00%
54	5.19	FITTING, 12"X12" TEE	EA	1.00		1.00	\$ 1,650.00	\$ 1,650.00	-	\$ -	\$ -	\$ -	1.00	0.00%
55	5.20	FITTING, 16" BEND	EA	22.00		22.00	\$ 1,365.00	\$ 30,030.00	16.00	\$ 21,840.00	\$ -	\$ 21,840.00	6.00	72.73%
56	5.21	FITTING, 16" CAP/PLUG	EA	3.00		3.00	\$ 1,165.00	\$ 3,495.00	-	\$ -	\$ -	\$ -	3.00	0.00%
57	5.22	FITTING, 16"X8" REDUCER	EA	1.00		1.00	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ 1,500.00	-	100.00%
58	5.23	FITTING, 16"X6" TEE	EA	1.00		1.00	\$ 2,180.00	\$ 2,180.00	-	\$ -	\$ -	\$ -	1.00	0.00%
59	5.24	FITTING, 16"X8" TEE	EA	10.00		10.00	\$ 2,300.00	\$ 23,000.00	2.00	\$ 4,600.00	\$ -	\$ 4,600.00	8.00	20.00%
60	5.25	FITTING, 16"X12" TEE	EA	4.00		4.00	\$ 2,550.00	\$ 10,200.00	2.00	\$ 5,100.00	\$ -	\$ 5,100.00	2.00	50.00%
61	5.26	FITTING, 16"X16" TEE	EA	1.00		1.00	\$ 3,050.00	\$ 3,050.00	1.00	\$ 3,050.00	\$ -	\$ 3,050.00	-	100.00%
62	5.27	WATER SERVICE STUB, COPPER, 1 IN.	LF	270.00		270.00	\$ 27.00	\$ 7,290.00	98.00	\$ 2,646.00	\$ -	\$ 2,646.00	172.00	36.30%
63	5.28	WATER SERVICE STUB, COPPER, 2 IN.	LF	10.00		10.00	\$ 82.00	\$ 820.00	-	\$ -	\$ -	\$ -	10.00	0.00%
64	5.29	WATER SERVICE CORPORATION	EA	4.00		4.00	\$ 795.00	\$ 3,180.00	1.00	\$ 795.00	\$ -	\$ 795.00	3.00	25.00%
65	5.30	WATER SERVICE CURB STOP AND BOX	EA	4.00		4.00	\$ 1,010.00	\$ 4,040.00	1.00	\$ 1,010.00	\$ -	\$ 1,010.00	3.00	25.00%
66	5.31	WATER SERVICE, TEMPORARY CONNECTION	EA	4.00		4.00	\$ 1,350.00	\$ 5,400.00	-	\$ -	\$ -	\$ -	4.00	0.00%
67	5.32	WATER MAIN REMOVAL	LF	4,534.00		4,534.00	\$ 16.50	\$ 74,811.00	823.00	\$ 13,579.50	\$ -	\$ 13,579.50	3,711.00	18.15%
68	5.33	VALVE, GATE, 4 IN.	EA	1.00		1.00	\$ 1,500.00	\$ 1,500.00	-	\$ -	\$ -	\$ -	1.00	0.00%
69	5.34	VALVE, GATE, 6 IN.	EA	3.00		3.00	\$ 1,805.00	\$ 5,415.00	-	\$ -	\$ -	\$ -	3.00	0.00%
70	5.35	VALVE, GATE, 8 IN.	EA	14.00		14.00	\$ 2,525.00	\$ 35,350.00	6.00	\$ 15,150.00	\$ -	\$ 15,150.00	8.00	42.86%
71	5.36	VALVE, GATE, 12 IN.	EA	1.00		1.00	\$ 4,310.00	\$ 4,310.00	-	\$ -	\$ -	\$ -	1.00	0.00%
72	5.37	VALVE, GATE, 16 IN.	EA	7.00		7.00	\$ 11,700.00	\$ 81,900.00	4.00	\$ 46,800.00	\$ -	\$ 46,800.00	3.00	57.14%
73	5.38	VALVE, GATE, 12 IN. LIVE INSERT	EA	2.00		2.00	\$ 19,775.00	\$ 39,550.00	-	\$ -	\$ -	\$ -	2.00	0.00%
74	5.39	LINE STOP, 12 IN.	EA	2.00		2.00	\$ 16,300.00	\$ 32,600.00	-	\$ -	\$ -	\$ -	2.00	0.00%
75	5.40	FIRE HYDRANT ASSEMBLY	EA	23.00		23.00	\$ 7,690.00	\$ 176,870.00	11.00	\$ 84,590.00	\$ -	\$ 84,590.00	12.00	47.83%
76	5.41	FIRE HYDRANT ASSEMBLY REMOVAL	EA	7.00		7.00	\$ 500.00	\$ 3,500.00	-	\$ -	\$ -	\$ -	7.00	0.00%
77	5.42	TEMPORARY CONNECTION, WATER MAIN	EA	2.00		2.00	\$ 6,175.00	\$ 12,350.00	1.00	\$ 6,175.00	\$ -	\$ 6,175.00	1.00	50.00%
78	5.43	RELOCATION OF IRRIGATION METER	LS	1.00		1.00	\$ 2,500.00	\$ 2,500.00	-	\$ -	\$ -	\$ -	1.00	0.00%
79	6.01	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA	1.00		1.00	\$ 4,360.00	\$ 4,360.00	1.00	\$ 4,360.00	\$ -	\$ 4,360.00	-	100.00%
80	6.02	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA	5.00		5.00	\$ 4,000.00	\$ 20,000.00	4.00	\$ 16,000.00	\$ -	\$ 16,000.00	1.00	80.00%
81	6.03	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA	4.00		4.00	\$ 4,615.00	\$ 18,460.00	-	\$ -	\$ -	\$ -	4.00	0.00%
82	6.04	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA	6.00		6.00	\$ 7,425.00	\$ 44,550.00	1.00	\$ 7,425.00	\$ -	\$ 7,425.00	5.00	16.67%
83	6.05	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA	3.00		3.00	\$ 13,500.00	\$ 40,500.00	2.00	\$ 27,000.00	\$ -	\$ 27,000.00	1.00	66.67%
84	6.06	INTAKE, SINGLE GRATE, SW-501	EA	4.00		4.00	\$ 3,000.00	\$ 12,000.00	1.00	\$ 3,000.00	\$ -	\$ 3,000.00	3.00	25.00%
85	6.07	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA	1.00		1.00	\$ 3,975.00	\$ 3,975.00	-	\$ -	\$ -	\$ -	1.00	0.00%
86	6.08	INTAKE, DOUBLE GRATE, SW-505	EA	18.00		18.00	\$ 4,400.00	\$ 79,200.00	8.00	\$ 35,200.00	\$ -	\$ 35,200.00	10.00	44.44%
87	6.09	INTAKE, DOULBE GRATE, SW-505, MOD1	EA	1.00		1.00	\$ 7,650.00	\$ 7,650.00	1.00	\$ 7,650.00	\$ -	\$ 7,650.00	-	100.00%
88	6.10	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506	EA	5.00		5.00	\$ 6,500.00	\$ 32,500.00	5.00	\$ 32,500.00	\$ -	\$ 32,500.00	-	100.00%
89	6.11	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD1	EA	6.00		6.00	\$ 9,450.00	\$ 56,700.00	5.00	\$ 47,250.00	\$ -	\$ 47,250.00	1.00	83.33%
90	6.12	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD2	EA	5.00		5.00	\$ 11,725.00	\$ 58,625.00	5.00	\$ 58,625.00	\$ -	\$ 58,625.00	-	100.00%
91	6.13	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD3	EA	1.00		1.00	\$ 11,675.00	\$ 11,675.00	1.00	\$ 11,675.00	\$ -	\$ 11,675.00	-	100.00%
92	6.14	INTAKE, CIRCULAR AREA, SW-512, CASE 1, 18 IN.	EA	2.00		2.00	\$ 1,850.00	\$ 3,700.00	-	\$ -	\$ -	\$ -	2.00	0.00%
93	6.15	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA	3.00		3.00	\$ 2,250.00	\$ 6,750.00	-	\$ -	\$ -	\$ -	3.00	0.00%
94	6.16	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA	2.00		2.00	\$ 2,025.00	\$ 4,050.00	1.00	\$ 2,025.00	\$ -	\$ 2,025.00	1.00	50.00%
95	6.17	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA	3.00		3.00	\$ 3,050.00	\$ 9,150.00	-	\$ -	\$ -	\$ -	3.00	0.00%
96	6.18	INTAKE ADJUSTMENT, MAJOR	EA	1.00		1.00	\$ 2,300.00	\$ 2,300.00	-	\$ -	\$ -	\$ -	1.00	0.00%
97	6.19	CONNECTION TO EXISTING INTAKE	EA	1.00		1.00	\$ 4,550.00	\$ 4,550.00	-	\$ -	\$ -	\$ -	1.00	0.00%
98	6.20	REMOVE MANHOLE	EA	3.00		3.00	\$ 750.00	\$ 2,250.00	-	\$ -	\$ -	\$ -	3.00	0.00%
99	6.21	REMOVE INTAKE	EA	8.00		8.00	\$ 725.00	\$ 5,800.00	4.00	\$ 2,900.00	\$ -	\$ 2,900.00	4.00	50.00%
100	7.01	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY	954.00		954.00	\$ 60.00	\$ 57,240.00	-	\$ -	\$ -	\$ -	954.00	0.00%
101	7.02	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	26,596.00		26,596.00	\$ 70.50	\$ 1,875,018.00	7,696.40	\$ 542,596.20	\$ 76,148.00	\$ 618,744.20	18,899.60	28.94%
102	7.03	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY	500.00		500.00	\$ 137.00	\$ 68,500.00	-	\$ -	\$ -	\$ -	500.00	0.00%
103	7.04	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY	700.00		700.00	\$ 101.00	\$ 70,700.00	292.80	\$ 29,572.80	\$ -	\$ 29,572.80	407.20	41.83%
104	7.05	CONCRETE MEDIAN, DOWELED	SY	70.00		70.00	\$ 160.00	\$ 11,200.00	-	\$ -	\$ -	\$ -	70.00	0.00%
105	7.06	PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	\$ 7,500.00	\$ 7,500.00	-	\$ -	\$ -	\$ -	1.00	0.00%
106	7.07	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY	3,075.00		3,075.00	\$ 6.00	\$ 18,450.00	1,800.70	\$ 10,804.20	\$ -	\$ 10,804.20	1,274.30	58.56%
107	7.08	REMOVAL OF DRIVEWAY	SY	2,679.00		2,679.00	\$ 6.50	\$ 17,413.50	949.50	\$ 6,171.75	\$ -	\$ 6,171.75	1,729.50	35.44%

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108	7.09	REMOVAL OF CURB	LF	15.00		15.00	\$ 16.00	\$ 240.00	-	\$ -	\$ -	\$ -	15.00	0.00%
109	7.10	SHARED USE PATH, PCC, 6 IN.	SY	6,565.00		6,565.00	\$ 55.00	\$ 361,075.00	2,518.00	\$ 138,490.00	\$ -	\$ 138,490.00	4,047.00	38.35%
110	7.11	SIDEWALK, PCC, 5 IN.	SY	237.00		237.00	\$ 60.00	\$ 14,220.00	138.60	\$ 8,316.00	\$ -	\$ 8,316.00	98.40	58.48%
111	7.12	SIDEWALK, CLASS A, PCC, 5 IN.	SY	66.00		66.00	\$ 90.00	\$ 5,940.00	-	\$ -	\$ -	\$ -	66.00	0.00%
112	7.13	DETECTABLE WARNINGS	SF	666.00		666.00	\$ 60.00	\$ 39,960.00	134.00	\$ 8,040.00	\$ -	\$ 8,040.00	532.00	20.12%
113	7.14	SIDEWALK TRENCH DRAIN	EA	1.00		1.00	\$ 3,500.00	\$ 3,500.00	-	\$ -	\$ -	\$ -	1.00	0.00%
114	7.15	DRIVEWAY, PCC, 6 IN.	SY	324.00		324.00	\$ 70.00	\$ 22,680.00	-	\$ -	\$ -	\$ -	324.00	0.00%
115	7.16	DRIVEWAY, PCC, 7 IN.	SY	2,862.00		2,862.00	\$ 75.00	\$ 214,650.00	1,506.30	\$ 112,972.50	\$ -	\$ 112,972.50	1,355.70	52.63%
116	7.17	GRANULAR SURFACING, DRIVEWAY	TON	50.00		50.00	\$ 47.00	\$ 2,350.00	-	\$ -	\$ -	\$ -	50.00	0.00%
117	7.18	PAVEMENT REMOVAL	SY	15,193.00		15,193.00	\$ 5.50	\$ 83,561.50	3,854.80	\$ 21,201.40	\$ -	\$ 21,201.40	11,338.20	25.37%
118	7.19	CURB AND GUTTER REMOVAL	LF	280.00		280.00	\$ 10.00	\$ 2,800.00	208.50	\$ 2,085.00	\$ -	\$ 2,085.00	71.50	74.46%
119	7.20	TEMPORARY PAVEMENT, PCC, 6 IN.	SY	1,077.00		1,077.00	\$ 55.00	\$ 59,235.00	499.20	\$ 27,456.00	\$ -	\$ 27,456.00	577.80	46.35%
120	7.21	TEMPORARY PAVEMENT, HMA, 6 IN.	SY	1,643.00		1,643.00	\$ 60.00	\$ 98,580.00	1,398.60	\$ 83,916.00	\$ -	\$ 83,916.00	244.40	85.12%
121	7.22	TEMPORARY GRANULAR	TON	300.00		300.00	\$ 46.50	\$ 13,950.00	246.07	\$ 11,442.26	\$ -	\$ 11,442.26	53.93	82.02%
122	8.01	TRAFFIC SIGNALIZATION	LS	1.00		1.00	\$150,000.00	\$ 150,000.00	-	\$ -	\$ -	\$ -	1.00	0.00%
123	8.02	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS	1.00		1.00	\$ 4,053.00	\$ 4,053.00	-	\$ -	\$ -	\$ -	1.00	0.00%
124	8.03	RELOCATION OF TEMPORARY SIGNAL POLE	LS	1.00		1.00	\$ 1,121.00	\$ 1,121.00	-	\$ -	\$ -	\$ -	1.00	0.00%
125	8.04	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	126.21		126.21	\$ 62.00	\$ 7,825.02	51.83	\$ 3,213.46	\$ -	\$ 3,213.46	74.38	41.07%
126	8.05	PAINTED PAVEMENT MARKINGS, DURABLE	STA	171.41		171.41	\$ 132.00	\$ 22,626.12	-	\$ -	\$ -	\$ -	171.41	0.00%
127	8.06	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA	10.64		10.64	\$ 200.00	\$ 2,128.00	-	\$ -	\$ -	\$ -	10.64	0.00%
128	8.07	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	41.00		41.00	\$ 250.00	\$ 10,250.00	-	\$ -	\$ -	\$ -	41.00	0.00%
129	8.08	PAVEMENT MARKINGS REMOVED	STA	154.85		154.85	\$ 55.00	\$ 8,516.75	6.14	\$ 337.70	\$ -	\$ 337.70	148.71	3.97%
130	8.09	GROOVES CUT FOR PAVEMENT MARKINGS	STA	171.41		171.41	\$ 95.00	\$ 16,283.95	-	\$ -	\$ -	\$ -	171.41	0.00%
131	8.10	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	41.00		41.00	\$ 195.00	\$ 7,995.00	-	\$ -	\$ -	\$ -	41.00	0.00%
132	8.11	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$75,000.00	\$ 75,000.00	0.40	\$ 30,000.00	\$ -	\$ 30,000.00	0.60	40.00%
133	8.12	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA	10.00		10.00	\$ 300.00	\$ 3,000.00	-	\$ -	\$ -	\$ -	10.00	0.00%
134	8.13	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY	100.00		100.00	\$ 100.00	\$ 10,000.00	2.00	\$ 200.00	\$ -	\$ 200.00	98.00	2.00%
135	8.14	TEMPORARY BARRIER RAIL, CONCRETE	LF	225.00		225.00	\$ 40.00	\$ 9,000.00	153.00	\$ 6,120.00	\$ -	\$ 6,120.00	72.00	68.00%
136	8.15	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA	67.00		67.00	\$ 100.00	\$ 6,700.00	7.00	\$ 700.00	\$ -	\$ 700.00	60.00	10.45%
137	8.16	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA	4.00		4.00	\$ 441.00	\$ 1,764.00	-	\$ -	\$ -	\$ -	4.00	0.00%
138	8.17	FLASHING BEACON SIGN, REINSTALL	EA	2.00		2.00	\$ 1,900.00	\$ 3,800.00	-	\$ -	\$ -	\$ -	2.00	0.00%
139	8.18	CONDUIT, HDPE, SDR 13.5, 2"	LF	4,230.00		4,230.00	\$ 18.00	\$ 76,140.00	780.00	\$ 14,040.00	\$ -	\$ 14,040.00	3,450.00	18.44%
140	8.19	FIBER REMOVE AND REINSTALL	LF	4,955.00		4,955.00	\$ 2.20	\$ 10,901.00	-	\$ -	\$ -	\$ -	4,955.00	0.00%
141	8.20	FUSION SPLICE	EA	28.00		28.00	\$ 108.00	\$ 3,024.00	-	\$ -	\$ -	\$ -	28.00	0.00%
142	8.21	PULL ROPE	LF	4,445.00		4,445.00	\$ 0.75	\$ 3,333.75	-	\$ -	\$ -	\$ -	4,445.00	0.00%
143	8.22	TRACER WIRE	LF	4,445.00		4,445.00	\$ 1.10	\$ 4,889.50	-	\$ -	\$ -	\$ -	4,445.00	0.00%
144	8.23	HANDHOLE, TYPE II, FURNISH AND INSTALL	EA	4.00		4.00	\$ 1,200.00	\$ 4,800.00	-	\$ -	\$ -	\$ -	4.00	0.00%
145	8.24	HANDHOLE, TYPE IV, FURNISH AND INSTALL	EA	1.00		1.00	\$ 3,600.00	\$ 3,600.00	-	\$ -	\$ -	\$ -	1.00	0.00%
146	8.25	REMOVE HANDHOLE	EA	4.00		4.00	\$ 375.00	\$ 1,500.00	-	\$ -	\$ -	\$ -	4.00	0.00%
147	9.01	CONVENTIONAL SEEDING, TYPE 1 (PERM. LAWN MIX.)	ACRE	9.00		9.00	\$ 2,300.00	\$ 20,700.00	3.06	\$ 7,038.00	\$ -	\$ 7,038.00	5.94	34.00%
148	9.02	CONVENTIONAL SEEDING, TYPE 2 (SLOPE AND DITCH)	ACRE	2.00		2.00	\$ 2,000.00	\$ 4,000.00	0.42	\$ 840.00	\$ -	\$ 840.00	1.58	21.00%
149	9.03	CONVENTIONAL SEEDING, TYPE 4 (URBAN TEMP. EROS. CONTROL MIX)	ACRE	15.00		15.00	\$ 650.00	\$ 9,750.00	0.50	\$ 325.00	\$ -	\$ 325.00	14.50	3.33%
150	9.04	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION	LS	1.00		1.00	\$ 1,800.00	\$ 1,800.00	1.00	\$ 1,800.00	\$ -	\$ 1,800.00	-	100.00%
151	9.05	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS	1.00		1.00	\$10,800.00	\$ 10,800.00	0.30	\$ 3,240.00	\$ -	\$ 3,240.00	0.70	30.00%
152	9.06	FILTER SOCK, 12 IN. INSTALLATION	LF	12,000.00		12,000.00	\$ 2.75	\$ 33,000.00	400.00	\$ 1,100.00	\$ -	\$ 1,100.00	11,600.00	3.33%
153	9.07	FILTER SOCK, MAINTENANCE AND REMOVAL	LF	12,000.00		12,000.00	\$ 0.20	\$ 2,400.00	-	\$ -	\$ -	\$ -	12,000.00	0.00%
154	9.08	TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECP), TYPE 2C	SY	6,000.00		6,000.00	\$ 1.20	\$ 7,200.00	1,400.00	\$ 1,680.00	\$ -	\$ 1,680.00	4,600.00	23.33%
155	9.09	RIP RAP, CLASS E	TON	1,320.00		1,320.00	\$ 80.50	\$ 106,260.00	1,110.52	\$ 89,396.86	\$ -	\$ 89,396.86	209.48	84.13%
156	9.10	RIP RAP, EROSION STONE	TON	16.00		16.00	\$ 88.00	\$ 1,408.00	22.85	\$ 2,010.80	\$ -	\$ 2,010.80	(6.85)	142.81%
157	9.11	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF	7,000.00		7,000.00	\$ 1.75	\$ 12,250.00	-	\$ -	\$ -	\$ -	7,000.00	0.00%
158	9.12	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	7,000.00		7,000.00	\$ 0.05	\$ 350.00	-	\$ -	\$ -	\$ -	7,000.00	0.00%
159	9.13	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	7,000.00		7,000.00	\$ 0.05	\$ 350.00	-	\$ -	\$ -	\$ -	7,000.00	0.00%
160	9.14	EROSION CONTROL, HYDROMULCHING	ACRE	13.00		13.00	\$ 2,700.00	\$ 35,100.00	3.98	\$ 10,746.00	\$ -	\$ 10,746.00	9.02	30.62%
161	9.15	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA	84.00		84.00	\$ 200.00	\$ 16,800.00	26.00	\$ 5,200.00	\$ -	\$ 5,200.00	58.00	30.95%
162	9.16	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	EA	84.00		84.00	\$ 10.00	\$ 840.00	18.00	\$ 180.00	\$ -	\$ 180.00	66.00	21.43%
163	9.17	INLET PROTECTION DEVICE, ROCK, INSTALLATION	EA	41.00		41.00	\$ 205.00	\$ 8,405.00	-	\$ -	\$ -	\$ -	41.00	0.00%

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164	9.18	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA	41.00		41.00	\$ 150.00	\$ 6,150.00	-	\$ -	\$ -	\$ -	41.00	0.00%
165	9.19	CHAIN LINK FENCE	LF	109.00		109.00	\$ 28.35	\$ 3,090.15	-	\$ -	\$ -	\$ -	109.00	0.00%
166	9.20	REMOVE AND REINSTALL FENCE, WOOD	LF	30.00		30.00	\$ 42.00	\$ 1,260.00	-	\$ -	\$ -	\$ -	30.00	0.00%
167	9.21	REMOVAL OF FENCE, CHAIN LINK	LF	109.00		109.00	\$ 6.00	\$ 654.00	-	\$ -	\$ -	\$ -	109.00	0.00%
168	9.22	REMOVAL OF FENCE, FIELD FENCE	LF	637.00		637.00	\$ 3.00	\$ 1,911.00	-	\$ -	\$ -	\$ -	637.00	0.00%
169	9.23	TEMPORARY FENCE, CONSTRUCTION	LF	500.00		500.00	\$ 4.75	\$ 2,375.00	-	\$ -	\$ -	\$ -	500.00	0.00%
170	9.24	TEMPORARY FENCE, CHAIN LINK	LF	84.00		84.00	\$ 8.50	\$ 714.00	-	\$ -	\$ -	\$ -	84.00	0.00%
171	9.25	MEMORIAL BENCH, REMOVAL AND SALVAGE TO CITY	EA	1.00		1.00	\$ 2,500.00	\$ 2,500.00	-	\$ -	\$ -	\$ -	1.00	0.00%
172	11.01	MOBILIZATION	LS	1.00		1.00	\$400,000.00	\$ 400,000.00	0.50	\$ 200,000.00	\$ -	\$ 200,000.00	0.50	50.00%
173	11.02	MAINTENANCE OF POSTAL SERVICE	LS	1.00		1.00	\$14,000.00	\$ 14,000.00	-	\$ -	\$ -	\$ -	1.00	0.00%
174	11.03	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	\$14,000.00	\$ 14,000.00	-	\$ -	\$ -	\$ -	1.00	0.00%
175	11.04	CONCRETE WASHOUT	LS	1.00		1.00	\$20,000.00	\$ 20,000.00	0.08	\$ 1,600.00	\$ -	\$ 1,600.00	0.92	8.00%
176	12.01	COMPACTING BACFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	38.00		38.00	\$ 150.00	\$ 5,700.00	38.00	\$ 5,700.00	\$ -	\$ 5,700.00	-	100.00%
177	12.02	REMOVALS, AS PER PLAN	LS	1.00		1.00	\$10,500.00	\$ 10,500.00	-	\$ -	\$ -	\$ -	1.00	0.00%
178	12.03	FLOODED BACKFILL	CY	685.00		685.00	\$ 62.00	\$ 42,470.00	685.00	\$ 42,470.00	\$ -	\$ 42,470.00	-	100.00%
179	12.04	EXCAVATION, CLASS 20	CY	4,192.00		4,192.00	\$ 16.50	\$ 69,168.00	4,192.00	\$ 69,168.00	\$ -	\$ 69,168.00	-	100.00%
180	12.05	GRANULAR MATERIAL FOR BLANKET	CY	349.00		349.00	\$ 88.00	\$ 30,712.00	349.00	\$ 30,712.00	\$ -	\$ 30,712.00	-	100.00%
181	12.06	STRUCTURAL CONCRETE (RCB CULVERT)	CY	443.50		443.50	\$ 640.00	\$ 283,840.00	443.50	\$ 283,840.00	\$ -	\$ 283,840.00	-	100.00%
182	12.07	REINFORCING STEEL	LBS	60,825.00		60,825.00	\$ 1.50	\$ 91,237.50	60,825.00	\$ 91,237.50	\$ -	\$ 91,237.50	-	100.00%
183	12.08	PRECAST CONCRETE BOX CULVERT, 8 FT X 4 FT	LF	148.00		148.00	\$ 625.00	\$ 92,500.00	148.00	\$ 92,500.00	\$ -	\$ 92,500.00	-	100.00%
184	12.09	PRECAST BOX CULVERT STRAIGHT END SECTION, 8 FTX 4 FT	EA	2.00		2.00	\$15,000.00	\$ 30,000.00	2.00	\$ 30,000.00	\$ -	\$ 30,000.00	-	100.00%
185	12.10	TEMPORARY SHORING	LS	1.00		1.00	\$116,000.00	\$ 116,000.00	1.00	\$ 116,000.00	\$ -	\$ 116,000.00	-	100.00%
186	12.11	EROSION STONE	TON	12.00		12.00	\$ 88.00	\$ 1,056.00	12.00	\$ 1,056.00	\$ -	\$ 1,056.00	-	100.00%
187	12.12	FENCE, CHAIN LINK, VINYL COATED	LF	166.20		166.20	\$ 175.00	\$ 29,085.00	-	\$ -	\$ -	\$ -	166.20	0.00%
188	12.13	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS	1.00		1.00	\$40,000.00	\$ 40,000.00	1.00	\$ 40,000.00	\$ -	\$ 40,000.00	-	100.00%
		Change Order Item												
CO1.1		RCB COLLAR	EA		1.00	1.00	\$10,000.00	\$ 10,000.00	1.00	\$ 10,000.00	\$ -	\$ 10,000.00	-	100.00%
CO1.2		COLD WEATHER PROTECTION	CY		357.50	357.50	\$ 17.00	\$ 6,077.50	357.50	\$ 6,077.50	\$ -	\$ 6,077.50	-	100.00%
CO1.3		HOT WATER FEE	CY		357.50	357.50	\$ 7.00	\$ 2,502.50	357.50	\$ 2,502.50	\$ -	\$ 2,502.50	-	100.00%
CO2.1		TRAFFIC SIGNAL BLACK PAINT	LS		1.00	1.00	\$ 5,971.35	\$ 5,971.35	-	\$ -	\$ -	\$ -	1.00	0.00%
CO3.1		GAS UTILITY POTHOLING	LS		1.00	1.00	\$ 1,155.00	\$ 1,155.00	1.00	\$ 1,155.00	\$ -	\$ 1,155.00	-	100.00%
CO4.1		EXISTING INTAKES CORE DRILLING	LS		1.00	1.00	\$ 4,515.50	\$ 4,515.50	1.00	\$ 4,515.50	\$ -	\$ 4,515.50	-	100.00%
CO5.1		ADDITIONAL STREET DETOUR SIGNAGE	LS		1.00	1.00	\$ 5,450.00	\$ 5,450.00	1.00	\$ 5,450.00	\$ -	\$ 5,450.00	-	100.00%
CO6.1		CEMENT STABILIZATION STAGE 3	LS		1.00	1.00	\$63,669.00	\$ 63,669.00	-	\$ -	\$ -	\$ -	1.00	0.00%
						-	\$	-	-	\$ -			-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 9,146,650.84

\$ 4,399,320.09

48.10%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14, 2023	\$ 29,996.25
2	December 26, 2023	\$ 782,466.64
3	January 23, 2024	\$ 987,543.39
4	February 13, 2024	\$ 90,208.43
5	March 26, 2024	\$ 231,925.01
6	April 23, 2024	\$ 297,055.02
7	May 28, 2024	\$ 210,212.09
8	June 25, 2024	\$ 249,304.36
9	July 23, 2024	\$ 155,465.31
10	August 27, 2024	\$ 267,176.29
11	September 24, 2024	\$ 403,825.46
12	October 22, 2024	\$ 102,825.14
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 3,808,003.39

Record of Change Orders

No.	Date	Amount
1	January 23, 2024	\$ 18,580.00
2	March 26, 2024	\$ 5,971.35
3	May 28, 2024	\$ 1,155.00
4	June 25, 2024	\$ 4,515.50
5	October 22, 2024	\$ 5,450.00
6	November 26, 2024	\$ 63,669.00
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TOTAL \$ 99,340.85

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	August 22, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

STORED MATERIALS COST

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	PROPOSED STORED VALUE	QUANTITY CHANGE - 1	QUANTITY CHANGE - 2	TOTAL VALUE	EQUIVALENT UNIT PRICE	STORED AMOUNT	REMAINING AMOUNT	VALUE OF STORED MATERIALS REMAINING	PERCENT REMAINING
1	CLEARING AND GRUBBING, UNITS	UNIT				\$ -	\$ 150.00	0.00	0.00	\$ -	0.00%
2	CLEARING AND GRUBBING, ACRE	ACRE				\$ -	\$ 9,500.00	0.00	0.00	\$ -	0.00%
3	TOPSOIL, ON-SITE	CY				\$ -	\$ 8.50	0.00	0.00	\$ -	0.00%
4	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY				\$ -	\$ 3.55	0.00	0.00	\$ -	0.00%
5	EXCAVATION, CLASS 10, CHANNEL	CY				\$ -	\$ 4.75	0.00	0.00	\$ -	0.00%
6	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY				\$ -	\$ 14.00	0.00	0.00	\$ -	0.00%
7	EXCAVATION, CLASS 10, WASTE	CY				\$ -	\$ 11.00	0.00	0.00	\$ -	0.00%
8	BELOW GRADE EXCAVATION (CORE OUT)	CY				\$ -	\$ 81.25	0.00	0.00	\$ -	0.00%
9	SUBGRADE PREPARATION, 12 IN.	SY				\$ -	\$ 2.75	0.00	0.00	\$ -	0.00%
10	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR, TYPE 3	SY				\$ -	\$ 5.00	0.00	0.00	\$ -	0.00%
11	MODIFIED SUBBASE	CY				\$ -	\$ 69.50	0.00	0.00	\$ -	0.00%
12	REMOVAL OF ABANDONED RAILROAD	LF				\$ -	\$ 15.00	0.00	0.00	\$ -	0.00%
13	TRENCH FOUNDATION	TON				\$ -	\$ 45.00	0.00	0.00	\$ -	0.00%
14	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF				\$ -	\$ 70.50	0.00	0.00	\$ -	0.00%
15	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF				\$ -	\$ 91.50	0.00	0.00	\$ -	0.00%
16	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF				\$ -	\$ 103.00	0.00	0.00	\$ -	0.00%
17	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF				\$ -	\$ 106.50	0.00	0.00	\$ -	0.00%
18	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF				\$ -	\$ 167.50	0.00	0.00	\$ -	0.00%
19	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF				\$ -	\$ 213.00	0.00	0.00	\$ -	0.00%
20	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF				\$ -	\$ 50.50	0.00	0.00	\$ -	0.00%
21	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF				\$ -	\$ 64.00	0.00	0.00	\$ -	0.00%
22	STORM SEWER, TRENCHED, HDPE, 12-IN	LF				\$ -	\$ 57.00	0.00	0.00	\$ -	0.00%
23	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN.	LF				\$ -	\$ 19.50	0.00	0.00	\$ -	0.00%
24	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF				\$ -	\$ 35.50	0.00	0.00	\$ -	0.00%
25	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF				\$ -	\$ 60.00	0.00	0.00	\$ -	0.00%
26	PIPE APRON, CMP, 12 IN.	EA				\$ -	\$ 1,075.00	0.00	0.00	\$ -	0.00%
27	PIPE APRON, CONCRETE, 24 IN.	EA				\$ -	\$ 2,705.00	0.00	0.00	\$ -	0.00%
28	PIPE APRON, CONCRETE, 36 IN.	EA				\$ -	\$ 3,825.00	0.00	0.00	\$ -	0.00%
29	PIPE APRON, CONCRETE, 42 IN.	EA				\$ -	\$ 4,415.00	0.00	0.00	\$ -	0.00%
30	PIPE APRON, CONCRETE, 54 IN.	EA				\$ -	\$ 5,650.00	0.00	0.00	\$ -	0.00%
31	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF				\$ -	\$ 22.50	0.00	0.00	\$ -	0.00%
32	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF				\$ -	\$ 22.50	0.00	0.00	\$ -	0.00%
33	SUBDRAIN CLEANOUT, TYPE A-1	EA				\$ -	\$ 905.00	0.00	0.00	\$ -	0.00%
34	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA				\$ -	\$ 400.00	0.00	0.00	\$ -	0.00%
35	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF				\$ -	\$ 49.00	0.00	0.00	\$ -	0.00%
36	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF				\$ -	\$ 32.00	0.00	0.00	\$ -	0.00%
37	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF				\$ -	\$ 23.00	0.00	0.00	\$ -	0.00%
38	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF				\$ -	\$ 51.00	0.00	0.00	\$ -	0.00%
39	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF				\$ -	\$ 110.00	0.00	0.00	\$ -	0.00%
40	WATER MAIN, TRENCHED, DIP, C151, CLASS 52, 8 IN.	LF				\$ -	\$ 95.00	0.00	0.00	\$ -	0.00%
41	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				\$ -	\$ 53.00	0.00	0.00	\$ -	0.00%
42	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	\$347,170.50			\$347,170.50	\$ 89.50	3879.00	2,336.00	\$ 209,072	60.22%
43	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				\$ -	\$ 200.00	0.00	0.00	\$ -	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

44	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF				\$ -	\$ 455.00	0.00	0.00	\$ -	0.00%
45	FITTING, 6" BEND	EA				\$ -	\$ 900.00	0.00	0.00	\$ -	0.00%
46	FITTING, 6" CAP/PLUG	EA				\$ -	\$ 355.00	0.00	0.00	\$ -	0.00%
47	FITTING, 8" BEND	EA				\$ -	\$ 995.00	0.00	0.00	\$ -	0.00%
48	FITTING, 8" CAP/PLUG	EA				\$ -	\$ 450.00	0.00	0.00	\$ -	0.00%
49	FITTING, 8"X4" REDUCER	EA				\$ -	\$ 550.00	0.00	0.00	\$ -	0.00%
50	FITTING, 8"X6" TEE	EA				\$ -	\$ 1,015.00	0.00	0.00	\$ -	0.00%
51	FITTING, 8"X8" TEE	EA				\$ -	\$ 1,085.00	0.00	0.00	\$ -	0.00%
52	FITTING, 12" BEND	EA				\$ -	\$ 1,275.00	0.00	0.00	\$ -	0.00%
53	FITTING, 12" CAP/PLUG	EA				\$ -	\$ 685.00	0.00	0.00	\$ -	0.00%
54	FITTING, 12"X12" TEE	EA				\$ -	\$ 1,650.00	0.00	0.00	\$ -	0.00%
55	FITTING, 16" BEND	EA				\$ -	\$ 1,365.00	0.00	0.00	\$ -	0.00%
56	FITTING, 16" CAP/PLUG	EA				\$ -	\$ 1,165.00	0.00	0.00	\$ -	0.00%
57	FITTING, 16"X8" REDUCER	EA				\$ -	\$ 1,500.00	0.00	0.00	\$ -	0.00%
58	FITTING, 16"X6" TEE	EA				\$ -	\$ 2,180.00	0.00	0.00	\$ -	0.00%
59	FITTING, 16"X8" TEE	EA				\$ -	\$ 2,300.00	0.00	0.00	\$ -	0.00%
60	FITTING, 16"X12" TEE	EA				\$ -	\$ 2,550.00	0.00	0.00	\$ -	0.00%
61	FITTING, 16"X16" TEE	EA				\$ -	\$ 3,050.00	0.00	0.00	\$ -	0.00%
62	WATER SERVICE STUB, COPPER, 1 IN.	LF				\$ -	\$ 27.00	0.00	0.00	\$ -	0.00%
63	WATER SERVICE STUB, COPPER, 2 IN.	LF				\$ -	\$ 82.00	0.00	0.00	\$ -	0.00%
64	WATER SERVICE CORPORATION	EA				\$ -	\$ 795.00	0.00	0.00	\$ -	0.00%
65	WATER SERVICE CURB STOP AND BOX	EA				\$ -	\$ 1,010.00	0.00	0.00	\$ -	0.00%
66	WATER SERVICE, TEMPORARY CONNECTION	EA				\$ -	\$ 1,350.00	0.00	0.00	\$ -	0.00%
67	WATER MAIN REMOVAL	LF				\$ -	\$ 16.50	0.00	0.00	\$ -	0.00%
68	VALVE, GATE, 4 IN.	EA				\$ -	\$ 1,500.00	0.00	0.00	\$ -	0.00%
69	VALVE, GATE, 6 IN.	EA				\$ -	\$ 1,805.00	0.00	0.00	\$ -	0.00%
70	VALVE, GATE, 8 IN.	EA				\$ -	\$ 2,525.00	0.00	0.00	\$ -	0.00%
71	VALVE, GATE, 12 IN.	EA				\$ -	\$ 4,310.00	0.00	0.00	\$ -	0.00%
72	VALVE, GATE, 16 IN.	EA				\$ -	\$11,700.00	0.00	0.00	\$ -	0.00%
73	VALVE, GATE, 12 IN. LIVE INSERT	EA				\$ -	\$19,775.00	0.00	0.00	\$ -	0.00%
74	LINE STOP, 12 IN.	EA				\$ -	\$16,300.00	0.00	0.00	\$ -	0.00%
75	FIRE HYDRANT ASSEMBLY	EA				\$ -	\$ 7,690.00	0.00	0.00	\$ -	0.00%
76	FIRE HYDRANT ASSEMBLY REMOVAL	EA				\$ -	\$ 500.00	0.00	0.00	\$ -	0.00%
77	TEMPORARY CONNECTION, WATER MAIN	EA				\$ -	\$ 6,175.00	0.00	0.00	\$ -	0.00%
78	RELOCATION OF IRRIGATION METER	LS				\$ -	\$ 2,500.00	0.00	0.00	\$ -	0.00%
79	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA				\$ -	\$ 4,360.00	0.00	0.00	\$ -	0.00%
80	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA				\$ -	\$ 4,000.00	0.00	0.00	\$ -	0.00%
81	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA				\$ -	\$ 4,615.00	0.00	0.00	\$ -	0.00%
82	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA				\$ -	\$ 7,425.00	0.00	0.00	\$ -	0.00%
83	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA				\$ -	\$13,500.00	0.00	0.00	\$ -	0.00%
84	INTAKE, SINGLE GRATE, SW-501	EA				\$ -	\$ 3,000.00	0.00	0.00	\$ -	0.00%
85	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA				\$ -	\$ 3,975.00	0.00	0.00	\$ -	0.00%
86	INTAKE, DOUBLE GRATE, SW-505	EA				\$ -	\$ 4,400.00	0.00	0.00	\$ -	0.00%
87	INTAKE, DOULBE GRATE, SW-505, MOD1	EA				\$ -	\$ 7,650.00	0.00	0.00	\$ -	0.00%
88	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506	EA				\$ -	\$ 6,500.00	0.00	0.00	\$ -	0.00%
89	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD1	EA				\$ -	\$ 9,450.00	0.00	0.00	\$ -	0.00%
90	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD2	EA				\$ -	\$11,725.00	0.00	0.00	\$ -	0.00%
91	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD3	EA				\$ -	\$11,675.00	0.00	0.00	\$ -	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

92	INTAKE, CIRCULAR AREA, SW-512, CASE 1, 18 IN.	EA				\$ -	\$ 1,850.00	0.00	0.00	\$ -	0.00%
93	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA				\$ -	\$ 2,250.00	0.00	0.00	\$ -	0.00%
94	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA				\$ -	\$ 2,025.00	0.00	0.00	\$ -	0.00%
95	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA				\$ -	\$ 3,050.00	0.00	0.00	\$ -	0.00%
96	INTAKE ADJUSTMENT, MAJOR	EA				\$ -	\$ 2,300.00	0.00	0.00	\$ -	0.00%
97	CONNECTION TO EXISTING INTAKE	EA				\$ -	\$ 4,550.00	0.00	0.00	\$ -	0.00%
98	REMOVE MANHOLE	EA				\$ -	\$ 750.00	0.00	0.00	\$ -	0.00%
99	REMOVE INTAKE	EA				\$ -	\$ 725.00	0.00	0.00	\$ -	0.00%
100	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY				\$ -	\$ 60.00	0.00	0.00	\$ -	0.00%
101	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	\$132,255.26			\$132,255.26	\$ 7.29	18142.01	10,445.61	\$ 76,148	57.58%
102	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY				\$ -	\$ 137.00	0.00	0.00	\$ -	0.00%
103	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY				\$ -	\$ 101.00	0.00	0.00	\$ -	0.00%
104	CONCRETE MEDIAN, DOWELED	SY				\$ -	\$ 160.00	0.00	0.00	\$ -	0.00%
105	PAVEMENT SAMPLES AND TESTING	LS				\$ -	\$ 7,500.00	0.00	0.00	\$ -	0.00%
106	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY				\$ -	\$ 6.00	0.00	0.00	\$ -	0.00%
107	REMOVAL OF DRIVEWAY	SY				\$ -	\$ 6.50	0.00	0.00	\$ -	0.00%
108	REMOVAL OF CURB	LF				\$ -	\$ 16.00	0.00	0.00	\$ -	0.00%
109	SHARED USE PATH, PCC, 6 IN.	SY				\$ -	\$ 55.00	0.00	0.00	\$ -	0.00%
110	SIDEWALK, PCC, 5 IN.	SY				\$ -	\$ 60.00	0.00	0.00	\$ -	0.00%
111	SIDEWALK, CLASS A, PCC, 5 IN.	SY				\$ -	\$ 90.00	0.00	0.00	\$ -	0.00%
112	DETECTABLE WARNINGS	SF				\$ -	\$ 60.00	0.00	0.00	\$ -	0.00%
113	SIDEWALK TRENCH DRAIN	EA				\$ -	\$ 3,500.00	0.00	0.00	\$ -	0.00%
114	DRIVEWAY, PCC, 6 IN.	SY				\$ -	\$ 70.00	0.00	0.00	\$ -	0.00%
115	DRIVEWAY, PCC, 7 IN.	SY				\$ -	\$ 75.00	0.00	0.00	\$ -	0.00%
116	GRANULAR SURFACING, DRIVEWAY	TON				\$ -	\$ 47.00	0.00	0.00	\$ -	0.00%
117	PAVEMENT REMOVAL	SY				\$ -	\$ 5.50	0.00	0.00	\$ -	0.00%
118	CURB AND GUTTER REMOVAL	LF				\$ -	\$ 10.00	0.00	0.00	\$ -	0.00%
119	TEMPORARY PAVEMENT, PCC, 6 IN.	SY				\$ -	\$ 55.00	0.00	0.00	\$ -	0.00%
120	TEMPORARY PAVEMENT, HMA, 6 IN.	SY				\$ -	\$ 60.00	0.00	0.00	\$ -	0.00%
121	TEMPORARY GRANULAR	TON				\$ -	\$ 46.50	0.00	0.00	\$ -	0.00%
122	TRAFFIC SIGNALIZATION	LS				\$ -	\$150,000.00	0.00	0.00	\$ -	0.00%
123	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS				\$ -	\$ 4,053.00	0.00	0.00	\$ -	0.00%
124	RELOCATION OF TEMPORARY SIGNAL POLE	LS				\$ -	\$ 1,121.00	0.00	0.00	\$ -	0.00%
125	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA				\$ -	\$ 62.00	0.00	0.00	\$ -	0.00%
126	PAINTED PAVEMENT MARKINGS, DURABLE	STA				\$ -	\$ 132.00	0.00	0.00	\$ -	0.00%
127	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA				\$ -	\$ 200.00	0.00	0.00	\$ -	0.00%
128	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA				\$ -	\$ 250.00	0.00	0.00	\$ -	0.00%
129	PAVEMENT MARKINGS REMOVED	STA				\$ -	\$ 55.00	0.00	0.00	\$ -	0.00%
130	GROOVES CUT FOR PAVEMENT MARKINGS	STA				\$ -	\$ 95.00	0.00	0.00	\$ -	0.00%
131	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA				\$ -	\$ 195.00	0.00	0.00	\$ -	0.00%
132	TEMPORARY TRAFFIC CONTROL	LS				\$ -	\$75,000.00	0.00	0.00	\$ -	0.00%
133	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA				\$ -	\$ 300.00	0.00	0.00	\$ -	0.00%
134	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY				\$ -	\$ 100.00	0.00	0.00	\$ -	0.00%
135	TEMPORARY BARRIER RAIL, CONCRETE	LF				\$ -	\$ 40.00	0.00	0.00	\$ -	0.00%
136	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA				\$ -	\$ 100.00	0.00	0.00	\$ -	0.00%
137	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA				\$ -	\$ 441.00	0.00	0.00	\$ -	0.00%
138	FLASHING BEACON SIGN, REINSTALL	EA				\$ -	\$ 1,900.00	0.00	0.00	\$ -	0.00%
139	CONDUIT, HDPE, SDR 13.5, 2"	LF				\$ -	\$ 18.00	0.00	0.00	\$ -	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

140	FIBER REMOVE AND REINSTALL	LF				\$ -	\$ 2.20	0.00	0.00	\$ -	0.00%
141	FUSION SPLICE	EA				\$ -	\$ 108.00	0.00	0.00	\$ -	0.00%
142	PULL ROPE	LF				\$ -	\$ 0.75	0.00	0.00	\$ -	0.00%
143	TRACER WIRE	LF				\$ -	\$ 1.10	0.00	0.00	\$ -	0.00%
144	HANDHOLE, TYPE II, FURNISH AND INSTALL	EA				\$ -	\$ 1,200.00	0.00	0.00	\$ -	0.00%
145	HANDHOLE, TYPE IV, FURNISH AND INSTALL	EA				\$ -	\$ 3,600.00	0.00	0.00	\$ -	0.00%
146	REMOVE HANDHOLE	EA				\$ -	\$ 375.00	0.00	0.00	\$ -	0.00%
147	CONVENTIONAL SEEDING, TYPE 1 (PERM. LAWN MIX.)	ACRE				\$ -	\$ 2,300.00	0.00	0.00	\$ -	0.00%
148	CONVENTIONAL SEEDING, TYPE 2 (SLOPE AND DITCH)	ACRE				\$ -	\$ 2,000.00	0.00	0.00	\$ -	0.00%
149	CONVENTIONAL SEEDING, TYPE 4 (URBAN TEMP. EROS. CONTROL MIX)	ACRE				\$ -	\$ 650.00	0.00	0.00	\$ -	0.00%
150	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION	LS				\$ -	\$ 1,800.00	0.00	0.00	\$ -	0.00%
151	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS				\$ -	\$10,800.00	0.00	0.00	\$ -	0.00%
152	FILTER SOCK, 12 IN. INSTALLATION	LF				\$ -	\$ 2.75	0.00	0.00	\$ -	0.00%
153	FILTER SOCK, MAINTENANCE AND REMOVAL	LF				\$ -	\$ 0.20	0.00	0.00	\$ -	0.00%
154	TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECP), TYPE 2C	SY				\$ -	\$ 1.20	0.00	0.00	\$ -	0.00%
155	RIP RAP, CLASS E	TON				\$ -	\$ 80.50	0.00	0.00	\$ -	0.00%
156	RIP RAP, EROSION STONE	TON				\$ -	\$ 88.00	0.00	0.00	\$ -	0.00%
157	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF				\$ -	\$ 1.75	0.00	0.00	\$ -	0.00%
158	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF				\$ -	\$ 0.05	0.00	0.00	\$ -	0.00%
159	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF				\$ -	\$ 0.05	0.00	0.00	\$ -	0.00%
160	EROSION CONTROL, HYDROMULCHING	ACRE				\$ -	\$ 2,700.00	0.00	0.00	\$ -	0.00%
161	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA				\$ -	\$ 200.00	0.00	0.00	\$ -	0.00%
162	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	EA				\$ -	\$ 10.00	0.00	0.00	\$ -	0.00%
163	INLET PROTECTION DEVICE, ROCK, INSTALLATION	EA				\$ -	\$ 205.00	0.00	0.00	\$ -	0.00%
164	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA				\$ -	\$ 150.00	0.00	0.00	\$ -	0.00%
165	CHAIN LINK FENCE	LF				\$ -	\$ 28.35	0.00	0.00	\$ -	0.00%
166	REMOVE AND REINSTALL FENCE, WOOD	LF				\$ -	\$ 42.00	0.00	0.00	\$ -	0.00%
167	REMOVAL OF FENCE, CHAIN LINK	LF				\$ -	\$ 6.00	0.00	0.00	\$ -	0.00%
168	REMOVAL OF FENCE, FIELD FENCE	LF				\$ -	\$ 3.00	0.00	0.00	\$ -	0.00%
169	TEMPORARY FENCE, CONSTRUCTION	LF				\$ -	\$ 4.75	0.00	0.00	\$ -	0.00%
170	TEMPORARY FENCE, CHAIN LINK	LF				\$ -	\$ 8.50	0.00	0.00	\$ -	0.00%
171	MEMORIAL BENCH, REMOVAL AND SALVAGE TO CITY	EA				\$ -	\$ 2,500.00	0.00	0.00	\$ -	0.00%
172	MOBILIZATION	LS				\$ -	\$400,000.00	0.00	0.00	\$ -	0.00%
173	MAINTENANCE OF POSTAL SERVICE	LS				\$ -	\$14,000.00	0.00	0.00	\$ -	0.00%
174	MAINTENANCE OF SOLID WASTE COLLECTION	LS				\$ -	\$14,000.00	0.00	0.00	\$ -	0.00%
175	CONCRETE WASHOUT	LS				\$ -	\$20,000.00	0.00	0.00	\$ -	0.00%
176	COMPACTING BACFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY				\$ -	\$ 150.00	0.00	0.00	\$ -	0.00%
177	REMOVALS, AS PER PLAN	LS				\$ -	\$10,500.00	0.00	0.00	\$ -	0.00%
178	FLOODED BACKFILL	CY				\$ -	\$ 62.00	0.00	0.00	\$ -	0.00%
179	EXCAVATION, CLASS 20	CY				\$ -	\$ 16.50	0.00	0.00	\$ -	0.00%
180	GRANULAR MATERIAL FOR BLANKET	CY				\$ -	\$ 88.00	0.00	0.00	\$ -	0.00%
181	STRUCTURAL CONCRETE (RCB CULVERT)	CY				\$ -	\$ 640.00	0.00	0.00	\$ -	0.00%
182	REINFORCING STEEL	LBS				\$ -	\$ 1.50	0.00	0.00	\$ -	0.00%
183	PRECAST CONCRETE BOX CULVERT, 8 FT X 4 FT	LF				\$ -	\$ 625.00	0.00	0.00	\$ -	0.00%
184	PRECAST BOX CULVERT STRAIGHT END SECTION, 8 FT X 4 FT	EA				\$ -	\$15,000.00	0.00	0.00	\$ -	0.00%
185	TEMPORARY SHORING	LS				\$ -	\$116,000.00	0.00	0.00	\$ -	0.00%
186	EROSION STONE	TON				\$ -	\$ 88.00	0.00	0.00	\$ -	0.00%
187	FENCE, CHAIN LINK, VINYL COATED	LF				\$ -	\$ 175.00	0.00	0.00	\$ -	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

188	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS				\$ -	\$40,000.00	0.00	0.00	\$ -	0.00%
	Change Order Item										
1	RCB COLLAR	EA				\$ -	\$10,000.00	0	-	\$ -	0.00%
2	COLD WEATHER PROTECTION	CY				\$ -	\$ 17.00	0	-	\$ -	0.00%
3	HOT WATER FEE	CY				\$ -	\$ 7.00	0	-	\$ -	0.00%
4	TRAFFIC SIGNAL BLACK PAINT	LS				\$ -	\$ 5,971.35	0	-	\$ -	0.00%
5	GAS UTILITY POTHOLING	LS				\$ -	\$ 1,155.00	0	-	\$ -	0.00%
6	EXISTING INTAKES CORE DRILLING	LS				\$ -	\$ 4,515.50	0	-	\$ -	0.00%
7	ADDITIONAL STREET DETOUR SIGNAGE	LS				\$ -	\$ 5,450.00	0	-	\$ -	0.00%
8	CEMENT STABILIZATION STAGE 3	LS				\$ -	\$63,669.00	0	-	\$ -	0.00%
9						\$ -	\$ -				0.00%

**TOTAL VALUE OF STORED MATERIALS AND VALUE OF STORED
MATERIALS REMAINING TO DATE**

\$479,425.76

\$ 285,220.00 59.49%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Core Construction Services, LLC
Address: 3093 NW Prairie Lane, Des Moines, IA 50313
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4794

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: October 1, 2024 Through: October 31, 2024

Contract Summary

Original Contract Amount:	\$ 471,000.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 471,000.00	
Total completed and stored to date:	\$ 113,222.00	
Retainage: 5 % of Completed Work:	\$ 5,661.10	
Total Earned less Retainage:	\$ 107,560.90	
Less previous applications for payment:	\$ 4,921.00	
SUBTOTAL		\$ 102,639.90

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 102,639.90

Balance to finish, including retainage: \$ 363,439.10

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Core Construction Services, LLC
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS INC.
Firm Name

Signature Date 11.07.24

City of Grimes Staff Approval:

Signature Date 11/18/24

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department
E-mail: mahrens@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	\$ 4,921.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
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29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
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63		
64		
65		
66		
67		
68		
69		
70		

Record of Change Orders

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

TOTAL \$ 4,921.00

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # Grimes Public Safety Center X242400	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
		APPLICATION NO: 4 Revised PERIOD TO: 10/01/24 10/31/24

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
 SVPA Architects
 1466 28th Street
 West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month	18,818.00	
Date		
8/27/24		
PCO 001: PR 1 Renda Electric		
TOTALS	18,818.00	0
Net change by Change Order		18,818.00

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	18,818.00
3. CONTRACT SUM TO DATE (Line 1+2)	7,972,660.00
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	740,952.65
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$37,047.63
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	37,047.63
6. TOTAL EARNED LESS RETAINAGE	703,905.02
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	79,952.95
8. CURRENT PAYMENT NOW DUE	623,952.07
9. BALANCE TO FINISH, PLUS RETAINAGE	7,268,754.98
(Line 3 less Line 6)	

The undersigned Sub - Contractor certifies that to the best of the Sub - 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 Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

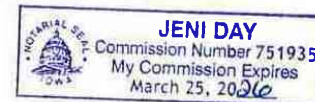
By: Stephanie Morrison

November 4, 2024

State of: IOWA County of: POLK
 subscribed and sworn to before me this November 4, 2024

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: 0

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Prj #	#REF!	App #	:	4	Pd From:	10/1/2024			
Prj Name	#REF!	App Date:		11/4/2024	PD TO :	10/31/2024			
Sub:		Retain	:	5.00%					
A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$574,266		437,365.65		437,365.65	76%	136,900	21,868.28
2	BP #02 - General Construction - DDVI	\$1,365,000						1,365,000	
3	BP #03 - Precast & Steel M&L - Henkel	\$1,273,000						1,273,000	
4	BP #04 - Masonry - Forrest & Associate	\$261,343	2,352.00			2,352.00	1%	258,991	117.60
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250						310,250	
6	BP #06 - Aluminum & Glazing- MAGS	\$397,060	10,879.00			10,879.00	3%	386,181	543.95
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$495,335	7,000.00			7,000.00	1%	488,335	350.00
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800						76,800	
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,747,000	58,750.00	41,000.00	27,964.00	127,714.00	7%	1,619,286	6,385.70
10	BP #10 - Electrical - Renda Electric	\$912,728		35,130.00	7,290.00	42,420.00	5%	870,308	2,121.00
11	BP #11 - Paving - Core Construction	\$471,000	5,180.00	108,042.00		113,222.00	24%	357,778	5,661.10
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	7,972,660.00	84,161.00	621,537.65	35,254.00	740,952.65	9%	7,231,707	37,047.63

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO: City of Grimes
101 NE Harvey Street
Grimes, IA 50111
ATTN:

PROJECT: Grimes Public Safety Center
2001 SW 6th Street
Grimes, IA 50111
Bib Package 11 Site Paving

Application No: 02
App. Date: 10/25/24
Period To: 10/31/24
Project #:
Contract Date: 6/17/24

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☒ OTHER

FROM: Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313
BP03-3 PO# 062981

VIA ARCHITECT: Email

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	\$ 471,000.00
2. Net change by Change Orders	\$ -
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 471,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 113,222.00
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$ 5,661.10
b. 5.00 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 5,661.10
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 107,560.90
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 4,921.00
8. CURRENT PAYMENT DUE	\$ 102,639.90
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 363,439.10

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: [Signature] Date: 10/24/24
State of: Iowa County of: Polk

Subscribed and sworn to before me this 24 day of Oct, 2024

Notary Public: [Signature]

My Commission expires: 4/14/26

KATHERINE L. OGLE
Commission Number 767580
My Commission Expires
April 14, 2026

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 **\$102,639.90**

(Attach explanation if amount certified differs from the amount applied for.)

By: [Signature] Date: 11.07.24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Change Order Summary		
Change Orders approved in previous months by Owner		
TOTAL	\$ -	\$ -
Approved this Month		
Number	Date Approved	
TOTALS	\$ -	\$ -
Net change by Change Orders	\$ -	\$ -

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: **02**
APPLICATION DATE: **10/25/24**
PERIOD TO: **10/31/24**

ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
				From Previous Application (D+E)	This Period					
1	010000						-		-	-
2							-		-	-
3		Bond	\$ 5,180.00	5,180.00		5,180.00	100.00%	-	259.00	
4		General Conditions	\$ 30,314.00	-	11,438.00	11,438.00	37.73%	18,876.00	571.90	
5		Owner Contingency	\$ 10,000.00	-		-	0.00%	10,000.00	-	
6		Survey	\$ 5,800.00	-	580.00	580.00	10.00%	5,220.00	29.00	
7	320013			-			-		-	-
8		Paving Labor	\$ 67,217.00	-	18,630.00	18,630.00	27.72%	48,587.00	931.50	
9		Paving Material	\$ 257,978.00	-	77,394.00	77,394.00	30.00%	180,584.00	3,869.70	
10	320019			-			-		-	-
11		Site Drilled Piers L	\$ 2,183.00	-		-	0.00%	2,183.00	-	
12		Site Drilled Piers M	\$ 1,500.00	-		-	0.00%	1,500.00	-	
13		Walks Labor	\$ 30,594.00	-		-	0.00%	30,594.00	-	
14		Walks Material	\$ 43,932.00	-		-	0.00%	43,932.00	-	
15	321723			-			-		-	-
16		Bollard Covers	\$ 875.00	-		-	0.00%	875.00	-	
17		Expansion Joint Seal	\$ 1,716.00	-		-	0.00%	1,716.00	-	
18		HC Signs	\$ 1,035.00	-		-	0.00%	1,035.00	-	
19		Joint Sealant	\$ 10,291.00	-		-	0.00%	10,291.00	-	
20		Striping	\$ 2,385.00	-		-	0.00%	2,385.00	-	
21				-			-		-	-
22							-		-	-
23							-		-	-
24							-		-	-
		TOTAL Scheduled Values	\$ 471,000.00	\$ 5,180.00	\$ 108,042.00	\$ -	\$ 113,222.00	24.04%	\$ 357,778.00	\$ 5,661.10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW County Line Road Water Main
Contractor: Graff Excavating, Inc.
Address: 803 E State Street, Toledo, IA
Finance Budget Code: 374-810-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: May 14, 2024 **Vendor #** 4782

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: September 1, 2024 Through: November 6, 2024

Contract Summary

Original Contract Amount:	\$	817,505.65	
Net change by Change Orders:	\$	(26,852.80)	
Contract Amount to Date: (line 1 ± 2)	\$	790,652.85	
Total completed and stored to date:	\$	790,652.85	
Retainage: 5 % of Completed Work:	\$	39,532.64	
Total Earned less Retainage:	\$	751,120.21	
Less previous applications for payment:	\$	746,833.95	
SUBTOTAL	\$		4,286.26

OTHER CHARGES (Attach an itemized list) \$ -

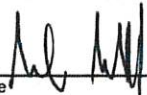
CURRENT PAYMENT DUE \$ 4,286.26

Balance to finish, including retainage: \$ 39,532.64

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Graff Excavating, Inc.

Signature:  Firm Name: _____ Date: 11/7/24

Engineer / Consultant Approval: McClure

Signature:  Firm Name: _____ Date: 11/11/24

City of Grimes Staff Approval:

Signature:  Date: 11/18/24

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department
E-mail: mahrens@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2010-1.08-D-1	TOPSOIL, ON-SITE	CY	7,970.00		7,970.00	\$ 2.00	\$ 15,940.00	7,970.00	\$ 15,940.00	\$ -	\$ 15,940.00	-	100.00%
2	3010-1.08-C	TRENCH FOUNDATION	TON	140.00	(140.00)	-	\$ 5.00	\$ -	-	\$ -	\$ -	\$ -	-	0.00%
3	3010-1.08-D	REPLACEMENT OF UNSUITABLE BACKFILL MATERIALS	CY	165.00	(165.00)	-	\$ 8.00	\$ -	-	\$ -	\$ -	\$ -	-	0.00%
4	5010-1.08-A-1	WATERMAIN, TRENCHED, PVC, DR-18, 12 IN.	LF	6,584.00	(253.00)	6,331.00	\$ 54.00	\$ 341,874.00	6,331.00	\$ 341,874.00	\$ -	\$ 341,874.00	-	100.00%
5	5010-1.08-B-2	WATERMAIN, TRENCHLESS, RJ PVC, DR-18, WITH STEEL CASING, 12 IN.	LF	165.00		165.00	\$ 715.00	\$ 117,975.00	165.00	\$ 117,975.00	\$ -	\$ 117,975.00	-	100.00%
6	5010-1.08-C-1	FITTING, DUCTILE IRON, BEND, 45-DEG, 12 IN.	EA	4.00	4.00	8.00	\$ 1,000.00	\$ 8,000.00	8.00	\$ 8,000.00	\$ -	\$ 8,000.00	-	100.00%
7	5010-1.08-C-1	FITTING, DUCTILE IRON, BEND, 11.25-DEG, 12 IN.	EA	4.00	1.00	5.00	\$ 900.00	\$ 4,500.00	5.00	\$ 4,500.00	\$ -	\$ 4,500.00	-	100.00%
8	5010-1.08-C-1	FITTING, DUCTILE IRON, CAP, 12 IN.	EA	1.00		1.00	\$ 500.00	\$ 500.00	1.00	\$ 500.00	\$ -	\$ 500.00	-	100.00%
9	5010-1.08-C-1	FITTING, DUCTILE IRON, SLEEVE, 12 IN.	EA	3.00		3.00	\$ 800.00	\$ 2,400.00	3.00	\$ 2,400.00	\$ -	\$ 2,400.00	-	100.00%
10	5010-1.08-C-1	FITTING, DUCTILE IRON, TEE, 12 IN. X 12 IN.	EA	1.00	1.00	2.00	\$ 1,450.00	\$ 2,900.00	2.00	\$ 2,900.00	\$ -	\$ 2,900.00	-	100.00%
11	5010-1.08-E1	WATER SERVICE STOP, COPPER, TRENCHLESS, 1 IN.	LF	283.00	24.00	307.00	\$ 32.00	\$ 9,824.00	307.00	\$ 9,824.00	\$ -	\$ 9,824.00	-	100.00%
12	5010-1.08-E2	WATER SERVICE CORPORATION, COPPER, 1 IN.	EA	3.00		3.00	\$ 350.00	\$ 1,050.00	3.00	\$ 1,050.00	\$ -	\$ 1,050.00	-	100.00%
13	5010-1.08-E3	WATER SERVICE CURB STOP AND BOX, COPPER, 1 IN.	EA	3.00	(1.00)	2.00	\$ 1,000.00	\$ 2,000.00	2.00	\$ 2,000.00	\$ -	\$ 2,000.00	-	100.00%
14	5010-1.08-H	WATER MAIN REMOVAL, 12 IN.	LF	35.00		35.00	\$ 15.00	\$ 525.00	35.00	\$ 525.00	\$ -	\$ 525.00	-	100.00%
15	5020-1.08-A	VALVE, GATE, 12 IN.	EA	6.00		6.00	\$ 4,100.00	\$ 24,600.00	6.00	\$ 24,600.00	\$ -	\$ 24,600.00	-	100.00%
16	5020-1.08-B	TAPPING VALVE ASSEMBLY, 12 IN. X 12 IN.	EA	1.00		1.00	\$ 12,500.00	\$ 12,500.00	1.00	\$ 12,500.00	\$ -	\$ 12,500.00	-	100.00%
17	5020-1.08-C	FIRE HYDRANT ASSEMBLY	EA	6.00	(1.00)	5.00	\$ 7,000.00	\$ 35,000.00	5.00	\$ 35,000.00	\$ -	\$ 35,000.00	-	100.00%
18	5020-1.08-E	FLUSHING DEVICE (BLOWOFF), 2 IN.	EA	1.00		1.00	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ 2,500.00	-	100.00%
19	5020-1.08-J	REMOVE FIRE HYDRANT ASSEMBLY	EA	2.00		2.00	\$ 500.00	\$ 1,000.00	2.00	\$ 1,000.00	\$ -	\$ 1,000.00	-	100.00%
20	7030-1.08-H3	DRIVEWAY, GRANULAR SURFACING, 6 IN., CLASS A CRUSHED STONE	TON	50.00	(31.00)	19.00	\$ 50.00	\$ 950.00	19.00	\$ 950.00	\$ -	\$ 950.00	-	100.00%
21	7030-1.08-H3	PAVEMENT, GRANULAR SURFACING, 8 IN., CLASS C GRAVEL	TON	80.00	(80.00)	-	\$ 50.00	\$ -	-	\$ -	\$ -	\$ -	-	0.00%
22	8030-1.08-A	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	\$ -	\$ 7,500.00	-	100.00%
23	9010-1.08-B	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, TYPE 3	AC	7.50	(5.95)	1.55	\$ 3,625.00	\$ 5,618.75	1.55	\$ 5,618.75	\$ -	\$ 5,618.75	-	100.00%
24	9040-1.08-A-2	SWPPP MANAGEMENT	LS	1.00		1.00	\$ 3,800.00	\$ 3,800.00	1.00	\$ 3,800.00	\$ -	\$ 3,800.00	-	100.00%
25	9040-1.08-F-1	WATTLE, 12 IN.	LF	605.00	(565.00)	40.00	\$ 2.65	\$ 106.00	40.00	\$ 106.00	\$ -	\$ 106.00	-	100.00%
26	9040-1.08-F-2	WATTLE, REMOVAL	LF	605.00	(565.00)	40.00	\$ 0.55	\$ 22.00	40.00	\$ 22.00	\$ -	\$ 22.00	-	100.00%
27	9040-1.08-N-1	SILT FENCE/SILT FENCE DITCH CHECK	LF	7,077.00	(6,691.00)	386.00	\$ 1.75	\$ 675.50	386.00	\$ 675.50	\$ -	\$ 675.50	-	100.00%
28	9040-1.08-N-2	SILT FENCE/SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	7,077.00	(7,077.00)	-	\$ 0.10	\$ -	-	\$ -	\$ -	\$ -	-	0.00%
29	9040-1.08-N-3	SILT FENCE/SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	7,077.00	(6,691.00)	386.00	\$ 0.10	\$ 38.60	386.00	\$ 38.60	\$ -	\$ 38.60	-	100.00%
30	9040-1.08-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING, TYPE 5	AC	7.50	(3.56)	3.94	\$ 2,100.00	\$ 8,274.00	3.94	\$ 8,274.00	\$ -	\$ 8,274.00	-	100.00%
31	11020-1.08-A	MOBILIZATION	LS	1.00		1.00	\$ 35,000.00	\$ 35,000.00	1.00	\$ 35,000.00	\$ -	\$ 35,000.00	-	100.00%
32	SP	CONNECT TO EXISTING WATER MAIN	EA	4.00		4.00	\$ 2,500.00	\$ 10,000.00	4.00	\$ 10,000.00	\$ -	\$ 10,000.00	-	100.00%
33	SP	REINSTALL EXISTING FIRE HYDRANT ASSEMBLY	EA	2.00		2.00	\$ 1,500.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
34	510-1.08-A-2	WATER MAIN, TRENCHLESS, RJ PVC, DR-18, 12 IN	LF	667.00	280.00	947.00	\$ 140.00	\$ 132,580.00	947.00	\$ 132,580.00	\$ -	\$ 132,580.00	-	100.00%
		Change Order Item												
1						-		\$ -		\$ -			-	0.00%
2						-		\$ -		\$ -			-	0.00%
3						-		\$ -		\$ -			-	0.00%
4						-		\$ -		\$ -			-	0.00%
5						-		\$ -		\$ -			-	0.00%
6						-		\$ -		\$ -			-	0.00%
7						-		\$ -		\$ -			-	0.00%
8						-		\$ -		\$ -			-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 790,652.85

\$ 790,652.85

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 9, 2024	\$ 543,143.50
2	September 10, 2024	\$ 203,690.45
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 746,833.95

Record of Change Orders

No.	Date	Amount
1	September 10, 2024	\$ -
2	November 26, 2024	\$ (26,852.80)
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TOTAL \$ (26,852.80)

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	May 14, 2024
Original Contract Time:	193.00
Added by Change Order:	
Contract Time to Date:	193.00
Time Used to Date:	193.00
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW County Line Road Water Main
Contractor: Graff Excavating, Inc.
Address: 803 E State Street, Toledo, IA
Finance Budget Code: 374-810-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: May 14, 2024 **Vendor #** 4782

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 4 (Retainage)
PAYMENT PERIOD: From: September 1, 2024 Through: November 6, 2024

Contract Summary

Original Contract Amount:	\$	817,505.65	
Net change by Change Orders:	\$	(26,852.80)	
Contract Amount to Date: (line 1 ± 2)	\$	790,652.85	
Total completed and stored to date:	\$	790,652.85	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	790,652.85	
Less previous applications for payment:	\$	751,120.21	
SUBTOTAL	\$		39,532.64
OTHER CHARGES (Attach an itemized list)	\$		-
CURRENT PAYMENT DUE	\$		39,532.64

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Graff Excavating, Inc.
Signature: _____ Firm Name: _____ Date: 11/7/24

Engineer / Consultant Approval: McClure
Signature: _____ Firm Name: _____ Date: 11/11/24

City of Grimes Staff Approval:
Signature: _____ Date: 11/18/24

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department
E-mail: mahrens@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2010-1.08-D-1	TOPSOIL, ON-SITE	CY	7,970.00		7,970.00	\$ 2.00	\$ 15,940.00	7,970.00	\$ 15,940.00	\$ -	\$ 15,940.00	-	100.00%
2	3010-1.08-C	TRENCH FOUNDATION	TON	140.00	(140.00)	-	\$ 5.00	\$ -	-	\$ -	\$ -	\$ -	-	0.00%
3	3010-1.08-D	REPLACEMENT OF UNSUITABLE BACKFILL MATERIALS	CY	165.00	(165.00)	-	\$ 8.00	\$ -	-	\$ -	\$ -	\$ -	-	0.00%
4	5010-1.08-A-1	WATERMAIN, TRENCHED, PVC, DR-18, 12 IN.	LF	6,584.00	(253.00)	6,331.00	\$ 54.00	\$ 341,874.00	6,331.00	\$ 341,874.00	\$ -	\$ 341,874.00	-	100.00%
5	5010-1.08-B-2	WATERMAIN, TRENCHLESS, RJ PVC, DR-18, WITH STEEL CASING, 12 IN.	LF	165.00		165.00	\$ 715.00	\$ 117,975.00	165.00	\$ 117,975.00	\$ -	\$ 117,975.00	-	100.00%
6	5010-1.08-C-1	FITTING, DUCTILE IRON, BEND, 45-DEG, 12 IN.	EA	4.00	4.00	8.00	\$ 1,000.00	\$ 8,000.00	8.00	\$ 8,000.00	\$ -	\$ 8,000.00	-	100.00%
7	5010-1.08-C-1	FITTING, DUCTILE IRON, BEND, 11.25-DEG, 12 IN.	EA	4.00	1.00	5.00	\$ 900.00	\$ 4,500.00	5.00	\$ 4,500.00	\$ -	\$ 4,500.00	-	100.00%
8	5010-1.08-C-1	FITTING, DUCTILE IRON, CAP, 12 IN.	EA	1.00		1.00	\$ 500.00	\$ 500.00	1.00	\$ 500.00	\$ -	\$ 500.00	-	100.00%
9	5010-1.08-C-1	FITTING, DUCTILE IRON, SLEEVE, 12 IN.	EA	3.00		3.00	\$ 800.00	\$ 2,400.00	3.00	\$ 2,400.00	\$ -	\$ 2,400.00	-	100.00%
10	5010-1.08-C-1	FITTING, DUCTILE IRON, TEE, 12 IN. X 12 IN.	EA	1.00	1.00	2.00	\$ 1,450.00	\$ 2,900.00	2.00	\$ 2,900.00	\$ -	\$ 2,900.00	-	100.00%
11	5010-1.08-E1	WATER SERVICE STOP, COPPER, TRENCHLESS, 1 IN.	LF	283.00	24.00	307.00	\$ 32.00	\$ 9,824.00	307.00	\$ 9,824.00	\$ -	\$ 9,824.00	-	100.00%
12	5010-1.08-E2	WATER SERVICE CORPORATION, COPPER, 1 IN.	EA	3.00		3.00	\$ 350.00	\$ 1,050.00	3.00	\$ 1,050.00	\$ -	\$ 1,050.00	-	100.00%
13	5010-1.08-E3	WATER SERVICE CURB STOP AND BOX, COPPER, 1 IN.	EA	3.00	(1.00)	2.00	\$ 1,000.00	\$ 2,000.00	2.00	\$ 2,000.00	\$ -	\$ 2,000.00	-	100.00%
14	5010-1.08-H	WATER MAIN REMOVAL, 12 IN.	LF	35.00		35.00	\$ 15.00	\$ 525.00	35.00	\$ 525.00	\$ -	\$ 525.00	-	100.00%
15	5020-1.08-A	VALVE, GATE, 12 IN.	EA	6.00		6.00	\$ 4,100.00	\$ 24,600.00	6.00	\$ 24,600.00	\$ -	\$ 24,600.00	-	100.00%
16	5020-1.08-B	TAPPING VALVE ASSEMBLY, 12 IN. X 12 IN.	EA	1.00		1.00	\$ 12,500.00	\$ 12,500.00	1.00	\$ 12,500.00	\$ -	\$ 12,500.00	-	100.00%
17	5020-1.08-C	FIRE HYDRANT ASSEMBLY	EA	6.00	(1.00)	5.00	\$ 7,000.00	\$ 35,000.00	5.00	\$ 35,000.00	\$ -	\$ 35,000.00	-	100.00%
18	5020-1.08-E	FLUSHING DEVICE (BLOWOFF), 2 IN.	EA	1.00		1.00	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ 2,500.00	-	100.00%
19	5020-1.08-J	REMOVE FIRE HYDRANT ASSEMBLY	EA	2.00		2.00	\$ 500.00	\$ 1,000.00	2.00	\$ 1,000.00	\$ -	\$ 1,000.00	-	100.00%
20	7030-1.08-H3	DRIVEWAY, GRANULAR SURFACING, 6 IN., CLASS A CRUSHED STONE	TON	50.00	(31.00)	19.00	\$ 50.00	\$ 950.00	19.00	\$ 950.00	\$ -	\$ 950.00	-	100.00%
21	7030-1.08-H3	PAVEMENT, GRANULAR SURFACING, 8 IN., CLASS C GRAVEL	TON	80.00	(80.00)	-	\$ 50.00	\$ -	-	\$ -	\$ -	\$ -	-	0.00%
22	8030-1.08-A	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	\$ -	\$ 7,500.00	-	100.00%
23	9010-1.08-B	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, TYPE 3	AC	7.50	(5.95)	1.55	\$ 3,625.00	\$ 5,618.75	1.55	\$ 5,618.75	\$ -	\$ 5,618.75	-	100.00%
24	9040-1.08-A-2	SWPPP MANAGEMENT	LS	1.00		1.00	\$ 3,800.00	\$ 3,800.00	1.00	\$ 3,800.00	\$ -	\$ 3,800.00	-	100.00%
25	9040-1.08-F-1	WATTLE, 12 IN.	LF	605.00	(565.00)	40.00	\$ 2.65	\$ 106.00	40.00	\$ 106.00	\$ -	\$ 106.00	-	100.00%
26	9040-1.08-F-2	WATTLE, REMOVAL	LF	605.00	(565.00)	40.00	\$ 0.55	\$ 22.00	40.00	\$ 22.00	\$ -	\$ 22.00	-	100.00%
27	9040-1.08-N-1	SILT FENCE/SILT FENCE DITCH CHECK	LF	7,077.00	(6,691.00)	386.00	\$ 1.75	\$ 675.50	386.00	\$ 675.50	\$ -	\$ 675.50	-	100.00%
28	9040-1.08-N-2	SILT FENCE/SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	7,077.00	(7,077.00)	-	\$ 0.10	\$ -	-	\$ -	\$ -	\$ -	-	0.00%
29	9040-1.08-N-3	SILT FENCE/SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	7,077.00	(6,691.00)	386.00	\$ 0.10	\$ 38.60	386.00	\$ 38.60	\$ -	\$ 38.60	-	100.00%
30	9040-1.08-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING, TYPE 5	AC	7.50	(3.56)	3.94	\$ 2,100.00	\$ 8,274.00	3.94	\$ 8,274.00	\$ -	\$ 8,274.00	-	100.00%
31	11020-1.08-A	MOBILIZATION	LS	1.00		1.00	\$ 35,000.00	\$ 35,000.00	1.00	\$ 35,000.00	\$ -	\$ 35,000.00	-	100.00%
32	SP	CONNECT TO EXISTING WATER MAIN	EA	4.00		4.00	\$ 2,500.00	\$ 10,000.00	4.00	\$ 10,000.00	\$ -	\$ 10,000.00	-	100.00%
33	SP	REINSTALL EXISTING FIRE HYDRANT ASSEMBLY	EA	2.00		2.00	\$ 1,500.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
34	510-1.08-A-2	WATER MAIN, TRENCHLESS, RJ PVC, DR-18, 12 IN	LF	667.00	280.00	947.00	\$ 140.00	\$ 132,580.00	947.00	\$ 132,580.00	\$ -	\$ 132,580.00	-	100.00%
		Change Order Item												
1						-		\$ -		\$ -			-	0.00%
2						-		\$ -		\$ -			-	0.00%
3						-		\$ -		\$ -			-	0.00%
4						-		\$ -		\$ -			-	0.00%
5						-		\$ -		\$ -			-	0.00%
6						-		\$ -		\$ -			-	0.00%
7						-		\$ -		\$ -			-	0.00%
8						-		\$ -		\$ -			-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 790,652.85

\$ 790,652.85

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 9, 2024	\$ 543,143.50
2	September 10, 2024	\$ 203,690.45
3	November 26, 2024	\$ 4,286.26
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 751,120.21

Record of Change Orders

No.	Date	Amount
1	September 10, 2024	\$ -
2	November 26, 2024	\$ (26,852.80)
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TOTAL \$ (26,852.80)

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	May 14, 2024
Original Contract Time:	193.00
Added by Change Order:	
Contract Time to Date:	193.00
Time Used to Date:	193.00
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Kruck Plumbing & Heating, Inc.
Address: 615 Story St., Boone, IA 50036
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: 940-1 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4799

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: October 1, 2024 Through: October 31, 2024

Contract Summary

Original Contract Amount:	\$	1,747,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	1,747,000.00	
Total completed and stored to date:	\$	127,714.00	
Retainage: 5 % of Completed Work:	\$	6,385.70	
Total Earned less Retainage:	\$	121,328.30	
Less previous applications for payment:	\$	55,812.50	
SUBTOTAL			\$ 65,515.80
OTHER CHARGES (Attach an itemized list)			\$ -
CURRENT PAYMENT DUE			\$ 65,515.80
Balance to finish, including retainage:	\$	1,625,671.70	

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Kruck Plumbing & Heating, Inc.
Firm Name

Signature

Date

Engineer / Consultant Approval: SVPA ARCHITECTS INC.
Firm Name

Signature

11.07.24
Date

City of Grimes Staff Approval:
Signature
11/18/24
Date

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	8/27/2024	\$ 17,100.00
2	09/24/24	\$ 5,700.00
3	10/22/24	\$ 33,012.50
4		
5		
6		
7		
8		
9		
10		
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35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
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62		
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64		
65		
66		
67		
68		
69		
70		

TOTAL \$ 55,812.50

Record of Change Orders

No.	Date	Amount
1		
2		
3		
4		
5		
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8		
9		
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22		
23		
24		
25		

TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25,2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400	Grimes Public Safety Center APPLICATION NO: 4 Revised PERIOD TO: 10/01/24 10/31/24	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
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PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
 SVPA Architects
 1466 28th Street
 West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month	18,818.00	
Date		
8/27/24		
PCO 001: PR 1 Renda Electric		
TOTALS	18,818.00	0
Net change by Change Order		18,818.00

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	18,818.00
3. CONTRACT SUM TO DATE (Line 1+2)	7,972,660.00
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	740,952.65
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$37,047.63
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	37,047.63
6. TOTAL EARNED LESS RETAINAGE	703,905.02
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	79,952.95
8. CURRENT PAYMENT NOW DUE	623,952.07
9. BALANCE TO FINISH, PLUS RETAINAGE	7,268,754.98
(Line 3 less Line 6)	

The undersigned Sub - Contractor certifies that to the best of the Sub - 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 Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

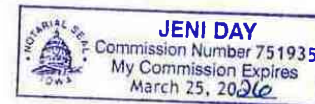
By: Stephanie Morrison

November 4, 2024

State of: IOWA County of: POLK
 subscribed and sworn to before me this November 4, 2024

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: 0

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Prj #	#REF!	App # :	4	Pd From:	10/1/2024
Prj Name	#REF!	App Date:	11/4/2024	PD TO :	10/31/2024
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$574,266		437,365.65		437,365.65	76%	136,900	21,868.28
2	BP #02 - General Construction - DDVI	\$1,365,000						1,365,000	
3	BP #03 - Precast & Steel M&L - Henkel	\$1,273,000						1,273,000	
4	BP #04 - Masonry - Forrest & Associate	\$261,343	2,352.00			2,352.00	1%	258,991	117.60
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250						310,250	
6	BP #06 - Aluminum & Glazing- MAGS	\$397,060	10,879.00			10,879.00	3%	386,181	543.95
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$495,335	7,000.00			7,000.00	1%	488,335	350.00
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800						76,800	
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,747,000	58,750.00	41,000.00	27,964.00	127,714.00	7%	1,619,286	6,385.70
10	BP #10 - Electrical - Renda Electric	\$912,728		35,130.00	7,290.00	42,420.00	5%	870,308	2,121.00
11	BP #11 - Paving - Core Construction	\$471,000	5,180.00	108,042.00		113,222.00	24%	357,778	5,661.10
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	7,972,660.00	84,161.00	621,537.65	35,254.00	740,952.65	9%	7,231,707	37,047.63

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Grimes 101 NE Harvey St Grimes, IA 50111	PROJECT: Grimes Public Safety Center 2001 SW 6th Street Grimes, IA 50111	INVOICE NO: 940-4 APPLICATION NO: 4 PERIOD TO: 10/31/2024 CONTRACT DATE: 6/24/2024 PROJECT NO: 23012 JOB NO: 940
FROM CONTRACTOR: Kruck Plumbing & Heating Co., Inc. 615 Story St Boone, IA 50036	VIA CONSTRUCTION MANAGER: Weitz Company VIA ARCHITECT: SVPA Acchitects Inc	DISTRIBUTION TO: OWNER ☐ CONST. MANAGER ☐ ARCHITECT ☐ FIELD ☐ OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$ 1,747,000.00
2. NET CHANGES IN THE WORK	\$ 0.00
3. CONTRACT SUM TO DATE (LINE 1+/-2)	\$ 1,747,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$ 127,714.00
5. RETAINAGE	
a. _____% of Completed Work	\$ 4,987.50
b. _____% of Stored Material	\$ 1,398.20
Total Retainage	\$ 6,385.70
6. TOTAL EARNED LESS RETAINAGE	\$ 121,328.30
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	55,812.50
8. CURRENT PAYMENT DUE.....	\$ 65,515.80
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 1,625,671.70

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: [Signature]

State of: IA

County of: Boone

Subscribed and sworn to before me this 25 day of Oct 2024

Notary Public: Cody Bowers

My Commission expires: 3/15/2025

Date: 10/25/24

CODY BOWERS
 Notarial Seal - Iowa
 Commission Number 727398
 My Commission Expires Mar 15, 2025

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

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

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	\$ 0.00
Total approved this month, including Construction Change Directives	\$ 0.00	\$ 0.00
TOTALS	\$ 0.00	\$ 0.00
NET CHANGES IN THE WORK	\$ 0.00	

CONTINUATION SHEET

Invoice Number: 940-4
 Application Number: 4
 Application Date: 10/25/2024
 Period To: 10/31/2024
 Project No: 23012
 Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV 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	General Conditions - L	107,000.00	21,000.00	5,000.00	0.00	26,000.00	24	81,000.00	1,300.00
2	Submittals / Engineering - L	53,000.00	18,000.00	0.00	0.00	18,000.00	34	35,000.00	900.00
3	UG San/Storm/Water - M	67,000.00	0.00	19,000.00	0.00	19,000.00	28	48,000.00	950.00
4	UG San/Storm/Water - L	47,000.00	0.00	17,000.00	0.00	17,000.00	36	30,000.00	850.00
5	Ag Water/Vent/Storm - M	42,000.00	0.00	0.00	0.00	0.00	0	42,000.00	0.00
6	Ag Water/Vent/Storm - L	40,000.00	0.00	0.00	0.00	0.00	0	40,000.00	0.00
7	Nat Gas/Compressed Air - M	24,000.00	0.00	0.00	0.00	0.00	0	24,000.00	0.00
8	Nat Gas/Compressed Air - L	20,000.00	0.00	0.00	0.00	0.00	0	20,000.00	0.00
9	Domestic Water - M	65,000.00	0.00	0.00	0.00	0.00	0	65,000.00	0.00
10	Domestic Water - L	35,000.00	0.00	0.00	0.00	0.00	0	35,000.00	0.00
11	Plumbing Fixtures/Drains - M	149,000.00	0.00	0.00	0.00	0.00	0	149,000.00	0.00
12	Plumbing Fixtures/Drains - L	47,000.00	0.00	0.00	0.00	0.00	0	47,000.00	0.00
13	Plumbing/HVAC Insulation - M	24,000.00	0.00	0.00	0.00	0.00	0	24,000.00	0.00
14	Plumbing/HVAC Insulation - L	24,000.00	0.00	0.00	0.00	0.00	0	24,000.00	0.00
15	HVAC Controls - M	69,375.00	0.00	0.00	0.00	0.00	0	69,375.00	0.00
16	HVAC Controls - L	69,375.00	19,750.00	0.00	0.00	19,750.00	28	49,625.00	987.50
17	Test & Balance - L	13,000.00	0.00	0.00	0.00	0.00	0	13,000.00	0.00

CONTINUATION SHEET

Invoice Number: 940-4
Application Number: 4
Application Date: 10/25/2024
Period To: 10/31/2024
Project No: 23012
Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV 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
18	HVAC Treatment - L	5,000.00	0.00	0.00	0.00	0.00	0	5,000.00	0.00
19	Hydronic Pump & Specialties - M	94,000.00	0.00	0.00	0.00	0.00	0	94,000.00	0.00
20	Hydronic Pump & Specialties - L	50,000.00	0.00	0.00	0.00	0.00	0	50,000.00	0.00
21	Hydronic Pumps/Boilers - M	38,000.00	0.00	0.00	0.00	0.00	0	38,000.00	0.00
22	Hydronic Pumps/Boilers - L	10,000.00	0.00	0.00	0.00	0.00	0	10,000.00	0.00
23	HVAC Ducts & Accessories - M	137,000.00	0.00	0.00	16,133.00	16,133.00	12	120,867.00	806.65
24	HVAC Ducts & Accessories - L	75,000.00	0.00	0.00	0.00	0.00	0	75,000.00	0.00
25	Engine Exhaust System - M	40,000.00	0.00	0.00	0.00	0.00	0	40,000.00	0.00
26	Engine Exhaust System - L	40,000.00	0.00	0.00	0.00	0.00	0	40,000.00	0.00
27	EF-Registers-VAVs - M	18,000.00	0.00	0.00	0.00	0.00	0	18,000.00	0.00
28	EF-Registers-VAVs - L	8,000.00	0.00	0.00	0.00	0.00	0	8,000.00	0.00
29	MAU-1-Hood-KEF-1 - M	35,000.00	0.00	0.00	11,831.00	11,831.00	34	23,169.00	591.55
30	MAU-1-Hood-KEF-1 - L	7,000.00	0.00	0.00	0.00	0.00	0	7,000.00	0.00
31	CUH/PFUH/IRH - M	17,000.00	0.00	0.00	0.00	0.00	0	17,000.00	0.00
32	CUH/PFUH/IRH - L	9,000.00	0.00	0.00	0.00	0.00	0	9,000.00	0.00
33	RTU/MAU-2/BCU/ERV - M	220,000.00	0.00	0.00	0.00	0.00	0	220,000.00	0.00
34	RTU/MAU-2/BCU/ERV - L	14,250.00	0.00	0.00	0.00	0.00	0	14,250.00	0.00
35	ACCU-1 / ACU-1 - M	17,000.00	0.00	0.00	0.00	0.00	0	17,000.00	0.00

CONTINUATION SHEET

Invoice Number: 940-4
 Application Number: 4
 Application Date: 10/25/2024
 Period To: 10/31/2024
 Project No: 23012
 Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV 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
36	ACCU-1 / ACU-1 - L	9,000.00	0.00	0.00	0.00	0.00	0	9,000.00	0.00
37	Commissioning - L	8,000.00	0.00	0.00	0.00	0.00	0	8,000.00	0.00
		1,747,000.00	58,750.00	41,000.00	27,964.00	127,714.00	7	1,619,286.00	6,385.70

Application for Payment No. 4

Tabulation of Stored Materials

Application Date: 10/25/2024

Project: Grimes Public Safety

[illegible]

Attachment G
Tabulation of Stored Materials

AIA Line #	Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Application		(3) Materials Used Since Last Application		(4) Materials Stored In This Application		(5) Specification Section
			On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	Section
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL PAGES			0.00	0.00	0.00	27,964.00	0.00	0.00	0.00	27,964.00	
Total										27,964.00	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukegan IA 50263	CONTACT NAME: Tristyn Paup PHONE (A/C, No, Ext): 515-974-4604 E-MAIL ADDRESS: tpaup@holmesmurphy.com FAX (A/C, No):
INSURED Kruck Plumbing & Heating Co Inc. 615 Story St. Boone, IA 50036	INSURER(S) AFFORDING COVERAGE INSURER A : Integrity Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES**CERTIFICATE NUMBER:** 195584562**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	CPP2823900	1/1/2024	1/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	CA2823901	1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	Y	Y	CUP2823903	1/1/2024	1/1/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	Y	WCP2823902	1/1/2024	1/1/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project Reference: Grimes Public Safety Center 2001 SW 6th 50111

Materials: Gal Metal and MAU-1 \$40,000

The Owner, Architect's, consultants, Construction Manager, and Construction consultants an Additional Insured on the General Liability, Auto, and Umbrella including On- Going and Completed Operations, on a primary and non-contributory basis as required by written contract with the insured, per policy terms and conditions.

The General Liability, Auto, Work Comp, and Umbrella includes a Waiver of Subrogation in favor of Named Insureds as required by written contract with the insured, per policy terms and conditions.

CERTIFICATE HOLDER**CANCELLATION**

City of Grimes
101 NE Harvey S
Grimes IA 50111

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Endorsement**CG 72****Policy Number:****Optimum General Liability Plus Endorsement****THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

The following is a summary of the coverage modifications, extensions and additions provided in this endorsement. The limits, unless stated otherwise, and deductibles shown below apply at each designated location. If a limit is shown elsewhere in the policy for any of these coverages, then that limit applies in addition to the limits shown below. If a different deductible amount is shown in the policy for any of these coverages, then that deductible will be the applicable deductible. For complete details of the coverage provided, refer to the specific policy language.

COMMERCIAL GENERAL LIABILITY COVERAGES

LIMIT	DEDUCTIBLE	SUBJECT OF INSURANCE	PAGE
Included	None	Additional Insured-Required By Contract	3
Included	None	Additional Insured-Grantor Of Franchise	4
Included	None	Additional Insured - Lessor Of Leased Equipment	5
Included	None	Additional Insured - Manager Or Lessor Of Premises	5
Included	None	Additional Insured-Vendors	5
Included	None	Additional Insured-Mortgagee, Assignee, or Receiver	6
Included	None	Additional Insured-State Or Governmental Agency	6
Included	None	Aggregate Limit Per Location/Per Project	15
Included	None	Blanket Primary And Noncontributory	9
Included	None	Broad Form Named Insured	3
\$300,000	None	Damage To Premises Rented To You	8
Included	None	Duties In The Event Of Occurrence, Offense, Claim Or Suit	8
Included	None	Expected Or Intended Injury	2
Included	None	Incidental Medical Malpractice	7
Included	None	Liberalization Clause	10
\$25,000/occurrence \$50,000/aggregate	\$250	Limited Care Custody Or Control	11
\$5,000	\$100	Lost Key Coverage	14

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LIMIT	DEDUCTIBLE	SUBJECT OF INSURANCE	PAGE
1,000 Pounds	None	Mobile Equipment	10
180 Days to Report	None	Newly Formed Or Acquired Organizations	8
51 Feet	None	Non-Owned Watercraft	2
\$10,000	None	Property Damage To Borrowed Equipment	2
\$2,500	None	Supplementary Payments - Bonds	3
\$500	None	Supplementary Payments - Earnings	3
Included	None	Unintentional Failure To Disclose Hazards	10
\$5,000/occurrence \$25,000/aggregate	\$250	Voluntary Property Damage	12
Included	None	Waiver Of Transfer of Rights Of Recovery	9

The following changes are made to the Commercial General Liability Coverage form:

SECTION I - COVERAGES**COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY****2. Exclusions** are changed as follows:**a. Expected Or Intended Injury** is deleted and replaced with the following:

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" and "property damage" resulting from the use of reasonable force to protect persons or property.

g. (2) of Aircraft, Auto Or Watercraft is deleted and replaced with the following:

A watercraft you do not own that is:

(a) Less than 51 feet long; and

(b) Not being used to carry persons or property for a charge.

j. Damage To Property deleting the first paragraph after **(6)** and replacing with the following:

Paragraphs **(1)**, **(3)**, and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems) to premises, including the contents of such premises, rented to you for a period of seven or fewer consecutive days.

A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III - Limits Of Insurance**.

The last paragraph of **2. Exclusions** is deleted and replaced with the following:

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Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises, including the contents of such premises, rented to you or temporarily occupied by you with the permission of the owner.

A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III - Limits of Insurance.**

SUPPLEMENTARY PAYMENTS - COVERAGES A AND B is changed as follows:

Paragraph **1.b.** is deleted and replaced with the following:

Up to \$2,500 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

Paragraph **1.d.** is deleted and replaced with the following:

All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$500 a day because of time off from work.

SECTION II - WHO IS AN INSURED is changed as follows:

The following is added to **Section II - Who Is An Insured:**

With respects to coverage provided under Commercial General Liability Coverage the following is added to include as a named insured:

Broad Form Named Insured

Any organization or subsidiary thereof which is a legally incorporated entity of which you own a financial interest of more than 50 percent of the voting stock on the effective date of this endorsement.

This provision does not apply to "bodily injury", "property damage" or "personal and advertising injury" with respect to which a Named Insured under this policy is also a Named Insured under another policy or would be a Named Insured under such policy but for its termination or upon exhaustion of its limits of insurance.

Additional Insureds

The following are added as Additional Insureds under **Section II - Who Is An Insured:**

- **Additional Insureds Required By Contract**

A. SECTION II - WHO IS AN INSURED is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage", or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

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2. The acts or omissions of those acting on your behalf;
in the performance of your ongoing operations for the additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

- B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply:

1. To "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, of the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. To "bodily injury" or "property damage" occurring after:
 - a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as part of the same project.

• **Additional Insured - Grantor Of Franchise When Required In Written Agreement With You**

- A. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s) who has granted a franchise to you, when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy, but only with respect to their liability as grantor of a franchise to you.

• **Additional Insured - Lessors Of Leased Equipment - Automatic Status When Required In Lease Agreement With You**

- A. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s) from whom you lease equipment when you and such person(s) or

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organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s).

A person's or organization's status as an additional insured under this provision ends when their contract or agreement with you for such leased equipment ends.

With respect to this provision, insurance afforded to these additional insureds does not apply to any "occurrence" which takes place after the equipment lease expires.

- **Additional Insured - Managers Or Lessors Of Premises When Required in Written Lease Agreement With You**

A. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s) from whom you have leased premises, but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the manager or the lessor.

- **Additional Insured - Vendors**

A. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s) (referred to throughout this endorsement as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business.

If coverage provided to the vendor is required by a contract or agreement, the insurance afforded to such vendor will not be broader than that which you are required by the contract or agreement to provide for such vendor.

B. With respect to the insurance afforded to these vendors, the following additional exclusions apply:

1. The insurance afforded the vendor does not apply to:
 - a. "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability or damages that the vendor would have in the absence of the contract or agreement;
 - b. Any express warranty unauthorized by you;
 - c. Any physical or chemical change in the product made intentionally by the vendor;

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- d. Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container.
 - e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
 - f. Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;
 - g. Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or
 - h. "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - (1) The exceptions contained in Sub-paragraphs d. or f.; or
 - (2) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
2. This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
- **Additional Insured - Mortgagee, Assignee, or Receiver**
 - A. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s), with respect to their liability as mortgagee, assignee, or receiver arising out of the ownership, maintenance, or use of the premises by you.
 - B. This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.
 - **Additional Insured - State Or Governmental Agency or Subdivision Or Political Subdivision - Permits Or Authorizations**
 - A. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision but only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.
 - 1. This insurance does not apply to:
 - a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

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- b. "Bodily injury" or "property damage" included within the products-completed operations hazard."

Additional Conditions Applicable to Additional Insured Coverage Provided Above

With respect to coverage provided by the **Additional Insureds** added by this endorsement, the following is added:

1. The insurance afforded to such additional insured:
 - a. Only applies to the extent permitted by law; and
 - b. Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured.
 - c. Does not apply unless the written lease agreement has been executed prior to the "bodily injury", "property damage", or "personal and advertising injury".
2. The following is added to **SECTION III - LIMITS OF INSURANCE**:

The most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the written contract or agreement, or
 - b. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

The **Additional Insureds** added by this endorsement shall not increase the applicable Limits of Insurance shown in the Declarations and do not apply to any person or organization included as an additional insured by an endorsement issued by us and made a part of the Coverage Form.

The following changes are made to **SECTION II - WHO IS AN INSURED**:

- **Incidental Medical Malpractice**

Paragraph 2.a.(1)(d) does not apply to your "employees" who provide professional health care services on your behalf as duly licensed:

1. Nurses;
2. Emergency Medical Technicians; or
3. Paramedics

in the jurisdiction where an "occurrence" or offense to which this insurance applies takes place. This coverage does not apply if you are in the business or occupation of providing any such professional services.

- **Newly Formed Or Acquired Organizations As Named Insured**

Paragraph 3. Is deleted in its entirety and replaced with the following:

Any organization you newly acquire or form during the policy period, other than a partnership or joint venture, and over which you maintain an ownership interest of more than 50 percent of such

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organization, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

- a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;
- b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization;
- c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization; and
- d. Coverage **A** does not apply to damage to "your products" that occurred before you acquired or formed the organization.

An additional premium will apply in accordance with our rules and rates in effect on the date you acquired or formed the organization.

The last paragraph under **SECTION II - WHO IS AN INSURED** does not apply to the extent that such paragraph would conflict with the above.

SECTION III - LIMITS OF INSURANCE is changed as follows:

Paragraph 6. is deleted and replaced with the following:

6. Subject to Paragraph 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to any one premises while rented to you, or in the case of damage by fire, explosion, lightning, smoke, or leakage from automatic fire protection systems, while rented to you or temporarily occupied by you with the permission of the owner. The limit is the greater of:
 - a. \$300,000; or
 - b. The amount shown in the Declarations for Damage To Premises Rented To You Limit.

SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS is amended as follows:

2. Duties In The Event Of Occurrence, Offense, Claim Or Suit

The requirement in paragraph 2.a. stating that you must see to it that we are notified of an "occurrence" only applies when the "occurrence" or offense is known to:

1. You, if you are an individual;
2. A partner, if you are a partnership;
3. An officer of the corporation, if you are a corporation;
4. Your members and managers, if you are a limited liability company;
5. Your insurance manager; or
6. The trustee, if you are a trust.

Other Insurance is amended by the addition of the following:

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4. This provision supersedes any provision to the contrary:

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:**

Primary and Noncontributory

Insurance provided under this policy shall apply on a primary basis and shall not seek contribution from any other insurance available to an additional insured added to this policy by this endorsement subject to the following conditions:

1. The additional insured is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

The word "fire" is changed to "fire, lightning, explosion, smoke, or leakage from automatic fire protection systems" wherever it appears in:

1. Condition **4.b (1)(a)(ii)**, and
2. **9.a of Section V - Definitions**

The following paragraphs are added to **8. Transfer Of Rights Of Recovery Against Other To Us:**

Waiver Of Transfer Of Rights Of Recovery Against Others To Us When Required Within A Written Agreement With You - Blanket

We waive any right of recovery we may have because of payments we make for injury or damage arising out of:

1. Your ongoing operations or "your work" done under a written contract with that person or organization; or
2. The ownership, maintenance or use of that part of the premises leased to you.

The waiver applies only to a person or organization with whom you have a written contract or agreement in which you are required to waive the rights of recovery under this policy, but only to the extent that subrogation is waived prior to any injury or damage under a contract with that person or organization. The insured must do nothing after a loss to impair our rights. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce those rights.

The following are added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:**

• **Unintentional Failure To Disclose Hazards**

Any unintentional error or omission in the description of, or failure to completely describe, any premises or operations intended to be covered by this Coverage Form will not invalidate or affect coverage for those premises or operations. However, you must report such error or omission to us as soon as practicable after its discovery. This provision does not affect our right to collect additional premium as a result of any unintentional error or omission. In addition, this provision does not affect our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

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- **Liberalization Clause**

If we revise this Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

SECTION V - DEFINITIONS are amended as follows:

With respects to coverage provided by this endorsement the following definitions are amended:

Bodily Injury Redefined

3. The definition of "bodily injury" is deleted and replaced with the following:

3. "Bodily injury" means:

- a. Bodily injury, sickness or disease sustained by a person, including death resulting from any of these at any time; and
- b. Mental anguish, shock or humiliation arising out of an injury as defined in Paragraph **a.** above and that is covered under this policy. Mental anguish means any type of mental or emotional illness or distress.

- **Mobile Equipment Redefined**

Paragraph **12. f.**, subparagraph **(1)** does not apply to self-propelled vehicles of less than 1,000 pounds gross vehicle weight.

COVERAGE EXTENSIONS

The following Coverages are added subject to the terms, conditions, limitations and exclusions stipulated for each:

- **Limited Care, Custody Or Control Liability Coverage**

With respects to **Limited Care, Custody Or Control Liability Coverage** the following is added to Paragraph **1.a.** of **SECTION I-COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**

A. Insuring Agreement

We will pay all sums that the insured becomes legally obligated to pay as damages because of "loss" to property of others while in the care custody or control of the insured.

B. Exclusions

With respect to coverage provided by Limited Care, Custody Or Control Liability Coverage: Exclusions **2.j.(4)** and **2.j.(5)** do not apply.

The following additional exclusions are added:

This insurance does not apply to "loss" to property:

- (a) Held by the insured for sale or entrusted to the insured for storage or safekeeping;
- (b) Owned or occupied by, rented or leased to, or loaned to any insured;

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- (c) Included in the "products-completed operations hazard"; and
- (d) Arising from errors or mistakes in design, plans or specifications committed by or on behalf of the insured.

C. Limit Of Insurance

With respect to coverage provided by **Limited Care, Custody Or Control Liability Coverage** the following is added to **SECTION III - LIMITS OF INSURANCE**:

The most we will pay for "loss" including all resulting loss of use of that property, as a result of any one "occurrence" under this coverage is \$25,000. However, the most we will pay for the sum of all "loss", including all resulting loss of use of property, as a result of all "occurrences" under this coverage is \$50,000. These limits are part of, and not in addition to, the Each Occurrence and General Aggregate limit.

We will not pay for a "loss" in any one "occurrence" until the amount of "loss" exceeds the deductible shown under **D. Deductible**. We will then pay the amount of "loss" or damage in excess of the deductible, up to the applicable limit of insurance.

D. Deductible

With respect to **Limited Care, Custody Or Control Liability Coverage**, we are not obligated to pay any "loss" until such "loss" exceeds \$250. We will then pay the amount of "loss" in excess of the deductible, up to the applicable limit of insurance. This deductible amount applies to all "loss" to real or personal property belonging to others as the result of any one "occurrence".

We may pay any part or all of the deductible amount to effect settlement of any claim or "suit" and, upon notification of the action taken, you shall promptly reimburse us for such part of the deductible amount as has been paid by us.

The terms of this insurance, including those with respect to:

- (a) Our right and duty to defend any "suits" seeking those damages; and
- (b) Your duties in the event of an "occurrence", claim or "suit" apply irrespective of the application of the Deductible amount.

E. Excess Insurance

This insurance is excess over any other collectible insurance available to the insured.

F. Additional Definition

With respect to coverage provided by **Limited Care, Custody Or Control Liability Coverage** the following is added to **SECTION V - DEFINITIONS**:

"Loss" means any unintentional damage or destruction but does not include disappearance, abstraction or theft.

- **Voluntary Property Damage Coverage**

With respects to **Voluntary Property Damage Coverage** the following is added to Paragraph 1.a. of **SECTION I-COVERAGE A- BODILY INJURY AND PROPERTY DAMAGE LIABILITY**

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At your request, we will pay for a "loss" to property of others caused by you and while in your possession, arising out of your business operations and occurring during the policy period even if you are not legally liable, if such property is otherwise subject to this coverage.

B. Exclusions

With respect to coverage provided by Voluntary Property Damage Coverage: Exclusions 2.j.(4) and 2.j.(5) do not apply.

The following additional exclusions are added:

This insurance does not apply to "loss" to property:

- (a) Held by the insured for sale or entrusted to the insured for storage or safekeeping;
- (b) Owned or occupied by, rented or leased to, or loaned to any insured;
- (c) Included in the "products-completed operations hazard" or
- (d) Arising from errors or mistakes in design, plans or specifications committed by or on behalf of the insured.

C. Limit Of Insurance

With respect to coverage provided by **Voluntary Property Damage Coverage** the following is added to **SECTION III - LIMITS OF INSURANCE**:

The most we will pay for "loss", including all resulting loss of use of that property as a result of any one "occurrence" under this coverage is \$5,000. However, the most we will pay for the sum of all "loss", including all resulting loss of use of property, as a result of all "occurrences" under this coverage is \$25,000. These limits are part of, and not in addition to, the Each Occurrence and General Aggregate limit.

We will not pay for "loss" in any one "occurrence" until the amount of "loss" exceeds the deductible shown under **D. Deductible**. We will then pay the amount of "loss" in excess of the deductible, up to the applicable limit of insurance.

D. Deductible

With respect to **Voluntary Property Damage Coverage**, we are not obligated to pay any "loss" until such "loss" exceeds \$250. We will then pay the amount of "loss" in excess of the Deductible, up to the applicable Limit Of Insurance. This Deductible amount applies to all "loss" to real or personal property belonging to others as the result of any one "occurrence".

We may pay any part or all of the Deductible amount to effect settlement of any claim or "suit" and upon notification of the action taken; you shall promptly reimburse us for such part of the Deductible amount as has been paid by us.

E. Excess Insurance

This insurance is excess over any other collectible insurance available to the insured.

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With respect to coverage provided by **Voluntary Property Damage Coverage** the following is added to **SECTION V - DEFINITIONS**

"Loss" means any unintentional "property damage" but does not include disappearance, abstraction or theft.

Applicable to Limited Care, Custody or Control Liability Coverage and Voluntary Property Damage Coverage:

We will not pay for any "loss" under **Limited Care, Custody or Control Liability Coverage** unless you are legally liable. If we provide coverage for the same "loss" under **Limited Care, Custody or Control Liability Coverage** and **Voluntary Property Damage Coverage**, the most we will pay for the "loss" under the two coverages combined is \$30,000.

- **Lost Key Coverage**

With respect to Lost Key Coverage the following is added to Paragraph **1.a.** of **SECTION I - COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**

A. Insuring Agreement

We will pay those sums that you become legally obligated to pay as damages due to loss of keys by an insured in the course of your business. The keys must be loaned to the insured or in the care, custody or control of the insured.

The additional insurance provided by this endorsement applies only to:

- (a) The actual cost of the keys;
- (b) Adjustment of locks to accept new keys; and
- (c) The cost of new locks, including the cost of their installation

This additional coverage extension is subject to the following:

B. Exclusions

With respect to **Lost Key Coverage**:

Exclusions **2.j.(3)** and **2. j.(4)** do not apply to the loss of keys by an insured. **Lost Key Coverage** does not apply to:

- (a) Misappropriation;
- (b) Secretion;
- (c) Conversion;
- (d) Infidelity; or
- (e) Any dishonest act on the part of the insured.

With respect to **Lost Key Coverage** under **SECTION II - WHO IS AN INSURED** Subparagraph **2.a.(2)** does not apply.

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With respect **Lost Key Coverage** the following is added to **SECTION III - LIMITS OF INSURANCE**:

The most we will pay for loss or damage resulting from any one "occurrence" under this coverage is \$5,000.

D. Deductible

With respect to **Lost Key Coverage**, a deductible of \$100 applies to any loss or damage resulting from any one "occurrence" regardless of the number of persons or organizations who sustain damages because of that "occurrence".

We may pay any part or all of the deductible amount to effect settlement of any claim or "suit" and upon notification of the action taken, you shall promptly reimburse us for such part of the deductible amount that has been paid by us.

- **Property Damage To Borrowed Equipment**

A. Exclusion **j.(4)** under Paragraph 2. **Exclusions** of **Section I - Coverage A - Bodily Injury And Property Damage Liability** does not apply to "property damage" to borrowed equipment while that equipment is:

1. Not being used to perform operations; and
2. Away from an insured's premises.

B. Subject to Paragraph 5 in **Section III - Limits Of Insurance, Coverage A** the most we will pay for damages because of "property damage" to equipment you borrow from others is \$10,000 per "occurrence".

C. The insurance afforded by this provision **Property Damage To Borrowed Equipment** is excess over any valid and collectible property insurance available to the insured

- **Aggregate Limit Per Location**

For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under **SECTION I - COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, and for all medical expenses caused by accidents under **SECTION I - COVERAGE C - MEDICAL PAYMENTS**, which can be attributed only to operations at a single designated "location" shown in the Declarations:

1. A separate Location General Aggregate Limit applies to each "location", and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Location General Aggregate Limit is the most we will pay for the sum of all damages under Coverage A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage C regardless of the number of:

(a) Insureds;

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- (b) Claims made or "suits" brought; or
 - (c) Persons or organizations making claims or bringing "suits".
3. Any payments made under Coverage A for damages or under Coverage C for medical expenses shall reduce the Location General Aggregate Limit for that "location". Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Location General Aggregate Limit for any other "location" shown in the Declarations.
 4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Payments continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Location General Aggregate Limit.
- **Aggregate Limit Per Project**
 For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under **SECTION I - COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, and for all medical expenses caused by accidents under **SECTION I - COVERAGE C - MEDICAL PAYMENTS**, which can be attributed only to ongoing operations at a single construction project:
 1. A separate Construction Project General Aggregate Limit applies to each construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
 2. The Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage C regardless of the number of:
 - (a) Insureds;
 - (b) Claims made or "suits" brought; or
 - (c) Persons or organizations making claims or bringing "suits".
 3. Any payments made under Coverage A for damages or under Coverage C for medical expenses shall reduce the Construction Project General Aggregate Limit for that construction project. Such payments shall not reduce any other Construction Project General Aggregate Limit for any other construction project.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – ENGINEERS, ARCHITECTS OR SURVEYORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured any architect, engineer or surveyor engaged by you, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In connection with your premises; or
2. In the performance of your ongoing operations.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services by or for you, including:

1. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

2. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services by or for you.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.



Morgan-Hauser Steel, Inc.

1810 East Anson Street • Marshalltown, Iowa 50158
(641) 752-1522 • FAX (641) 752-0802

INVOICE NO.: S -88935

INVOICE DATE: 10/16/24

DATE SHIPPED: 10/16/24

*** I N V O I C E ***

SOLD TO:

1211

SHIP TO:

KRUCK PLUMBING & HTG CO., INC.
615 STORY ST
BOONE, IA 50036

KRUCK PLUMBING & HTG CO., INC.
1810 217TH ROAD
BOONE, IA 50036

2940

(515) 432-2210

REP	CUST. P.O.	TERMS	SHIP VIA	F.O.B.	FREIGHT
DGM	GRIMESPUBLIC	0.50% 10 / NET 30	CC	BOONE, IA	PPD

QTY. SHIPPED	ITEM	DESCRIPTION	PRICE	UNIT	AMOUNT
10980	LBS	COGL GALVANIZED COIL 26 GA. 60 .690	85.00	CWT	16133.00

TAX EXEMPT - GRIMES PUBLIC SAFETY

BU

ASA # 23

stored offsite

CU

DEDUCT \$ 80.67 IF PAYMENT IS MADE BY 10/26/24

DUE BY 11/15/24

(REECBICP - RRUBEUCA)

SUB TOTAL	16133.00
STATE TAX	0.00
LOCAL TAX	0.00
TOTAL DUE	\$16133.00

- PLEASE RETURN YELLOW COPY OF INVOICE WITH PAYMENT TO ASSURE PROPER CREDIT -



INVOICE NO	PAGE
2345787	1
INVOICE DATE	
10/9/2024	

Remit To: Captive-Aire Systems
P.O. BOX 60270
CHARLOTTE, NC 28260
USA

Bill To: Kruck Plumbing and Heating
PO BOX 189,
BOONE, IA 50036
USA

Ship To: Kruck Plumbing and Heating
1810 217th Road
TAG: Grimes PSC - MAU
Boone, IA 50036
USA

SHIP DATE	CUSTOMER NUMBER	SALES REP	CUSTOMER PO NUMBER
10/9/2024	518744	110	940-c6-100
JOB NUMBER	JOB NAME		
6887077	Grimes PSC - MAU		

ITEM NUMBER	QTY	UNIT PRICE	EXTENDED PRICE
Fan #1 A1-D.250-15D-MPU - Heater (MUA-1) - Job #6887077			
A1-D.250-15D-MPU Direct Gas Fired Heated Make Up Air Unit with 15" Mixed Flow Direct Drive Fan Supply Fan handles 1490 CFM @ 0.500" wc ESP, Fan runs at 1817 RPM. Heater supplies 131349 BTUs. 87°F Temperature Rise. [Fuel: Natural Gas] Supply Motor: 1.500 HP, 3 Phs, 208 V, 60 Hz, 4.4 FLA, ODP, Premium (E-Plus3) Eff. Down Discharge - Air Flow Right -> Left	1		
- Sloped Filtered Intake for Size #1 Standard Untempered Supply Unit. 22" Wide x 25.875" Long x 23.375" High. Includes 2" MV EZ Kleen Metal Mesh Filters.	1		
- 0-150°F Discharge Temp Control • Field Wired On/Off Start Command • Heating Activation Based On Intake Set Point. Use with MUA	1		
- Gas Manifold for DF1 GM - BTU 0 - 550001 - 7 in. w.c. - 14 in. w.c., No Insurance Requirement (ANSI), BV250-66	1		
- Gas Pressure Gauge, 0-35", 2.5" Diameter, 1/4" Thread Size	1		
- Gas Pressure Gauge, -5 to +15 Inches Wc., 2.5" Diameter, 1/4" Thread Size	1		
- Ship Loose Gas Strainer. To be installed upstream of unit connection. 3/4" Connection	1		
- Motorized Back Draft Damper 16" X 18" for Size 1 Standard & Modular Heater Units w/Extended Shaft, Standard Galvanized Construction, 3/4" Rear Flange, Low Leakage, TFB120S Actuator Included	1		
- Control panel enclosure heater, includes 100w, 120v heater. Recommended for winter design temperature less than 0°F. Operates on PCB controls in IBT Single Modules or RTU	1		
- Full crating for commercial heaters for shipping.	1		
- Commercial Smoke Detector Interlock (Detector By Others)	1		
- Clogged Filter Switch with Notification on HMI	1		
- Freezestat	1		
- 3 Ton, Single Circuit Modular Packaged Cooling Option for Size 1 DF/EH Modular Packaged Unit. Includes Condenser, DX Coil, Filter/Dryer Kit, Thermal Expansion Valve, R410A Refrigerant, and Refrigerant Piping. (1,100 to 1,800 cfm) When ordered with opposite airflow condensers access and coil piping will remain in standard position. Drain and sleds will move to the opposite side. Any other change will require CLI. CONDENSERS REQUIRE SEPARATE 208V, 3 PHASE POWER SUPPLY UNLESS ORDERED WITH SINGLE POINT CONNECTION. Coil = 2EZ1001N	1		
- Downturn Plenum for Size 1 Cooling Coil Module - Required for Down Discharge Cooling Coil Applications	1		
- Single Point MPU Connection, 1 Condenser.	1		
- Unit mounted VFD For use with ECPM03	1		
- ESV112N02YXB571 - Variable Frequency Drive - 1-1/2 HP Max., 200/240 V, Single or Three Phase Input, 6.0 A Max., NEMA 1 Enclosure, with 2RJ-45 FOR MODBUS	1		
- CAT5_Regular_50 - CAT-5E CABLE - 50 Foot. UV rated.	1		
- VERIZON CELLULAR KIT, WIRED ANTENNA AND VERIZON DATA FOR 1 YEARS. USED WITH FAN.	1		
- MUA-1 Curb CRB21X131X20INS Insulated On Fan #1 Flat Curb	1		
- Full Bottom Curb Corner. Base flange corners fully welded or staked by factory.	1		





APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Renda Electric
Address: 1305 SW 37th St., Grimes, IA 50111
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4802

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: October 1, 2024 Through: October 31, 2024

Contract Summary

Original Contract Amount:	\$	893,910.00	
Net change by Change Orders:	\$	18,818.00	
Contract Amount to Date: (line 1 ± 2)	\$	912,728.00	
Total completed and stored to date:	\$	42,420.00	
Retainage: 5 % of Completed Work:	\$	2,121.00	
Total Earned less Retainage:	\$	40,299.00	
Less previous applications for payment:	\$	-	
SUBTOTAL			\$ 40,299.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 40,299.00

Balance to finish, including retainage: \$ 872,429.00

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Renda Electric
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS INC.
Firm Name

Signature Date 11.07.24

City of Grimes Staff Approval:
Signature Date 11/18/24

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
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32		
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35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
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51		
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60		
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62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL \$ -

Record of Change Orders

No.	Date	Amount
1	August 27, 2024	\$ 18,818.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL \$ 18,818.00

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: #	Grimes Public Safety Center X242400	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
		APPLICATION NO: 4 Revised	
		PERIOD TO:	
		10/01/24	
		10/31/24	

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month	18,818.00	
Date		
Description		
8/27/24		
PCO 001: PR 1 Renda Electric		
TOTALS	18,818.00	0
Net change by Change Order		18,818.00

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	18,818.00
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	7,972,660.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	740,952.65
5. RETAINAGE:	
a. 5% completed work	\$37,047.63
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	37,047.63
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	703,905.02
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	79,952.95
8. CURRENT PAYMENT NOW DUE	623,952.07
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	7,268,754.98

The undersigned Sub - Contractor certifies that to the best of the Sub - 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 Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

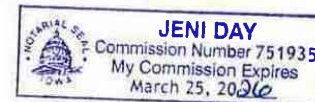
By: Stephanie Morrison

November 4, 2024

State of: IOWA County of: POLK
subscribed and sworn to before me this November 4, 2024

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: 0

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Prj #	#REF!	App # :	4	Pd From:	10/1/2024
Prj Name	#REF!	App Date:	11/4/2024	PD TO :	10/31/2024
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$574,266		437,365.65		437,365.65	76%	136,900	21,868.28
2	BP #02 - General Construction - DDVI	\$1,365,000						1,365,000	
3	BP #03 - Precast & Steel M&L - Henkel	\$1,273,000						1,273,000	
4	BP #04 - Masonry - Forrest & Associate	\$261,343	2,352.00			2,352.00	1%	258,991	117.60
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250						310,250	
6	BP #06 - Aluminum & Glazing- MAGS	\$397,060	10,879.00			10,879.00	3%	386,181	543.95
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$495,335	7,000.00			7,000.00	1%	488,335	350.00
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800						76,800	
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,747,000	58,750.00	41,000.00	27,964.00	127,714.00	7%	1,619,286	6,385.70
10	BP #10 - Electrical - Renda Electric	\$912,728		35,130.00	7,290.00	42,420.00	5%	870,308	2,121.00
11	BP #11 - Paving - Core Construction	\$471,000	5,180.00	108,042.00		113,222.00	24%	357,778	5,661.10
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	7,972,660.00	84,161.00	621,537.65	35,254.00	740,952.65	9%	7,231,707	37,047.63

TO: City of Grimes
101 NE Harvey St
Grimes, IA 50111

PROJECT: Grimes Public Safety Center
2001 SW 6th St
Grimes, IA 50111

PAYMENT APPLICATION NO: 1
APPLICATION DATE: 10/25/2024
PERIOD TO: 10/31/2024

FROM: Renda Electric
1305 SW 37th St
Grimes, IA 50111

VIA (ARCHITECT):

Application is made for Payment, as shown below:
Continuation Sheet detailing billing by trade item is attached.

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		-	-
Approved This Month			
Number	Date Approved		
1	8/27/2024	18,818.00	
TOTALS		18,818.00	-
Net change by Change Orders		18,818.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Payment Applications were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Renda Electric

By: MATIN DEGENO Date: 10/25/2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data 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.

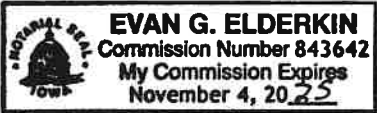
1. ORIGINAL CONTRACT SUM.	\$ 893,910.00
2. Net change by Change Orders.	\$ 18,818.00
3. CONTRACT SUM TO DATE	\$ 912,728.00
4. TOTAL COMPLETED & STORED TO DATE.....	42,420.00

RETAINAGE:	
a. 5% of Completed Work	\$ 1,756.50
b. 5% of Stored Material	\$ 364.50

5. TOTAL RETAINAGE	\$ 2,121.00
6. TOTAL EARNED LESS RETAINAGE.	\$ 40,299.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Application)	\$ -
8. CURRENT PAYMENT DUE.	\$ 40,299.00
9. REMAINING UNCOMPLETED CONTRACT	\$ 872,429.00
(Line 3 less Line 6)	

State of Iowa County of Polk
Subscribed and sworn to before me on this date: 10/25/2024

Notary Public:
My Commission expires:



Evan G. Elderk

AMOUNT CERTIFIED.	\$ 40,299.00
(Attach explanation if amount certified differs from the amount applied for.)	

ARCHITECT:

By: _____ Date: _____

CONTINUATION SHEET

TO: City of Grimes

PROJECT: **Grimes Public Safety Center**
2001 SW 6th St
Grimes, IA 50111

APPLICATION NUMBER: **1**
 APPLICATION DATE: **10/25/2024**
 PERIOD TO: **10/31/2024**
 PROJECT NUMBER: **0**

FROM: Renda Electric
 1305 SW 37th St
 Grimes, IA 50111

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (E + F)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE
	Original Schedule of Values								
1	Mobilization - Labor	6,500.00	-	1,000.00	-	1,000.00	15.38%	5,500.00	50.00
2	Mobilization - Material	2,000.00	-	300.00	-	300.00	15.00%	1,700.00	15.00
3	Site - Labor	20,320.00	-	3,500.00	-	3,500.00	17.22%	16,820.00	175.00
4	Site - Material	17,605.00	-	2,000.00	-	2,000.00	11.36%	15,605.00	100.00
5	Electric UG - Labor	18,700.00	-	6,200.00	-	6,200.00	33.16%	12,500.00	310.00
6	Electric UG - Material	9,000.00	-	3,312.00	-	3,312.00	36.80%	5,688.00	165.60
7	Wall & OH Rough-In - Labor	115,000.00	-	-	-	-	0.00%	115,000.00	-
8	Wall & OH Rough-In - Material	135,000.00	-	-	-	-	0.00%	135,000.00	-
9	Power Distribution - Labor	30,400.00	-	-	-	-	0.00%	30,400.00	-
10	Power Distribution - Material	22,850.00	-	-	7,290.00	7,290.00	31.90%	15,560.00	364.50
11	Lighting - Labor	73,185.00	-	-	-	-	0.00%	73,185.00	-
12	Lighting - Material	92,280.00	-	-	-	-	0.00%	92,280.00	-
13	V/D & Communications	75,480.00	-	-	-	-	0.00%	75,480.00	-
14	Access Control / Security / Cameras	72,050.00	-	-	-	-	0.00%	72,050.00	-
15	Fire Alarm - Labor	19,500.00	-	-	-	-	0.00%	19,500.00	-
16	Fire Alarm - Material	15,360.00	-	-	-	-	0.00%	15,360.00	-
17	Generator - Labor	36,200.00	-	-	-	-	0.00%	36,200.00	-
18	Generator - Material	132,480.00	-	-	-	-	0.00%	132,480.00	-
	Total Original Contract Value	893,910.00	-	16,312.00	7,290.00	23,602.00	2.64%	870,308.00	1,180.10
	Change Orders								
1	MidAm Revisions for Transformer	18,818.00	-	18,818.00	-	18,818.00	100.00%	-	940.90
	Total Change Orders	18,818.00	-	18,818.00	-	18,818.00	100.00%	-	940.90
	Total Construction Cost	912,728.00	-	35,130.00	7,290.00	42,420.00	4.65%	870,308.00	2,121.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/28/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263		CONTACT NAME: Jackie Wieser PHONE (A/C, No, Ext): 515-381-7423 E-MAIL ADDRESS: jwieser@holmesmurphy.com		FAX (A/C, No):
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Amerisure Mutual Insurance Company		23396
		INSURER B : Amerisure Insurance Company		19488
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES

CERTIFICATE NUMBER: 742435915

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ PD Ded \$2,500 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			CPP21161510402	12/9/2023	12/9/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CA21161500402	12/9/2023	12/9/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			CU21161520402	12/9/2023	12/9/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	WC21161530401	12/9/2023	12/9/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Contractors Equipment Includes Leased/Rented Installation Floater			CPP21161510402	12/9/2023	12/9/2024	Limit Limit Per Project 4,500,000 Included 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Grimes Public Safety Center - 2001 SW 6th Street, Grimes, IA 50111
Cost of Stored Materials: \$7,290

CERTIFICATE HOLDER**CANCELLATION**

City of Grimes
101 NE Harvey Street
Grimes IA 50111
USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY Holmes Murphy & Associates		NAMED INSURED Renda Group, LLC 1305 SW 37th Street Grimes, IA 50111	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

All Named Insureds Include:

Renda Group, LLC
Communication Data Link, L.L.C.
Cable Connection, LLC
Nationwide Cable Services, LLC
Renda Building Company, LLC
Renda Electric LLC
Renda Equipment Rentals LLC
Renda Investments, LLC
Renda Management, LLC
Renda Properties 1 LLC
Renda Properties 2 LLC
Renda Properties 3 LLC
dba Communication Technologies
COMMUNICATION DATA LINK 401(K) PLAN

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**CONTRACTOR'S BLANKET FLEX ADDITIONAL INSURED
ENDORSEMENT – FORM A**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Policy Number CPP21161510402	Agency Number 0385904	Policy Effective Date 12/09/2023
Policy Expiration Date 12/09/2024	Date 12/28/2023	Account Number 20078113
Named Insured RENDA GROUP, LLC	Agency HOLMES MURPHY & ASSOCIATES, LLC	Issuing Company AMERISURE MUTUAL INSURANCE COMPANY

A. SECTION II - WHO IS AN INSURED is amended to add as an additional insured:

- 1.** Any person or organization with whom you have agreed in a “written agreement” that such person or organization be added as an additional insured on this policy, and any other person or organization you are required to add as an additional insured under such “written agreement”.
- 2.** If “your work” began under a written letter of intent or written work order, any person or organization who issued the written letter of intent or written work order, but:
 - a.** such coverage will apply only for 30 calendar days following the date the written letter of intent or written work order was issued; and
 - b.** the person or organization is an additional insured only for, and to the extent of, liability arising out of “bodily injury”, “property damage”, or “personal and advertising injury” caused, in whole or in part, by your negligent acts or omissions, or the negligent acts or omissions of others working on your behalf, in the performance of your work as specified in the written letter of intent or written work order. This coverage does not apply to liability arising out of the independent acts or omissions of the additional insured.

For the purposes of the coverage provided by this endorsement, a “written agreement” means a written contract or written agreement that:

- 1.** requires you to include a person or organization as an additional insured for a period of time during the policy period; and
- 2.** is executed prior to the occurrence of “bodily injury”, “property damage”, or “personal and advertising injury” that forms the basis for a claim under this policy.

The insurance provided by this endorsement does not apply to any person or organization that is specifically listed as an additional insured on another endorsement attached to this policy.

B. The coverage provided to any person or organization added as an additional insured pursuant to Paragraph **A.1** is limited as follows:

- 1.** If the “written agreement” specifically and exclusively requires you to name the person or organization as an additional insured using the ISO CG 20 10 endorsement with edition dates of 11 85 or 10 01, or the ISO CG 20 37 10 01 endorsement, that person or organization is an additional insured, but only with respect to liability for “bodily injury”, “property damage”, or “personal and advertising injury” arising out of “your work” for that insured by or for you.
- 2.** If the “written agreement” requires you to name the person or organization as an additional insured using the ISO CG 20 10 and or CG 20 37 endorsements without specifically and exclusively requiring the 11 85 or 10 01 edition dates, that person or organization is an additional insured, but only with respect to liability for “bodily injury”, “property damage”, or “personal and advertising injury” caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf.
- 3.** If the “written agreement” requires you to name the person or organization as an additional insured for operations arising out of your work and does not specify an ISO additional insured endorsement, that person or organization is an additional insured, but only with respect to liability for “bodily injury”, “property damage”, or “personal and advertising injury” arising out of your acts or omissions, or the acts or omissions of others working on your behalf, in the performance of your work as specified in the “written agreement”. This coverage does not apply to liability arising out of the sole negligence of the additional insured unless specifically required in the “written agreement”.
- 4.** If none of the above paragraphs apply, then the person or organization is an additional insured only for, and to the extent of, liability arising out of “bodily injury”, “property damage”, or “personal and advertising injury” caused, in whole or in part, by your negligent acts or omissions, or the negligent acts or omissions of others working on your behalf, in the performance of your work as specified in the “written agreement”. This coverage does not apply to liability arising out of the independent acts or omissions of the additional insured.

However, the insurance afforded to such additional insured only applies to the extent permitted by law.

C. The insurance provided to an additional insured under this endorsement does not apply to:

- 1.** “Bodily injury” or “property damage” included in the “products-completed operations hazard” unless the “written agreement” specifically requires such coverage (including by specifically requiring the CG 20 10 11 85). To the extent the “written agreement” requires such coverage for a specified amount of time, the coverage provided by this endorsement is limited to the amount of time required for such coverage by the “written agreement”.
- 2.** “Bodily injury”, “property damage”, or “personal and advertising injury” arising out of an architect’s, engineer’s, or surveyor’s rendering of, or failure to render, any professional services, including but not limited to:
 - a.** The preparing, approving, or failing to prepare or approve:
 - (1)** Maps;
 - (2)** Drawings;
 - (3)** Opinions;
 - (4)** Reports;
 - (5)** Surveys;
 - (6)** Change orders;

(7) Design specifications; and

b. Supervisory, inspection, or engineering services.

- D. The limits of insurance that apply to the additional insured are the least of those specified in the "written agreement" or declarations of this policy.

Coverage provided by this endorsement for any additional insured shall not increase the applicable Limits of Insurance shown in the Declarations. The limits of insurance that apply to the additional insured are inclusive of, and not in addition to, the Limits of Insurance shown in the Declarations.

- E. With respect to the coverage provided by this endorsement, **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 4. **Other Insurance** is deleted and replaced with the following:

4. Other Insurance.

- a. Coverage provided by this endorsement is excess over any other valid and collectible insurance available to the additional insured whether:

- (1) Primary;
- (2) Excess;
- (3) Contingent; or
- (4) On any other basis.

In addition, this insurance is excess over any self-insured retentions, deductibles, or captive retentions payable by the additional insured or payable by any person or organization whose coverage is available to the additional insured.

However, if the "written agreement" requires primary and non-contributory coverage, this insurance will be primary and non-contributory relative only to the other insurance available to the additional insured which covers that person or organization as a Named Insured, and we will not share with that other insurance. For any other insurance available to the additional insured where that person or organization is not a Named Insured, this policy will share coverage with that other insurance based on the terms specified in Paragraph b. Method of Sharing below.

b. Method of Sharing

If all the other insurance permits contribution by equal shares, we will follow this method also. Under this method, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.



503 0-30
100-1000
100-1000

RENDA
CUST. PO: RE24190
JOB MGT# 70660
**GRIMES PUBLIC
SAFETY CENTER**

**SIEMENS
17CUD92BF10**

Variable Combination PWR Heavy Duty Motor Starter

Modifications	FAFC	FBFC	FL	FS	FSST	FSU
AI						
AS						
AS						
ES						

5010710543 000
RENDA ELECTRIC
100 SW 27TH ST
GRIMES IA 50111-5064
POF: RE24190

RELEASE

ECHO

**SIEMENS
17CUD92NF10**

Variable Combination PWR Heavy Duty Motor Starter

Modifications	FAFC	FBFC	FL	FS	FSST	FSU
AI						
AS						
AS						
ES						

5010710543 000

RENDA ELECTRIC

100 SW 27TH ST

GRIMES IA 50111-5064

POF: RE24190

ECHO

**SIEMENS
17CUD92NF10**

Variable Combination PWR Heavy Duty Motor Starter

Modifications	FAFC	FBFC	FL	FS	FSST	FSU
AI						
AS						
AS						
ES						

5010710543 000

RENDA ELECTRIC

100 SW 27TH ST

GRIMES IA 50111-5064

POF: RE24190

ECHO

**SIEMENS
17CUD92BF10**

Variable Combination PWR Heavy Duty Motor Starter

Modifications	FAFC	FBFC	FL	FS	FSST	FSU
AI						
AS						
AS						
ES						

5010710543 000

RENDA ELECTRIC

100 SW 27TH ST

GRIMES IA 50111-5064

POF: RE24190

ECHO

MA-1900
HIT

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Sandstone Management, Ltd
Address: 20 Vine Street, PO BOX 547, Carlisle, IA 50047
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4819

Date of Council Meeting: November 26, 2024 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: October 1, 2024 Through: October 31, 2024

Contract Summary

Original Contract Amount:	\$ 574,266.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 574,266.00	
Total completed and stored to date:	\$ 437,365.65	
Retainage: 5 % of Completed Work:	\$ 21,868.28	
Total Earned less Retainage:	\$ 415,497.37	
Less previous applications for payment:	\$ -	
SUBTOTAL		\$ 415,497.37

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 415,497.37

Balance to finish, including retainage: \$ 158,768.63

Contract Time Remaining (If applicable) - CALENDAR DAYS

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 the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Sandstone Management, Ltd

Firm Name

Signature

Date

Engineer / Consultant Approval: SVPA ARCHITECTS INC.

Firm Name

Signature

11.07.24

Date

City of Grimes Staff Approval:

Signature

11/18/24

Date

Submit to: Engineering Department

E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
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22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
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57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL \$ -

Record of Change Orders

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 4 Revised PERIOD TO: 10/01/24 10/31/24	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
---	--	---	---

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month	18,818.00	
Date		
Description		
8/27/24		
PCO 001: PR 1 Renda Electric		
TOTALS	18,818.00	0
Net change by Change Order		18,818.00

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	18,818.00
3. CONTRACT SUM TO DATE (Line 1+2)	7,972,660.00
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	740,952.65
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$37,047.63
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	37,047.63
6. TOTAL EARNED LESS RETAINAGE	703,905.02
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	79,952.95
8. CURRENT PAYMENT NOW DUE	623,952.07
9. BALANCE TO FINISH, PLUS RETAINAGE	7,268,754.98
(Line 3 less Line 6)	

The undersigned Sub - Contractor certifies that to the best of the Sub - 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 Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

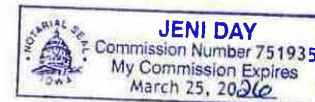
By: Stephanie Morrison

November 4, 2024

State of: IOWA County of: POLK
 subscribed and sworn to before me this November 4, 2024

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: 0

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$574,266		437,365.65		437,365.65	76%	136,900	21,868.28
2	BP #02 - General Construction - DDVI	\$1,365,000						1,365,000	
3	BP #03 - Precast & Steel M&L - Henkel	\$1,273,000						1,273,000	
4	BP #04 - Masonry - Forrest & Associate	\$261,343	2,352.00			2,352.00	1%	258,991	117.60
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250						310,250	
6	BP #06 - Aluminum & Glazing- MAGS	\$397,060	10,879.00			10,879.00	3%	386,181	543.95
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$495,335	7,000.00			7,000.00	1%	488,335	350.00
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800						76,800	
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,747,000	58,750.00	41,000.00	27,964.00	127,714.00	7%	1,619,286	6,385.70
10	BP #10 - Electrical - Renda Electric	\$912,728		35,130.00	7,290.00	42,420.00	5%	870,308	2,121.00
11	BP #11 - Paving - Core Construction	\$471,000	5,180.00	108,042.00		113,222.00	24%	357,778	5,661.10
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	7,972,660.00	84,161.00	621,537.65	35,254.00	740,952.65	9%	7,231,707	37,047.63

FROM:
SANDSTONE MANAGEMENT LTD.
P.O. BOX 547
CARLISLE, IOWA 50047
RYAN@SANDSTONEMGMT.COM

PROJECT:
GRIMES PUBLIC SAFETY

APPLICATION NO:
01-06-11-24

PERIOD TO:
October 31, 2024

TO:
THE WEITZ COMPANY, LLC
611 5TH AVE, SUITE 300
DES MOINES, IA 50309

ARCHITECT:
SVPA ARCHITECTS, INC
1466 28TH STREET
WEST DES MOINES, IA 50266

CONTRACT DATE:
June 17, 2024

1. ORIGINAL CONTRACT SUM.....	\$574,266.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE [LINE 1+2].....	\$574,266.00
4. TOTAL COMPLETED & STORED TO DATE.....	\$437,365.65
5. RETAINAGE:	
a. <u>5</u> % OF WORK COMPLETED \$ _____	
b. <u> </u> % OF STORED MATERIAL \$ _____	
TOTAL RETAINAGE.....	\$21,868.28
6. TOTAL EARNED LESS RETAINAGE.....	\$415,497.37
[line 4 less line 5 total]	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$0.00
[line 6 from prior certificate]	
8. CURRENT PAYMENT DUE.....	\$415,497.37
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$158,768.63
[line 3 less line 6]	

CONTRACTOR:
SANDSTONE MANAGEMENT LTD.
P.O. BOX 547
CARLISLE, IA 50047

RYAN FISH, ESTIMATOR
October 29, 2024

DATE:10/29/2024							
JOB COST BREAK DOWN #1							
JOB NAME:GRIMES PUBLIC SAFETY							
					TOTAL		
WORK PACKAGE	BID AMOUNT	PREVIOUS	CURRENT	MATERIA	COMPLETED	0%	BALANCE TO
		APPLICATION	APPLICATION	STORED	TO DATE	COMPLETE	COMPLETE
MOBILIZATION	\$8,461.00	\$0.00	\$3,384.40	\$0.00	\$3,384.40	40.00%	\$5,076.60
GRIND 16LF OF EXISTING CURB AT CONSTRUCTION ENTRANCE	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%	\$0.00
SAWCUT, REMOVE, & DISPOSE OF EXISTING CURB/GUTTER FOR PROPOSED ENTRANCE'S	\$4,603.00	\$0.00	\$1,150.75	\$0.00	\$1,150.75	25.00%	\$3,452.25
TRAFFIC CONTROL FOR CURB/GUTTER REMOVALS	\$1,000.00	\$0.00	\$250.00	\$0.00	\$250.00	25.00%	\$750.00
STRIP & STOCKPILE 9" OF TOPSOIL	\$8,978.00	\$0.00	\$8,978.00	\$0.00	\$8,978.00	100.00%	\$0.00
RESPREAD 9" OF TOPSOIL	\$12,282.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,282.00
UTILIZE EXCESS TOPSOIL FOR NON STRUCTURAL FILLS	\$6,484.00	\$0.00	\$6,484.00	\$0.00	\$6,484.00	100.00%	\$0.00
MOVE ON SITE CUT/FILLS	\$8,364.00	\$0.00	\$6,273.00	\$0.00	\$6,273.00	75.00%	\$2,091.00
IMPORT, PLACE, & COMPACT SHORTAGE OF FILLS	\$36,764.00	\$0.00	\$36,764.00	\$0.00	\$36,764.00	100.00%	\$0.00
OVER-EXCAVATE 2' BELOW BUILDING PAD & REPLACE W/ 12" OF STRUCTURAL FILL (4" DRAINAGE COURSE & 8" WORKING MAT FOR FULL 2')	\$12,747.00	\$0.00	\$12,747.00	\$0.00	\$12,747.00	100.00%	\$0.00
OVER-EXCAVATE 2' BELOW TYPE 1 PCC PAVING & REPLACE W/ 18" OF STRUCTURAL FILL (6" GRANULAR SUBBASE FOR FULL 2')	\$4,256.00	\$0.00	\$4,256.00	\$0.00	\$4,256.00	100.00%	\$0.00
OVER-EXCAVATE 2' BELOW TYPE 2 PCC PAVING & REPLACE W/ 24" OF STRUCTURAL FILL	\$4,242.00	\$0.00	\$4,242.00	\$0.00	\$4,242.00	100.00%	\$0.00
SUBGRADE PREP TOP 12" BELOW FLOOR SLAB	\$5,463.00	\$0.00	\$5,463.00	\$0.00	\$5,463.00	100.00%	\$0.00
SUBGRADE PREP TOP 12" BELOW TYPE 1/2 PCC PAVING	\$17,719.00	\$0.00	\$8,859.50	\$0.00	\$8,859.50	50.00%	\$8,859.50
SUBGRADE PREP TOP 6" BELOW 5"/6" PCC WALKS	\$4,967.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,967.00
FURNISH & INSTALL 8" OF 3" MINUS W/ FINES BELOW FLOOR SLAB (WORKING MAT) (CTI RECYCLE)	\$26,965.00	\$0.00	\$26,965.00	\$0.00	\$26,965.00	100.00%	\$0.00
FURNISH & INSTALL 6" OF GRANULAR SUBBASE 4121 BELOW TYPE 1 PCC PAVING (CTI RECYCLE)	\$66,266.00	\$0.00	\$33,133.00	\$0.00	\$33,133.00	50.00%	\$33,133.00
FURNISH & INSTALL 4" OF GRANULAR SUBBASE 4121 BELOW TURNDOWN SIDEWALKS (CTI RECYCLE)	\$2,510.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,510.00
FURNISH & INSTALL 6" OF 3" MINUS W/ FINES FOR NORTH CONSTRUCTION ENTRANCE & TRAILER/LAYDOWN YARD (CTI RECYCLE)	\$13,305.00	\$0.00	\$13,305.00	\$0.00	\$13,305.00	100.00%	\$0.00
FURNISH & INSTALL GEOTEXTILE FABRIC BELOW NORTH CONSTRUCTION ENTRANCE & TRAILER/LAYDOWN YARD	\$1,680.00	\$0.00	\$1,680.00	\$0.00	\$1,680.00	100.00%	\$0.00
FURNISH & INSTALL 8" OF 3" MINUS W/ FINES FOR SOUTH CONSTRUCTION ENTRANCE (CTI RECYCLE)	\$2,435.00	\$0.00	\$2,435.00	\$0.00	\$2,435.00	100.00%	\$0.00
FURNISH & INSTALL GEOTEXTILE FABRIC BELOW SOUTH CONSTRUCTION ENTRANCE	\$510.00	\$0.00	\$510.00	\$0.00	\$510.00	100.00%	\$0.00
REMOVE & DISPOSE OF TEMPORARY ROCK SURFACINGS	\$7,126.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,126.00
BACKFILL CURBS, WALKS, & ISLANDS	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,000.00
FURNISH & INSTALL STORM SEWER	\$142,800.00	\$0.00	\$135,660.00	\$0.00	\$135,660.00	95.00%	\$7,140.00
FURNISH & INSTALL SUBDRAIN	\$19,026.00	\$0.00	\$9,513.00	\$0.00	\$9,513.00	50.00%	\$9,513.00
FURNISH & INSTALL WATER SERVICE	\$59,344.00	\$0.00	\$59,344.00	\$0.00	\$59,344.00	100.00%	\$0.00
FURNISH & INSTALL SANITARY SEWER	\$38,359.00	\$0.00	\$38,359.00	\$0.00	\$38,359.00	100.00%	\$0.00
ALLOWANCE FOR BP #01 (SITE ACCESS MAINTENANCE)	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,000.00
SURVEY & LAYOUT (CDA REQUIRED)	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00	100.00%	\$0.00
PERFORMANCE & PAYMENT BOND	\$6,110.00	\$0.00	\$6,110.00	\$0.00	\$6,110.00	100.00%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
TOTAL CONTRACT & CHANGE ORDERS	\$574,266.00	\$0.00	\$437,365.65	\$0.00	\$437,365.65	76.16%	\$136,900.35

611 5th Ave, Suite 300
Des Moines, IA 50309

Project Name: Grimes Public Library
Project # X237400
Date: 11/30/2024

PRIME VOLUME SUMMARY – Amount Due

Corell Contractors - \$15,441.82

Corell Contractors (Retainage) - \$22,712.73

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: The Weitz Company
611 5th Ave
Des Moines, IA 50309

FROM: Corell Contractor, Inc.
PO Box 65430
West Des Moines, IA 50265

PROJECT: Grimes Library

VIA: stephanie.morrison@weitz.com
scott.ford@weitz.com
Suzanne Hammer

APPLICATION NO: 6

PERIOD TO: 10/31/24

ARCHITECT'S
PROJECT NO: 2446

PAGE 1 of 2

Distribution to:
OWNER
ARCHITECT
CONTRACTOR

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month		\$2,344.00	\$13,921.25
Number	Date Approved		
1	01/19/23		
2	01/23/24		
3	10/31/24	\$27,831.80	
TOTALS		\$30,175.80	\$13,921.25
Net change by Change Orders		\$16,254.55	

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: *[Signature]* Date: *10/31/24*

Application is made for Payment, as shown below, in connection with the Contract

Continuation Sheet attached.

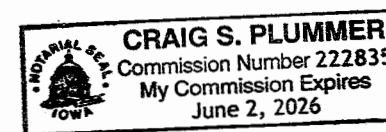
1. ORIGINAL CONTRACT SUM	\$438,000.00
2. Net change by Change Orders	\$16,254.55
3. CONTRACT SUM TO DATE (line 1 - 2)	\$454,254.55
4. TOTAL COMPLETED & STORED TO DATE	\$454,254.55
(Column G on G703)	
5. RETAINAGE:	
a. 5% of Completed Work	\$22,712.73
(Column D + E on G703)	
b. 0% of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Line 5a +5b or Total in Column I of G703)	\$22,712.73
6. TOTAL EARNED LESS RETAINAGE	\$431,541.82
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$15,441.82
9. BALANCE TO FINISH, PLUS RETAINAGE	\$22,712.73
(Line 3 less Line 6)	

State of: Iowa County of: Polk

Subscribed and sworn to before me this *31* day of *October*, 2024

Notary Public: *[Signature]*

My Commission expires: *6/2/2026*



Corell Contractor, Inc.
Finance Budget Code = 350-410-6499
Vendor # 4013
Amount Due = \$15,441.82
MSA 11-18-24

CONTINUATION SHEET

PAGE 2 OF 2 PAGES

APPLICATION AND CERTIFICATE FOR PAYMENT,

Containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6

APPLICATION DATE: 10/31/2024

PERIOD TO: 10/31/2024

ARCHITECT'S PROJECT NO: 2446

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
CO 1 CO 2 CO 3	Grading	222,100.00	222,100.00			222,100.00	100%	0.00	
	Water	35,600.00	35,600.00			35,600.00	100%	0.00	
	Sanitary	10,500.00	10,500.00			10,500.00	100%	0.00	
	Storm	169,800.00	169,800.00			169,800.00	100%	0.00	
		2,344.00		2,344.00		2,344.00	100%	0.00	
		27,831.80		27,831.80		27,831.80	100%	0.00	
	bioswale adjustments	(13,921.25)		(13,921.25)		(13,921.25)	100%	0.00	
		454,254.55	438,000.00	16,254.55	0.00	454,254.55		0.00	

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: Grimes Public Library PROJECT: # X237400	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
PRIME CONTRACT VOLUME SUMMARY This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.		ARCHITECT: Invision 303 Watson Powell Jr. Way Suite 200 Des Moines, IA 50309
APPLICATION NO: 29 PERIOD TO: 10/31/2024		CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Number Description		
Elevator Rebid - Kone	30,050.00	
PCO 1,2,3,6,7,8,11,12,13 & 14	129,078.01	
PCO 16, 17, 18, 19 & 20	19,877.31	
PCO 21, 22, 23, 24, 25, 26, 27	33,064.87	
PCO 29(partial), 30, 31, 32, 33,	20,676.20	
PCO 35, 37, 38, 39 & 40	12,887.72	
PCO 41, 42 & 43	7,762.95	
PCO 44, 45, 46, 47, 48	4306.28	
PCO 49-72	72,118.73	
PCO 73-74-75	25517.95	
PCO 29 (partial)-79-80	(\$65,956.48)	
TOTALS	289,383.54	0
Net change by Change Order		289,383.54

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

1. ORIGINAL CONTRACT SUM	8,967,522.00
2. Net change by Change Order	289,383.54
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	9,256,905.54
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	9,238,505.54
5. RETAINAGE:	
a. 5% completed work	\$7,748.50
(Column D + E on G703)	
b. 5% of Stored Material	\$ -
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	7,748.50
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	9,230,757.04
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	9,033,739.47
8. CURRENT PAYMENT NOW DUE	197,017.57
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	26,148.50

The undersigned Sub - Contractor certifies that to the best of the Sub - 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 Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison 5.7.2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data 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. \$ 197,017.57
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT:

By: [Signature] Date: 11.15.24

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.

Prj #	X237400	App #	29	Pd From:	9/1/2024
Prj Name	Grimes Public Library	App Date:	11/15/2024	PD TO :	10/31/2024
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	<u>Prime Volume</u>								
1	BP #01 - Grading & Utilities - Correll Contractors	454,254.55	438,000.00	16,254.55		454,254.55	100%		
2	BP #02 - General Construction - Graphite Group	2,660,550.38	2,689,110.77	(28,560.39)		2,660,550.38	100%		
3	BP #03 - Masonry - Forrest & Associates	353,969.87	353,969.87			353,969.87	100%		
4	BP #04 - Flooring - Ideal Floors	113,875.00	113,875.00			113,875.00	100%		
5	BP #05 - Ceramic Tile - Des Moines Marble	127,505.00	127,505.00			127,505.00	100%		
6	BP #06 - Roofing - Academy Roofing	422,350.00	422,350.00			422,350.00	100%		
7	BP #07 - Aluminum, Glazing & Metal Panels - Forman Ford	858,626.77	848,062.00	10,564.77		858,626.77	100%		
8	BP #08 - Framing, Drywall, Acoustic, Paint - Performance Contracting Inc	1,542,367.23	1,542,367.23			1,542,367.23	100%		
9	BP #09 - Elevator - KONE	144,000.00	144,000.00			144,000.00	100%		
10	BP #10 - Fire Sprinkler - Midwest Auto Fire Sprinkler	87,500.00	87,500.00			87,500.00	100%		
11	BP #11 - Mechanical - AMC Mechanical	1,039,785.27	1,039,785.27			1,039,785.27	100%		
12	BP #12 - Electrical - Van Maanen Electric	1,037,257.47	1,037,257.47			1,037,257.47	100%		
13	BP #13 - Site Paving - Nehring	241,494.00	241,494.00			241,494.00	100%		
14	BP #14 - Landscaping - Miner Hardscape	173,370.00	154,900.00			154,970.00	89%	18,400.00	7,748.50
	GRAND TOTAL	9,256,905.54	9,240,176.61	(1,741.07)		9,238,505.54	100%	18,400.00	7,748.50

611 5th Ave, Suite 300
Des Moines, IA 50309

Project Name: Grimes Public Library
Project # X237400
Date: 11/30/2024

PRIME VOLUME SUMMARY – Amount Due

Corell Contractors - \$15,441.82

Corell Contractors (Retainage) - \$22,712.73

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: The Weitz Company
611 5th Ave
Des Moines, IA 50309

FROM: Corell Contractor, Inc.
PO Box 65430
West Des Moines, IA 50265

CONTRACT FOR:

PROJECT: Grimes Library

VIA: stephanie.morrison@weitz.com
emily.ford@weitz.com
Suzi. Hammer

APPLICATION NO: 7

PERIOD TO: 10/31/24

ARCHITECT'S
PROJECT NO: 2446

CONTRACT DATE:

PAGE 1 of 2

Distribution to:
OWNER
ARCHITECT
CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$30,175.80	\$13,921.25
Approved this Month			
Number	Date Approved		
TOTALS		\$30,175.80	\$13,921.25
Net change by Change Orders		\$16,254.55	

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: *[Signature]* Date: 10/31/24

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

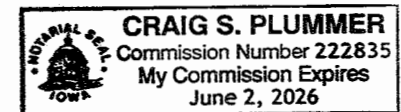
1. ORIGINAL CONTRACT SUM	\$438,000.00
2. Net change by Change Orders	\$16,254.55
3. CONTRACT SUM TO DATE (line 1 - 2)	\$454,254.55
4. TOTAL COMPLETED & STORED TO DATE ...	\$454,254.55
(Column G on G703)	
5. RETAINAGE:	
a. 0% of Completed Work	\$0.00
(Column D + E on G703)	
b. 0% of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Line 5a +5b or Total in Column I of G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE	\$454,254.55
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$431,541.82
8. CURRENT PAYMENT DUE	\$22,712.73
9. BALANCE TO FINISH, PLUS RETAINAGE ...	\$0.00
(Line 3 less Line 6)	

State of: Iowa County of: Polk

Subscribed and sworn to before me this 31 day of October, 2024

Notary Public: *[Signature]*

My Commission expires: 8/2/2026



Corell Contractor, Inc.
Finance Budget Code = 350-410-6499
Vendor #4013
Amount Due = \$22,712.73 (Retainage)
MSA 11-18-24

CONTINUATION SHEET

PAGE 2 OF 2 PAGES

APPLICATION AND CERTIFICATE FOR PAYMENT,
Containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 7

APPLICATION DATE: 10/31/2024

PERIOD TO: 10/31/2024

ARCHITECT'S PROJECT NO: 2446

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
CO 1 CO 2 CO 3	Grading	222,100.00	222,100.00			222,100.00	100%	0.00	
	Water	35,600.00	35,600.00			35,600.00	100%	0.00	
	Sanitary	10,500.00	10,500.00			10,500.00	100%	0.00	
	Storm	169,800.00	169,800.00			169,800.00	100%	0.00	
		2,344.00	2,344.00			2,344.00	100%	0.00	
		27,831.80	27,831.80			27,831.80	100%	0.00	
	bioswale adjustments	(13,921.25)	(13,921.25)			(13,921.25)	100%	0.00	
		454,254.55	454,254.55	0.00	0.00	454,254.55		0.00	

611 5th Ave, Suite 300
Des Moines, IA 50309

Project Name: Grimes Public Library
Project # X237400
Date: 11/30/2024

PRIME VOLUME SUMMARY – Amount Due

Forman Ford - \$10,036.53

Forman Ford (Retainage) - \$42,931.35

APPLICATION AND CERTIFICATE FOR PAYMENT

To(Owner): The Weitz Company LLC
611 5th Avenue
Suite 300
Des Moines, IA 50309

Project: Grimes Public Library
200 NE Beaverbrooke Blvd
Grimes, IA 50111

AIA Document FF-G702 Page 1

Application No: 21
Invoice No: T1200_16
Period To: 10/31/2024

From: FormanFord
P.O. Box 692
Cedar Rapids, IA 52406

Via(Architect): InVision Architecture
531 Commercial Street
Suite 900
Waterloo, IA 50701

Architect's Project
No:

Contract Date: 1/3/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	14,139.77	0.00
Approved this month	0.00	0.00
TOTALS	14,139.77	0.00
Net Change by Change Orders	14,139.77	

1. ORIGINAL CONTRACT SUM.....\$	844,487.00
2. Net change by Change Orders.....\$	14,139.77
3. CONTRACT SUM TO DATE(Line 1+/-2).....\$	858,626.77
4. TOTAL COMPLETED & STORED.....\$	858,626.77
5. RETAINAGE.....\$	528.24
6. TOTAL EARNED LESS RETAINAGE.....\$	858,098.53
7. LESS PREVIOUS CERTIFICATES.....\$	848,062.00
8. CURRENT PAYMENT DUE.....\$	10,036.53
9. BALANCE TO FINISH, PLUS RETAINAGE...\$	528.24

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and believe in 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 of Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

State of: Iowa County of: Polk
Subscribed and sworn to before me this 6th

day of November 2024

Notary Public: [Signature]
My Commission Expires:



CONTRACTOR: FormanFord

By: [Signature] Date: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED.....\$
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: InVision Architecture

By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Forman Ford

Finance Budget Code = 350-410-6499

Vendor #4308

Amount Due = \$10,036.53

MSA 11-18-24

Application Number: 21
 Application Date: 10/31/2024
 Period To: 10/31/2024
 Architects Project No:

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	PREVIOUS	THIS PERIOD	STORED MATERIALS	TOTAL	%	BALANCE	RETAINAGE
1	Metal Wall Panels Material	242,268.75	242,268.75	0.00	0.00	242,268.75	100	0.00	0.00
2	Aluminum Frames Storefront Material	19,442.00	19,442.00	0.00	0.00	19,442.00	100	0.00	0.00
3	Glazed Curtain Wall Material	117,302.00	117,302.00	0.00	0.00	117,302.00	100	0.00	0.00
4	Service/Teller Window Units Material	9,063.75	9,063.75	0.00	0.00	9,063.75	100	0.00	0.00
5	Glazing Material	50,427.50	50,427.50	0.00	0.00	50,427.50	100	0.00	0.00
6	Sliding Walls Material	26,568.25	26,568.25	0.00	0.00	26,568.25	100	0.00	0.00
7	Fabrication	25,950.00	25,950.00	0.00	0.00	25,950.00	100	0.00	0.00
8	Metal Wall Panels Labor	117,300.00	117,300.00	0.00	0.00	117,300.00	100	0.00	0.00
9	Aluminum Frames Storefront Labor	13,200.00	13,200.00	0.00	0.00	13,200.00	100	0.00	0.00
10	Glazed Curtain Wall Labor	119,650.00	119,650.00	0.00	0.00	119,650.00	100	0.00	0.00
11	Service/Teller Window Units Labor	2,100.00	2,100.00	0.00	0.00	2,100.00	100	0.00	0.00
12	Glazing Labor	8,175.00	8,175.00	0.00	0.00	8,175.00	100	0.00	0.00
13	Sliding Walls Labor	6,000.00	6,000.00	0.00	0.00	6,000.00	100	0.00	0.00
14	General Conditions/Equipment	57,962.50	57,962.50	0.00	0.00	57,962.50	100	0.00	0.00
15	Submittals	3,500.00	3,500.00	0.00	0.00	3,500.00	100	0.00	0.00
16	Engineering	10,281.25	10,281.25	0.00	0.00	10,281.25	100	0.00	0.00
17	Bond	15,296.00	15,296.00	0.00	0.00	15,296.00	100	0.00	0.00
18	CO#1 Alternates 4 & 6	3,575.00	3,575.00	0.00	0.00	3,575.00	100	0.00	0.00
19	CO#2 Final Negotiation	10,564.77	0.00	10,564.77	0.00	10,564.77	100	0.00	528.24

A	B	C	D	E	F	G	H	I	J
ITEM No.	DESCRIPTION	SCHEDULED VALUE	PREVIOUS	THIS PERIOD	STORED MATERIALS	TOTAL	%	BALANCE	RETAINAGE
	Totals	858,626.77	848,062.00	10,564.77	0.00	858,626.77	100	0.00	528.24

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: Grimes Public Library PROJECT: # X237400	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
APPLICATION NO: 29 PERIOD TO: 10/31/2024		

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
 Invision
 303 Watson Powell Jr. Way
 Suite 200
 Des Moines, IA 50309

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Number	Description		
	Elevator Rebid - Kone	30,050.00	
	PCO 1,2,3,6,7,8,11,12,13 & 14	129,078.01	
	PCO 16, 17, 18, 19 & 20	19,877.31	
	PCO 21, 22, 23, 24, 25, 26, 27	33,064.87	
	PCO 29(partial), 30, 31, 32, 33,	20,676.20	
	PCO 35, 37, 38, 39 & 40	12,887.72	
	PCO 41, 42 & 43	7,762.95	
	PCO 44, 45, 46, 47, 48	4306.28	
	PCO 49-72	72,118.73	
	PCO 73-74-75	25517.95	
	PCO 29 (partial)-79-80	(\$65,956.48)	
TOTALS		289,383.54	0
Net change by Change Order			289,383.54

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

1. ORIGINAL CONTRACT SUM	8,967,522.00
2. Net change by Change Order	289,383.54
3. CONTRACT SUM TO DATE (Line 1+2)	9,256,905.54
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	9,238,505.54
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$7,748.50
(Column D + E on G703)	
b. 5% of Stored Material	\$ -
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	7,748.50
6. TOTAL EARNED LESS RETAINAGE	9,230,757.04
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	9,033,739.47
8. CURRENT PAYMENT NOW DUE	197,017.57
9. BALANCE TO FINISH, PLUS RETAINAGE	26,148.50
(Line 3 less Line 6)	

The undersigned Sub - Contractor certifies that to the best of the Sub - 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 Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison 5.7.2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data 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. \$ **197,017.57**
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT:

By: [Signature] Date: **11.15.24**

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.

Prj #	X237400	App #	29	Pd From:	9/1/2024
Prj Name	Grimes Public Library	App Date:	11/15/2024	PD TO :	10/31/2024
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	<u>Prime Volume</u>								
1	BP #01 - Grading & Utilities - Correll Contractors	454,254.55	438,000.00	16,254.55		454,254.55	100%		
2	BP #02 - General Construction - Graphite Group	2,660,550.38	2,689,110.77	(28,560.39)		2,660,550.38	100%		
3	BP #03 - Masonry - Forrest & Associates	353,969.87	353,969.87			353,969.87	100%		
4	BP #04 - Flooring - Ideal Floors	113,875.00	113,875.00			113,875.00	100%		
5	BP #05 - Ceramic Tile - Des Moines Marble	127,505.00	127,505.00			127,505.00	100%		
6	BP #06 - Roofing - Academy Roofing	422,350.00	422,350.00			422,350.00	100%		
7	BP #07 - Aluminum, Glazing & Metal Panels - Forman Ford	858,626.77	848,062.00	10,564.77		858,626.77	100%		
8	BP #08 - Framing, Drywall, Acoustic, Paint - Performance Contracting Inc	1,542,367.23	1,542,367.23			1,542,367.23	100%		
9	BP #09 - Elevator - KONE	144,000.00	144,000.00			144,000.00	100%		
10	BP #10 - Fire Sprinkler - Midwest Auto Fire Sprinkler	87,500.00	87,500.00			87,500.00	100%		
11	BP #11 - Mechanical - AMC Mechanical	1,039,785.27	1,039,785.27			1,039,785.27	100%		
12	BP #12 - Electrical - Van Maanen Electric	1,037,257.47	1,037,257.47			1,037,257.47	100%		
13	BP #13 - Site Paving - Nehring	241,494.00	241,494.00			241,494.00	100%		
14	BP #14 - Landscaping - Miner Hardscape	173,370.00	154,900.00			154,970.00	89%	18,400.00	7,748.50
	GRAND TOTAL	9,256,905.54	9,240,176.61	(1,741.07)		9,238,505.54	100%	18,400.00	7,748.50

611 5th Ave, Suite 300
Des Moines, IA 50309

Project Name: Grimes Public Library
Project # X237400
Date: 11/30/2024

PRIME VOLUME SUMMARY – Amount Due

Forman Ford - \$10,036.53

Forman Ford (Retainage) - \$42,931.35

APPLICATION AND CERTIFICATE FOR PAYMENT

To(Owner): The Weitz Company LLC
611 5th Avenue
Suite 300
Des Moines, IA 50309

Project: Grimes Public Library
200 NE Beaverbrooke Blvd
Grimes, IA 50111

AIA Document FF-G702 Page 1

Application No: 22
Invoice No: T1200-17
Period To: 10/31/2024

From: FormanFord
P.O. Box 692
Cedar Rapids, IA 52406

Via(Architect): InVision Architecture
531 Commercial Street
Suite 900
Waterloo, IA 50701

Architect's Project
No:

Contract Date: 1/3/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	14,139.77	0.00
Approved this month	0.00	0.00
TOTALS	14,139.77	0.00
Net Change by Change Orders	14,139.77	

1. ORIGINAL CONTRACT SUM.....\$	844,487.00
2. Net change by Change Orders.....\$	14,139.77
3. CONTRACT SUM TO DATE(Line 1+/-2).....\$	858,626.77
4. TOTAL COMPLETED & STORED.....\$	858,626.77
5. RETAINAGE.....\$	0.00
6. TOTAL EARNED LESS RETAINAGE.....\$	858,626.77
7. LESS PREVIOUS CERTIFICATES.....\$	858,098.53
8. CURRENT PAYMENT DUE.....\$	528.24
9. BALANCE TO FINISH, PLUS RETAINAGE...\$	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and believe in 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 of Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

CONTRACTOR: FormanFord

By:  Date: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data 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

Forman Ford

Finance Budget Code = 350-410-6499

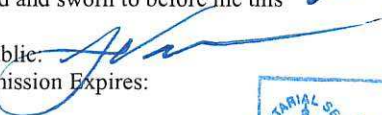
Vendor #4308

Amount Due = \$42,931.35 (Retainage)

MSA 11-18-24

State of: Iowa County of: Polk
Subscribed and sworn to before me this 6th

day of November 2024

Notary Public: 
My Commission Expires:



AMOUNT CERTIFIED.....\$
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: InVision Architecture

By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application Number: 22
 Application Date: 10/31/2024
 Period To: 10/31/2024
 Architects Project No:

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	PREVIOUS	THIS PERIOD	STORED MATERIALS	TOTAL	%	BALANCE	RETAINAGE
1	Metal Wall Panels Material	242,268.75	242,268.75	0.00	0.00	242,268.75	100	0.00	0.00
2	Aluminum Frames Storefront Material	19,442.00	19,442.00	0.00	0.00	19,442.00	100	0.00	0.00
3	Glazed Curtain Wall Material	117,302.00	117,302.00	0.00	0.00	117,302.00	100	0.00	0.00
4	Service/Teller Window Units Material	9,063.75	9,063.75	0.00	0.00	9,063.75	100	0.00	0.00
5	Glazing Material	50,427.50	50,427.50	0.00	0.00	50,427.50	100	0.00	0.00
6	Sliding Walls Material	26,568.25	26,568.25	0.00	0.00	26,568.25	100	0.00	0.00
7	Fabrication	25,950.00	25,950.00	0.00	0.00	25,950.00	100	0.00	0.00
8	Metal Wall Panels Labor	117,300.00	117,300.00	0.00	0.00	117,300.00	100	0.00	0.00
9	Aluminum Frames Storefront Labor	13,200.00	13,200.00	0.00	0.00	13,200.00	100	0.00	0.00
10	Glazed Curtain Wall Labor	119,650.00	119,650.00	0.00	0.00	119,650.00	100	0.00	0.00
11	Service/Teller Window Units Labor	2,100.00	2,100.00	0.00	0.00	2,100.00	100	0.00	0.00
12	Glazing Labor	8,175.00	8,175.00	0.00	0.00	8,175.00	100	0.00	0.00
13	Sliding Walls Labor	6,000.00	6,000.00	0.00	0.00	6,000.00	100	0.00	0.00
14	General Conditions/Equipment	57,962.50	57,962.50	0.00	0.00	57,962.50	100	0.00	0.00
15	Submittals	3,500.00	3,500.00	0.00	0.00	3,500.00	100	0.00	0.00
16	Engineering	10,281.25	10,281.25	0.00	0.00	10,281.25	100	0.00	0.00
17	Bond	15,296.00	15,296.00	0.00	0.00	15,296.00	100	0.00	0.00
18	CO#1 Alternates 4 & 6	3,575.00	3,575.00	0.00	0.00	3,575.00	100	0.00	0.00
19	CO#2 Final Negotiation	10,564.77	10,564.77	0.00	0.00	10,564.77	100	0.00	0.00

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	PREVIOUS	THIS PERIOD	STORED MATERIALS	TOTAL	%	BALANCE	RETAINAGE
	Totals	858,626.77	858,626.77	0.00	0.00	858,626.77	100	0.00	0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA Document G702 Page 1

To(OWNER): The Weitz Company LLC
611 5th Avenue
Suite 300
Des Moines, IA 50309

From: Forman Ford
P.O. Box 692
Cedar Rapids, IA 52406

Project: Grimes Public Library
200 NE Beaverbrooke Blvd
Grimes, IA 50111

Via(Architect): InVision Architecture
531 Commercial Street
Suite 900
Waterloo, IA 50701

Application No: ~~10~~ **XX Final Ret**
Invoice No: T1200-17
Period To: 12/31/2023

Architect's
Project No:

Contract Date: 1/3/2022

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.

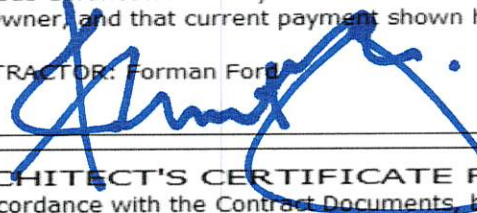
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	3,575.00	0.00
Approved this month	0.00	0.00
TOTALS	3,575.00	0.00
Net change by change orders	3,575.00	

1. ORIGINAL CONTRACT SUM.....	\$	844,487.00
2. Net change by Change Orders.....	\$	3,575.00
3. CONTRACT SUM TO DATE(Line 1 +/- 2).....	\$	848,062.00
4. TOTAL COMPLETED & STORED TO DATE.....	\$	848,062.00
(Column G on G703)		
5. RETAINAGE(Column I on G703).....	\$	0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$	848,062.00
(Line 4 less Line 5)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.\$		805,658.89
(Line 6 from prior Certificate)		
8. SALES TAX.....	\$	0.00
9. CURRENT PAYMENT DUE.....	\$	42,403.11
10. BALANCE TO FINISH, PLUS RETAINAGE.....	\$	0.00
(Line 3 less Line 6)		

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.

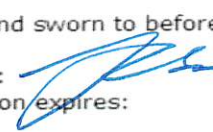
CONTRACTOR: Forman Ford

By:  Date: DECEMBER 14, 2023

State of: IA

County of: Polk

Subscribed and sworn to before me this 14th day of December 2023

Notary Public: 
My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By _____ Date _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA Document G703

Page 3

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application Number: 18

Application Date: 12/13/2023

Period To: 12/31/2023

Architect's Project No:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % G/C	I BALANCE TO FINISH (C-G)	J RETAINAGE
			FROM PREV. APPLICATION (D+E)	THIS PERIOD					
1	Metal Wall Panels Material	242,268.75	242,268.75	0.00	0.00	242,268.75	100	0.00	0.00
2	Aluminum Frames Storefront Material	19,442.00	19,442.00	0.00	0.00	19,442.00	100	0.00	0.00
3	Glazed Curtain Wall Material	117,302.00	117,302.00	0.00	0.00	117,302.00	100	0.00	0.00
4	Service/Teller Window Units Material	9,063.75	9,063.75	0.00	0.00	9,063.75	100	0.00	0.00
5	Glazing Material	50,427.50	50,427.50	0.00	0.00	50,427.50	100	0.00	0.00
6	Sliding Walls Material	26,568.25	26,568.25	0.00	0.00	26,568.25	100	0.00	0.00
7	Fabrication	25,950.00	25,950.00	0.00	0.00	25,950.00	100	0.00	0.00
8	Metal Wall Panels Labor	117,300.00	117,300.00	0.00	0.00	117,300.00	100	0.00	0.00
9	Aluminum Frames Storefront Labor	13,200.00	13,200.00	0.00	0.00	13,200.00	100	0.00	0.00
10	Glazed Curtain Wall Labor	119,650.00	119,650.00	0.00	0.00	119,650.00	100	0.00	0.00
11	Service/Teller Window Units Labor	2,100.00	2,100.00	0.00	0.00	2,100.00	100	0.00	0.00
12	Glazing Labor	8,175.00	8,175.00	0.00	0.00	8,175.00	100	0.00	0.00

CONTINUATION SHEET

AIA Document G703

Page 4

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

Application Number: 18
Application Date: 12/13/2023
Period To: 12/31/2023
Architect's Project No:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % G/C	I BALANCE TO FINISH (C-G)	J RETAINAGE
			FROM PREV. APPLICATION (D+E)	THIS PERIOD					
13	Sliding Walls Labor	6,000.00	6,000.00	0.00	0.00	6,000.00	100	0.00	0.00
14	General Conditions/Equipment	57,962.50	57,962.50	0.00	0.00	57,962.50	100	0.00	0.00
15	Submittals	3,500.00	3,500.00	0.00	0.00	3,500.00	100	0.00	0.00
16	Engineering	10,281.25	10,281.25	0.00	0.00	10,281.25	100	0.00	0.00
17	Bond	15,296.00	15,296.00	0.00	0.00	15,296.00	100	0.00	0.00
18	CO#1 Alternates 4 & 6	3,575.00	3,575.00	0.00	0.00	3,575.00	100	0.00	0.00
	Totals	848,062.00	848,062.00	0.00	0.00	848,062.00	100	0.00	0.00

611 5th Ave, Suite 300
Des Moines, IA 50309

Project Name: Grimes Public Library
Project # X237400
Date: 11/30/2024

PRIME VOLUME SUMMARY – Amount Due

Graphite Group: (\$42,891.44)

Graphite Group (Retainage) - \$133,027.54



November 12, 2024

Weitz
Attn: Stephanie Morrison
611 5th Avenue, Suite 300
Des Moines, Iowa 50309

Dear Stephanie,

Enclosed is our twenty fifty application for payment for final retainage work performed through November 30,2024 at the Grimes Public Library Project.

Sincerely,

A handwritten signature in cursive script that reads "Laney Coenen".

Laney Coenen
Graphite Construction Group, Inc.



WAIVER OF CONSTRUCTION LIEN, PAYMENT BOND AND LIEN FUNDS

November 12, 2024

For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bond(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by City of Grimes (owner), is located in Dallas County, Iowa is described as Grimes Public Library Project and this waiver pertains to a portion of the work to be performed by Graphite Construction Group (prime contractor).

This waiver covers all labor, material and supplies for construction, alteration, erection, and repairs furnished by the undersigned under a contract for Grimes Public Library Project through the date of this waiver in the amount of One Hundred Thirty Three Thousand Twenty Seven Dollars and Fifty Four Cents (\$133,027.54)

This lien waiver is not valid until the amount listed above has been received.

Company Name Graphite Construction Group, Inc.

By 
Laney Coenen
Accounting

Contractor Waiver Form

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT: Grimes Public Library
Grimes, IA 50111

APPLICATION NO: 25
PERIOD TO: 11/30/2024

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Invision Architecture, LTD
501 Sycamore St, #101
Waterloo, IA 50701

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Grimes Public Library

CONTRACT DATE: 12/17/2021

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM\$ 2,665,000.00
2. Net Change by Change Orders\$ -4,449.62
3. CONTRACT SUM TO DATE (Line 1 + 2)\$ 2,660,550.38
4. TOTAL COMPLETED AND STORED TO DATE\$ 2,660,550.38

5. RETAINAGE:

a. 0.00 % of Completed Work\$ 0.00
b. 0.00 % of Stored Material\$ 0.00

Total retainage (Line 5a + 5b)\$ 0.00

6. TOTAL EARNED LESS RETAINAGE\$ 2,660,550.38
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)\$ 2,527,522.84

8. CURRENT PAYMENT DUE\$ 133,027.54

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	81,880.41	-86,330.03
Total approved this Month	0.00	0.00
TOTALS	81,880.41	-86,330.03
NET CHANGES by Change Order		-4,449.62

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: Graphite Construction Group
1955 NE 58th Ave, Ste 100 Des Moines, IA 50313

By: *John Cam* Date: 11/12/2024

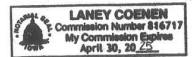
State of: IA

County of: Pok

Subscribed and Sworn to before me this 12 Day of November 20 24

Notary Public: *Laney Coenen*

My Commission Expires : 04/30/2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to 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\$ 133,027.54

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

ARCHITECT:

By: *[Signature]* Date: 11.15.24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

Page 2 of 6

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT: Grimes Public Library
Grimes, IA 50111

APPLICATION NO: 25
PERIOD TO: 11/30/2024

DISTRIBUTION
TO:
☐ **OWNER**
☐ **ARCHITECT**
☐ **CONTRACTOR**

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Invision Architecture, LTD
501 Sycamore St, #101
Waterloo, IA 50701

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Grimes Public Library

CONTRACT DATE: 12/17/2021

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
General Conditions									
1	General Conditions	178,363.00	178,363.00	0.00	0.00	178,363.00	100.00	0.00	0.00
2	Surveying	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00	0.00	0.00
3	Bond	20,525.12	20,525.12	0.00	0.00	20,525.12	100.00	0.00	0.00
4	Overhead and Fee	85,000.00	85,000.00	0.00	0.00	85,000.00	100.00	0.00	0.00
5	Project Preconstruction	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00	0.00	0.00
6	Mobilization	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00	0.00	0.00
7	Temp Labor	28,000.00	28,000.00	0.00	0.00	28,000.00	100.00	0.00	0.00
8	Temp Material	12,150.00	12,150.00	0.00	0.00	12,150.00	100.00	0.00	0.00
9	Post Construction Cleaning	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00	0.00	0.00
	General Conditions Total	435,538.12	435,538.12	0.00	0.00	435,538.12	100.00	0.00	0.00
Concrete									
033000.1	Mobilization	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00	0.00	0.00
033000.2	M-Foundations	118,198.50	118,198.50	0.00	0.00	118,198.50	100.00	0.00	0.00
033000.3	L-Foundations	197,301.50	197,301.50	0.00	0.00	197,301.50	100.00	0.00	0.00
033000.4	M-SOG	36,810.77	36,810.77	0.00	0.00	36,810.77	100.00	0.00	0.00
033000.5	L-SOG	60,453.05	60,453.05	0.00	0.00	60,453.05	100.00	0.00	0.00
033000.6	M-SOD	11,935.22	11,935.22	0.00	0.00	11,935.22	100.00	0.00	0.00
033000.7	L-SOD	36,060.96	36,060.96	0.00	0.00	36,060.96	100.00	0.00	0.00
033000.8	L-Backfill Footings and Foundations	13,250.00	13,250.00	0.00	0.00	13,250.00	100.00	0.00	0.00
033000.9	M/L-Concrete Sealer	466.50	466.50	0.00	0.00	466.50	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 3 of 6

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT: Grimes Public Library
Grimes, IA 50111

APPLICATION NO: 25
PERIOD TO: 11/30/2024

DISTRIBUTION
TO:
☐ **OWNER**
☐ **ARCHITECT**
☐ **CONTRACTOR**

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Invision Architecture, LTD
501 Sycamore St, #101
Waterloo, IA 50701

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Grimes Public Library

CONTRACT DATE: 12/17/2021

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
	Concrete Total	509,476.50	509,476.50	0.00	0.00	509,476.50	100.00	0.00	0.00
Structural Steel									
055000.1	L-Mobilization	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00	0.00	0.00
051223.1	L-Freight-Steel Supplier	7,250.00	7,250.00	0.00	0.00	7,250.00	100.00	0.00	0.00
051223.2	L-Draft-Steel Supplier	25,925.00	25,925.00	0.00	0.00	25,925.00	100.00	0.00	0.00
051223.3	M-Structural Steel	403,660.00	403,660.00	0.00	0.00	403,660.00	100.00	0.00	0.00
052100.1	M-Steel Joists/Deck	347,000.00	347,000.00	0.00	0.00	347,000.00	100.00	0.00	0.00
055000.2	M-Metal Fabrications	148,950.00	148,950.00	0.00	0.00	148,950.00	100.00	0.00	0.00
055000.3	L-Steel Erection	279,124.00	279,124.00	0.00	0.00	279,124.00	100.00	0.00	0.00
055000.4	M/L-Grout Columns	1,400.00	1,400.00	0.00	0.00	1,400.00	100.00	0.00	0.00
	Structural Steel Total	1,215,809.00	1,215,809.00	0.00	0.00	1,215,809.00	100.00	0.00	0.00
Wood and Plastics									
061000.1	M-Rough Carpentry	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00	0.00	0.00
061000.2	L-Rough Carpentry	16,166.00	16,166.00	0.00	0.00	16,166.00	100.00	0.00	0.00
064100.1	M-Architectural Wood Casework	54,988.78	54,988.78	0.00	0.00	54,988.78	100.00	0.00	0.00
064100.2	L-Mobilization Carpentry Sub	6,480.00	6,480.00	0.00	0.00	6,480.00	100.00	0.00	0.00
064100.3	L-Finish Carpentry	37,600.00	37,600.00	0.00	0.00	37,600.00	100.00	0.00	0.00
	Wood and Plastics Total	124,234.78	124,234.78	0.00	0.00	124,234.78	100.00	0.00	0.00
Thermal and Moisture									
071400.1	M/L-Fluid Applied Waterproofing @ Elevator Pit	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00	0.00	0.00
078400.1	M/L-Firestopping	680.00	680.00	0.00	0.00	680.00	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 4 of 6

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT: Grimes Public Library
Grimes, IA 50111

APPLICATION NO: 25
PERIOD TO: 11/30/2024

DISTRIBUTION
TO:
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FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Invision Architecture, LTD
501 Sycamore St, #101
Waterloo, IA 50701

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Grimes Public Library

CONTRACT DATE: 12/17/2021

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
079200.1	M-Joint Sealants	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00	0.00	0.00
079200.2	L-Joint Sealants	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00	0.00	0.00
	Thermal and Moisture Total	7,180.00	7,180.00	0.00	0.00	7,180.00	100.00	0.00	0.00
Openings									
081113.1	M-Hollow Metal Doors and Frames	24,420.00	24,420.00	0.00	0.00	24,420.00	100.00	0.00	0.00
081416.1	M-Flush Wood Doors	16,402.00	16,402.00	0.00	0.00	16,402.00	100.00	0.00	0.00
083300.1	M-Side Coiling Security Grilles	35,500.00	35,500.00	0.00	0.00	35,500.00	100.00	0.00	0.00
083300.2	L-Side Coiling Security Grilles	84,200.00	84,200.00	0.00	0.00	84,200.00	100.00	0.00	0.00
087100.1	M-Door Hardware	40,205.00	40,205.00	0.00	0.00	40,205.00	100.00	0.00	0.00
087100.2	M-Knox Box	675.00	675.00	0.00	0.00	675.00	100.00	0.00	0.00
087100.3	M/L-Book Drop	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00	0.00	0.00
	Openings Total	202,902.00	202,902.00	0.00	0.00	202,902.00	100.00	0.00	0.00
Specialties									
101100.1	M-Visual Display Specialties	1,316.00	1,316.00	0.00	0.00	1,316.00	100.00	0.00	0.00
101400.1	M-Signage	9,670.00	9,670.00	0.00	0.00	9,670.00	100.00	0.00	0.00
101400.2	L-Signage	3,650.00	3,650.00	0.00	0.00	3,650.00	100.00	0.00	0.00
102113.1	M-Plastic Toilet Compartments	2,872.00	2,872.00	0.00	0.00	2,872.00	100.00	0.00	0.00
102239.1	M-Folding Panel Partitions	47,900.00	47,900.00	0.00	0.00	47,900.00	100.00	0.00	0.00
102240.1	L-Folding Panel Partitions	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00	0.00	0.00
102600.1	M-Wall & Door Protection	2,311.00	2,311.00	0.00	0.00	2,311.00	100.00	0.00	0.00
102800.1	M-Toilet, Bath & Laundry Accessories	19,103.00	19,103.00	0.00	0.00	19,103.00	100.00	0.00	0.00

AIA Type Document
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Page 5 of 6

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT: Grimes Public Library
Grimes, IA 50111

APPLICATION NO: 25
PERIOD TO: 11/30/2024

DISTRIBUTION
TO:
☐ **OWNER**
☐ **ARCHITECT**
☐ **CONTRACTOR**

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Invision Architecture, LTD
501 Sycamore St, #101
Waterloo, IA 50701

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Grimes Public Library

CONTRACT DATE: 12/17/2021

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
104400.1	M-Fire Protection Specialties	1,050.00	1,050.00	0.00	0.00	1,050.00	100.00	0.00	0.00
	Specialties Total	91,872.00	91,872.00	0.00	0.00	91,872.00	100.00	0.00	0.00
Equipment									
116813.1	M-Playground Equipment	2,785.00	2,785.00	0.00	0.00	2,785.00	100.00	0.00	0.00
116813.2	L-Playground Equipment Install	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00	0.00	0.00
	Equipment Total	6,785.00	6,785.00	0.00	0.00	6,785.00	100.00	0.00	0.00
Furnishings									
122400.1	M-Window Shades	4,855.00	4,855.00	0.00	0.00	4,855.00	100.00	0.00	0.00
122400.2	L-Window Shades	1,533.00	1,533.00	0.00	0.00	1,533.00	100.00	0.00	0.00
123600.1	M/L-Stone Countertops	50,481.00	50,481.00	0.00	0.00	50,481.00	100.00	0.00	0.00
	Furnishings Total	56,869.00	56,869.00	0.00	0.00	56,869.00	100.00	0.00	0.00
Exterior Improvements									
321816.13	M-Playground Protection Surfacing Materials and Freight	6,356.00	6,356.00	0.00	0.00	6,356.00	100.00	0.00	0.00
321816.13.	L-Playground Protection Surfacing	7,977.60	7,977.60	0.00	0.00	7,977.60	100.00	0.00	0.00
	Exterior Improvements Total	14,333.60	14,333.60	0.00	0.00	14,333.60	100.00	0.00	0.00
Change Orders									
CO 1	ASI 1	6,582.77	6,582.77	0.00	0.00	6,582.77	100.00	0.00	0.00
CO 2	Alternates 4 & 6	40,245.50	40,245.50	0.00	0.00	40,245.50	100.00	0.00	0.00
CO 3	RFI 053	-1,909.65	-1,909.65	0.00	0.00	-1,909.65	100.00	0.00	0.00
CO 4	Foundation wall, plumbing pipes, signage	-2,452.67	-2,452.67	0.00	0.00	-2,452.67	100.00	0.00	0.00
CO 5	OCO 5	7,914.97	7,914.97	0.00	0.00	7,914.97	100.00	0.00	0.00

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Page 6 of 6

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT: Grimes Public Library
Grimes, IA 50111

APPLICATION NO: 25
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ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Grimes Public Library

CONTRACT DATE: 12/17/2021

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
CO 6	RFI 110	2,885.09	2,885.09	0.00	0.00	2,885.09	100.00	0.00	0.00
CO 7	CE 25, CE35, CE 44	-967.71	-967.71	0.00	0.00	-967.71	100.00	0.00	0.00
CO 8	CORNER GUARDS	312.65	312.65	0.00	0.00	312.65	100.00	0.00	0.00
CO 9	COR 14, 18, PR 2	6,497.56	6,497.56	0.00	0.00	6,497.56	100.00	0.00	0.00
CO 10	PR 3 GUARD RAILS, CIR DESK WALL TILE REPAIR	194.00	194.00	0.00	0.00	194.00	100.00	0.00	0.00
CO 11	CE#059 WOOD CAP GUARD RAILS CE#073 REPAIR DOOR FRAM 121B CE#078 DOOR 109 CHANGED	17,247.87	17,247.87	0.00	0.00	17,247.87	100.00	0.00	0.00
CO 12	Settlement Amount	-81,000.00	-81,000.00	0.00	0.00	-81,000.00	100.00	0.00	0.00
REPORT TOTALS		\$2,660,550.38	\$2,660,550.38	\$0.00	\$0.00	\$2,660,550.38	100.00	\$0.00	\$0.00

RESOLUTION 11-3424 APPROVING CHANGE ORDERS

Grimes Resolution No. 11-3424

WHEREAS, the City of Grimes has retained the services of professional contractors for City projects;

WHEREAS, the contractor has agreed to provide a scope of work for the City;

WHEREAS, the contractor from time deems it necessary to amend a construction contract that changes the contractor's scope of work or materials;

WHEREAS, the change order may adjust the amount of time for completion of work or increase or decrease the contract price;

WHEREAS, the City staff has reviewed and approved the attached change orders.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached change orders shall be approved as submitted.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: 1st Interiors, Inc.
Address: 1100 SE Westbrooke Dr., Waukee, IA 50263
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4804

Change Order Number: 1

Change Order Date: November 26, 2024

Purpose of Change Order:

PCO 005 (Change Event 002): PR 2 City Review Comments.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	PCO 005 - PR 2 Wall Type at Kitchen 104		1.00	\$ 155.00	\$ 155.00
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 1 makes the following adjustments to the contract: \$ 155.00

Contractor Accepted: 1st Interiors, Inc.
Firm Name
Signature: Allyson Dunn Date: 11/14/2024

Engineer Approved: Robert T. Ormsby
Firm Name
Signature: Robert T. Ormsby Date: 11.14.24

Owner Accepted: City of Grimes MSA 11-19-24
Signature: Title: Date:

Attest for Owner:

Signature: Title: Date:

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 495,335.00
1	November 26, 2024	\$ 155.00
2		
3		
4		
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6		
7		
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10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 495,490.00



THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

Prime Contract Potential Change Order #005: CE #002 - PR 2 Addressed City Review Comments

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	005 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	10/29 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$1,317.44

POTENTIAL CHANGE ORDER TITLE: CE #002 - PR 2 Addressed City Review Comments

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #002 - PR 2 Addressed City Review Comments

PR 2 dated 7/1/24 includes some minor door hardware changes and addresses the City review comments. The majority of PR 2 captures language around updating the plumbing/mechanical code on the project and additional information regarding the storm shelter.

9/5/24: DDVI: \$2,371.60 (PCO 2)
In-place mockup for epoxy flooring, MW Caulking price + markup

9/6/24: DDVI: \$434.43
Door hardware changes.

9/12/24: DDVI: \$2,961.62 (PCO 2rev)
Includes \$65 DDVI labor (1hr), \$2,200 in-place epoxy floor mockup & \$481 for added FE.

Signage changes: Parker Signs quote for \$539.50, but first (2) items on the quote were not added signs to the project. Need to review with SVPA.

1st Interiors: \$602
Modifying wall type at Kitchen 104.
9/27/24: Revised to \$632 once wall detail was clarified to be 1.1C.

9/13/24: Need to confirm added fire extinguisher cost. Need to confirm signage costs with DDVI.
9/30: DDVI FE cost: \$481 mtl (EPCO) + \$65 install + markups = \$642.14
9/30: Email to SVPA for clarification on signage items, response back 10/1, additional email 10/8, response back 10/9 - noted that tornado signage should have been in base bid as well as the shelter signage, fire sprinkler sign OK to submit for CO.
10/9: Email to DDVI with review comments and requesting an updated coversheet for applicable items.
10/15: Email to DDVI to follow-up since a response hasn't been received.
10/23/24: Called and spoke with Rich. Walked through PR 2 pricing comments with him. He will get a revised coversheet capturing all PR 2 items submitted tomorrow.

10/24/24: DDVI: \$1,162.44
Revised pricing includes cost to add one FEC, the fire sprinkler riser signage and door hardware changes.



10/31/24: 1st Interiors revised pricing of \$155 for material only to increase stud depth.

ATTACHMENTS:

[PCO#1 PR#2 revised.pdf](#) [_Grimes Public Safety PR 02.pdf](#) [_2024-08-19_23012_Grimes Public Safety Center Tornado Signage CDs.pdf](#)
[2024.08.15 Grimes Public Safety Center PR 002 City Comments.pdf](#)

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	PR 2 Door Hardware, Added Sign & Added FEC	Commitment	\$ 1,162.44
2	GRIMES FIRE STATION PRIME VOL	00-000090.2500 - BP #07 - 1st Interiors	PR 2 Wall Type at Kitchen 104	Commitment	\$ 155.00
Subtotal:					\$1,317.44
Grand Total:					\$1,317.44

Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order.

Casey White (SVPA ARCHITECTS INC)

CITY OF GRIMES

110 NORTH HARVEY
GRIMES Iowa 50111

WEITZ COMPANY-IOWA, THE

611 5TH AVE SUITE 300
DES MOINES Iowa 50309

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

 11/12/2024

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: Core Construction Services, LLC
Address: 3093 NW Prairie Lane, Des Moines, IA 50313
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4794

Change Order Number: 1

Change Order Date: November 26, 2024

Purpose of Change Order:

PCO 007 (Change Event 011) PR 6 Pavement Jointing Plan

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	PR 6 Revisions to Jointing Plan		1.00	\$ 8,604.22	\$ 8,604.22
2	PR 5 Reduced Scope at Trail		1.00	\$ (9,661.27)	\$ (9,661.27)
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 1 makes the following adjustments to the contract: **\$ (1,057.05)**

Contractor Accepted: Core Construction Services, LLC
 Signature: [Signature] Firm Name: Core Construction Services, LLC
 Date: 11/4/2024

Engineer Approved: Robert T. Ormsby
 Signature: [Signature] Firm Name: Robert T. Ormsby
 Date: 11.14.24

Owner Accepted: City of Grimes MSA 11-19-24
 Signature: _____ Title: _____
 Date: _____

Attest for Owner:

Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 471,000.00
1	November 26, 2024	\$ (1,057.05)
2		
3		
4		
5		
6		
7		
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9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 469,942.95



PCO #007

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

Prime Contract Potential Change Order #007: CE #011 - PR 6 Pavement Jointing Plan

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	007 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	11/12 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$8,604.22

POTENTIAL CHANGE ORDER TITLE: CE #011 - PR 6 Pavement Jointing Plan

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #011 - PR 6 Pavement Jointing Plan

PR 6 issued 10/29/24 captures details to the pavement jointing plan. PR 6 generated from a team call with Core, Confluence, CDA and Weitz on 10/16/24 to talk about paving related submittal items. That was followed up with an on-site meeting 10/25/24 with the City, Confluence and Weitz, resulting in a clarification of the jointing plan being issued.

10/30/24: Core: \$8,604.22

Added L-2 joints (1,915 lf) and expansion joint (17.50 lf)

11/4/24: Shared pricing with SVPA , Confluence & Sidekick Dev. Response back from Confluence noting price appears reasonable but Confluence feels the L-2 joints should have been covered within SUDAS requirements of the project.

11/5/24: Sidekick confirmed that the City would like to proceed per the clarifications of the jointing plan. Weitz response noting direction will be given to Core to proceed with the understanding the related cost will be approved at the 11/26/24 council meeting.

ATTACHMENTS:

[24116.COR-002.GPSC.pdf](#)

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000320.2500 - BP #11 - Core	PR 6 Revisions to Jointing Plan	Commitment	\$ 8,604.22
Subtotal:					\$8,604.22
Grand Total:					\$8,604.22



Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order.

Casey White (SVPA ARCHITECTS INC)

CITY OF GRIMES

WEITZ COMPANY-IOWA, THE

110 NORTH HARVEY
GRIMES Iowa 50111

611 5TH AVE SUITE 300
DES MOINES Iowa 50309

Stephanie Morrison

11/12/2024

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



PCO #008

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

Prime Contract Potential Change Order #008: CE #008 - PR 5 Trail - Reduced Scope

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	008 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	11/13 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	(\$9,661.27)

POTENTIAL CHANGE ORDER TITLE: CE #008 - PR 5 Trail - Reduced Scope

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #008 - PR 5 Trail - Reduced Scope

Significant portion of the bike path has been installed. This scope was shown in the contract documents so creating this placeholder to capture a credit for the work that no longer is a part of this project.

PR 5 issued 10/28/24 captures the changes to the drawings to tie into the existing trail with ramps ilo the trail being installed under this project.

10/29/24: Core & Sandstone are pricing.

10/30/24: Core: (\$9,661.27)

Includes demo cost of \$1,595 to remove 220sf of existing trail. Includes credit for 2,348sf of sidewalk (37cy concrete).

11/12/24: Sandstone confirmed that they did not include scope for the trail as they noticed the path was installed at their pre-bid site walk.

ATTACHMENTS:

[24116.COR-001.GPSC.pdf](#)

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000320.2500 - BP #11 - Core	PR 5 Reduced Scope at Trail	Commitment	(\$9,661.27)
Subtotal:					(\$9,661.27)
Grand Total:					(\$9,661.27)



Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order.

Casey White (SVPA ARCHITECTS INC)

CITY OF GRIMES

110 NORTH HARVEY
GRIMES Iowa 50111

WEITZ COMPANY-IOWA, THE

611 5TH AVE SUITE 300
DES MOINES Iowa 50309

 11/12/2024

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: DDVI
Address: 1817 N. 7th Street, Indianola, IA 50125
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4793

Change Order Number: 1

Change Order Date: November 26, 2024

Purpose of Change Order:

PCO 005 (Change Event 002): PR 2 City Review Comments

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	PCO 005 - PR 2 Door Hardware, Added Sign & Added FEC		1.00	\$ 1,162.44	\$ 1,162.44
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 1 makes the following adjustments to the contract: \$ 1,162.44

Contractor Accepted: DDVI
Firm Name
Signature: Gina Piper
Date: 11/14/24

Engineer Approved: Robert T. Ormsby
Firm Name
Signature: Robert T. Ormsby
Date: 11.14.24

Owner Accepted: City of Grimes MSA 11-19-24
Signature
Title
Date

Attest for Owner:

Signature
Title
Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 1,365,000.00
1	November 26, 2024	\$ 1,162.44
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Revised Contract Amount \$ 1,366,162.44



THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

Prime Contract Potential Change Order #005: CE #002 - PR 2 Addressed City Review Comments

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	005 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	10/29 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$1,317.44

POTENTIAL CHANGE ORDER TITLE: CE #002 - PR 2 Addressed City Review Comments

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #002 - PR 2 Addressed City Review Comments

PR 2 dated 7/1/24 includes some minor door hardware changes and addresses the City review comments. The majority of PR 2 captures language around updating the plumbing/mechanical code on the project and additional information regarding the storm shelter.

9/5/24: DDVI: \$2,371.60 (PCO 2)
In-place mockup for epoxy flooring, MW Caulking price + markup

9/6/24: DDVI: \$434.43
Door hardware changes.

9/12/24: DDVI: \$2,961.62 (PCO 2rev)
Includes \$65 DDVI labor (1hr), \$2,200 in-place epoxy floor mockup & \$481 for added FE.

Signage changes: Parker Signs quote for \$539.50, but first (2) items on the quote were not added signs to the project. Need to review with SVPA.

1st Interiors: \$602
Modifying wall type at Kitchen 104.
9/27/24: Revised to \$632 once wall detail was clarified to be 1.1C.

9/13/24: Need to confirm added fire extinguisher cost. Need to confirm signage costs with DDVI.
9/30: DDVI FE cost: \$481 mtl (EPCO) + \$65 install + markups = \$642.14
9/30: Email to SVPA for clarification on signage items, response back 10/1, additional email 10/8, response back 10/9 - noted that tornado signage should have been in base bid as well as the shelter signage, fire sprinkler sign OK to submit for CO.
10/9: Email to DDVI with review comments and requesting an updated coversheet for applicable items.
10/15: Email to DDVI to follow-up since a response hasn't been received.
10/23/24: Called and spoke with Rich. Walked through PR 2 pricing comments with him. He will get a revised coversheet capturing all PR 2 items submitted tomorrow.

10/24/24: DDVI: \$1,162.44
Revised pricing includes cost to add one FEC, the fire sprinkler riser signage and door hardware changes.



10/31/24: 1st Interiors revised pricing of \$155 for material only to increase stud depth.

ATTACHMENTS:

[PCO#1 PR#2 revised.pdf](#) [_Grimes Public Safety PR 02.pdf](#) [_2024-08-19_23012_Grimes Public Safety Center Tornado Signage CDs.pdf](#)
[2024.08.15 Grimes Public Safety Center PR 002 City Comments.pdf](#)

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	PR 2 Door Hardware, Added Sign & Added FEC	Commitment	\$ 1,162.44
2	GRIMES FIRE STATION PRIME VOL	00-000090.2500 - BP #07 - 1st Interiors	PR 2 Wall Type at Kitchen 104	Commitment	\$ 155.00
Subtotal:					\$1,317.44
Grand Total:					\$1,317.44

Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order.

Casey White (SVPA ARCHITECTS INC)

CITY OF GRIMES

110 NORTH HARVEY
GRIMES Iowa 50111

WEITZ COMPANY-IOWA, THE

611 5TH AVE SUITE 300
DES MOINES Iowa 50309

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

 11/12/2024

CHANGE ORDER FORM



Project Title: NW County Line Road Water Main
Contractor: Graff Excavating, Inc.
Address: 803 E State Street, Toledo, IA
Finance Budget Code: 374-810-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: May 14, 2024 **Vendor #** 4782

Change Order Number: 2

Change Order Date: November 26, 2024

Purpose of Change Order:

This change order balances out the quantities based on actual quantities used in the field for project closeout.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
2	TRENCH FOUNDATION	TON	(140.00)	\$ 5.00	\$ (700.00)
3	REPLACEMENT OF UNSUITABLE BACKFILL MATERIALS		(165.00)	\$ 8.00	\$ (1,320.00)
4	WATERMAIN, TRENCHED, PVC, DR-18, 12 IN.		(253.00)	\$ 54.00	\$ (13,662.00)
6	FITTING, DUCTILE IRON, BEND, 45-DEG, 12 IN.		4.00	\$ 1,000.00	\$ 4,000.00
7	FITTING, DUCTILE IRON, BEND, 11.25-DEG, 12 IN.		1.00	\$ 900.00	\$ 900.00
10	FITTING, DUCTILE IRON, TEE, 12 IN. X 12 IN.		1.00	\$ 1,450.00	\$ 1,450.00
11	WATER SERVICE STUB, COPPER, TRENCHLESS, 1 IN.		24.00	\$ 32.00	\$ 768.00
13	WATER SERVICE CURB STOP AND BOX, COPPER, 1 IN.		(1.00)	\$ 1,000.00	\$ (1,000.00)
17	FIRE HYDRANT ASSEMBLY		(1.00)	\$ 7,000.00	\$ (7,000.00)
20	DRIVEWAY, GRANULAR SURFACING, 6 IN., CLASS A CRUSHED STONE		(31.00)	\$ 50.00	\$ (1,550.00)
21	PAVEMENT, GRANULAR SURFACING, 8 IN., CLASS C GRAVEL		(80.00)	\$ 50.00	\$ (4,000.00)
23	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, TYPE 3		(5.95)	\$ 3,625.00	\$ (21,568.75)
25	WATTLE, 12 IN.		(565.00)	\$ 2.65	\$ (1,497.25)
26	WATTLE, REMOVAL		(565.00)	\$ 0.55	\$ (310.75)
27	SILT FENCE/SILT FENCE DITCH CHECK		(6,691.00)	\$ 1.75	\$ (11,709.25)
28	SILT FENCE/SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT		(7,077.00)	\$ 0.10	\$ (707.70)
29	SILT FENCE/SILT FENCE DITCH CHECK, REMOVAL OF DEVICE		(6,691.00)	\$ 0.10	\$ (669.10)
30	EROSION CONTROL MULCHING, HYDROMULCHING, TYPE 5		(3.56)	\$ 2,100.00	\$ (7,476.00)
34	WATER MAIN, TRENCHLESS, RJ PVC, DR-18, 12 IN		280.00	\$ 140.00	\$ 39,200.00

Change Order Number: 2 makes the following adjustments to the contract: \$ (26,852.80)

Contractor Accepted: Graff Excavating, Inc.

Signature: Firm Name:
 Date: 11/1/24

Engineer Approved: Firm Name:
 Date: 11/12/24

Owner Accepted: City of Grimes MSA 11-19-24

Signature: _____ Title: _____
 Date: _____

Attest for Owner:

Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 817,505.65
1	September 10, 2024	\$ -
2	November 26, 2024	\$ (26,852.80)
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Revised Contract Amount \$ 790,652.85

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: Kruck Plumbing & Heating, Inc.
Address: 615 Story St., Boone, IA 50036
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4799

Change Order Number: 1

Change Order Date: November 26, 2024

Purpose of Change Order:

PCO 002: (Change Event 003) - PR 3 Energy Code Review

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	PR 3 Mechanical Controls	1	1.00	\$ 7,839.29	\$ 7,839.29
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 1 makes the following adjustments to the contract: \$ 7,839.29

Contractor Accepted: Kruck Plumbing & Heating, Inc.

Signature: Gary W Lewis Date: 11/14/24

Engineer Approved: Robert T. Ormsby

Signature: Robert T. Ormsby Date: 11.14.24

Owner Accepted: City of Grimes MSA 11-19-24

Signature: Title: Date:

Attest for Owner:

Signature: Title: Date:

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 1,747,000.00
1	November 26, 2024	\$ 7,839.29
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Revised Contract Amount \$ 1,754,839.29



THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

Prime Contract Potential Change Order #002: CE #003 - PR 3 Energy Code Review

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	002 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	9/30 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$11,034.98

POTENTIAL CHANGE ORDER TITLE: CE #003 - PR 3 Energy Code Review

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #003 - PR 3 Energy Code Review

PR 3 Energy Code review changes:

8/22/24: Kruck: \$9,811

- Woodman Controls: \$8,332 + markup

8/28/24: Renda Electric: \$5,852

- \$3,564 Material
- \$2,288 Labor

9/30/24: Sent PCO to design team for review and feedback.

10/1/24: Feedback from SVPA & TRE

10/2/24: Discussed at OAC meeting. Design team requesting additional cost backup and call may be needed to confirm temperature control scope with Kruck.

10/8/24: Email to Renda with TRE review comments. Renda to review and confirm if a call is needed.

10/9/24: Email to Kruck with TRE review comments. Kruck to provide additional cost breakdown and confirm if a team call would be helpful.

10/14/24: Kruck submitted revised pricing of \$9,417 and explanation of the costs.

Woodman Controls revised pricing of \$7,993.

(Woodman Controls explanation in Kruck email): The cost associated with this is as follows:

I Deleted the occupancy sensors

We have to upsize the controller for the added points. Those sensors need wired back to our controller. I have programming and install time add for this

Material is \$2,023

Install Labor is \$3,613

Woodman Labor \$2,357

10/15/24: Email to Renda for follow-up on pricing review/breakdown.



10/15/24: Email to TRE, Sidekick & SVPA sharing updated Kruck pricing and explanation.
10/16/24: TRE response back noting they still take issue with the pricing. Circled back with Kruck/Woodman Controls
10/16/24: Kruck revised pricing: \$9,102, Woodman revised temperature controls cost of \$7,723 + Kruck markup. Woodman to provide additional cost breakdown.
10/16/24: Renda revised pricing: \$4,988 Realized wifi controlled devices were originally priced. Noted he rec'd a lot price for the material which includes (10) new items.
10/21/24: Kruck provided additional cost breakdown from Woodman. Dan w/Woodman reached out and talked through the cost with Dave Losen at TRE.

- 37hrs total @ \$130/hr = \$4,810 Includes install/startup/programming/submittal drawings, install/termination and point-to-point is 21hrs
- \$2,913 Material Includes 150ft conduit, 300ft wire
- List price on S1000, 8u6D, 8U = \$4,687
- Deduct for purchased controller = (\$1,690)

10/23/24: Email to design team with additional breakdown/explanation on pricing.
10/24/24: TRE opinion that pricing isn't fair but conduit and wiring quantities seem reasonable. Provided a ballpark estimate of \$4,205 - \$4,455 for the controls scope. TRE noted they would provide reach out to Wildan for utility cost savings per year if these changes are implemented.
10/28/24: TRE feedback from Wildan noting projected utility savings and payback of 2.5 - 4yrs based on TRE ballpark estimate or up to 7yrs for current controls pricing. TRE opinion that energy savings is significant and payback is short enough to pursue the changes.
10/29/24: Weitz requested Kruck to reach out to Woodman again on the pricing.
10/29/24: TRE response noting Renda LOT pricing is incorrect. Shared feedback with Renda and asked them to confirm their pricing.
10/30/24: Kruck revised pricing of \$7,839.29 received based on Woodman lowering their cost proposal to \$6,639.
11/7/24: Renda revised pricing of \$3,195.69 based on updated lot pricing.
11/11/24: Emailed Renda revised pricing to TRE for review. TRE response that pricing appears reasonable.

ATTACHMENTS:

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000230.2500 - BP #09 - Kruck	PR 3 Mechanical Controls	Commitment	\$ 7,839.29
2	GRIMES FIRE STATION PRIME VOL	00-000260.2500 - BP #10 - Renda	PR 3 Electrical	Commitment	\$ 3,195.69
Subtotal:					\$11,034.98
Grand Total:					\$11,034.98

Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order.

Casey White (SVPA ARCHITECTS INC)

CITY OF GRIMES

WEITZ COMPANY-IOWA, THE

110 NORTH HARVEY

611 5TH AVE SUITE 300

GRIMES Iowa 50111

DES MOINES Iowa 50309

 11/12/2024

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: Renda Electric
Address: 1305 SW 37th St., Grimes, IA 50111
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4802

Change Order Number: 3

Change Order Date: November 26, 2024

Purpose of Change Order:

PCO 002 (Change Event 003) - PR 3 Energy Code Review

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	PR 3 Electrical		1.00	\$ 3,195.69	\$ 3,195.69
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 3 makes the following adjustments to the contract: **\$ 3,195.69**

Contractor Accepted: Renda Electric

Signature: [Signature] Firm Name: Renda Electric
 Date: 11/14/2024

Engineer Approved: Robert T. Ormsby

Signature: [Signature] Firm Name: Robert T. Ormsby
 Date: 11.14.24

Owner Accepted: City of Grimes MSA 11-19-24

Signature: _____ Title: _____
 Date: _____

Attest for Owner:

Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 893,910.00
1	August 27, 2024	\$ 18,818.00
2	November 12, 2024	\$ 3,780.10
3	November 26, 2024	\$ 3,195.69
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Revised Contract Amount **\$ 919,703.79**



THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

Prime Contract Potential Change Order #002: CE #003 - PR 3 Energy Code Review

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	002 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	9/30 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$11,034.98

POTENTIAL CHANGE ORDER TITLE: CE #003 - PR 3 Energy Code Review

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #003 - PR 3 Energy Code Review

PR 3 Energy Code review changes:

8/22/24: Kruck: \$9,811

- Woodman Controls: \$8,332 + markup

8/28/24: Renda Electric: \$5,852

- \$3,564 Material
- \$2,288 Labor

9/30/24: Sent PCO to design team for review and feedback.

10/1/24: Feedback from SVPA & TRE

10/2/24: Discussed at OAC meeting. Design team requesting additional cost backup and call may be needed to confirm temperature control scope with Kruck.

10/8/24: Email to Renda with TRE review comments. Renda to review and confirm if a call is needed.

10/9/24: Email to Kruck with TRE review comments. Kruck to provide additional cost breakdown and confirm if a team call would be helpful.

10/14/24: Kruck submitted revised pricing of \$9,417 and explanation of the costs.

Woodman Controls revised pricing of \$7,993.

(Woodman Controls explanation in Kruck email): The cost associated with this is as follows:

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We have to upsize the controller for the added points. Those sensors need wired back to our controller. I have programming and install time add for this

Material is \$2,023

Install Labor is \$3,613

Woodman Labor \$2,357

10/15/24: Email to Renda for follow-up on pricing review/breakdown.



10/15/24: Email to TRE, Sidekick & SVPA sharing updated Kruck pricing and explanation.

10/16/24: TRE response back noting they still take issue with the pricing. Circled back with Kruck/Woodman Controls

10/16/24: Kruck revised pricing: \$9,102, Woodman revised temperature controls cost of \$7,723 + Kruck markup. Woodman to provide additional cost breakdown.

10/16/24: Renda revised pricing: \$4,988 Realized wifi controlled devices were originally priced. Noted he rec'd a lot price for the material which includes (10) new items.

10/21/24: Kruck provided additional cost breakdown from Woodman. Dan w/Woodman reached out and talked through the cost with Dave Losen at TRE.

- 37hrs total @ \$130/hr = \$4,810 Includes install/startup/programming/submittal drawings, install/termination and point-to-point is 21hrs
- \$2,913 Material Includes 150ft conduit, 300ft wire
- List price on S1000, 8u6D, 8U = \$4,687
- Deduct for purchased controller = (\$1,690)

10/23/24: Email to design team with additional breakdown/explanation on pricing.

10/24/24: TRE opinion that pricing isn't fair but conduit and wiring quantities seem reasonable. Provided a ballpark estimate of \$4,205 - \$4,455 for the controls scope. TRE noted they would provide reach out to Wildan for utility cost savings per year if these changes are implemented.

10/28/24: TRE feedback from Wildan noting projected utility savings and payback of 2.5 - 4yrs based on TRE ballpark estimate or up to 7yrs for current controls pricing. TRE opinion that energy savings is significant and payback is short enough to pursue the changes.

10/29/24: Weitz requested Kruck to reach out to Woodman again on the pricing.

10/29/24: TRE response noting Renda LOT pricing is incorrect. Shared feedback with Renda and asked them to confirm their pricing.

10/30/24: Kruck revised pricing of \$7,839.29 received based on Woodman lowering their cost proposal to \$6,639.

11/7/24: Renda revised pricing of \$3,195.69 based on updated lot pricing.

11/11/24: Emailed Renda revised pricing to TRE for review. TRE response that pricing appears reasonable.

ATTACHMENTS:

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000230.2500 - BP #09 - Kruck	PR 3 Mechanical Controls	Commitment	\$ 7,839.29
2	GRIMES FIRE STATION PRIME VOL	00-000260.2500 - BP #10 - Renda	PR 3 Electrical	Commitment	\$ 3,195.69
Subtotal:					\$11,034.98
Grand Total:					\$11,034.98

Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order.

Casey White (SVPA ARCHITECTS INC)

CITY OF GRIMES

WEITZ COMPANY-IOWA, THE

110 NORTH HARVEY

611 5TH AVE SUITE 300

GRIMES Iowa 50111

DES MOINES Iowa 50309

 11/12/2024

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: Sandstone Management, Ltd
Address: 20 Vine Street, PO BOX 547, Carlisle, IA 50047
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4819

Change Order Number: 2

Change Order Date: November 26, 2024

Purpose of Change Order:

PCO 009 (Change Event 007): RFI 20: Tie in Field Tile to Storm Manhole

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	RFI 20 Tie in Field Tile		1.00	\$ 8,462.30	\$ 8,462.30
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 2 makes the following adjustments to the contract: **\$ 8,462.30**

Contractor Accepted: Sandstone Management, Ltd

Signature: [Signature] Firm Name: Sandstone Management, Ltd
 Date: 11-14-2024

Engineer Approved: Robert T. Ormsby

Signature: [Signature] Firm Name: Robert T. Ormsby
 Date: 11.14.24

Owner Accepted: City of Grimes MSA 11-19-24

Signature: _____ Title: _____
 Date: _____

Attest for Owner:

Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 574,266.00
1	November 12, 2024	\$ 6,062.10
2	November 26, 2024	\$ 8,462.30
3		
4		
5		
6		
7		
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10		
11		
12		
13		
14		
15		

Revised Contract Amount **\$ 588,790.40**



PCO #009

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

Prime Contract Potential Change Order #009: CE #007 - RFI 20: Tie in Field Tile to Storm Manhole

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	009 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	11/13 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$8,462.30

POTENTIAL CHANGE ORDER TITLE: CE #007 - RFI 20: Tie in Field Tile to Storm Manhole

CHANGE REASON: Unforeseen Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #007 - RFI 20: Tie in Field Tile to Storm Manhole

RFI 20 notes to tie the encountered broken drain tile into a storm structure.

10/24/24: Sandstone noted they would be submitted a cost to tie in this field tile to the storm structure.

10/29/24: Cost hasn't been received yet.

11/1/24: Sandstone submitted a cost proposal for \$9,348.90.

11/4/24: Weitz request breakdown and explanation on hourly rates.

11/5/24: Sandstone provided the following breakdown:

Install excavator: \$200/hr

Loader: \$175/hr

Foreman: \$100/hr

Laborer: \$75/hr

Install: \$550/hr

Backfill excavator w/ hoe pac: \$175/hr

Loader: \$175/hr

Backfill: \$350/hr

11/11/24: Weitz follow-up conversation with Sandstone to confirm equipment planned for the work.

11/12/24: Sandstone revised pricing: \$8,462.30. Shared with SVPA, CDA & Sidekick Dev. CDA responded that pricing was reasonable.

11/13/24: Sidekick noted during OAC meeting that it is OK to proceed with processing for the 11/26 council meeting.

ATTACHMENTS:

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000310.2500 - BP #01 - Sandstone	RFI 20 Tie In Field Tile	Commitment	\$ 8,462.30
Subtotal:					\$8,462.30



	Grand Total:	\$8,462.30
--	--------------	------------

Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order.

Casey White (SVPA ARCHITECTS INC)

CITY OF GRIMES
110 NORTH HARVEY
GRIMES Iowa 50111

WEITZ COMPANY-IOWA, THE
611 5TH AVE SUITE 300
DES MOINES Iowa 50309

Stephanie Morrison 11/12/2024

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
Grimes Public Library Project
Grimes, IA 50111

CONTRACT INFORMATION:
Contract For: CM Services
Date: September 1, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 008
Date: November 15, 2024

OWNER: (Name and address)
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

ARCHITECT: (Name and address)
InVision
303 Watson Powell Jr. Way #200
Des Moines, IA 50309

CONTRACTOR: (Name and address)
The Weitz Company, LLC
611 5th Avenue, Suite 300
Des Moines, IA 50309

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

075 CE #W004 - Play Structure Finish Details
Total: \$12,293.00

The original Contract Sum was	\$ 973,681.00
The net change by previously authorized Change Orders	\$ 168,393.80
The Contract Sum prior to this Change Order was	\$ 1,142,074.80
The Contract Sum will be increased by this Change Order in the amount of	\$ 3,290.35
The new Contract Sum including this Change Order will be	\$ 1,145,365.15

The Contract Time will be unchanged by () days.
The new date of Substantial Completion will be

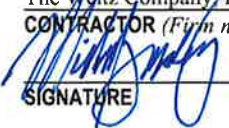
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER. MSA 11-19-24

INVISION Architecture
ARCHITECT (Firm name)

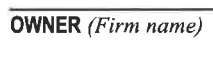

SIGNATURE
Evan Shaw AIA
PRINTED NAME AND TITLE
11.15.24

DATE

The Weitz Company, LLC
CONTRACTOR (Firm name)


SIGNATURE
Michael Tousley, Executive VP
PRINTED NAME AND TITLE
November 15, 2024

DATE

OWNER (Firm name)


SIGNATURE
PRINTED NAME AND TITLE
DATE



PCCO #008 - The Weitz Company - CM Services

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309

Phone: (515) 246-4700

Fax: (515) 246-4799

Project: X237400 - GRIMES PUBLIC LIBRARY
200 NE BEAVERBROOKE BLVD
GRIMES, Iowa 50111

DRAFT

Prime Contract Change Order #008 - The Weitz Company - CM Services: Weitz CO 8 - Finalize CM Fee on Prime Volume

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES, Iowa 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa 50309
DATE CREATED:	11/ 14 /2024	CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
CONTRACT DATE:		REVISION:	0
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
CONTRACT FOR:	2:Weitz Construction Manager Services Contract	TOTAL AMOUNT:	\$ 3,290.35

DESCRIPTION:

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
081	CE #W005 - CM Fee on Prime CO's after 12/12/23 Meeting		3,290.35
TOTAL:			\$ 3,290.35

CHANGE ORDER LINE ITEMS:

PCO # 081 : CE #W005 - CM Fee on Prime CO's after 12/12/23 Meeting

#	SubJob	Cost Code	Description	Type	Amount
1	N/A	Z-021020,7205 - Change Order Fee	CM Fee on Prime CO's 12/12/23 to completion	Fee	\$ 3,290.35
Subtotal:					\$3,290.35
Grand Total:					\$3,290.35

The original (Contract Sum)	\$ 973,681.00
Net change by previously authorized Change Orders	\$ 168,393.80
The Contract sum prior to this Change Order was	\$ 1,142,074.80
The Contract sum would be changed by this Change Order in the amount of	\$ 3,290.35
The new Contract sum including this Change Order will be	\$ 1,145,365.15
The Contract time will not be changed by this Change Order	
Revised Substantial Completion Date	

CITY OF GRIMES
110 NORTH HARVEY
GRIMES Iowa 50111

WEITZ COMPANY-IOWA, THE
611 5TH AVE SUITE 300
DES MOINES Iowa 50309

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

BY

BY

BY



PCO #081

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X237400 - GRIMES PUBLIC LIBRARY
200 NE BEAVERBROOKE BLVD
GRIMES, Iowa 50111

Prime Contract Potential Change Order #081: CE #W005 - CM Fee on Prime CO's after 12/12/23 Meeting

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	081 / 0	CONTRACT:	2 - Weitz Construction Manager Services Contract
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	11/14 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$3,290.35

POTENTIAL CHANGE ORDER TITLE: CE #W005 - CM Fee on Prime CO's after 12/12/23 Meeting

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #W005 - CM Fee on Prime CO's after 12/12/23 Meeting

CM Fee on Prime Contractor CO's from 12/12/23 to project cost completion.

Plugged swag of \$3K as a place holder.

11/14/2024: Now that all prime contracts have been financially closed out, this change event captures CM fee on the balance of the change items that have been approved since the CM fee was last updated. This closes out Weitz fee on prime volume.

This includes CM fee of 3.25% on PCO's: 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 061, 062, 063, 064, 067, 069, 070, 071, 073, 074, 078, 079 & 080.

These PCO's total: \$101,241.52 = \$3,290.35 in CM fee

ATTACHMENTS:

#	SubJob	Cost Code	Description	Type	Amount
1	N/A	Z-0Z1020.7205 - Change Order Fee	CM Fee on Prime CO's 12/12/23 to completion	Fee	\$ 3,290.35
Subtotal:					\$3,290.35
Grand Total:					\$3,290.35



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GPL - CE W005 - Finalize CM Fee on Prime Volume

PCO #	CE #	Value
049	033	\$5,000.00
050	043	\$2,637.64
054	054	\$4,924.98
055	055	\$686.41
051	056	\$28,388.41
052	058	\$2,545.44
053	059	\$16,876.18
079	060	\$10,564.77
056	068	\$652.93
057	069	\$802.96
058	070	\$514.10
080	071	\$4,478.75
059	072	\$788.93
067	077	\$3,077.86
061	078	\$267.32
069	079	\$2,100.00
062	080	\$400.00
063	082	\$834.75
070	083	\$714.00
078	084	\$9,570.18
064	085	\$560.70
071	086	\$902.53
073	087	\$1,605.93
074	088	\$2,346.75
		\$101,241.52

@ 3.25% CM fee: \$3,290.35

CHANGE ORDER FORM



Project Title: S James Street and SE 11th Street Improvements
Contractor: Absolute Concrete Construction, Inc.
Address: 1800 Burr Oak Blvd., Granger, Iowa 50109
Finance Budget Code: 369-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: August 22, 2023 **Vendor #** 1072

Change Order Number: 6

Change Order Date: November 26, 2024

Purpose of Change Order:

Addition of Cement Stablized Subbase to improve the workabilityof the subgrade during the fall and winter months.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO6.1	Cement Stablization Stage 3	LS	1.00	\$ 63,669.00	\$ 63,669.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Change Order Number: 6 makes the following adjustments to the contract: \$ 63,669.00

Contractor Accepted: Absolute Concrete Construction, Inc.

Signature: Firm Name: Absolute Concrete Construction, Inc.
 Date: 11-13-24

Engineer Approved: City of Grimes

Signature: Firm Name: City of Grimes
 Date: 11-13-24

Owner Accepted: City of Grimes

Signature: _____ Title: _____
 Date: _____

Attest for Owner:

Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 9,047,309.99
1	January 23, 2024	\$ 18,580.00
2	March 26, 2024	\$ 5,971.35
3	May 28, 2024	\$ 1,155.00
4	June 25, 2024	\$ 4,515.50
5	October 22, 2024	\$ 5,450.00
6	November 26, 2024	\$ 63,669.00
7		
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10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 9,146,650.84

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: New Grimes Library - Acceptance of 3 Prime Contracts

BACKGROUND: The actions that are in front of the council are to provide appropriate actions on any final payments, change orders, and retainage payments; receive and file the Certificate of Completion from the project engineer; and consider approval of a resolution officially accepting the contracts with Correll Contractors, Graphite Construction Group, and Forman Ford for the New Grimes Library project.

BUDGETARY CONSIDERATIONS:

This project's final construction contract amount is:

Contractor: Corell Contractors
Total final cost: \$454,254.55
Portion of project: BP 01 Grading & Utilities

Contractor: Graphite Construction Group
Total final cost: \$2,660,550.38
Portion of project: BP 02 General Construction

Contractor: Forman Ford (Cable Glass)
Total final cost: \$858,626.77
Portion of project: BP 07 Glazing & Metal Panels

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution accepting the contracts with Correll Contractors, Graphite Construction Group, and Forman Ford for the New Grimes Library project.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Matt Ahrens

RESOLUTION 11-3524 ACCEPTING 3 PRIME CONTRACTS FOR THE NEW GRIMES
LIBRARY

Grimes Resolution No. 11-3524

WHEREAS, on the **14th** day of **December, 2021**, the Mayor and Clerk of the City of Grimes, Iowa, entered into a construction contract with **Corell Contractor, Inc., Graphite Construction Group, Inc., and Cable Glass, LLC DBA Forman Ford**, for the construction of certain public improvements generally described as the New Grimes Public Library; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of their contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on **November 26, 2024**:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be the following, as shown in the report of the Engineer:

Contractor: Corell Contractors, Inc.
Total final cost: \$454,254.55
Portion of project: BP 01 Grading & Utilities

Contractor: Graphite Construction Group, Inc.
Total final cost: \$2,660,550.38
Portion of project: BP 02 General Construction

Contractor: Forman Ford (Cable Glass)
Total final cost: \$858,626.77
Portion of project: BP 07 Glazing & Metal Panels

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

The Weitz Company recommends final acceptance of the following Prime Contractors on the Grimes Public Library project. These Prime Contractors have completed their contract workscope and punchlist. They have submitted the required closeout documentation and conducted Owner training.

- Bid Package 1 Grading & Utilities – Corell Contractor, Inc. \$454,254.55
- Bid Package 2 General Construction – Graphite Construction Group, Inc. \$2,660,550.38
- Bid Package 7 Glazing & Metal Panels – Cable Glass, LLC DBA Forman Ford \$858,626.77

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Project Acceptance – NW County Line Road Water Main

BACKGROUND: The actions that are in front of the council are to provide appropriate actions on any final payments, change orders, and retainage payments; receive and file the Certificate of Completion from the project engineer; and consider approval of a resolution officially accepting the project by the City of Grimes.

Graff Excavating started this project in the spring of 2024 and completed the project in the fall of 2024. There is a retainage payment to be made 30 days following project acceptance.

BUDGETARY CONSIDERATIONS: This project's final construction contract amount is \$790,652.85 which is \$26,852.80 less than the original construction contract amount.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution accepting the project with Graff Excavating in the final contract amount of \$790,652.85.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Matt Ahrens

RESOLUTION 11-3624 ACCEPTING THE NW COUNTY LINE ROAD WATER MAIN

Grimes Resolution No. 11-3624

WHEREAS, on the 14th day of May, 2024, the Mayor and Clerk of the City of Grimes, Iowa, entered into a construction contract with Graff Excavating, Inc. of Toledo, Iowa, for the construction of certain public improvements generally described as NW County Line Road Water Main; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on November 26, 2024:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be \$790,652.85 as shown in the report of the Engineer.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CERTIFICATE OF COMPLETION

NW County Line Road Water Main

Grimes, Iowa

November 26, 2024

This is to certify that the construction improvements on the *NW County Line Road Water Main* project have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is **\$790,652.85**. I hereby recommend acceptance of the project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Alex Potter', with a stylized flourish at the end.

Alex Potter, P.E.

Team Leader

McClure

Iowa License Number 23759

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: NE Brentwood Circle Drainage Improvements – Informal Award of Construction Contract.

BACKGROUND:

The action that is in front of the council is to approve a resolution to accept a proposal for construction of the NE Brentwood Circle Drainage Improvements project and authorize the Mayor to execute a construction contract. This project was bid on November 4, 2024 and the following are the results:

Concrete Connection	\$67,385.00
Absolute Group	\$67,485.00
Caliber Concrete	\$69,509.83
Engineer's Estimated Cost	\$75,858.50

The results from the bidding showed typical interest in this project for this type of work and the current bidding environment. The grouping of bids was decent with the low bidder being about \$8,500 under the engineer's estimate. The low bidder is Concrete Connection, LLC of Johnston, Iowa. Concrete Connection is currently working on the Library Amphitheater and city staff feels they are capable of performing this work.

BUDGETARY CONSIDERATIONS: This project came in about \$8,500 under the engineer's estimate and will be funded through City Storm Sewer Funds.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution, as stated above.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Matt Ahrens

RESOLUTION 11-3724 ACCEPTING A PROPOSAL FROM CONCRETE CONNECTION, LLC
IN THE AMOUNT OF \$67,385.00 FOR THE NE BRENTWOOD CIRCLE DRAINAGE
IMPROVEMENTS PROJECT.

Grimes Resolution No. 11-3724

WHEREAS, the City of Grimes desires to construct storm sewer improvements on NE
Brentwood Circle in the City of Grimes, and;

WHEREAS, a request for proposal was sent out to eleven contractors, and;

WHEREAS, the results of the request for proposal are as follows:

Concrete Connection	\$67,385.00
Absolute Group	\$67,485.00
Caliber Concrete	\$69,509.83
Engineer's Estimated Cost	\$75,858.50

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes,
Iowa, that the Proposal from Concrete Connection, LLC. in the amount of \$67,385.00 be
accepted for the construction of the NE Brentwood Circle Drainage Improvements project, the
Mayor be authorized to sign the construction Contract.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

November 12th, 2024

City of Grimes
Attn: Matt Ahrens
101 NE Harvey Street
Grimes, IA 50111

Nilles Associates, Inc. has received the filed Proposals for the City of Grimes' **NE Brentwood Circle Drainage Improvements** project, which were opened by myself at 10:30 A.M. on the 4th day of November 2024 in the Nilles Associates Building.

Upon review of the received Proposals, Nilles Associates, Inc. recognizes the bid amount of Sixty-Seven Thousand Three Hundred Eighty-Five and 00/100 DOLLARS (\$67,385.00) placed by "Concrete Connection" as the apparent low bid.

At this time, we recommend award of the **NE Brentwood Circle Drainage Improvements** project to **Concrete Connection**.

Sincerely,
NILLES ASSOCIATES, INC

Jake Nilles, PE
Project Manager
(515) 360-3070
jaken@nillesinc.com

BRENTWOOD CIRCLE DRAINAGE IMPROVEMENTS						CONCRETE CONNECTION 5170 NW BEAVER DRIVE JOHNSTON, IA 50131		CALIBER CONCRETE 309 AUDUBON ST ADAIR, IA 50002		ABSOLUTE GROUP 1800 BURR OAK BLVD GRANGER, IA 50109	
BID TAB											
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
2.01	TOPSOIL, ON-SITE	CY	33	\$15.00	\$495.00	\$ 100.00	\$3,300.00	\$ 100.00	\$3,300.00	\$ 52.00	\$1,716.00
2.02	EXCAVATION, CLASS 10	CY	21	\$25.00	\$525.00	\$ 100.00	\$2,100.00	\$ 100.00	\$2,100.00	\$ 82.00	\$1,722.00
2.03	SUBGRADE PREPARATION, 12-IN. DEPTH	SY	58	\$20.00	\$1,160.00	\$ 10.00	\$580.00	\$ 20.00	\$1,160.00	\$ 23.00	\$1,334.00
2.04	COMPACTION TESTING	LS	1	\$5,000.00	\$5,000.00	\$ 750.00	\$750.00	\$ 1,500.00	\$1,500.00	\$ 675.00	\$675.00
3.01	TRENCH COMPACTION TESTING	LS	1	\$3,000.00	\$3,000.00	\$ 750.00	\$750.00	\$ 1,000.00	\$1,000.00	\$ 675.00	\$675.00
4.01	STORM SEWER PIPE, TRENCHED, PERFORATED PVC, 8 IN. DIA.	LF	153	\$45.00	\$6,885.00	\$ 65.00	\$9,945.00	\$ 100.00	\$15,300.00	\$ 84.00	\$12,852.00
4.02	ROOF DRAINAGE CONNECTION	EA	3	\$750.00	\$2,250.00	\$ 500.00	\$1,500.00	\$ 400.00	\$1,200.00	\$ 850.00	\$2,550.00
4.03	SUBDRAIN, 6-INCH DIA., PERFORATED	LF	73	\$45.00	\$3,285.00	\$ 50.00	\$3,650.00	\$ 40.00	\$2,920.00	\$ 58.00	\$4,234.00
4.04	SUBDRAIN OUTLETS AND CONNECTIONS.	EA	1	\$500.00	\$500.00	\$ 1,500.00	\$1,500.00	\$ 500.00	\$500.00	\$ 550.00	\$550.00
6.01	MANHOLE, SW-401, 48 IN. DIA.	EA	1	\$3,500.00	\$3,500.00	\$ 7,500.00	\$7,500.00	\$ 5,000.00	\$5,000.00	\$ 7,400.00	\$7,400.00
6.02	INTAKE, NYLOPLAST DRAIN BASIN, PVC, 24 IN. DIA.	EA	2	\$3,500.00	\$7,000.00	\$ 2,500.00	\$5,000.00	\$ 3,000.00	\$6,000.00	\$ 3,990.00	\$7,980.00
7.01	PAVEMENT, PCC, 7-INCH NON-REINFORCED	SY	49	\$70.00	\$3,430.00	\$ 125.00	\$6,125.00	\$ 183.67	\$8,999.83	\$ 91.00	\$4,459.00
7.02	PCC SAMPLES AND TESTING	LS	1	\$2,500.00	\$2,500.00	\$ 1,000.00	\$1,000.00	\$ 2,500.00	\$2,500.00	\$ 675.00	\$675.00
7.03	PAVEMENT REMOVAL, PCC, 7-INCH NON-REINFORCED	SY	49	\$17.00	\$833.00	\$ 27.00	\$1,323.00	\$ 20.00	\$980.00	\$ 18.00	\$882.00
7.04	REMOVAL OF SIDEWALK	SY	19	\$17.00	\$323.00	\$ 18.00	\$342.00	\$ 20.00	\$380.00	\$ 15.00	\$285.00
7.05	SIDEWALK, PCC, 5-INCH, NON-REINFORCED	SY	19	\$85.00	\$1,615.00	\$ 150.00	\$2,850.00	\$ 100.00	\$1,900.00	\$ 59.00	\$1,121.00
8.01	TEMPORARY TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00	\$ 2,500.00	\$2,500.00	\$ 500.00	\$500.00	\$ 4,100.00	\$4,100.00
9.01	SODDING	SQ	52	\$75.00	\$3,900.00	\$ 150.00	\$7,800.00	\$ 100.00	\$5,200.00	\$ 90.00	\$4,680.00
9.02	WATTLES, STRAW, 9 IN. DIA.	LF	155	\$2.00	\$310.00	\$ 3.00	\$465.00	\$ 5.00	\$775.00	\$ 4.00	\$620.00
9.03	WATTLES, REMOVAL	LF	155	\$0.50	\$77.50	\$ 1.00	\$155.00	\$ 2.00	\$310.00	\$ 1.00	\$155.00
9.04	EROSION CONTROL MULCHING, STRAW	AC	0.12	\$3,500.00	\$420.00	\$ 5,000.00	\$600.00	\$15,000.00	\$1,800.00	\$ 6,000.00	\$720.00
9.05	INLET PROTECTION DEVICE, DROP-IN	EA	2	\$150.00	\$300.00	\$ 250.00	\$500.00	\$ 250.00	\$500.00	\$ 200.00	\$400.00
9.06	INLET PROTECTION DEVICE, SURFACE	EA	2	\$200.00	\$400.00	\$ 250.00	\$500.00	\$ 125.00	\$250.00	\$ 200.00	\$400.00
9.07	INLET PROTECTION DEVICE, MAINTENANCE	EA	6	\$25.00	\$150.00	\$ 150.00	\$900.00	\$ 35.00	\$210.00	\$ 25.00	\$150.00
11.01	MOBILIZATION	LS	1	\$20,000.00	\$20,000.00	\$ 5,000.00	\$5,000.00	\$ 5,100.00	\$5,100.00	\$ 6,600.00	\$6,600.00
11.02	CONCRETE WASHOUT	LS	1	\$3,000.00	\$3,000.00	\$ 750.00	\$750.00	\$ 125.00	\$125.00	\$ 550.00	\$550.00
Total of All Items Above:				\$75,858.50		\$67,385.00		\$69,509.83		\$67,485.00	
Submitted Bid Amount:						\$67,385.00		\$69,509.83		\$67,485.00	

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Glenstone Multigolf Park Restoration – ISG, Inc. Professional Services Agreement Amendment No. 1 for additional engineering design and construction services.

BACKGROUND: The Glenstone Multigolf Park was recently completed earlier this year, which moved the project into the restoration and landscaping phase of the project. The PSA amendment with ISG, Inc. (ISG) will cover the addition engineering services required during the design and construction phases of the project. ISG will be providing the following engineering services: surveying, construction document preparation, permitting, bidding, construction staking and construction administration. The construction schedule is to hold the preconstruction meeting in April 2025 with construction starting in the spring. Project substantial and final completion will be later that summer.

BUDGETARY CONSIDERATIONS: The total fee proposed for the additional design and construction engineering services is \$31,010. Following our review, this appears to be a reasonable fee for this work.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed the Professional Services Agreement Amendment No. 1 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Matt Ahrens

RESOLUTION 11-3824 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH
ISG, INC. FOR GLENSTONE MULTIGOLF PARK RESTORATION

Grimes Resolution No. 11-3824

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with ISG, Inc. (ISG) for Site Landscaping and Restoration Services for the Glenstone Multigolf Park Restoration project on July 23, 2024; and,

WHEREAS, it was determined that there was a need for additional services to be added to the PSA consisting of surveying, construction document preparation, permitting, bidding, construction staking and construction administration; and

WHEREAS, ISG has proposed the attached Professional Services Agreement Amendment that has a scope of work to be supplied by ISG and compensation to be paid by Grimes for their additional consulting services related to the Site Landscaping and Restoration Services for Glenstone Park; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Professional Services Agreement Amendment with ISG on behalf of the City of Grimes.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

November 15, 2024

Brian Becker

Parks and Recreation Director

City of Grimes
101 Northeast Harvey Street
Grimes, IA 50111

515.986.2143
bbecker@grimesiowa.gov

**RE: Professional Services Agreement Amendment #1 for
Glenstone MultiGolf Park Site Restoration**
Grimes, Iowa

ISG

Brian,

We look forward to advancing the MultiGolf course design of Glenstone Park to include the grading of mounds and berms, site restoration, and planting design for the 10+ acre site. Total land disturbance is expected to exceed one-acre and will therefore require an NPDES permit. Understanding that the total construction budget is \$100,000, ISG will prepare a full set of construction documents and specifications to solicit bids from a general contractor. Coordination of work with the City's East Parking Lot & Trail project and DiscGolfPark's MultiGolf layout is anticipated, yet services related to the design or relocation of these features are excluded from this proposal.

SCOPE OF SERVICES

Site Survey

ISG will perform topographic survey to locate MultiGolf targets and tee pads throughout Glenstone Park. The survey will also capture elevation, street, and sidewalk features for SE Keystone Drive and the parcel between SE Keystone Drive and NW 100th Street. Data will be collected and added to an existing digital survey file.

Deliverables

- Updated topographic survey in PDF and CAD format, including public utility locates (estimated 2 to 3 weeks to complete)

Construction Documents

ISG will provide professional design services necessary to prepare construction documents as required for obtaining bids for the improvements developed within prior design phases. The construction documents will include a cover sheet, existing conditions and removals plan, site details, erosion control plan, site plan, grading plan, landscape and restoration plan, and planting details. The construction documents will be accompanied by a project manual.

Deliverables

- Up to two (2) design coordination and review meetings
- 50% CD review package
- 100% CD package (plans & specifications)
- Final opinion of probable cost

Permitting (Time and Materials)

ISG will due diligence to identify and coordinate all necessary permits. The contractor will be responsible for maintaining all construction related permits and the City will be responsible for all permit application costs.

Deliverables

- Iowa Department of Natural Resources (Iowa DNR) General Construction Stormwater Permit, including preparation of the SWPPP Binder.

Bidding (Time and Materials)

ISG will prepare an advertisement and assist with solicitation of bids by invitation only. ISG is prepared to respond to contractor questions and issue clarifications, if necessary. ISG will collect bids and provide a bid summary / tabulation, issue of a recommendation of award, and coordinate contracts between the City and contractor.

Deliverables

- Issue advertisement to bid
- Review contractor questions
- Provide bid summary / tabulation
- Issue letter of recommendation and coordinate contracts

Construction Staking (Time and Materials)

ISG anticipates minimal construction staking needed to set control for grading and limits of restoration work. ISG plans to provide one set of controls using traditional GPS technology and we require a minimum of two (2) working days' notice for staking and field crew needs.

Construction Administration (Time and Materials)

This proposal anticipates that ISG will provide construction administration services for this project. These services will involve shop drawing and submittal review, periodic site visits and observations as requested by the City, review and approval of change orders, payment requests, project close-out activities, including a site walk-through, and preparation of a final punch list.

Deliverables

- Pre-construction meeting
- Up to four (4) construction progress meetings (3-month construction window)
- Pay application review, up to three (3) anticipated
- Review RFIs and contractor questions
- Shop drawings and submittal review, up to nine (9) anticipated
- Punch list and project closeout

SCHEDULE

Construction Documents	Timeline
Project Kick-off	Mid-December 2024
Survey	December 2024
50% CD Review	Mid-January 2025
100% CD Review	Mid-February 2025
Bidding	Early-March 2025
Construction	April 2025 - June 2025
Project Closeout	Late-June 2025

COMPENSATION

ISG proposes to provide the scope of work described within this proposal for compensation in accordance with the following schedule. Anticipated reimbursable expenses such as travel, mileage, and printing are included.

Phase	Cost
Site Survey	\$3,400
Construction Documents	\$8,520
Permitting *	(T+M, est.) \$2,320
Bidding	(T+M, est.) \$3,680
Construction Staking	(T+M, est.) \$4,420
Construction Administration	(T+M, est.) \$8,670
Total	\$31,010
* Excludes NPDES & NOI application fee	(est.) \$220

ADDITIONAL SERVICES

ISG's goal for this proposal, like its services, is to be flexible with accommodating the requirements of this project. Upon request, ISG is able to provide a subsequent proposal to assist with additional professional design services to facilitate this project as it moves forward.

ISG appreciates the opportunity to provide a solution tailored to the needs of the City of Grimes. Upon acceptance of this proposal, please sign the acknowledgment box and return a copy of the proposal to our office. We look forward to providing you with responsive service, a collaborative approach, and timely delivery.

Sincerely,



Paul Nelson, PLA

Landscape Architect

ACKNOWLEDGMENT OF ACCEPTANCE

This proposal is valid for 30 days.

Accepted this _____ day of _____, 2024.

Company: _____
Print

Name: _____
Print

Title: _____
Print

Signature: _____

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: 2025-2028 On Call Survey Services – Nilles Associates, Inc. Professional Services Agreement.

BACKGROUND: The City of Grimes has identified the need for engineering services for on call surveying through 2028. This project includes survey for in house design projects including topographic survey, construction staking, easement documentation, boundary survey, monument preservation, and acquisition platting services.

The staff selected Nilles Associates because of their background in land surveying and their familiarity with the City of Grimes from previous work.

BUDGETARY CONSIDERATIONS: The total fee proposed for the engineering services is a not-to-exceed amount of \$50,000 per year based off hourly rates and fixed expenses. The funding source for this work will be from the corresponding CIP line item for a project or the Development Services department budget.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed this Professional Services Agreement and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Aaron Jarosh

RESOLUTION 11-3924 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES
WITH NILLES ASSOCIATES, INC. FOR 2025-2028 ON CALL SURVEY SERVICES

Grimes Resolution No. 11-3924

WHEREAS, the City of Grimes (Grimes) desires to obtain on call survey services; and,

WHEREAS, the engineering firm of Nilles Associates, Inc (Engineer), has experience in providing survey services, and is qualified to provide topographic survey, construction staking, easement documentation, boundary survey, monument preservation, and acquisition platting services;

WHEREAS, Engineer has proposed the attached Standard Professional Services Agreement that has scope of work to be supplied by the Engineer and compensation to be paid by Grimes for Engineer's engineering services related to on call survey services;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Standard Professional Services Agreement with the Engineer on behalf of the City of Grimes.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

2025-2028 ON CALL SURVEY SERVICES

This Agreement is made and entered into this 26th day of November, 2024, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and Nilles Associates, Inc., party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following yearly (July 1-June 30) sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3 for work performed each yearly period.

I. Basic Services of the Consultant

a. <u>On-Call Services</u>	<u>\$50,000 per year</u>
Total	<u>\$50,000 per year</u>

B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the

professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

- D. Work performed beginning July 1, 2025 or subsequent future years, will be based on future standard fee schedules, to be provided to the City for approval prior to work being performed. Fees will not exceed this yearly budget without prior written approval by City or amended with approved Supplemental Agreement by City.

4. INSURANCE

- A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.
- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.

- E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.
- F. ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY: Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.
- G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of Grimes
Attn: Matt Ahrens, P.E.
Title: City Engineer
Address: 410 SE Main Street, #102
City, State: Grimes, IA 50111

FOR THE CONSULTANT:

Name: Nilles Associates, Inc.
Attn: Jake Nilles, P.E.
Title: Vice President
Address: 1933 SW Magazine Road
City, State: Ankeny, IA 5023

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment

of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

- A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.
- B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt

of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

- A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.
- B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.
- C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.
- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.

- E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate. The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

CITY OF GRIMES

BY: 

BY: _____

Name: Jake Nilles

Scott Mikkelsen, Mayor

Title: Vice President

ATTEST

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

The Consultant will perform miscellaneous survey services as requested and directed by the Client. Specific services may include, but are not limited to:

- Topographic, location and utility survey and mapping base services
- Construction Survey Staking Services
- Easement preparation and documentation
- Boundary Survey
- Monument Preservation
- Meeting and coordination with City Staff
- Acquisition Plating

Individual services will be provided according to a mutually acceptable schedule, and scope definition will be by verbal, email, or written correspondence between City staff and Consultant.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

November 26, 2024 through June 30, 2028

ATTACHMENT 3 - SCHEDULE OF FEES

CONSULTANT'S CURRENT STANDARD HOURLY RATE SCHEDULE

Engineer, Landscape Architect, Land Surveyor, Project Manager	
IX	\$208.00/hr
VIII	\$193.00/hr
VII	\$178.00/hr
VI	\$163.00/hr
V	\$148.00/hr
IV	\$133.00/hr
III	\$118.00/hr
II	\$103.00/hr
I	\$88.00/hr

Office Technician, Survey Technician, Field Technician	
IX	\$160.00/hr
VIII	\$149.00/hr
VII	\$138.00/hr
VI	\$127.00/hr
V	\$116.00/hr
IV	\$105.00/hr
III	\$94.00/hr
II	\$83.00/hr
I	\$72.00/hr

Administrative	
II	\$76.00/hr
I	\$61.00/hr

REIMBURSABLE EXPENSES

1. All materials and supplies used in the performance of work on this project will be billed at cost.
2. Auto mileage will be reimbursed per the current standard mileage reimbursement established by the Internal Revenue Service.
3. Charges for outside services such as soils and materials testing, fiscal, legal will be billed at their invoice.
4. All other direct expenses will be invoiced at cost.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Grimes Public Safety Center – SVPA Architects, Inc. - Professional Services Agreement Amendment No. 2

BACKGROUND: During design for the new Grimes Public Safety Center the primary location changed from the old library site to its current location. The change in location required a new topographical survey for the new site. This PSA amendment covers the cost associated with the new survey.

BUDGETARY CONSIDERATIONS: The total fee proposed for the survey engineering services is \$6,300. Following our review, this appears to be a reasonable fee for this work.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed the Professional Services Agreement Amendment No. 2 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Matt Ahrens

RESOLUTION 11-4024 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH
SVPA ARCHITECTS, INC. FOR GRIMES PUBLIC SAFETY CENTER

Grimes Resolution No. 11-4024

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with SVPA Architects Inc. (SVPA) for the Grimes Public Safety Center project on February 27, 2023; and,

WHEREAS, it was determined that there was a need for additional services to be added to the PSA consisting of survey services; and

WHEREAS, SVPA has proposed the attached Professional Services Agreement Amendment that has a scope of work to be supplied by SVPA and compensation to be paid by Grimes for their additional consulting services related to the Grimes Public Safety Center; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Professional Services Agreement Amendment with SVPA on behalf of the City of Grimes.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

Grimes Public Safety Center
200 N. James Street
Grimes, IA 50111

AGREEMENT INFORMATION:

Date: February 21, 2023

AMENDMENT INFORMATION:

Amendment Number: 002

Date: November 14, 2024

OWNER: *(name and address)*

City of Grimes

410 SE Main Street, Suite 102

Grimes, IA 50111

ARCHITECT: *(name and address)*

Savage-Ver Ploeg & Associates, Inc. dba

SVPA Architects Inc.

1466 28th Street, Suite 200

West Des Moines, IA 50266

The Owner and Architect amend the Agreement as follows:

1. Topographical survey for new site

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

ADD Six Thousand Three Hundred Hollars (\$6,300).

Schedule Adjustment:

No Change

SIGNATURES:

Savage-Ver Ploeg & Associates, Inc.
dba SVPA Architects Inc.

ARCHITECT *(Firm name)*

SIGNATURE

Robert T. Ormsby, AIA, LEED AP,
Vice President/Secretary

PRINTED NAME AND TITLE

November 14, 2024

DATE

City of Grimes

OWNER *(Firm name)*

SIGNATURE

Scott Mikkelsen, Mayor

PRINTED NAME AND TITLE

DATE

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: 2024 CIPP Lining Program Sewer Cleaning and Televising – Visu-Sewer, LLC Professional Services Agreement.

BACKGROUND: The City of Grimes has identified the need for third party consultant services to evaluate the sanitary sewer lining done with the 2023 CIPP Lining Program for deficiencies to better understand the extent of the defects and identify the next steps in the repair process. This project includes cleaning and televising all the sanitary sewer lined with the 2023 CIPP Lining Program and provide reports to staff.

The staff selected Visu-Sewer after consulting with other cities and because of their background in sewer lining projects.

BUDGETARY CONSIDERATIONS: The total fee proposed for the consultant services is a not-to-exceed amount of \$12,825 based off hourly rates and fixed expenses. The funding source for this work will be from the corresponding CIP line item.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed this Professional Services Agreement and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Matt Ahrens

RESOLUTION 11-4124 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES
WITH VISU-SEWER, LLC FOR 2024 CIPP LINING PROGRAM SEWER CLEANING AND
TELEVISIONING

Grimes Resolution No. 11-4124

WHEREAS, the City of Grimes (Grimes) desires to obtain sewer cleaning and televising services to evaluate the 2023 CIPP Lining Program for deficiencies; and,

WHEREAS, the firm of Visu-Sewer LLC (Consultant), has experience in providing sewer cleaning and televising services, and is qualified to provide said services;

WHEREAS, Consultant has proposed the attached Standard Professional Services Agreement that has scope of work to be supplied by the Consultant and compensation to be paid by Grimes for Consultants' services related to sewer cleaning and televising services;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Standard Professional Services Agreement with the Consultant on behalf of the City of Grimes.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

2024 CIPP Lining Program Sewer Cleaning and Televising

This Agreement is made and entered into this 26th day of November, 2024, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and Visu-Sewer LLC, party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

I. Basic Services of the Consultant

a. <u>Mobilization</u>	<u>\$375.00 per hour</u>
b. <u>Light Clean & CCTV</u>	<u>\$2.10 per linear foot</u>
c. <u>Reverse Set-up</u>	<u>\$275.00 each</u>
d. Total	<u>\$12,825</u>

B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

- C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

- A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.
- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.
- E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the

provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.

F. **ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY:** Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.

G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of Grimes
Attn: Matt Ahrens, P.E.
Title: City Engineer
Address: 410 SE Main Street, #102
City, State: Grimes, IA 50111

FOR THE CONSULTANT:

Name: Viu-Sewer LLC
Attn: Bob Moen
Title: Sales Rep.
Address: 1065 15th St SW
City, State: Mason City Iowa 50458

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect

nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount

payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.

- B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

- A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.
- B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.
- C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.
- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.
- E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the

Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate. The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

BY:  _____

Name: Bob Moen

Title: Sales Rep

CITY OF GRIMES

BY: _____

Scott Mikkelsen, Mayor

ATTEST

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

ATTACHMENT 2 - PROJECT SCHEDULE

ATTACHMENT 3 - SCHEDULE OF FEES



Proposal

To: Aaron Jarosh
City of Grimes
410 SE Main St
Grimes, IA 50111
515-986-4040

From: Bob Moen
Visu-Sewer, LLC.
1065 15th Street SW
Mason City, IA 50401
(641) 424-8044

Date: 10/30/2024

Project: Sanitary Sewer Cleaning & CCTV Inspection

Visu-Sewer is pleased to offer the following service:

CCTV inspection of approximately 5,274 linear feet of 8" sanitary sewer, in The City of Grimes Project includes one (1) pass with a jet for light cleaning prior to televising, flash drive, inspection reports with PACP codes, and defect still photos. If needed, removal of obstructions (e.g., root, deposits, protruding taps) and heavy cleaning will be quoted separately.

Mobilization: \$375.00 per hour (Port to Port)

Light Clean & CCTV: \$2.10 per linear foot

Reverse Set-ups: \$275.00 each

The City of Grimes will need to provide drivable equipment access to all manholes, detailed maps with naming conventions, water from nearby hydrants without charge, a dump site for captured debris, and traffic control beyond cones and signs.

Thank you for the opportunity to quote on this project. If you have any questions, please do not hesitate to call us at 800-876-8478.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days of issue. Time and material rates are charges "port to port". Terms - Net 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Visu-Sewer, LLC. is authorized to do the work as specified.

Date: _____ Signature: _____

www.visu-sewer.com

WISCONSIN - ILLINOIS - MINNESOTA - IOWA - MISSOURI - VIRGINIA - OHIO

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM:

BACKGROUND: Staff have been developing plans to address a drainage issue in Brentwood Estates. Based upon the plans prepared, certain easements are necessary in order to construct the improvements. The property owner has reviewed the plans, and has provided the necessary easements to the City at no cost.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ____YES __X_NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: N/A

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director, 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP

Return to: Alex Pfaltzgraff, AICP

RESOLUTION ACCEPTING EASEMENT - BRENTWOOD CIRCLE DRAINAGE PROJECT
VON FUMETTI

Grimes Resolution No. 11-4224

WHEREAS, the City has developed plans for the Brentwood Circle Drainage Improvements;
and

WHEREAS, a temporary construction easement is necessary upon the Von Fumetti property;
and

WHEREAS, the City has prepared the temporary construction easement documents; and

WHEREAS, the property owner has executed the easement documents.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes,
Iowa, that the City of Grimes hereby accepts the easements and that the City Clerk is hereby
authorized to execute all documents and record the documents, if necessary, with the Polk
County Recorder.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

That Randy J. Von Fumetti (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Grimes, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Grimes, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement over, under, across, and through the following described real estate:

See Attached Temporary Easement Exhibit

That said easement is granted unto the City of Grimes, Iowa, for the purpose of the access, construction, and installation of the following described public improvement:

NE BRENTWOOD CIRCLE DRAINAGE IMPROVEMENTS

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore said described land to a satisfactory condition after construction and/or repair in satisfactory condition pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after said date for the sole purpose of seeding and surface restoration. Such access shall not interfere with the rights of the Grantor to the use and enjoyment of said real estate.

That the Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to grant this Easement, subject to restrictive covenants, easements, encumbrances, and liens of record.

IN WITNESS WHEREOF, we have hereunto affixed our hands this 7th day of November, 2024.

Randy Von Fumetti
Signed

Randy Von Fumetti
Print Name and Title

Signed

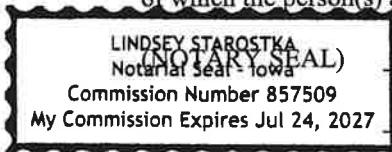
Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 7th day of November, A.D. 2024,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Randy Von Fumetti

X to me personally known
or _____ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.



Lindsay Starostka (Sign in Ink)
Lindsay Starostka (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

☒ INDIVIDUAL
☐ CORPORATE
Title(s) of Corporate Officer(s) _____

☐ Corporate Seal is affixed
☐ No Corporate Seal procured
PARTNER(s):
☐ Limited Partnership
☐ General Partnership
ATTORNEY-IN-FACT
☐ EXECUTOR(s) or TRUSTEE(s)
☐ GUARDIAN(s) or CONSERVATOR(s)
OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of entity(ies) or person(s)

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Grimes, Iowa, do hereby
certify that the within and foregoing instrument was duly approved and accepted by the City
Council of said City by Resolution No. _____, passed on the _____ day of
_____, 20_____, and this certificate is made pursuant to authority
contained in said Resolution.

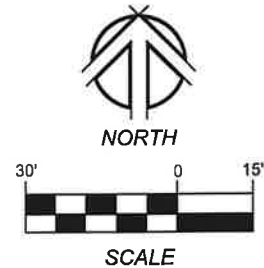
Signed this _____ day of _____, 20____.

City Clerk of the City of Grimes, Iowa

EXHIBIT A

LEGEND

	SUBJECT EASEMENT AREA
	EXISTING BOUNDARY LINE
	POINT OF BEGINNING



PREPARED FOR

CITY OF GRIMES
101 NE HARVEY STREET
GRIMES, IOWA 50111

PROPRIETOR

RANDY J. VON FUMETTI
2929 NE BRENTWOOD CIRCLE
GRIMES, IOWA 50111

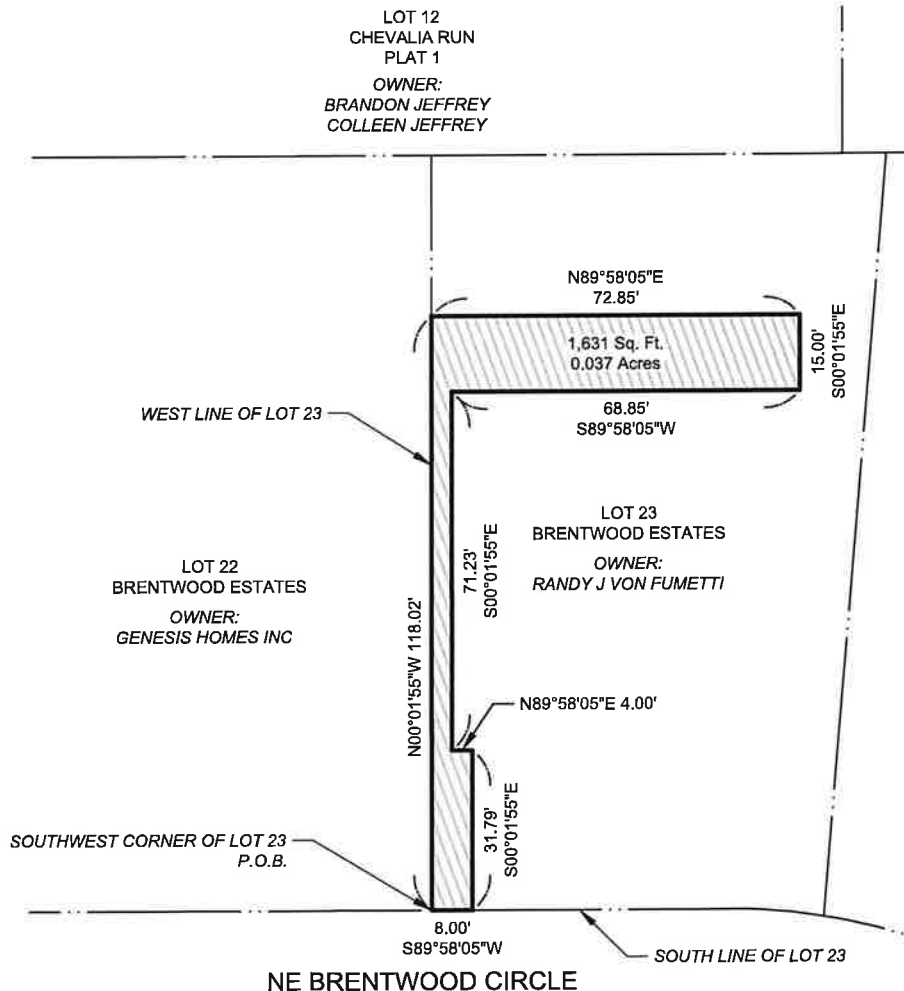
SUBJECT PROPERTY LEGAL DESCRIPTION

LOT 23, BRENTWOOD ESTATES, AN OFFICIAL PLAT, LOCATED IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

DESCRIPTION OF PROPOSED EASEMENT

THAT PART OF LOT 23, BRENTWOOD ESTATES, AN OFFICIAL PLAT, LOCATED IN THE CITY OF GRIMES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE N 00° 01' 55" W, ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 118.02 FEET; THENCE N 89° 58' 05" E, A DISTANCE OF 72.85 FEET; THENCE S 00° 01' 55" E, A DISTANCE OF 15.00 FEET; THENCE S 89° 58' 05" W, A DISTANCE OF 68.85 FEET; THENCE S 00° 01' 55" E, A DISTANCE OF 71.23 FEET; THENCE N 89° 58' 05" E, A DISTANCE OF 4.00 FEET; THENCE S 00° 01' 55" E, A DISTANCE OF 31.79 FEET, TO THE SOUTH LINE OF SAID LOT 23; THENCE S 89° 58' 05" W, ALONG SAID SOUTH LINE OF LOT 23, A DISTANCE OF 8.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.037 ACRES (1,631 SQUARE FEET).



NILLES ASSOCIATES
1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 985-0123 PHONE
(515) 985-3322 FAX
www.nillesinc.com

PROJECT: **TEMPORARY EASEMENT**
LOCATION: **LOT 23, BRENTWOOD ESTATES, GRIMES, IA**

NAI No.: 24123	DRAWN BY: ADS	DWG No.: 1/1
DATE: 10/16/2024	CHECKED BY: JPN	SHEET TITLE: EX-A

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM:

BACKGROUND: Staff have been developing plans to address a drainage issue in Brentwood Estates. Based upon the plans prepared, certain easements are necessary in order to construct the improvements. The property owner has reviewed the plans, and has provided the necessary easements to the City at no cost.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: N/A

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director, 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP

Return to: Alex Pfaltzgraff, AICP

RESOLUTION ACCEPTING EASEMENT - BRENTWOOD CIRCLE DRAINAGE PROJECT
DESTINY HOMES

Grimes Resolution No. 11-4324

WHEREAS, the City has developed plans for the Brentwood Circle Drainage Improvements;
and

WHEREAS, a temporary construction easement and permanent storm sewer easement is
necessary upon the Destiny Homes property; and

WHEREAS, the City has prepared the temporary construction easement and permanent storm
sewer easement documents; and

WHEREAS, the property owner has executed the easement documents.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes,
Iowa, that the City of Grimes hereby accepts the easements and that the City Clerk is hereby
authorized to execute all documents and record the documents, if necessary, with the Polk
County Recorder.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

That Genesis Homes, Inc. (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Grimes, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Grimes, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement over, under, across, and through the following described real estate:

See Attached Temporary Easement Exhibit

That said easement is granted unto the City of Grimes, Iowa, for the purpose of the access, construction, and installation of the following described public improvement:

NE BRENTWOOD CIRCLE DRAINAGE IMPROVEMENTS

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore said described land to a satisfactory condition after construction and/or repair in satisfactory condition pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after said date for the sole purpose of seeding and surface restoration. Such access shall not interfere with the rights of the Grantor to the use and enjoyment of said real estate.

That the Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to grant this Easement, subject to restrictive covenants, easements, encumbrances, and liens of record.

IN WITNESS WHEREOF, we have hereunto affixed our hands this 15 day of November, 2024.

Signed [Signature]

Dan Sparks, President
Print Name and Title

Signed _____

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Dallas } ss:

On this 15 day of November, A.D. 2024,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Dan Sparks

X to me personally known
or _____ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Sue Ellen Kennedy (Sign in Ink)
Sue Ellen Kennedy (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

____ INDIVIDUAL
☒ CORPORATE
Title(s) of Corporate Officer(s)
President
____ Corporate Seal is affixed
____ No Corporate Seal procured
____ PARTNER(s):
____ Limited Partnership
____ General Partnership
____ ATTORNEY-IN-FACT
____ EXECUTOR(s) or TRUSTEE(s)
____ GUARDIAN(s) or CONSERVATOR(s)
____ OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of entity(ies) or person(s)

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Grimes, Iowa, do hereby
certify that the within and foregoing instrument was duly approved and accepted by the City
Council of said City by Resolution No. _____, passed on the _____ day of
_____, 20_____, and this certificate is made pursuant to authority
contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Grimes, Iowa

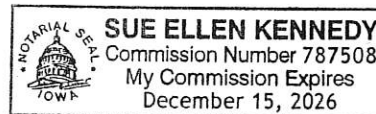


EXHIBIT A

LEGEND

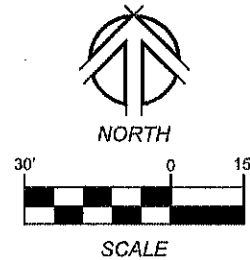
	SUBJECT EASEMENT AREA
	EXISTING BOUNDARY LINE
	P.O.B.
	POINT OF BEGINNING

PREPARED FOR

CITY OF GRIMES
101 NE HARVEY STREET
GRIMES, IOWA 50111

PROPRIETOR

GENESIS HOMES, INC.
750 SE ALICES ROAD
WAUKEE, IOWA 50263



SUBJECT PROPERTY LEGAL DESCRIPTION

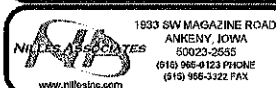
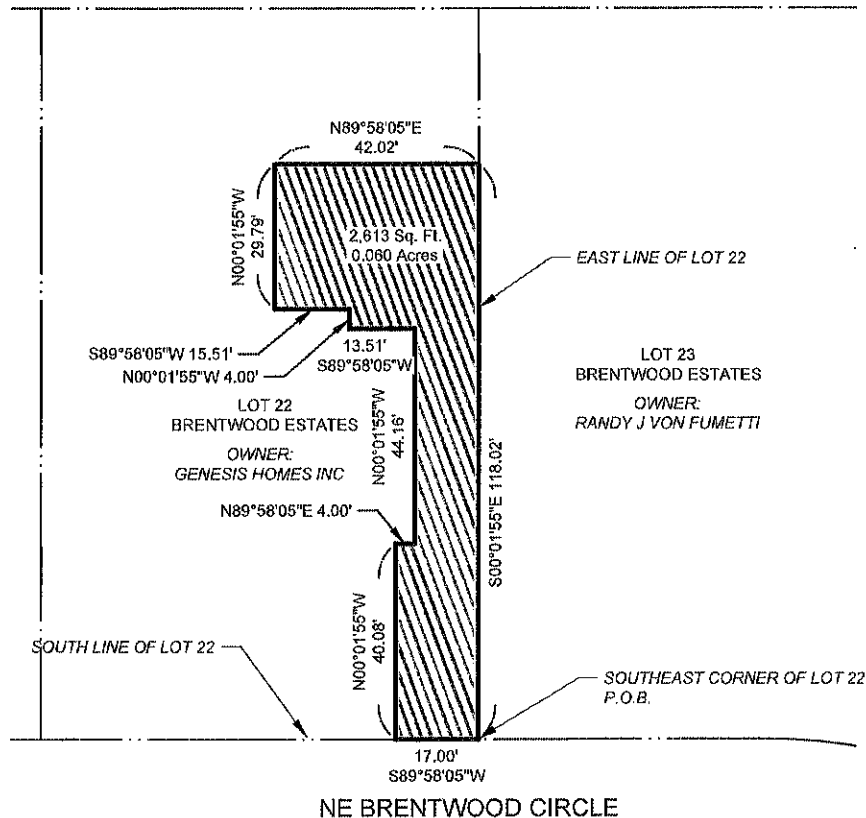
LOT 22, BRENTWOOD ESTATES, AN OFFICIAL PLAT, LOCATED IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

DESCRIPTION OF PROPOSED EASEMENT

THAT PART OF LOT 22, BRENTWOOD ESTATES, AN OFFICIAL PLAT, LOCATED IN THE CITY OF GRIMES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE S 89° 58' 05" W, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 17.00 FEET; THENCE N 00° 01' 55" W, A DISTANCE OF 40.08 FEET; THENCE N 89° 58' 05" E, A DISTANCE OF 4.00 FEET; THENCE N 00° 01' 55" W, A DISTANCE OF 44.16 FEET; THENCE S 89° 58' 05" W, A DISTANCE OF 13.51 FEET; THENCE N 00° 01' 55" W, A DISTANCE OF 4.00 FEET; THENCE S 89° 58' 05" W, A DISTANCE OF 15.51 FEET; THENCE N 00° 01' 55" W, A DISTANCE OF 29.79 FEET, THENCE N 89° 58' 05" E, A DISTANCE OF 42.02 FEET, TO THE EAST LINE OF SAID LOT 22; THENCE S 00° 01' 55" E, ALONG SAID EAST LINE OF LOT 22, A DISTANCE OF 118.02 FEET, TO SAID SOUTH LINE OF LOT 22, AND TO THE POINT OF BEGINNING. CONTAINING 0.060 ACRES (2,613 SQUARE FEET).

LOT 12
CHEVALIA RUN
PLAT 1
OWNER:
BRANDON JEFFREY
COLLEEN JEFFREY



PROJECT:	TEMPORARY EASEMENT
LOCATION:	LOT 22, BRENTWOOD ESTATES, GRIMES, IA

NAI No.: 24123	DRAWN BY: ADS	DWG No.: 1/1
DATE: 10/16/2024	CHECKED BY: JPN	SHEET TITLE: EX-A

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WHEN RECORDED RETURN TO:

City Clerk
101 NE Harvey St
Grimes, Iowa 50023

Preparer Information: Adam Schoeppner, Nilles Associates, Inc., 1933 SW Magazine Rd Ankeny, Iowa 50023 Phone: 515 965-0123

PUBLIC STORM SEWER AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, GENESIS HOMES, INC, of the City of Waukee, County of Dallas, State of Iowa, hereinafter referred to as "Grantor", in consideration of the sum of one dollar (\$1.00), and other valuable consideration, in hand paid by the City of Grimes, Iowa, receipt of which is hereby acknowledged, do hereby sell, grant and convey unto the City of Grimes, Iowa, a municipal corporation, in the County of Polk, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

See attached Exhibit "A"

That the above described easement is granted unto the City of Grimes, Iowa for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Public Storm Sewer and Drainage

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.
2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.
3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.
4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees, or shrubs). The City shall not be responsible for any

construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor the property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.
6. Easement Benefit. This easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
8. Consent and Subordination of Mortgage Holder(s). By signing this Agreement, the undersigned lender, its successors and assigns consents to the terms of this agreement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.
9. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

That the Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Signed this 15 day of Nov., 2024.

Grantor:

By: _____

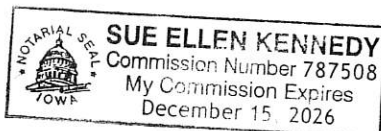
Name: Dan Sparks

Title: President

Company: Genesis Homes, Inc, LC

STATE OF IOWA, COUNTY OF POLK, ss:

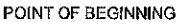
On this 15 day of November, 2024, before me, the undersigned, a Notary Public in and for said County and State personally appeared Dan Sparks, to me personally known, who being by me duly sworn, did say that they are the President, executing the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed of the Genesis Homes, Inc, by it and by them voluntarily executed.

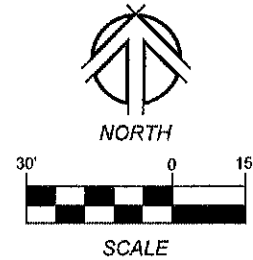


Sue Ellen Kennedy
Notary Public in and for the State of Iowa

EXHIBIT A

LEGEND

	SUBJECT EASEMENT AREA
	EXISTING BOUNDARY LINE
	P.O.B.
	POINT OF BEGINNING



PREPARED FOR

CITY OF GRIMES
101 NE HARVEY STREET
GRIMES, IOWA 50111

PROPRIETOR

GENESIS HOMES, INC.
750 SE ALICES ROAD
WAUKEE, IOWA 50263

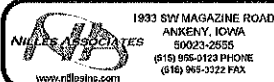
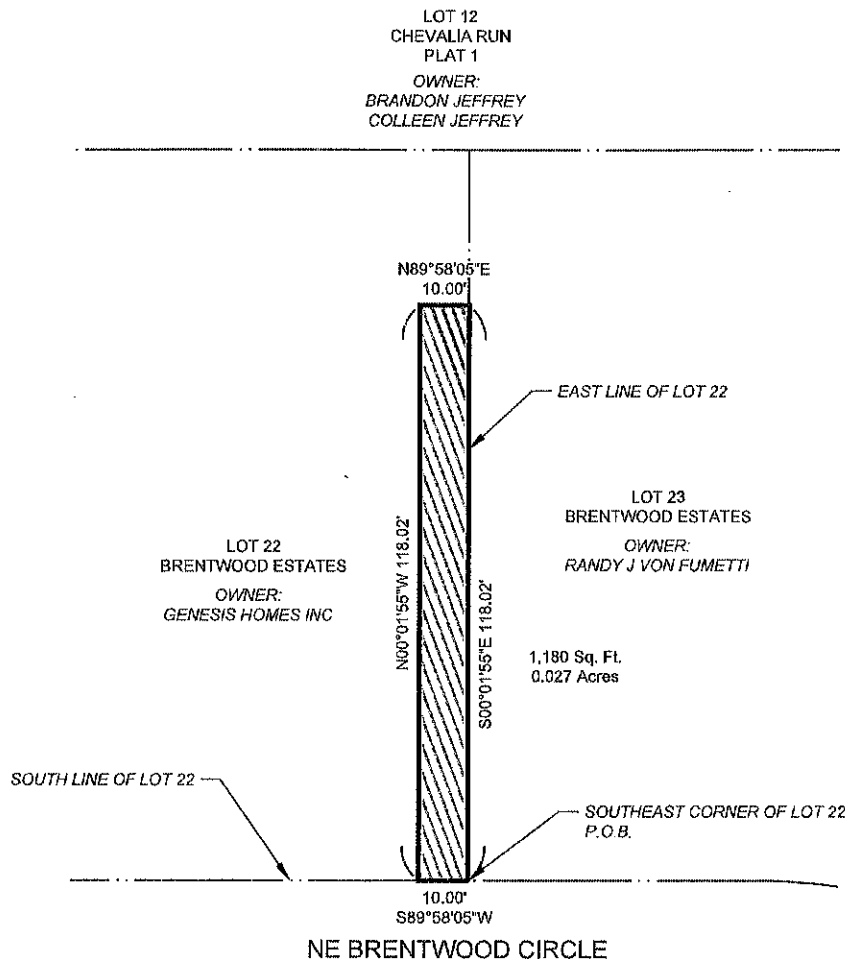
SUBJECT PROPERTY LEGAL DESCRIPTION

LOT 22, BRENTWOOD ESTATES, AN OFFICIAL PLAT, LOCATED IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

DESCRIPTION OF PROPOSED EASEMENT

THAT PART OF LOT 22, BRENTWOOD ESTATES, AN OFFICIAL PLAT, LOCATED IN THE CITY OF GRIMES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE S 89° 58' 05" W, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 10.00 FEET; THENCE N 00° 01' 55" W, A DISTANCE OF 118.02 FEET; THENCE N 89° 58' 05" E, A DISTANCE OF 10.00 FEET, TO THE EAST LINE OF SAID LOT 22; THENCE S 00° 01' 55" E, ALONG SAID EAST LINE OF LOT 22, A DISTANCE OF 118.02 FEET, TO SAID SOUTH LINE OF LOT 22, AND TO THE POINT OF BEGINNING. CONTAINING 0.027 ACRES (1,180 SQUARE FEET).



PROJECT:	PERMANENT EASEMENT
LOCATION:	LOT 22, BRENTWOOD ESTATES, GRIMES, IA

NAI No.	24123	DRAWN BY:	ADS	DWG No.	1/1
DATE:	10/16/2024	CHECKED BY:	JPN	SHEET TITLE	EX-A

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CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Resolution Approving Purchase of a Pump for Gateway Lift Station

BACKGROUND: The Gateway lift station is a critical infrastructure component in the city's wastewater management system. It serves as a key pumping station responsible for transferring wastewater from the surrounding commercial area to the WRA lift station. The pumps in place have reached the end of their useful life and need to be replaced. The pumps will be replaced one at a time due to budget considerations. The current lead time for this pump is approximately 6 to 8 weeks, subject to factory change.

BUDGETARY CONSIDERATIONS: \$27,832.00 plus additional costs for freight, installation and startup.

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services __X__

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: JB

Return to: KH

RESOLUTION AUTHROIZING PURCHASE OF PUMP FOR GATEWAY LIFT STATION

Grimes Resolution No. 11-4424

WHEREAS, the City of Grimes is committed to providing efficient and reliable infrastructure to its residents; and,

WHEREAS, the Gateway lift station plays a critical role in the City's wastewater management system; and,

WHEREAS, an existing pump at the Gateway lift station has reached the end of its operational life and requires replacement; and,

WHEREAS, City staff has thoroughly evaluated various options and determined that the most cost-effective and suitable solution is the purchase of a new pump; and

WHEREAS, the purchase of the new pump will enhance the lift station's capacity, improve its operational efficiency, and reduce the risk of future potential failures,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. Council approves the expenditure of funds for a new pump for the Gateway lift station plus any additional costs for freight, installation and start up and,
2. Authorizes the Public Works Director to cause the installation of a new pump at the Gateway Lift Station

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



QUOTATION		
DATE	NUMBER	PAGE
9/20/2024	0011491	1 of 1

B COG061
I CITY OF GRIMES
L 101 N HARVEY ST
L GRIMES, IA 50111-2180

T
O

S CITY OF GRIMES
H 101 N HARVEY ST
I GRIMES, IA 50111-2180
P

T
O

Accepted By: _____
Company: _____
Date: _____
PO#: _____
Ship To: _____

ATTENTION:

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

TERMS: NET 30

CUSTOMER REF/PO#			JOB TITLE	SLP	SHIPPING TYPE	
DAVID GUTHRIE			GATEWAY LIFT STATION, FLYGT REPLACEMENT 31520910457	CAS/JRF	BEST WAY	
QTY	UM	PART	DESCRIPTION	UNIT PRICE		EXTENDED

REPLACE EXISTING OBSOLETE FLYGT 3152.091-0457 SN:
9480010 WITH CURRENT MODEL

1.00	EA	31530950008	FLYGT,PUMP,NON-CLOG NP434-6 20/460/3 50FT SSCJ FM+FLS FV DVB	\$27,832.00	\$27,832.00
------	----	-------------	---	-------------	-------------

ESTIMATED LEAD TIME IS 6 TO 8 WEEKS ARO, SUBJECT
TO FACTORY CHANGE.

PRICING DOES NOT INCLUDE FREIGHT, INSTALLATION OR
START UP.

THANK YOU, JOYCE FROHWEIN
jfrohwein@electricpump.com

*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.	SUB TOTAL: \$ 27,832.00 TAX: TOTAL: \$ 27,832.00
--	--

4280 E 14th Street Des Moines, IA 50313-2604
201 4th Ave SW New Prague, MN 56071-2347

*
*

Telephone 515-265-2222
Telephone 952-758-6600

www.electricpump.com

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Resolution Approving Purchase of a Pump for SE 37th Lift Station

BACKGROUND: The SE 37th St lift station is a critical infrastructure component in the city's wastewater management system. It serves as a key pumping station responsible for transferring wastewater from the surrounding residential and commercial areas to the WRA lift station. This is the second of two pumps to be replaced at this lift station. The replacement of this pump will allow for this lift station to operate at the designed capacity.

BUDGETARY CONSIDERATIONS: \$45,953.00

STRATEGIC PLANNING:

Prioritized: ____YES ____X_NO

*High-Performing Organization/Exception Professional Services _X____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: JB

Return to: KH

RESOLUTION AUTHROIZING PURCHASE OF PUMP FOR SE 37TH LIFT STATION

Grimes Resolution No. 11-4524

WHEREAS, the City of Grimes is committed to providing efficient and reliable infrastructure to its residents; and,

WHEREAS, the SE 37th Street lift station plays a critical role in the City's wastewater management system; and,

WHEREAS, an existing pump at the SE 37th Street lift station has reached the end of its operational life and requires replacement; and,

WHEREAS, City staff has thoroughly evaluated various options and determined that the most cost-effective and suitable solution is the purchase of a new pump; and

WHEREAS, the purchase of the new pump will allow the lift station to operate at design capacity, improve its operational efficiency, and reduce the risk of future potential failures,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. Council approves the expenditure of funds for a new pump for the SE 37th St. lift station and,
2. Authorizes the Public Works Director to cause the installation of a new pump at the SE 37th Lift Station

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



QUOTATION

4280 E 14th Street
Des Moines IA 50313-2604 USA

Telephone: (515) 265-2222 / FAX (515) 265-8079
Toll Free 1-800-383-PUMP

www.electricpump.com

QUOTE NUMBER: 0153199
QUOTE DATE: 6/28/2023
EXPIRE DATE: 7/28/2023

SALESPERSON: CHAD SPARKS
CUSTOMER NO: 9863176
QUOTED BY: JRF
JOYCE

QUOTED TO:
CITY OF GRIMES
101 N. HARVEY
GRIMES, IA 50111

JOB LOCATION:
CITY OF GRIMES
101 N. HARVEY
GRIMES, IA 50111

CONFIRM TO:
DAVE

***** QUOTE ORDER - DO NOT PAY *****

CUSTOMER P.O. DAVE	SHIP VIA BESTWAY		F.O.B. ORIGIN	TERMS Net 30 Days		
ITEM NUMBER	UNIT	ORDERED	SHIPPED	BACK ORDER	PRICE	AMOUNT
WE ARE PLEASED TO OFFER THE FOLLOWING QUOTATION FOR REPLACING YOUR EXISTING MODY MSP3-100-4 PUMP WITH FLYGT TO PRODUCE 950 GPM @ 100' TDH:						
0032021851649	EACH	1.00	0.00	0.00	45,953.00	45,953.00
NP468-4 45/460/3 50' FLS FV+ANSI						
1400000407129	EACH	1.00	0.00	0.00	763.00	763.00
MINI-CASII/FUS 120/24VAC,24VDC						
SR3P-06	EACH	1.00	0.00	0.00	15.00	15.00
IDEC 11 PIN SOCKET						

ESTIMATED LEAD TIME IS 12 TO 14 WEEKS ARO, SUBJECT TO
FACTORY CHANGE.

THE PRICING ON THIS QUOTE DOES NOT INCLUDE
FREIGHT.

Electric Pump is committed to supplying you, our
customer, the highest quality products & service.

jfrohwain@electricpump.com

THANK YOU, JOYCE FROHWEIN

***** 3% CONVENIENCE FEE FOR CREDIT CARD CHARGE OVER \$5,000.00 *****

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.

Please note that we are no longer offering a thirty(30) day validity date.
Due to the current volatility in the materials market, pricing and ship
dates are subject to confirmation at time of order.

Net Order:	46,731.00
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	46,731.00

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Resolution to Approve the Purchase of Trees for a Community Tree Planting Program

BACKGROUND: During strategic planning, the City Council prioritized a community tree planting program. A community tree purchasing program enables residents to buy trees at a reduced cost, encouraging tree planting and enhancing the urban canopy. This program promotes environmental stewardship, improves air quality, and supports biodiversity in the community. It also helps reduce stormwater runoff and enhance property values. Additionally, a community tree program fosters civic pride and engagement by involving residents directly in local beautification efforts and creating a shared responsibility for maintaining the community's natural resources.

BUDGETARY CONSIDERATIONS: For the community tree purchasing program, three quotes have been obtained: Timber Pine Landscape and Nursery at \$16,500, Bentley Ridge Tree Farm & Nursery at \$16,800, and Great Plains Nursery at \$19,025.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☒

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: DG

Return to: KH

RESOLUTION TO APPROVE THE PURCHASE OF TREES FOR A COMMUNITY TREE
PLANTING PROGRAM

Grimes Resolution No. 11-4624

WHEREAS, the City of Grimes recognizes the importance of enhancing its green spaces, reducing storm water runoff and promoting environmental sustainability; and

WHEREAS, A Community Tree Purchasing Program can help achieve these goals; and

WHEREAS, three quotes were obtained to ensure cost-effective purchasing options, with quotes as follows:

- Timber Pine Landscape and Nursery: \$16,500
- Bentley Ridge Tree Farm & Nursery: \$16,800
- Great Plains Nursery: \$19,025; and,

WHEREAS, Timber Pine Landscape and Nursery submitted the lowest bid at \$16,500, providing the most economical option for the City's budget for the tree purchasing program

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Public Works Director is authorized to purchase trees from Timber Pine Landscape and Nursery for the quoted price of \$16,500.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Timberpine Inc.
18863 Jewell Dr
Earlham, IA 50072
Office: 515-207-2115



11/18/2024

Estimate good for 30 days.
Prices for quantity shown only.

Company: City of Grimes
Attention: David Guthrie
Phone: (515) 514-1036
Email: dguthrie@grimesiowa.gov

We are pleased to submit the following landscape estimate:

Job Description: 2025 City of Grimes Tree Program
per email & conversation from GC dated 11/18/2024 with no plans/ specs noted

QUANTITY	DESCRIPTION	Material	Installation
	Plant Material and Installation		
	No Warranty on all Trees		included
	Trees		
10	Sub #15 Honeylocust or similar for American Linden	\$169.00	\$0.00
10	#15 Eastern Redbud Clump or similar	\$169.00	\$0.00
10	#15 Northern Red Oak or similar	\$179.00	\$0.00
10	#15 Ironwood or similar	\$179.00	\$0.00
10	#15 Bald Cypress or similar	\$139.00	\$0.00
10	#15 Kentucky Coffeetree or similar	\$179.00	\$0.00
10	#15 Heritage River Birch or similar	\$169.00	\$0.00
10	5' White Pine Potted or similar	\$139.00	\$0.00
10	#15 Swamp White Oak or similar	\$179.00	\$0.00
10	#15 Red Maple or similar	\$149.00	\$0.00
	Plant Material Total	\$16,500.00	
	Plant Installation Total		\$0.00
*** All Pricing is subject to change based on industry price increases for the upcoming 2024 season ***			
*** Pricing & Quantities based off of current inventory dated 11.18.2024 (Pricing & Quantities are subject to change) ***			
*** Exclude all Landscape Maintenance and Watering upon delivery ***			
*** All Pricing subject to change based on timing of installation ***			
*** Delivery to occur in the Spring of 2025 (Weather & Scheduling Permitted) ***			
	Inclusions:		
	All Transportation, Delivery, and unloading of Trees		
	Exclusions		
	Rough grading, vegetation removal and disposal, topsoil and soil		
	amendments and fertilization of plants and turf are excluded.		
	Weed barrier fabric under mulch is excluded.		
	Pavers, retaining walls, boulders, and edging materials are excluded.		
	Watering of trees is excluded after delivery.		

Material Sub Total	\$16,500.00
Installation Sub Total	\$0.00
7% Tax - Material Only	\$0.00
Estimate Total	\$16,500.00

Additional work outside the scope of this bid will be billed at standard labor rates.

TimberPine is not responsible for private locates.

Private locates include, but are not limited to, irrigation, private utilities, dog fence, septic laterals or other buried items.

*** Finance Charge of 1.5% per month will be charged on past due accounts.***

Estimate prepared by
Name: Erik Culp
Title: Project Manager

Acceptance by:
Date:
Signature:

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Approving Purchase and Installation of New Valves and Actuators at the Water Treatment Plant

BACKGROUND: The lime plant plays a critical role in ensuring the city's water treatment processes operate efficiently and reliably. Over time, several valves and actuators essential to plant operations have reached the end of their useful life, leading to increased maintenance costs, reduced operational efficiency, and occasional disruptions. To address these issues, staff have conducted a comprehensive evaluation of the equipment and identified the components in need of replacement. Replacing these valves and actuators will improve system reliability. The estimated lead time for parts after approval is 18 to 20 weeks, subject to factory changes.

BUDGETARY CONSIDERATIONS: \$33,321.75

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services __X__

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: JB

Return to: KH

RESOLUTION 11-4724 APPROVING PURCHASE AND INSTALLATION OF NEW VALVES
AND ACTUATORS AT THE WATER TREATMENT PLANT

Grimes Resolution No. 11-4724

WHEREAS, the lime plant is a critical component of the city's water treatment system, providing essential processes to ensure clean and reliable water delivery to residents;

WHEREAS, the existing valves and actuators have reached the end of their service life due to age and wear, resulting in increased maintenance costs, reduced operational efficiency, and occasional service disruptions;

WHEREAS, replacing the outdated valves and actuators will enhance system reliability, and improve operational efficiency;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the purchase and installation of new valves and actuators at the lime plant is hereby authorized, and the Public Works Director is directed to proceed with procurement and implementation as necessary.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



QUOTATION		
DATE	NUMBER	PAGE
11/19/2024	0012120	1 of 2

B COG061
I CITY OF GRIMES
L 101 N HARVEY ST
L GRIMES, IA 50111-2180

S CITY OF GRIMES
H 101 N HARVEY ST
I GRIMES, IA 50111-2180
P

Accepted By: _____
Company: _____
Date: _____
PO#: _____
Ship To: _____

T
O

ATTENTION:

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

TERMS: NET 30

CUSTOMER REF/PO#		JOB TITLE	SLP	SHIPPING TYPE
KEVIN HENSLEY		LIME PLANT, VALVES AND ACTUATORS	CAS/JRF	OURTRK
QTY	UM	PART	DESCRIPTION	

SCOPE OF SUPPLY: UNWIRE REMOVE EXISTING CONDUIT WIRING, JUNCTION BOXES. ISOLATE ACTUATOR FROM FLOW , CUT/TORCH EXISTING BOLTS OFF ACTUATOR, REMOVE ACTUATOR, INSTALL NEW ACTUATOR (TRIM PIPE IF NEEDED INSTALL UNIFLANGE) , RUN NEW CONDUIT AND WIRING, WIRE UP NEW ACTUATOR
CONFIRM OPERATION, REPEAT STEPS FOR ACTUATOR #2

2.00 EA BAW, 14

DEZURIK VALVE AND ACTUATOR 14"
BAW,14,F1,CI,NBRN-NBR,150B,DI-S2*TW-7-PC6,4V1038-S
EH91 STYLE: BAW - DEZURIK AWWA C504 3-72"; C516 78"
AND LARGER RUBBER SEATED BUTTERFLY VALVE (BAW)
SIZE: 14 - 14 INCH (350MM) END CONNECTION: F1 -
FLANGED DRILLING; ASME CLASS 125/150 BODY
MATERIAL: CI - CAST IRON PACKING: NBRN -
ACRYLONITRILE BUTADIENE; SELF ADJUSTING; -20 TO
180° F. (-29 TO 82° C.) SEAT MATERIAL: NBR -
ACRYLONITRILE BUTADIENE; TEMPERATURE -20 TO 180°
F. (-29 TO 82° C.) SERVICE CLASS: 150B - AWWA CLASS
150B DISC MATERIAL: DI - DUCTILE IRON WITH 316
STAINLESS STEEL EDGE SHAFT MATERIAL: S2 - 316
STAINLESS STEEL COATING: S30SC0 - 8 MILS MINIMUM
OF BLUE DEZURIK EPOXY ON INTERIOR AND EXTERIOR
WITH STANDARD (SP10) SURFACE PREP ACTUATOR:
TW-7-PC6 - T-SERIES CYLINDER; WEATHERPROOF; 6 IN
DIA SOLENOID: 4V1038 - ASCO EF8344G70 BRASS BODY
SOLENOID; INTERNATIONAL OR US VOLTAGE 110/50 OR
120/60; TYPE 3,3S,4,4X,6,6P,7 & 9; 1/4" NPT; 150 PSI
MAXIMUM PRESSURE RATING, SINGLE COIL SWITCH:
SEH91 - (4) STONEL SWITCHES; MECHANICAL; SPDT; 2
CONDUIT CONN; TYPE 1,3,4,4X,5,6,7,9,12 AND 13
WEIGHT (APPROX): 325 LBS/ 148 KGS MIN VALVE
TEMPERATURE: -20 DEGREES F. MAX TEMPERATURE: 180
DEGREES F. SETUP TEXT: SWITCH ACTION: OPEN_CLOSE
SOL ACTION: OPEN

4.00 EA 14BGK
2.00 EA 14UNIF

14" BOLT AND GASKET KITS
14" UNIFLANGE



QUOTATION		
DATE	NUMBER	PAGE
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QTY	UM	PART	DESCRIPTION	UNIT PRICE	EXTENDED
1.00	EA	MISC	ELECTRICAL CONDUIT, WIRE, ETC		
1.00	EA	FR	FREIGHT INCLUDED		
5.00	HR	TRAVEL	TRIP CHARGE		
80.00	EA	MILEAGE	SERVICE TECH MILEAGE		
24.00	HR	ML	MECHANICAL LABOR		
12.00	HR	EL	ELECTRICAL LABOR		

ESTIMATED LEAD TIME FOR PARTS AFTER APPROVAL TO
PROCEED - 18 TO 20 WEEKS, SUBJECT TO FACTORY
CHANGE.

THANK YOU, JOYCE FROHWEIN
jfrohwein@electricpump.com

***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.**

SUB TOTAL: \$ 33,321.75

TAX:

TOTAL: \$ 33,321.75

4280 E 14th Street Des Moines, IA 50313-2604
201 4th Ave SW New Prague, MN 56071-2347

*
*

Telephone 515-265-2222
Telephone 952-758-6600

www.electricpump.com

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: GrimesPlex Sponsorship Agreement

BACKGROUND: Over the last few months, City staff have been in discussions with Hy-Vee for them to become the title sponsor of the GrimesPlex. Recently, Hy-Vee and City staff have agreed to enter into a sponsorship agreement changing the name of the GrimesPlex to Hy-Vee Multiplex powered by City of Grimes.

BUDGETARY CONSIDERATIONS: \$500,000.00 over the five-year term with an option to extend for an additional five years for \$500,000.00

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☒

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Brian Becker, Parks and Recreation Director, 515-986-2143, bbecker@grimesiowa.gov

Prepared by: Brian Becker

Return to: Brian Becker

RESOLUTION 11-4824 GRIMESPLEX SPONSORSHIP AGREEMENT

Grimes Resolution No. 11-4824

WHEREAS, Hy-Vee will be granted the naming rights to the multisport recreational sports park currently named GrimesPlex, which is owned and operated by the City at 1000 NE Heritage Drive, Grimes, Iowa.

WHEREAS, The City agrees to change the name of the multisports recreational sports park currently named and referenced as, "GrimesPlex" to the chosen name by the Sponsor to Hy-Vee Multiplex powered by City of Grimes.

WHEREAS, The current monument signage at the park will be changed to "Hy-Vee Multiplex", with any production and installation costs being covered by Hy-Vee.

WHEREAS,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor and City Clerk are authorized to execute the attached agreement on behalf of the City of Grimes.

Passed by the City Council of the City of Grimes, Iowa, by the vote of ___ to ___ on the 26th day of November 2024, and approved by the Mayor on the 26th day of November 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

GRIMESPLEX SPONSORSHIP AGREEMENT

THIS GRIMESPLEX SPONSOR AGREEMENT (“Agreement”) is entered into by and between the following parties: Hy-Vee, Inc. (“SPONSOR”) with corporate offices at 5820 Westown Parkway, West Des Moines, IA 50266 and the City of Grimes, Iowa, an Iowa municipal corporation (“CITY”) with a City Hall located at 101 NE Harvey St, Grimes, IA 50111.

In consideration of the mutual promises and covenants set forth in this Agreement, the parties to this Agreement agree as follows:

Section 1. TERM

This Agreement is effective for five years from the date the agreement has been signed by both parties (“the “Term”). In addition, the Sponsor has the option to extend the agreement for five years, as long as the Sponsor gives written notice of the election to exercise the option before the expiration of the original term.

Section 2. SUBJECT AND SCOPE

This Agreement concerns sponsorship and promotion of the multisport recreational sports park named the GrimesPlex (“GrimesPlex”), which is owned and operated by the CITY at 1000 NE Heritage Drive, Grimes, Iowa.

Section 3. CONSIDERATION

In exchange for the consideration provided to CITY under this Agreement, CITY shall provide to SPONSOR the consideration listed in Exhibit A.

Section 4. PUBLIC ANNOUNCEMENT

The parties mutually agree to coordinate with each other regarding the initial public announcement with respect to this Agreement.

Section 5. MARKS AND WORK PRODUCT

(a) In this Agreement, “Marks” means all of a party’s names, trademarks, service marks, trade names, copyrighted materials, logos, designs, symbols, mascots, and similar identifications, whether now in existence or hereafter created.

(b) During the Term, use of either party’s Marks by the other party is subject to approval by the Mark owning party. Upon expiration or termination of this Agreement, each party shall immediately cease and desist from using the other party’s Marks in any way whatsoever, unless the other party consents in writing to continued use of the Marks, which consent shall be at the other party’s sole discretion.

(c) Each party is the exclusive owner of its Marks, and any and all use of the Marks and any goodwill in those Marks shall ensure the exclusive benefit of the respective owner. Each party warrants that it has all rights, title, and interest in and to its Marks and that its Marks do not infringe any

trademark, right of privacy, or any other statutory or common law right of any third party. Neither party shall acquire any proprietary right in or to the other party's Marks under this Agreement. Any rights with respect to the Marks that may be granted under the express terms of this Agreement are limited solely to use in connection with this Agreement.

(d) After the termination of this Agreement, any work created pursuant to this Agreement that contains a reference to both parties, both parties Marks, or both parties' names and respective Marks, shall not be used commercially by either party.

Section 6. REPRESENTATIONS, WARRANTIES, AND COVENANTS

Each party represents, warrants, and covenants to the other party that it has full power and authority to enter into this Agreement, to perform its obligations under this Agreement, to provide the benefits under this Agreement, and the individual executing this Agreement on its behalf has the authority to do so.

Section 7. TERMINATION BY DEFAULT

(a) In this Agreement, "Default" means any of the following:

(1) failure by a party to comply with or perform any material provision of this Agreement.

(2) a party (A) is unable or unwilling to pay its debts as they mature (B) files a petition in bankruptcy, whether voluntary or involuntary, or of any other proceeding under bankruptcy, insolvency, or similar laws; (C) makes an assignment for the benefit of creditors; (D) is named in, or its property is subject to, a suit for appointment of a receiver; or (E) is dissolved or liquidated; or

(3) any party makes a warranty in this Agreement and subsequently breaches that warranty, or that warranty is false or misleading in any material respect.

(b) Either party may terminate this Agreement if a Default by the other party has occurred, the non-defaulting party has given written notice of the Default to the defaulting party, and the Default continues for thirty (30) days after the written notice is received. In the event of such a termination, the non-defaulting party shall also be entitled to pursue any remedy provided in law or equity, including injunctive relief and the right to recover any damages it may have suffered by reason of such Default. In the event of termination, each party shall immediately cease using the other party's Marks and name.

Section 8. NOTICES

Except as otherwise provided in this Agreement, any notice, consent, or other communication to a party under this Agreement shall be in writing and hand-delivered, delivered by registered or certified mail, or sent by reputable overnight courier service to the address or addresses of the other party listed earlier in the Agreement. Notices to Hy-Vee should be sent to "Attn: Legal Department" with a copy by email to legalnotices@hy-vee.com.

Section 9. RELATIONSHIP OF THE PARTIES

The parties are performing their obligations under this Agreement as independent contractors, and nothing in this Agreement shall be deemed or construed to create, or have been intended to create a partnership, joint venture, employment, or agency relationship between the parties.

Section 10. NO IMPLIED WAIVER AND OTHER REMEDIES

(a) No Waiver- Any failure on the part of either party to insist upon the performance of this Agreement or any part of this Agreement shall not constitute a waiver of any right under this Agreement.

(b) Indemnity- City hereby agrees to defend, indemnify and hold harmless Sponsor, and shall reimburse Sponsor for any loss, liability, claim, damage, expense (including, but not limited to, costs of defense and reasonable attorneys' fees) arising from or in connection with any act or omission taken or omitted by City's officers, employees, or contractors arising out of this Agreement. HyVee hereby agrees to defend, indemnify and hold harmless City, and shall reimburse City for any loss, liability, claim, damage, expense (including, but not limited to, costs of defense and reasonable attorneys' fees) arising from or in connection with any act or omission taken or omitted by Sponsor's officers, employees or contractors arising out of this Agreement.

(c) Limitation of Liability- IN NO EVENT SHALL SPONSOR OR CITY BE LIABLE UNDER THIS AGREEMENT FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT SPONSOR OR CITY WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, SPONSOR'S OR CITY'S AGGREGATE MAXIMUM LIABILITY WITH RESPECT TO THIS AGREEMENT SHALL BE THE AMOUNT OF THE ANNUAL FEE PAID TO CITY DURING THE PRECEDING TWELVE MONTHS.

Section 11. ASSIGNMENT AND PLEDGE PROHIBITION

Neither party may assign or pledge its rights or delegate its obligations under this Agreement, directly or indirectly, without the other party's prior written consent.

Section 12. INSURANCE

Each party will maintain in effect, during the Term and any renewal term, a comprehensive liability insurance policy (general, liability coverage, personal injury, and property damage) in force with at least \$1,000,000 general aggregate insurance, including the other party as an additional insured. Each party shall provide a certificate of insurance to the other party upon request by the other party. The policy shall be written so that the other party will be notified of the cancellation of the policy at least thirty (30) days prior to the effective date of such cancellation.

Section 13. GOVERNING LAW

This Agreement shall be interpreted and construed in accordance with the laws of the State of Iowa without regard to its conflicts of law's provisions. Any proceeding brought to enforce a party's rights hereunder shall be brought in the courts located in Polk County, Iowa and the parties expressly waive any claims of inconvenient forum.

Section 14. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties with respect to the subject matter of this Agreement. No statement or inducement with respect to that subject matter by either party or by any agent or representative of either party which is not contained in this Agreement shall be valid or binding between the parties.

Section 15. SEVERABILITY

If any provision of this Agreement is found to be void or contrary to law, that provision shall, but only to the extent necessary to bring this Agreement within the requirements of law, be deemed to be severable from the other provisions of this Agreement, and the remainder of this Agreement shall be given effect as if the parties had not included the severed provision in this Agreement.

Section 16. WAIVER AND AMENDMENTS

No provision of this Agreement may be waived or amended except by a written instrument agreed to and executed by both parties. Any such waiver or amendment shall not require additional consideration to be effective.

Section 17. CONSTRUCTION

This Agreement has been fully reviewed and negotiated by the parties, and both parties acknowledge that they have had the opportunity to consult with legal counsel as to its terms. Accordingly, in interpreting this Agreement, no weight shall be placed on which party to this Agreement drafted the provision being interpreted.

Section 18. HEADINGS

The headings of the Sections of this Agreement are inserted for convenience of reference only and shall not control or affect the meaning or construction of any provision of this Agreement in any manner.

IN WITNESS WHEREOF, the parties to this Agreement have caused this Agreement to be executed on the dates set forth below.

CITY

By: _____

Name: Scott Mikkelsen

Title: Mayor

Attest:

By: _____

Name: Rachel Greving

Title: City Clerk

Date: _____

SPONSOR

By: 
Matt Nickell (Nov 19, 2024 11:44 CST)

Name: Matt Nickell

Title: Vice President

Date: 11/19/2024

By: 
Nate Allen (Nov 19, 2024 11:46 CST)

Name: Nathan Allen

Title: Assistant Secretary

Date: 11/19/2024

Next Page

Terms of Consideration for Sponsor & City

EXHIBIT A

Terms and Compensation for Sponsor & City

1. SPONSOR'S EXCLUSIVE BENEFITS AS TITLE SPONSOR

As the Title Sponsor of the GrimesPlex, the Sponsor shall receive the following in consideration during the term of the Agreement as long as the Sponsor is current on the Sponsor's Agreement obligations:

a. Naming Rights – The sponsor will have the naming rights to the multisport recreational sports park named the GrimesPlex ("GrimesPlex"), which is owned and operated by the CITY at 1000 NE Heritage Drive, Grimes, Iowa. City agrees to change the name of the multisport recreational sports park currently named and referenced as, "GrimesPlex" to the chosen name by Sponsor of Hy-Vee Multiplex powered by City of Grimes. The parties mutually agree to coordinate with each other regarding the publication of the name change of the facility from GrimesPlex to Hy-Vee Multiplex powered by City of Grimes.

b. Signage - The GrimesPlex monument signage will include the Sponsor's name as part of the Title Sponsor Naming Rights agreement. The current monument signage at the facility will be changed to "Hy-Vee Multiplex", with any production and installation costs being covered by the Sponsor. The monument signage will consist of two monument entrance signs off of Heritage Drive and two monument signs located at each facility entrance (the "Permanent Signage"). City shall maintain the Permanent Signage during the term at no cost to Sponsor. The general signage will include three (3) banners measuring five feet by twenty feet off of Heritage Drive, which will be displayed constantly from Spring to Fall of each calendar year (the "Banner Signage"), and refer to GrimesPlex as Hy-Vee Multiplex. Sponsor shall maintain or replace the Banner Signage as needed. Any other signage relating to GrimesPlex created by or controlled by the City shall refer to the facility as Hy-Vee Multiplex.

c. Apparel – All City onsite staff will have the Sponsors name and branded facility logo of Hy-Vee Multiplex included in their apparel. If Sponsor decides to utilize this provision, Sponsor will supply at least three branded facility logo shirts for each onsite City employee assigned to the Hy-Vee Multiplex facility.

d. GrimesPlex Website, Social Media, Application, Internet Presence and Trademark - The website for the GrimesPlex will change to the Sponsor's name of Hy-Vee Multiplex in the domain name. GrimesPlex social media will also contain the name of the Sponsor in the complex name and logo, which will be referred to as Hy-Vee Multiplex powered by City of Grimes. Any Application developed by the City in the future shall be named Hy-Vee Multiplex powered by City of Grimes. The online presence for GrimesPlex shall be Hy-Vee Multiplex powered by City of Grimes (including but not limited to map references on all GPS applications and websites). City will own the domain name, and may apply to trademark and own Hy-Vee Multiplex powered by City of Grimes for the duration of this Agreement.

e. Promotional Materials - All promotional materials supplied by the City for the GrimesPlex including pamphlets, booklets, letterhead, applications, entry forms, clothing and any other promotional materials will include the Hy-Vee Multiplex name and logo with the Sponsor's name.

f. Promotional Days: The Sponsor will be allowed to have on-site promotional days at the facility during scheduled league games and tournaments. With regard to other days of the year, the City has

the right to approve all planned and or scheduled days in which the Sponsor wants to be on site. The City and Sponsor will work together in good faith in coordinating these days scheduled days on a calendar basis.

g. Exclusivity – Sponsor shall be the exclusive Title Sponsor of GrimesPlex and the exclusive sponsor in the following categories: grocery stores, supermarkets, general merchandise mass market retailers who compete in Sponsor’s main product lines (including Target, Walmart, Costco, and Sams Club), pharmacies, and convenience stores.

h. Use of Hy-Vee Multiplex Logo or Marks - The Sponsor will have the right to use the Hy-Vee Multiplex Logo or Marks in the Sponsor’s marketing and promotions. City has the right to approve all planned marketing, advertising, and promotions used by the Sponsor containing City logos/Marks.

2. SPONSOR CONSIDERATION

The Sponsor will pay the City \$500,000.00 over the initial five-year term of the Agreement. The payments will be in annual increments of \$100,000.00 with the initial payment occurring on the effective date of the Agreement and each subsequent payment being made before each yearly anniversary of the Agreement. If Sponsor elects to exercise its option to extend the Agreement for an additional five-year term, the Sponsor will pay the City \$500,000.00 in annual increments of \$100,000.00.

3. SPONSOR RIGHTS RETAINED BY CITY

GrimesPlex is a large facility containing multiple soccer and baseball fields, concession stands and eating areas, bathrooms, storage buildings, digital electronic signage and/or scoreboards, walkways, fencing, batting cages, and parking lots. The soccer and baseball areas will be divided into pods. The City reserves the right to obtain compensation for the City’s operation of the GrimesPlex by contracting to sponsor these various facility areas. This additional sponsorship will entitle new sponsors to signage or naming rights to the parts of the GrimesPlex listed above. In no event shall sponsorship rights be granted to competing organizations in the following industries: grocery stores, supermarkets, general merchandise mass market retailers who compete in Sponsor’s main product lines (including Target, Walmart, Costco, and Sams Club), pharmacies, or convenience stores.

In addition, the City reserves the right to obtain revenues to support the construction and maintenance of the GrimesPlex, including the following:

- a. Broadcast Advertising. The City may obtain revenue from sales of television and radio advertising by broadcasters, before, during, or after broadcasts of games or events taking place at GrimesPlex, which may include temporary signage.
- b. Rentals. The City will enter into special event and long-term service or facility rental agreements, which may include temporary and/or permanent signage.
- c. Marquee Events. “**Marquee Events**” means a sports or major touring event or show such as those hosted by the National Collegiate Athletic Association in connection with a national championship, the United States Olympic Committee (or one of its official National Governing Bodies) or other similar sporting body or group in connection with the Olympic Trials, provided

that, in each case, the National Collegiate Athletic Association, the United States Olympic Committee (or its National Governing Bodies) or other major sponsor, including a state high school athletic association, that requires as a pre-condition to any site hosting the applicable event that it (or its official promoter) be granted the right to cover such signage or surfaces and sell advertising rights to Sponsor Competitors. In no event shall the City cover or allow a sports or major touring event or show to cover the Monument Signage or refer to the facility as anything other than the Hy-Vee Multiplex.

d. Promotional Materials. The City may obtain revenue from sales of promotional items including clothing, drink containers, pens, pencils, paperweights, hats, flags, stickers, calendars, cards and other promotional items relating to the Hy-Vee Multiplex.

GRIMESPLEX SPONSOR AGREEMENT - FINAL For Execution 11.19.24

Final Audit Report

2024-11-19

Created:	2024-11-19
By:	Carlie Tovrea (Carlie.Tovrea@hy-vee.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAO1kiV3htZdVj-hNQMHl84YuOJQ4zYa26

"GRIMESPLEX SPONSOR AGREEMENT - FINAL For Execution 11.19.24" History

-  Document created by Carlie Tovrea (Carlie.Tovrea@hy-vee.com)
2024-11-19 - 5:41:22 PM GMT
-  Document emailed to Matt Nickell (mnickell@hy-vee.com) for signature
2024-11-19 - 5:42:31 PM GMT
-  Email viewed by Matt Nickell (mnickell@hy-vee.com)
2024-11-19 - 5:43:45 PM GMT
-  Document e-signed by Matt Nickell (mnickell@hy-vee.com)
Signature Date: 2024-11-19 - 5:44:22 PM GMT - Time Source: server
-  Document emailed to Nate Allen (nallen@hy-vee.com) for signature
2024-11-19 - 5:44:30 PM GMT
-  Email viewed by Nate Allen (nallen@hy-vee.com)
2024-11-19 - 5:45:12 PM GMT
-  Document e-signed by Nate Allen (nallen@hy-vee.com)
Signature Date: 2024-11-19 - 5:46:05 PM GMT - Time Source: server
-  Agreement completed.
2024-11-19 - 5:46:05 PM GMT

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: REAP Grant Agreement for Wallace Farm

BACKGROUND: The Parks and Recreation Department applied for and received a REAP Grant for \$125,000 for the Wallace Farm project. The agreement includes funding for Phase 1 of the Wallace Farm project, including grading, 2 miles of hard and soft surface trails and seeding for plants, trees and other landscaping.

BUDGETARY CONSIDERATIONS: \$125,000

STRATEGIC PLANNING:

Prioritized: X YES ____NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities __X__

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Brian Becker, Parks and Recreation Director, 515-986-2143, bbecker@grimesiowa.gov

Prepared by: Brian Becker

Return to: Brian Becker

RESOLUTION 11-4924 REAP GRANT AGREEMENT FOR WALLACE FARM

Grimes Resolution No. 11-4924

WHEREAS, The parties to this Grant Agreement are the DNR, an agency of the State of Iowa, and the City of Grimes.

WHEREAS, The parties make this Grant Agreement pursuant to 1989 Iowa Code Supplement Section 455A.19(1)(a), which authorizes the Natural Resource Commission to spend certain state funds appropriated for the projects to enhance and protect open spaces.

WHEREAS, This Grant Agreement is for funding for Phase 1 of the Wallace Farm project to include grading, 2 miles of hard and soft surface trails, and seeding for plants, trees and other landscaping, located south of SE 6th Street, East of South James Street, City of Grimes, Dallas County, Iowa.

WHEREAS,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor and City Council are authorized to execute the attached agreement on behalf of the City of Grimes.

Passed by the City Council of the City of Grimes, Iowa by the vote of __ to __ on the 26th day of November 2024 and approved by the Mayor on the 26th day of November 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



November 21, 2023

CITY OF GRIMES
BRIAN BECKER
101 NE HARVEY STREET
GRIMES, IA 50111

Re: REAP Grant # 24-R4-LE, WALLACE FARM PARK - PHASE 1

Dear BRIAN BECKER:

Congratulations! Attached please find your organizations Grant Agreement for your Resource Enhancement and Protection (REAP) grant awarded by the Department of Natural Resources (DNR). Please carefully review the grant agreement, sign, and email to my attention. A signed copy will be returned to you.

Please start a folder to place all grant and expense documentation in. State rules and regulations included with the application and pertaining to the REAP program effectively become part of the grant agreement.

If you have questions, please contact me at 515-720-2006, kathleen.moench@dnr.iowa.gov.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Moench". The signature is written in a cursive, flowing style.

Kathleen Moench
Budget and Finance Bureau

Enclosures

IOWA DEPARTMENT OF NATURAL RESOURCES
502 E. 9TH STREET DES MOINES, IA 50319

RESOURCE ENHANCEMENT AND PROTECTION FUND
GRANT AGREEMENT-DEVELOPMENT

GRANTEE:	CITY OF GRIMES	
PROJECT TITLE:	WALLACE FARM PARK - PHASE 1	
CONTACT PERSON/PHONE #:	BRIAN BECKER	515-514-1047
GRANT AWARD:	\$125,000.00	
DNR CONTACT/PHONE #:	Kathleen Moench	515-720-2006

1. **PURPOSE.** The purpose of this REAP Development Grant Agreement is to enable the Iowa Department of Natural Resources (DNR), acting for the State of Iowa, to assist the **CITY OF GRIMES** (Grantee) in the development of land for the enhancement and protection of open space areas.
2. **PARTIES/AUTHORITY.** The parties to this Grant Agreement are the DNR, an agency of the State of Iowa, and the **CITY OF GRIMES**. The parties make this Grant Agreement pursuant to 1989 Iowa Code Supplement Section 455A.19(1)(a), which authorizes the Natural Resource Commission to spend certain state funds appropriated for projects to enhance and protect open spaces.
3. **GENERAL DESCRIPTION OF PROJECT LANDS.** This Grant Agreement is for your project described as:

FUNDING FOR PHASE 1 OF THE NEW WALLACE FARM PARK, TO INCLUDE GRADING, 2 MILES OF HARD AND SOFT SURFACE TRAILS, SEEDING AND REMOVAL OF LARGE BINS, LOCATED SOUTH OF SE 6TH STREET, EAST OF S JAMES STREET, CITY OF GRIMES, DALLAS COUNTY, IOWA.

4. **GRANT AWARD AND REIMBURSEMENTS.** The DNR will provide 100 percent of **development** costs up to a maximum amount of **\$125,000.00**.
 - A. A ninety (90) percent advance reimbursement of the grant award may be requested by submitting a letter of request to:

REAP Grants Manager, Budget & Grants Bureau
Iowa Department of Natural Resources
502 E. 9th Street
Des Moines, Iowa 50319
 - B. **Final** payment will be made when the project is completed and the grantee submits a letter of request along with the following grant requirements:
 - a legal description of the property for the required Notice of Use Restriction;
 - pictures of the completed project;
 - copies of billings and canceled checks for 100 percent of the grant award;
 - contracted development work requires; a copy of the signed contract, pay estimates, and contractor's reimbursement Refund of Sales Tax;
 - final report, to include a description of the completed project and efforts made to procure goods and services from Targeted Small Businesses (TSBs).

5. **RESPONSIBILITIES.** The grantee is solely responsible for the project completion as outlined in the project proposal. The grantee will make a concerted effort to procure goods and services from Targeted Small Businesses (TSBs) during the performance of this Grant Agreement. The DNR may provide assistance at the request of the grantee, or at the Director's recommendation.
6. **AMENDMENTS.** This Grant Agreement may be amended only by written ADDENDA signed and dated by the DNR Director or the DNR REAP coordinator. Requests for amendments shall be directed to the DNR REAP coordinator.
7. **EFFECTIVE DATE/TERMINATION.** This Grant Agreement shall become effective when it has been signed and dated by the DNR Director and the grantee. All work specified in the project proposal will be completed by **12/31/2025**.
8. **AVAILABILITY OF FUNDS:** If funds anticipated for the continued fulfillment of this agreement are at any time not forthcoming or insufficient, either through the failure of the State of Iowa to appropriate funds, or discontinuance or material alteration of the program under which funds were provided, then the Department shall have the right to terminate the agreement without penalty.
9. **By** signing this Grant Agreement, the grantee agrees to the terms and conditions set forth in this agreement and all documents listed below:
 - the REAP “General Provisions” (State Administrative Rules from your application);

 Date

 Alex Moon, Deputy Director
 Iowa Department of Natural Resources

 BBECKER@GRIMESIOWA.GOV

 Email Address

 Grantee Signature; Mayor or County Board Director

 Print Name; Mayor or County Board Director

Shaded area for DNR use only

Accounting Department Return Paid Copy to:

Kathleen Moench

Doc #:

Date:

CITY OF GRIMES

101 NE HARVEY STREET

GRIMES, IA 50111

State ID #:

CV:

Fund/Ag/Org/SubOrg/\$:

**DEPARTMENT OF NATURAL RESOURCES
REAP PROJECT BILLING – DEVELOPMENT GRANT**

Project billings must be accompanied by all required documentation (invoices, canceled checks, deeds, etc.) covering expenditures included in the billing.

Grant Recipient: CITY OF GRIMES

Project #:24-R4-LE

Project Title: WALLACE FARM PARK - PHASE 1

Final Billing: Y or N

Use the table below to list your budget items and the expenditures for each item. You should follow the budget items provided with your grant proposal as closely as possible.

Budget Item	Budget Amount	Expenditures This Billing	"To Date" Item Expenditures
Site Preparation & Earthwork	\$225,595.00		
Surfacing & Hardscape	\$64,999.07		
Seeding & Landscaping	\$134,303.34		
General Conditions	\$33,991.79		
Contingency	\$63,734.61		
To	<u>\$522,623.81</u>	<u></u>	<u></u>
Less Expenditures In Excess of Total Authorized Project Budget:			
Total "To Date" Expenditures:			<u></u>
CLAIM REQUEST (__% OF "TO DATE" EXPENDITURES):			<u></u>
LESS PREVIOUS PAYMENTS OF:			
TOTAL CLAIM TO BE PAID:			\$522,623.81

I certify that this billing is correct and just based upon actual payment(s) of record by the grant recipient, and that the work and services are in accord with the approved grant.

Signature: _____

Date: _____

Print Name: _____

Phone: _____

Title: _____

Email or mail Billing Form to DNR Budget & Finance Bureau.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: DeCarlo Site Plan Amendment

BACKGROUND: The applicant, Zach DeCarlo, is requesting a site plan amendment at 3905 SE Capitol Circle to demolish the existing building and construct a new 24,000 sf office and warehouse building with outdoor storage yard behind the building. The site will have access via the two existing driveways off SE Capitol Circle.

The Board of Adjustment granted two variances for the site earlier this year. One variance was granted to allow aggregate surfacing for the outdoor storage yard, the other reduced the outdoor storage screening requirements due to the existing tree line and visibility from the public streets. The proposed site plan is in compliance with the two variances.

A portion of the existing public sanitary sewer will be removed and re-routed to allow the applicant to construct the desired size of building without crossing into the sanitary sewer easement. The existing easement will be vacated and a new easement will be established.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning and Zoning Commission recommendation of approval - 11/05/2024

STAFF RECOMMENDATION: Staff recommends approval subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

DATE

November 5, 2024

PROJECT NAME

DeCarlo Site Plan Amendment

APPLICANT

Zach DeCarlo

REQUESTED ACTION

Approval of a site plan to construct a new 24,000 sf office and warehouse building with outdoor storage yard

LOCATION

3905 SE Capitol Circle

ZONING

M-1A

Highway 141 Mixed Use
Development Corridor Zone 2

PLANNER

Evann Martin
emartin@grimesiowa.gov
515-986-4050



Location Map

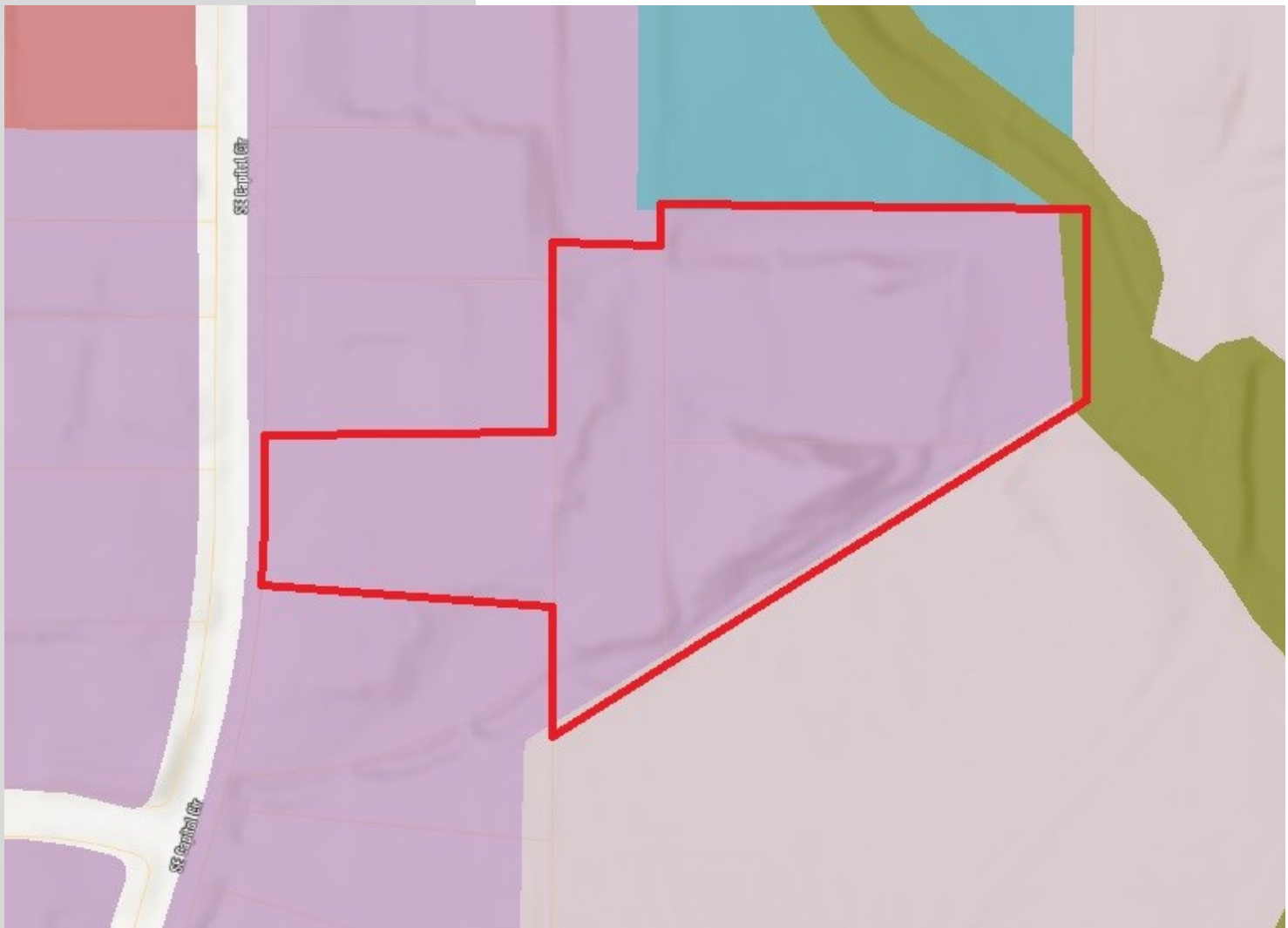


Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	Light Industrial	M-1A, Hwy 141 Zone 2
North	Industrial/Church	Light Industrial/Civic/Greenway	M-1A, Transportation Corridor
South	Industrial	Light Industrial/Business Park	M-1A
East	Commercial Recreation	Business Park/Greenway	M-1A
West	Industrial	Light Industrial	M-1A, Hwy 141 Zone 2



Future Land Use Map

PARKS

The Parks and Trails Master Plan does not contemplate any recreation improvements on the property. The site is industrial, therefore no parkland dedication is required.

Legal & Public Improvements

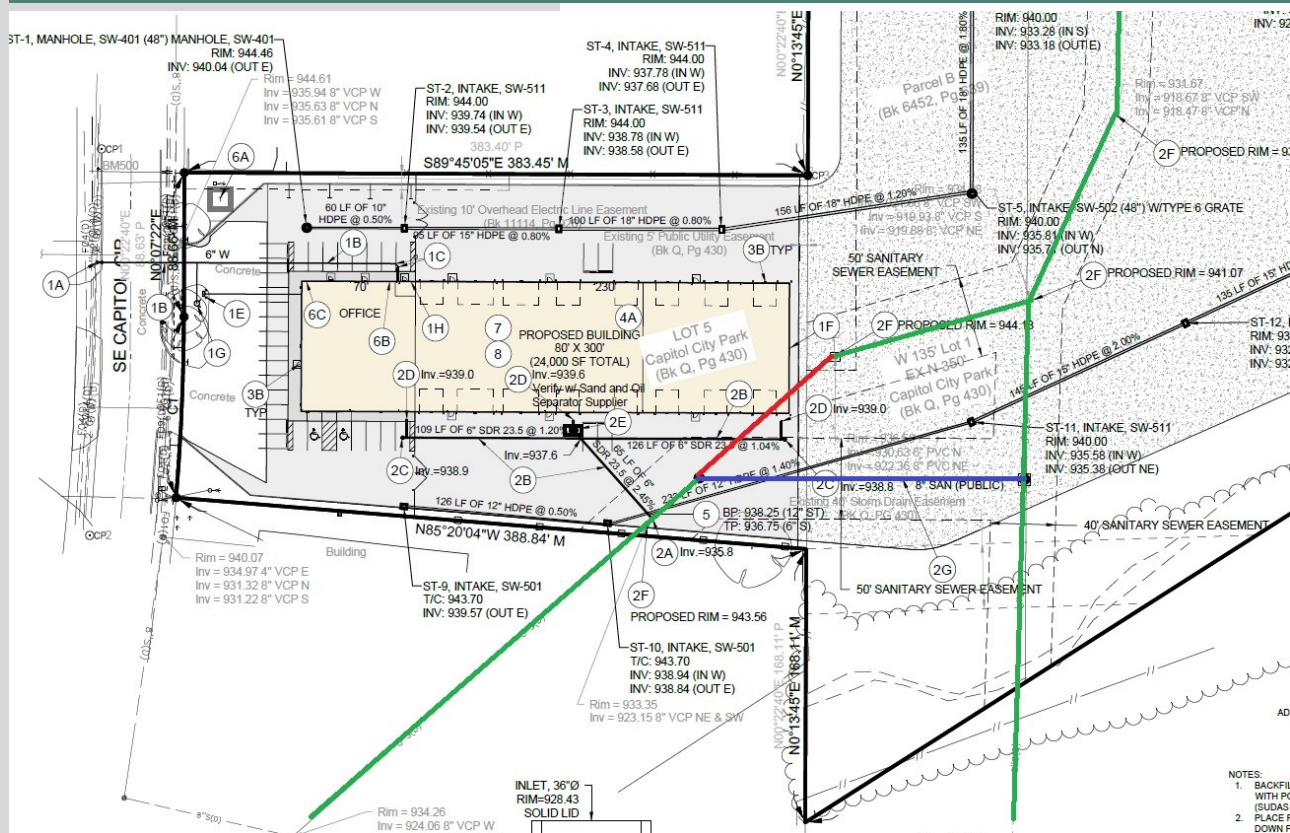
The property has received two variances approved by the Board of Adjustment earlier this year. One variance reduced the outdoor storage screening requirements due to the existing terrain and trees on the north, east, and south side of the outdoor storage area. The second variance granted the outdoor storage area to utilize aggregate surfacing rather than concrete.

An agreement to construct the future 5' sidewalk along SE Capitol Circle will be obtained with the site plan. Due to the lack of existing sidewalk network in the development, construction of the sidewalk can occur in the future upon notice from the City when such sidewalk network is established.

The site consists of four separate parcels. A lot tie agreement will be obtained with the project to allow the outdoor storage area to be constructed across the common lot lines and on separate property from the principal building. The lot tie agreement will ensure that the four parcels be sold together.

A floodplain permit will be obtained for the project. Due to the presence of floodplain on the property, however there are no improvements proposed within the floodplain.

Construction drawings have been provided to reroute a portion of the existing sanitary sewer. The current alignment would not allow the proposed building to fit on the western parcel without crossing over top of the sanitary sewer. As a result, the existing sanitary easement will be vacated and a new easement will be established.

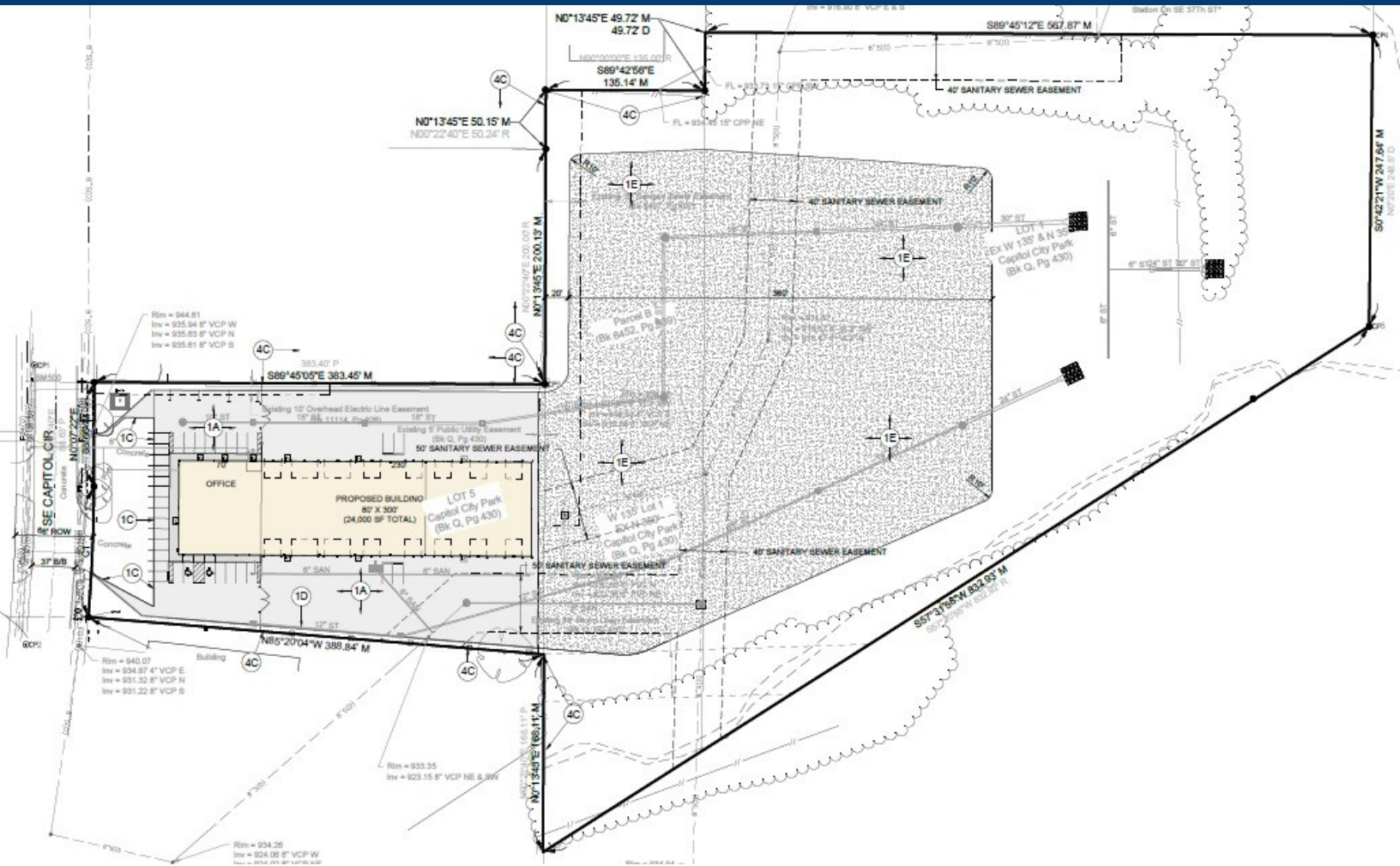


Existing Sewer

Sewer to be removed

New sewer

Site Layout



VEHICLE ACCESS

The site will utilize the two existing driveways off SE Capitol Circle.

PEDESTRIAN ACCESS

The sidewalk along SE Capitol Circle will be constructed in the future upon notice of the City through the obtained sidewalk agreement.

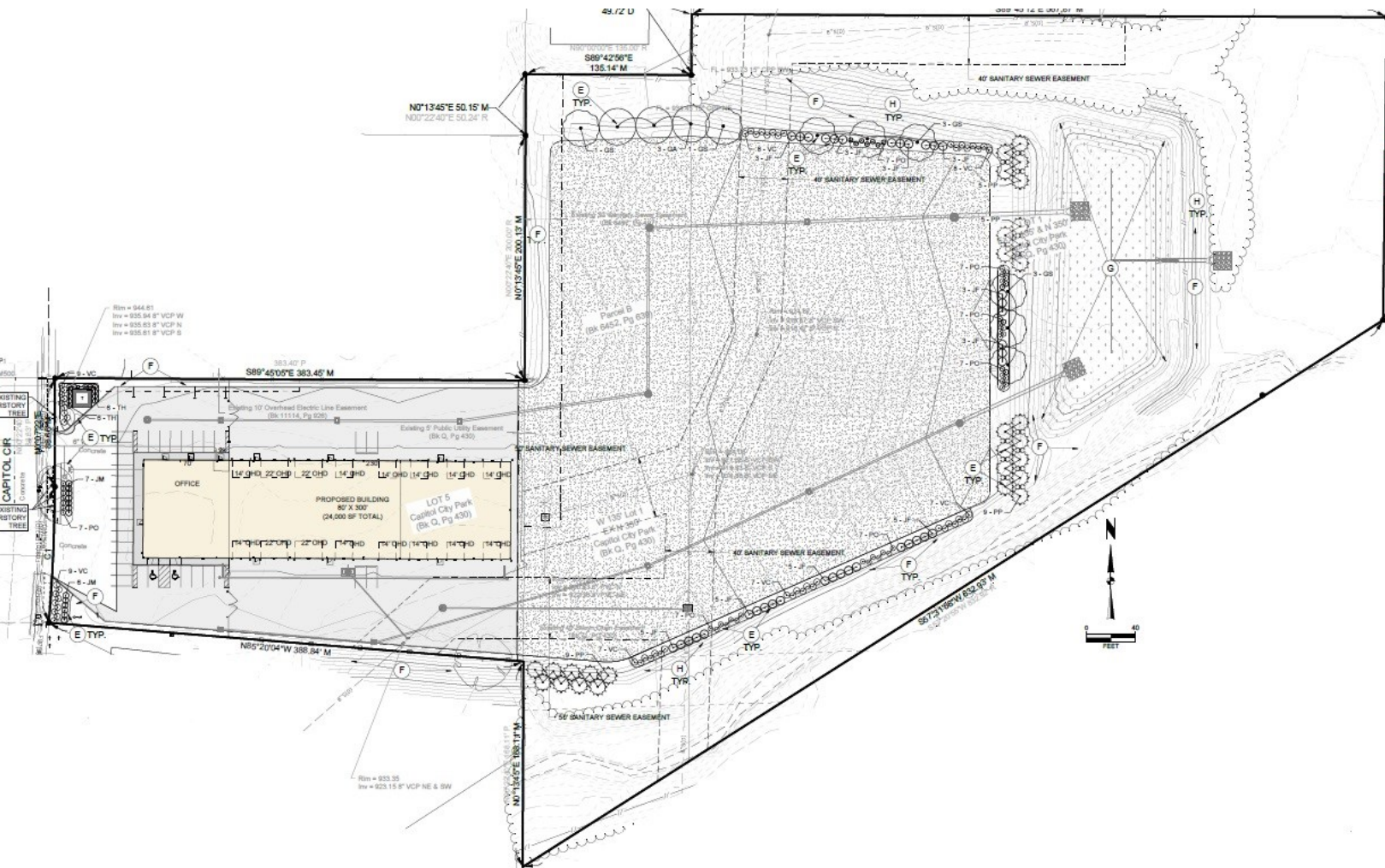
OUTDOOR STORAGE

An outdoor storage area is proposed at the rear of the site and will consist of asphalt millings as permitted by the variance. Metal fencing will screen the storage area from view or SE Capitol Cir. The existing trees on the north, east, and south of the storage area will help to screen the plantings as permitted by the variance.

PARKING

A minimum of 27 parking spaces is required based on the office and warehouse space proposed. A total of 32 parking spaces is proposed onsite.

Utilities & Landscaping



SANITARY

Private sanitary service will connect to the existing sanitary sewer along the south side of the property. A sand/oil separator is proposed to allow vehicles to park inside the building. A portion of the public sanitary sewer will be rerouted and reconstructed.

WATER

Private water service will connect from the existing water main along SE Capitol Circle. The building is required to be fitted with a fire suppression system and FDC.

STORM WATER

Detention will be provided at the NE corner of the site.

LANDSCAPING

Landscaping will be provided along SE Capitol Circle per the Highway 141 requirements. Landscaping will also be provided around the perimeter of the outdoor storage area to meet the minimum open space planting requirements and will help screen the storage area from the neighboring properties.

Architecture

BUILDING & ELEVATIONS

The building will consist of stone veneer and metal panel. The front building face will include a canopy and storefront windows to meet glazing requirements. Overhead doors will be provided on the north and south sides of the building.

DUMPSTER ENCLOSURE

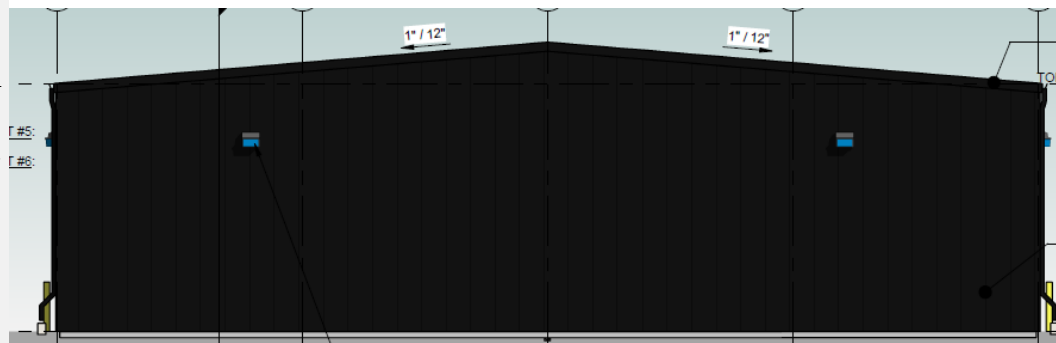
Trash is planned to be stored inside the building, therefore no enclosure is proposed or required.

LIGHTING

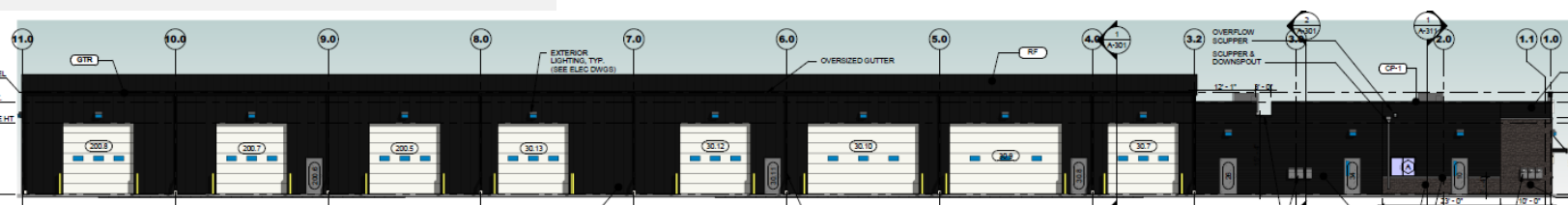
Wall pack lighting will be provided on the front and sides of the building to provide light to the parking and circulation areas.



West Elevation



East Elevation



Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the site plan.

Conclusion

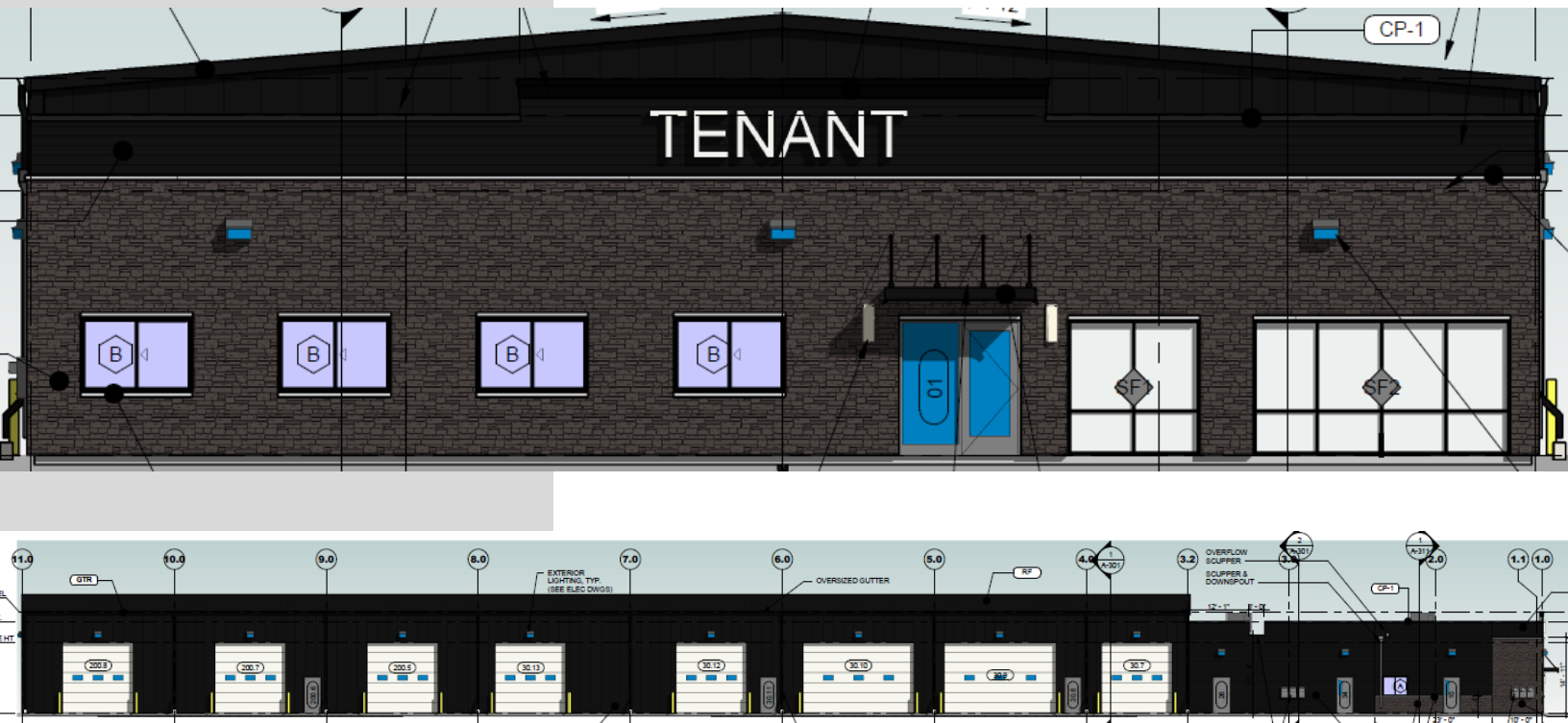
A 24,000 sf office and warehouse building with outdoor storage area is proposed on the property.

The building will consist of stone veneer and metal panel.

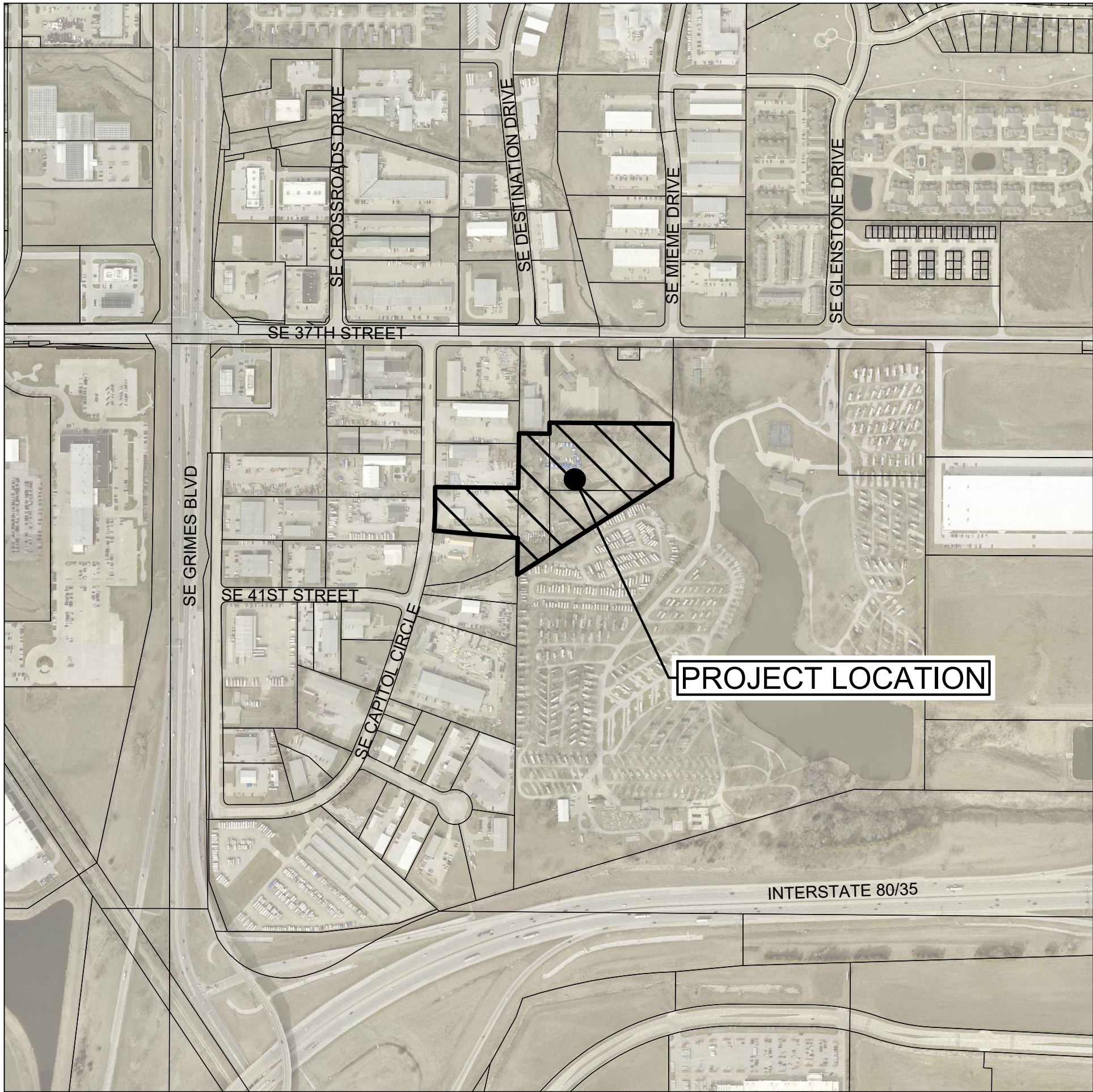
The property was granted two variances to reduce the outdoor storage screening and to utilize aggregate surfacing instead of concrete for the outdoor storage area.

Metal fencing with a combination of new and existing landscaping will help to screen the outdoor storage from view of SE Capitol Circle and the neighboring properties.

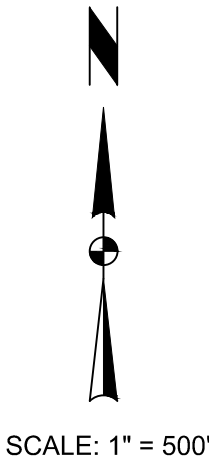
Several agreement will accompany this project including a sidewalk agreement, lot tie agreement, easement vacation and new establishment for the sanitary sewer.



SITE PLAN
FOR
DECARLO - 3905 SE CAPITOL CIRCLE
CITY OF GRIMES, POLK COUNTY, IOWA



VICINITY MAP



OWNER

THE GROUNDS KEEPER, INC.
3905 SE CAPITOL CIRCLE
GRIMES, IA 50111

DEVELOPER

DECARLO PROPERTIES
4514 NE 3RD ST
DES MOINES, IA 50313-2304
ZACH DECARLO
(515) 953-8380

ENGINEER

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IA 50023
CHAD DEVORE, P.E.
(515) 964-2020

INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DEMOLITION PLAN
- C201 DEMOLITION PLAN
- C300 OVERALL SITE LAYOUT PLAN
- C301 DIMENSION PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C401 GRADE PLAN
- C500 UTILITY PLAN
- C600 LANDSCAPE PLAN

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Shane T.M. Tully, PLA _____ Date _____

License Number 819 _____

Pages or sheets covered by this seal:
C600 _____

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.

Chad D. DeVore, P.E. _____ Date _____

License Number P16007 _____

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
C100 - C500 _____

DECARLO - 3905 SE CAPITOL CIRCLE

TITLE SHEET

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

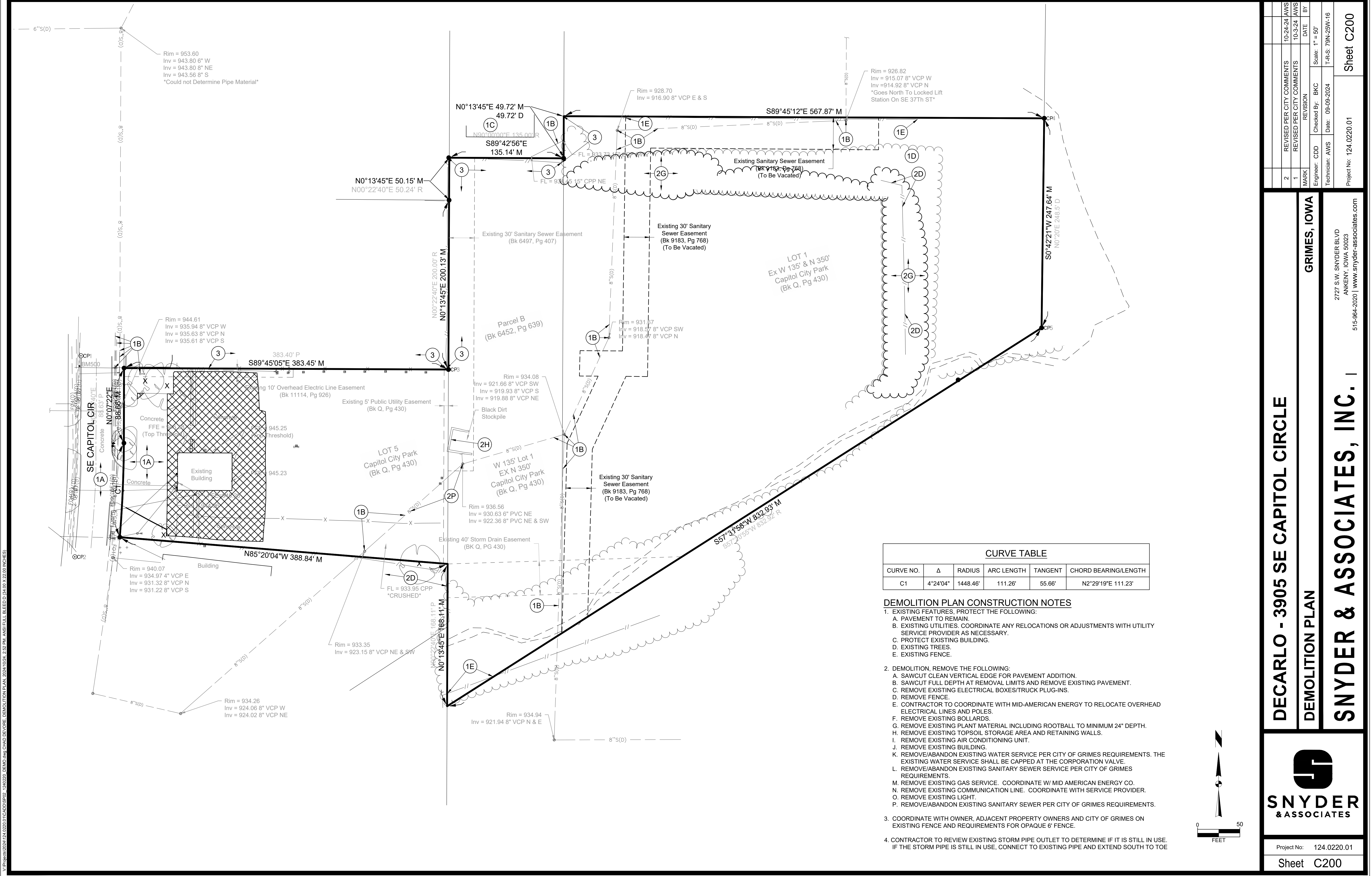
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 124.0220.01
Sheet C100

2	REVISED PER CITY COMMENTS	10-24-24	AWS	
1	REVISED PER CITY COMMENTS	10-3-24	AWS	
MARK	REVISION	DATE	BY	
Engineer: CDD	Checked By: BKC	Scale: 1" = 500'		
Technician: AWS	Date: 09-09-2024	T-R-S: 79N-25W-16		
Project No: 124.0220.01				Sheet C100

V:\Projects\2024\124.0220\124.0220.DWG CHAD DEVORE DEMOLITION PLAN 2024.02.24 2:52 PM .ANS FULL BLEED 0.34 X 0.34 X 22.00 INCHES



DECARLO - 3905 SE CAPITOL CIRCLE

DEMOLITION PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01

Sheet C200

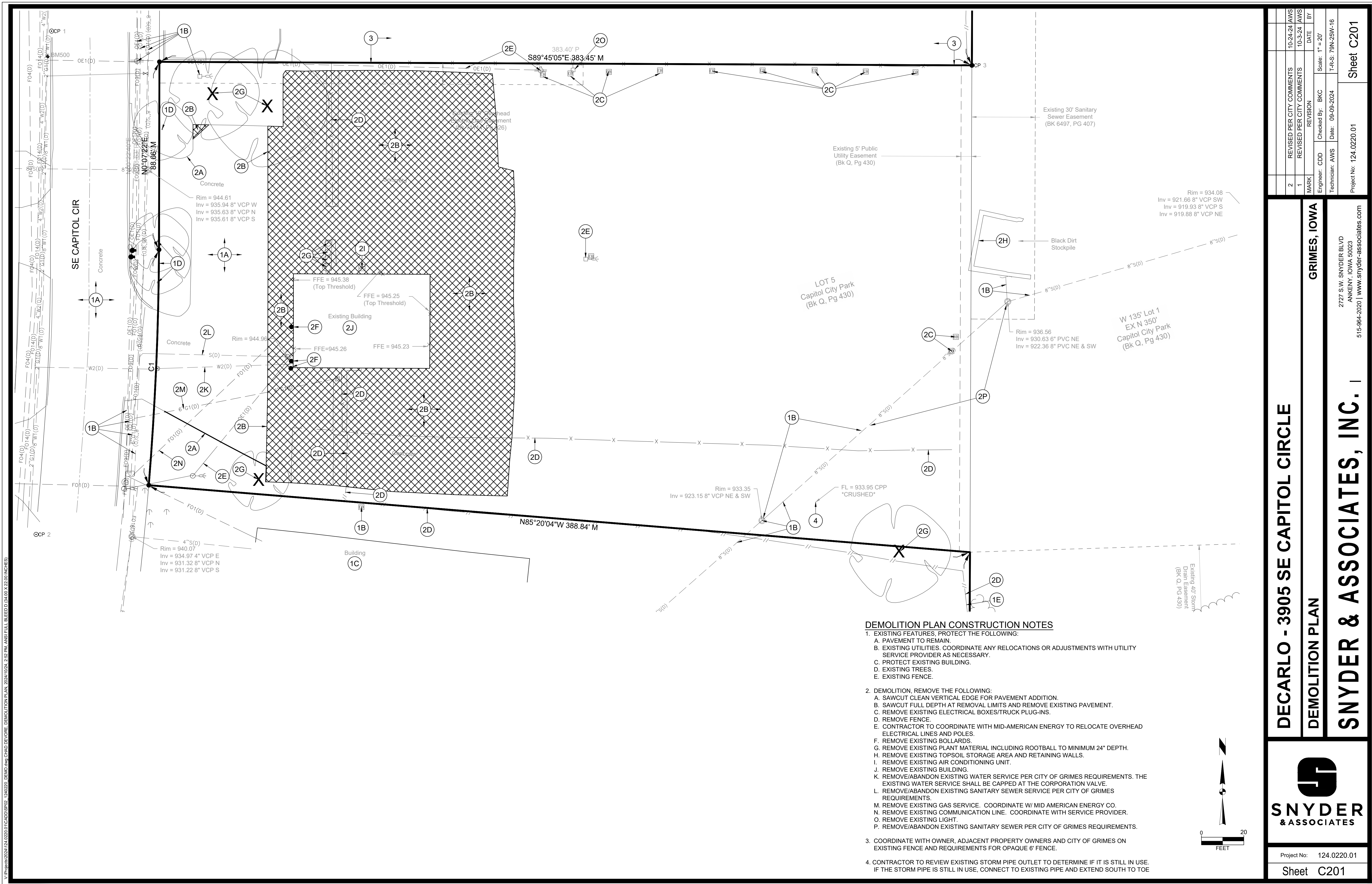
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

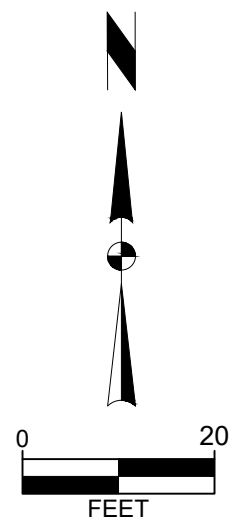
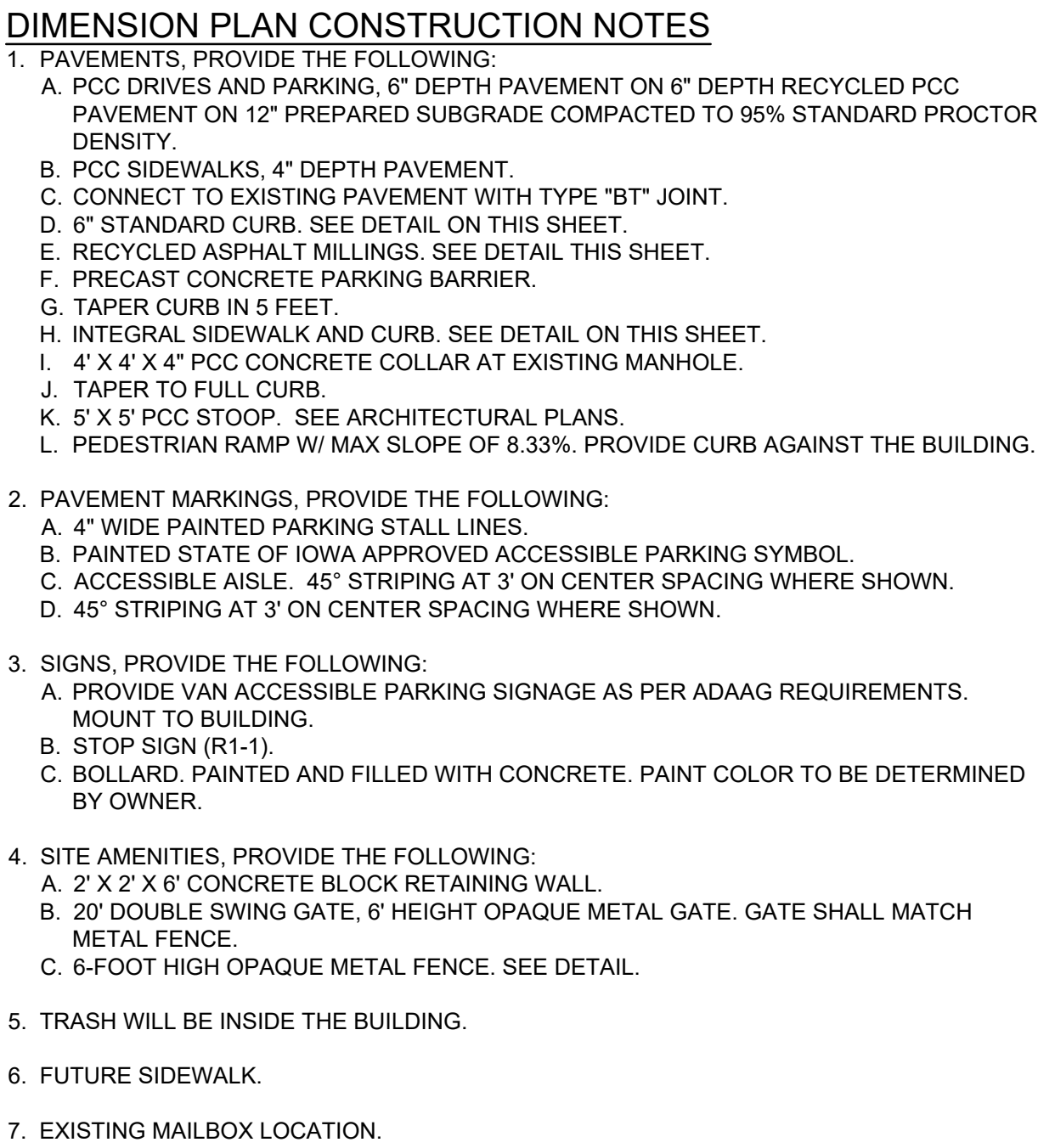
Sheet C200

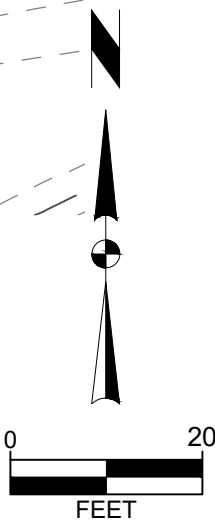
Project No: 124.0220.01

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	10-24-24	AW
1	REVISED PER CITY COMMENTS	10-3-24	AW

Engineer: CDD	Checked By: BKC	Scale: 1" = 50'
Technician: AWS	Date: 09-09-2024	T-R-S: 79N-25W-16

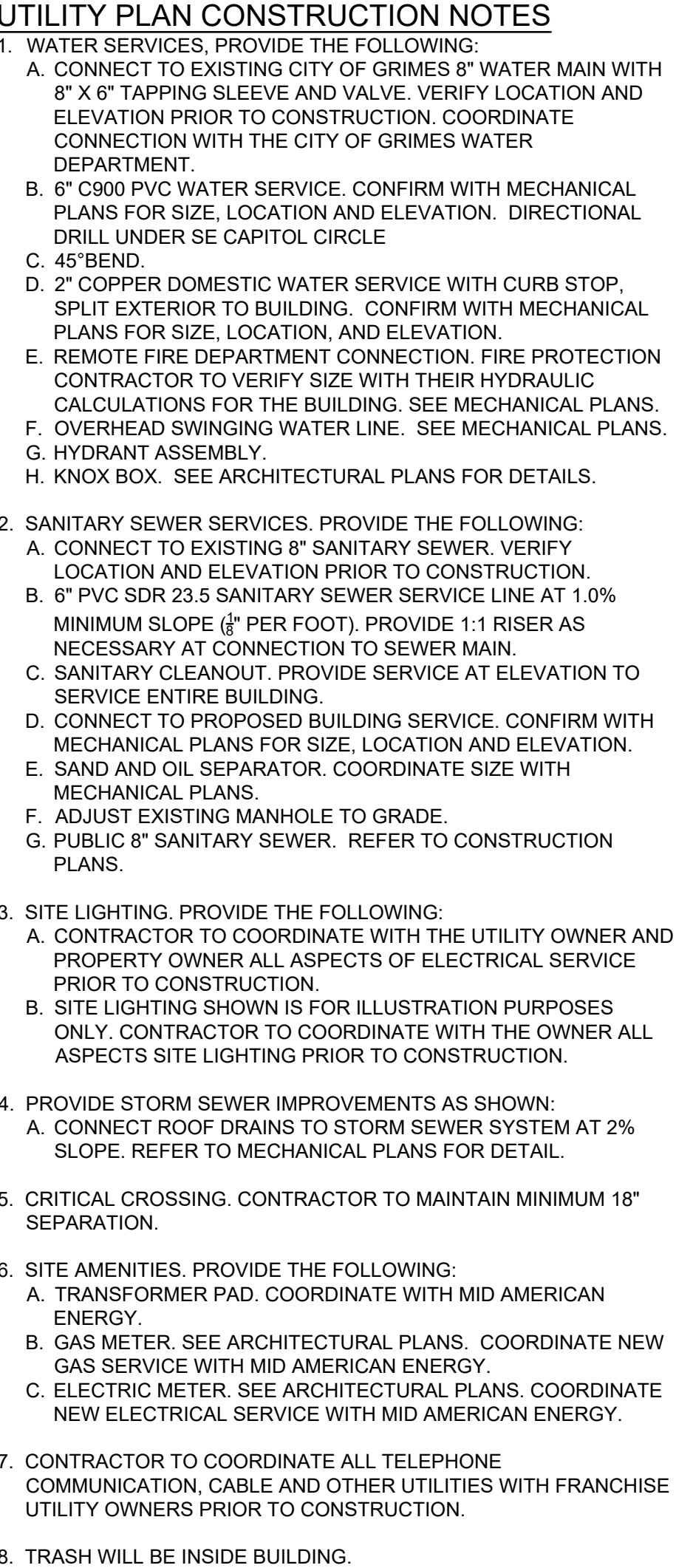






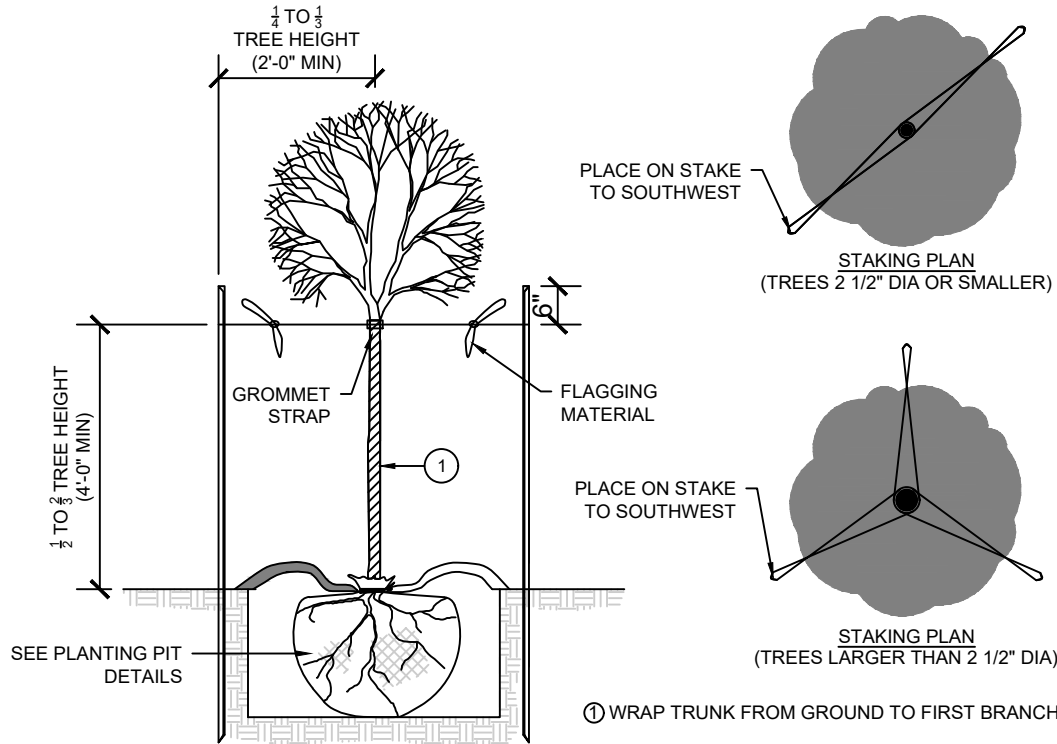
SNYDER
& ASSOCIATES

Sheet C401

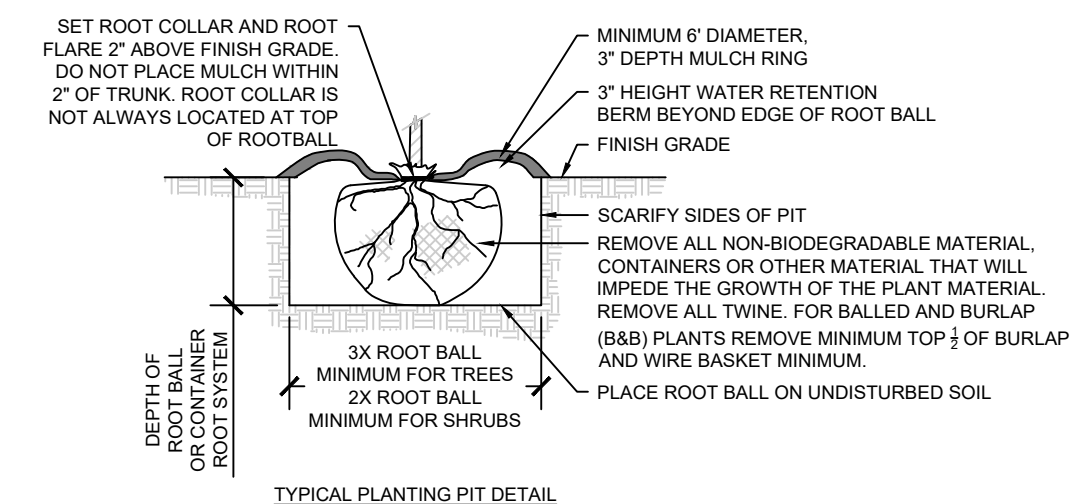
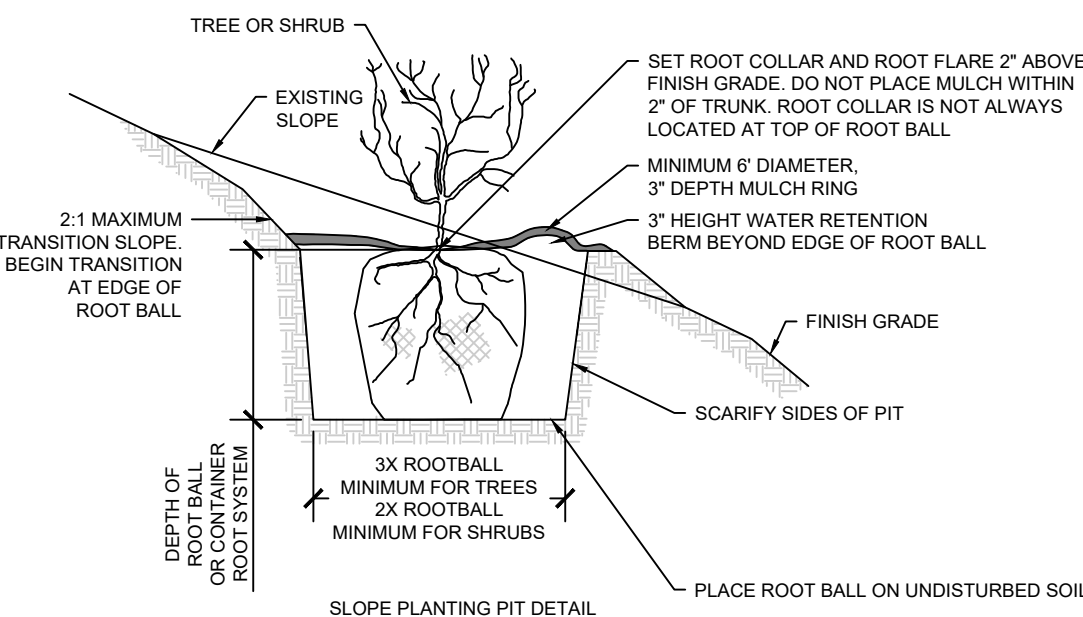
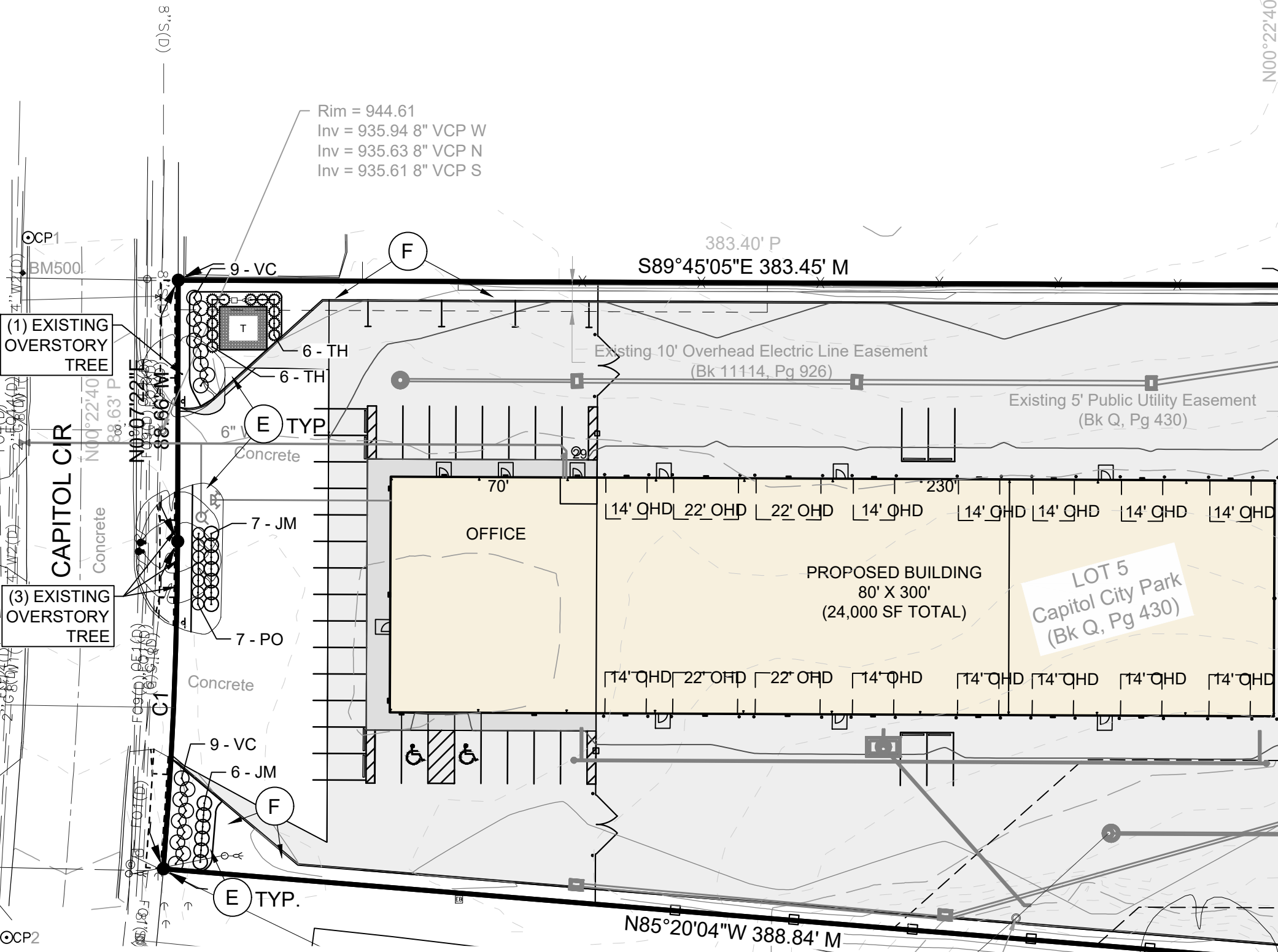


Project No: 124.0220.01
 Sheet C500

V:\P\04\2024\124.0220\124.0220.DWG CHAD DEVORE LANDSCAPE PLAN 2024/10/24 2:54 PM ANSI FULL BLEED (34.00 X 22.00 INCHES)



1
C600
DECIDUOUS TREE STAKING DETAIL
NO SCALE



2
C600
PLANTING PIT DETAILS
NO SCALE

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF GRIMES SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS, ZONING M1-A AND HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE 2b)

OPEN SPACE REQUIREMENTS:
407,444 SF (9.35 AC.) OVERALL PROPERTY x 15% MIN. OPEN SPACE = 61,117 SF OPEN SPACE REQ'D
--TOTAL HARD SURFACE (DRIVES, PARKING, AND BUILDINGS) = 210,260 SF (197,186 SF) = 48.4% TOTAL OPEN SPACE PROVIDED

61,117 SF OPEN SPACE REQ. / 1000 SF = 61.12 P.U.
61.12 x 2 TREES = 122.24 TREES REQUIRED (123 PROVIDED)
59,610 SF EX. TREE CANOPY / 708 SF = 84 EX. TREES; 39 PROP. TREES PROVIDED
61.12 x 2 SHRUBS = 122.24 SHRUBS REQUIRED (123 PROVIDED)

FRONTAGE LANDSCAPING HIGHWAY 141 MIXED USE DEV. CORRIDOR DISTRICT
1 TREE PER 50' AND 1 SHRUB PER 4' ALONG SE CAPITOL CIRCLE
200' FRONTAGE = 4 TREES AND 50 SHRUBS
--4 EX. TREES COUNTED TOWARDS REQUIREMENT
--50 PROPOSED SHRUBS PROVIDED

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
GA	3	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
GS	8	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
EVERGREEN TREES					
PP	28	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	6' Ht.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
JM	13	Juniperus chinensis 'Maneyi'	Maney Juniper	3 gal.	Pot
JF	38	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	Pot
PO	55	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	3 gal.	Pot
TH	12	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5 gal.	Pot
VC	55	Viburnum carlesii	Koreanspice Viburnum	3 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

PLANTING PLAN GENERAL NOTES

- UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING. FURNISH AND INSTALL REGREEN, Trifolium aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL AS A COVER CROP, TO BE INSTALLED AT THE SAME TIME WITH THE STORM DETENTION BASIN SEED MIX. APPLY AT 30 LBS/ACRE.
- PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:

PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

DECARLO - 3905 SE CAPITOL CIRCLE

LANDSCAPE PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01

Sheet C600

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	CANOPY, PRE-ENGINEERED, PRE-FINISHED, ALUMINUM CANOPY SYSTEM; COLOR: BLACK, CANTILEVER (MAPES OR APPROVED EQUAL)
CP-1	PREFINISHED METAL CAP FLASHING. FINISH: FIRESTONE MATTE BLACK OR EQUAL.
GTR	PREFINISHED OVERSIZED GUTTER. FINISH: MATCH TRIM.
RF	STANDING SEAM METAL ROOF SYSTEM (INSTALLED PER MFR.) W/ CONCEALED FASTENERS; FIRESTONE UC-3 OR EQUAL. COLOR: FIRESTONE MATTE BLACK OR EQUAL.
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
SL-1	PRECAST CONCRETE SILL AND HEAD. FINISH: MATCH STONE.
ST-1	MANUFACTURED VENEER STONE (INSTALLED PER MFR.) FINISH: CENTURION STONE, MT. RUNDLE DESIGNER SERIES W/ BLACK GROUT
TR-1	PREFINISHED OVERSIZED GUTTER. FINISH: FIRESTONE MATTE BLACK OR EQUAL
TR-2	PREFINISHED METAL ACCENT BAND. FINISH: FIRESTONE MATTE BLACK OR EQUAL.
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING
WP-1	PEMB PREFINISHED VERTICAL RIBBED METAL PANEL. FINISH: MATTE BLACK.
WP-2	PREFINISHED HORIZONTAL RIBBED METAL PANEL. FINISH: FIRESTONE MATTE BLACK OR EQUAL.

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

ZONE 2 ARCHITECTURE STANDARDS

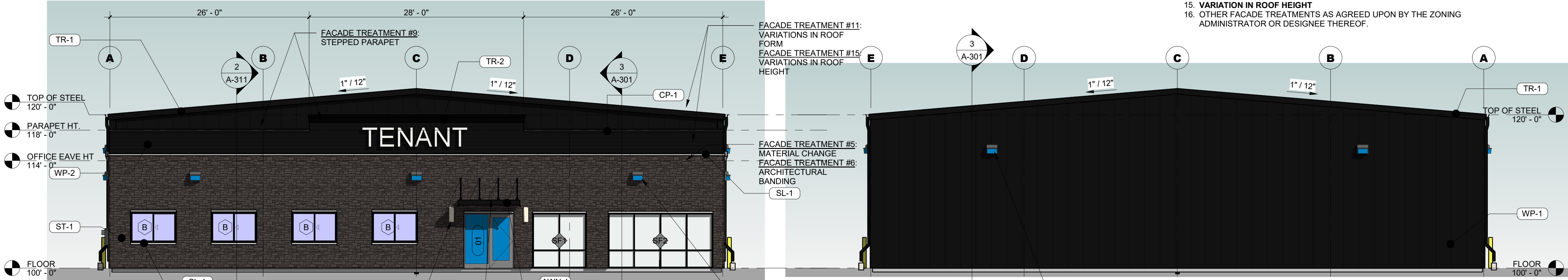
FACADE TREATMENTS USED:

- REVEALS
- POPOUTS
- OFFSETS MEASURING AT LEAST 4" IN DEPTH
- A VERTICAL ARCHITECTURAL TREATMENT A MINIMUM OF 12 INCHES IN WIDTH
- COLOR, TEXTURE, OR MATERIAL CHANGE INCLUDING, BUT NOT LIMITED TO, BRICK OR STONE
- ARCHITECTURAL BANDING
- PLANTERS
- AWNINGS
- DECORATIVE PARAPET ARCHED, GABLED, STEPPED, ETC. OR CORNICE
- TREATMENTS
- COVERED WALKWAYS
- VARIATIONS IN ROOF FORMS
- DEEP-SET WINDOWS WITH MULLIONS OR DECORATIVE GLAZING
- COLUMNS OR PILLARS
- MARBLE OR TILE ACCENTS
- VARIATION IN ROOF HEIGHT
- OTHER FACADE TREATMENTS AS AGREED UPON BY THE ZONING ADMINISTRATOR OR DESIGNEE THEREOF.

GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.



GROSS WALL AREA: 1,503 SF
FENESTRATION AREA: 294 SF (20%)
NET WALL AREA: 1,209 SF
PRIMARY MATERIAL: 909 SF (75%)
OTHER MATERIAL: 309 SF (25%)
FENESTRATION & PRIMARY MATERIAL: 80% of Gross Wall

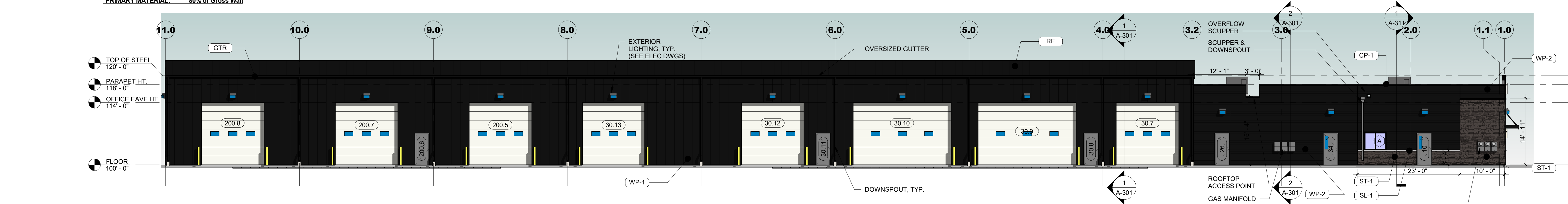
ARCHITECTURAL LIGHTING (SEE ELEC DWGS)

WEST ELEVATION

SCALE: 1/8" = 1'-0"

EAST ELEVATION

SCALE: 1/8" = 1'-0"

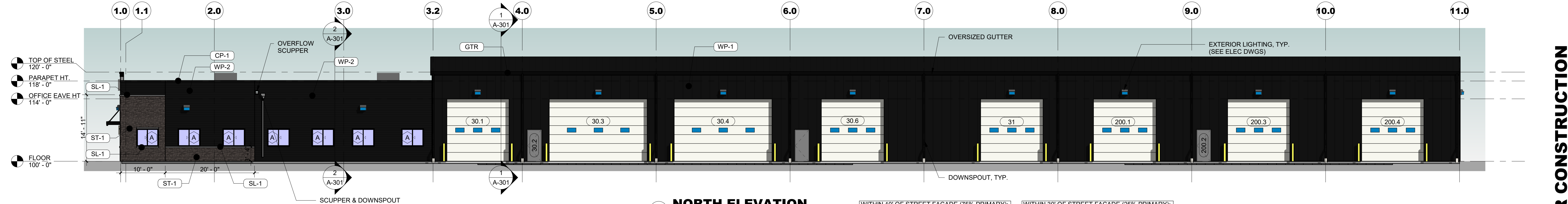


WITHIN 10' OF STREET FACADE (75% PRIMARY):
GROSS WALL AREA: 182 SF
FENESTRATION AREA: 0 SF
NET WALL AREA: 182 SF
PRIMARY MATERIAL: 144 SF (79%)
OTHER MATERIAL: 38 SF (21%)

WITHIN 30' OF STREET FACADE (25% PRIMARY):
GROSS WALL AREA: 542 SF
FENESTRATION AREA: 38 SF
NET WALL AREA: 504 SF
PRIMARY MATERIAL: 199 SF (39%)
OTHER MATERIAL: 305 SF (61%)

EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



WITHIN 10' OF STREET FACADE (75% PRIMARY):
GROSS WALL AREA: 182 SF
FENESTRATION AREA: 0 SF
NET WALL AREA: 182 SF
PRIMARY MATERIAL: 144 SF (79%)
OTHER MATERIAL: 38 SF (21%)

WITHIN 30' OF STREET FACADE (25% PRIMARY):
GROSS WALL AREA: 542 SF
FENESTRATION AREA: 60 SF
NET WALL AREA: 482 SF
PRIMARY MATERIAL: 192 SF (40%)
OTHER MATERIAL: 290 SF (60%)

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

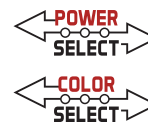
Rev. #	Issue / Revision	Date
1	PRELIMINARY FLOOR PLAN	09/11/2024
2	ISSUED FOR PRICING	09/27/2024
3	SITE PLAN SUBMITTAL	10/02/2024
4	SITE PLAN SUBMITTAL	10/24/2024

Proj. No. SAA Proj. Mgr. TKW
24066
Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A-201



KT-WPLED75PS-M3-8CSB-VDIM-W

ADJUSTABLE WALL PACK

DESCRIPTION

0° - 90° Adjustable LED Wall Pack | Power Select | Color Select | 120-277V |
White Housing

APPLICATION

Commercial wall mount applications for outdoor illumination
(alleys, pathways, landscape lighting)



10 YEAR
LIMITED WARRANTY



PRODUCT FEATURES

- Keystone Power Select technology (75/60/45W)
- Keystone Color Select technology (3000/4000/5000K)
- 0° - 90° field adjustable light positioning to illuminate areas missed by traditional forward throw wall packs
- Heavy duty, die cast aluminum housing with enhanced performance and reliability
- Built in dusk to dawn photocell behind translucent 3/4" threaded plug with antiyellowing agent
- Powered by Keystone 0-10V dimming LED drivers
- Ambient operating temperature: -40°C/-40°F - 50°C/122°F
- UL certified, DLC listed, IP65 rated
- THD: < 20%
- LED chip lifetime: L70 > 100,000 hrs @ 25°C/77°F ambient fixture temperature
- Meets FCC Part 15, Part B, Class A standards for conducted and radiated emissions

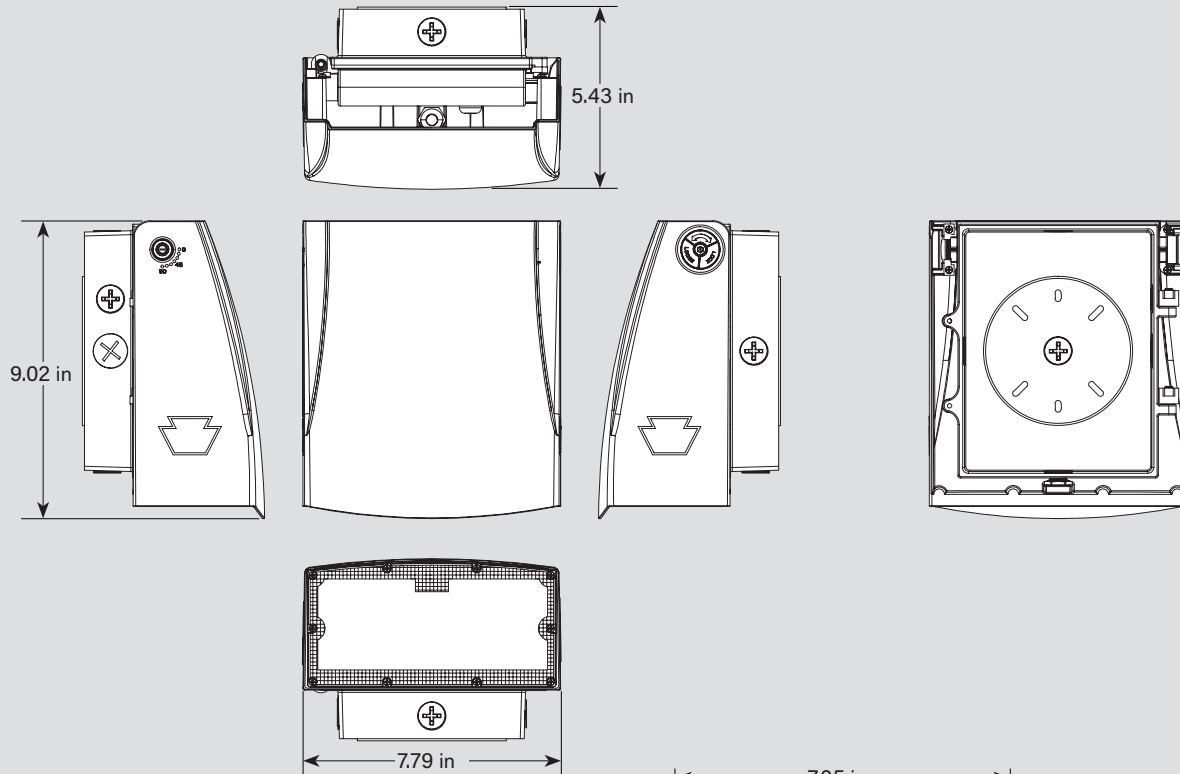
PRODUCT SPECIFICATIONS

Catalog Number	Wattage	CCT	Lumens	Efficacy	Dimming	CRI	Input Voltage	Photocell	Housing Color	Rated Life	Legacy Equivalent
KT-WPLED75PS-M3-8CSB-VDIM-W	75W	3000K	9375	125 lm/W	0-10V	>80	120-277V	Included	White	50,000 hrs	320W MH
		4000K	10875	145 lm/W							
		5000K	10125	135 lm/W							
	60W	3000K	8100	135 lm/W							
		4000K	9000	150 lm/W							
		5000K	8700	145 lm/W							
	45W	3000K	6319	140 lm/W							
		4000K	6975	155 lm/W							
		5000K	6750	150 lm/W							

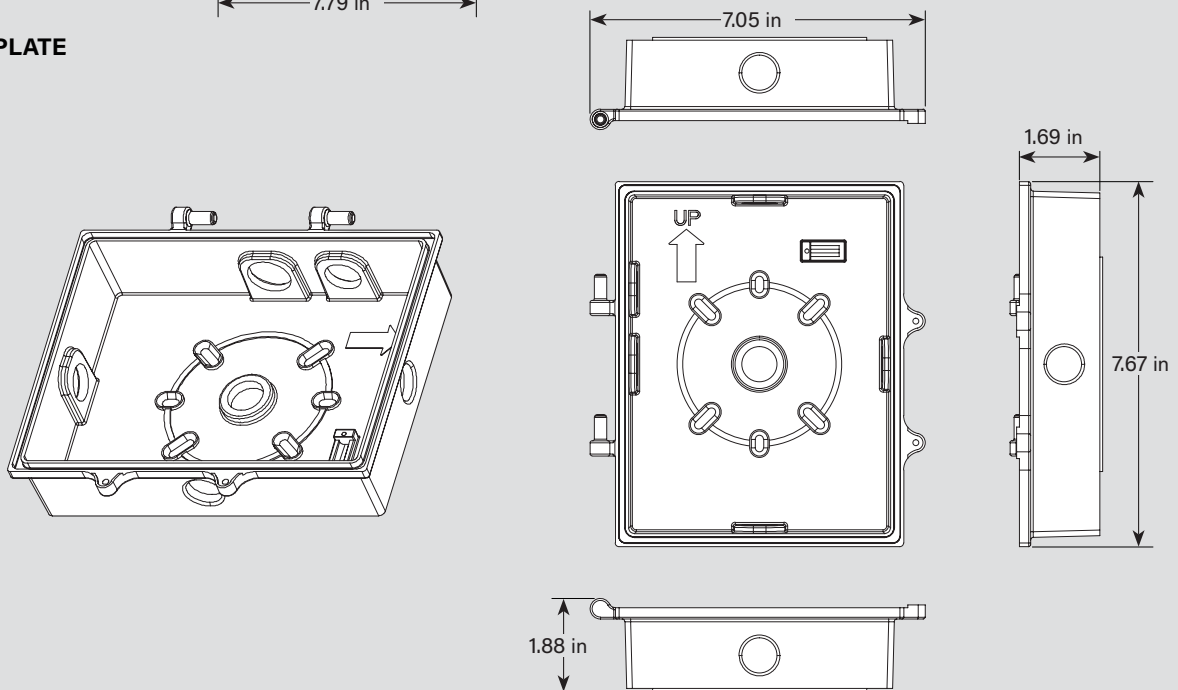
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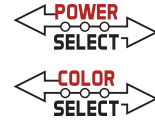
ADJUSTABLE WALL PACK

PHYSICAL SPECIFICATIONS



MOUNTING PLATE



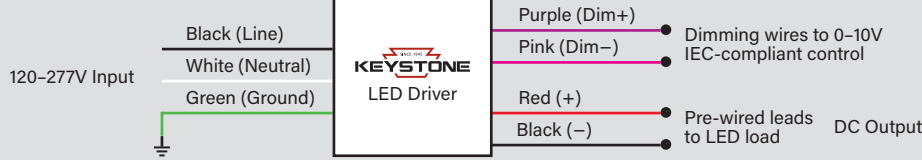


KT-WPLED75PS-M3-8CSB-VDIM-W

ADJUSTABLE WALL PACK

GENERAL SETUP INSTRUCTIONS

GENERAL WIRING DIAGRAM



Caution: Before installing, make certain that AC power to the fixture is off.

Caution: The electrical rating of this product is 120-277V. Installer must confirm that there is 120-277V at the fixture before installation.

Note: *In accordance with NEC-20 410.69 2022, all 0-10V negative wires have been updated from gray to pink. Please contact Keystone for details

ANGLE ADJUSTMENT INSTRUCTIONS

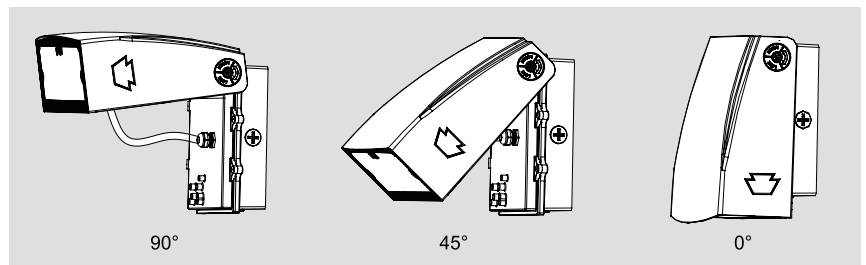
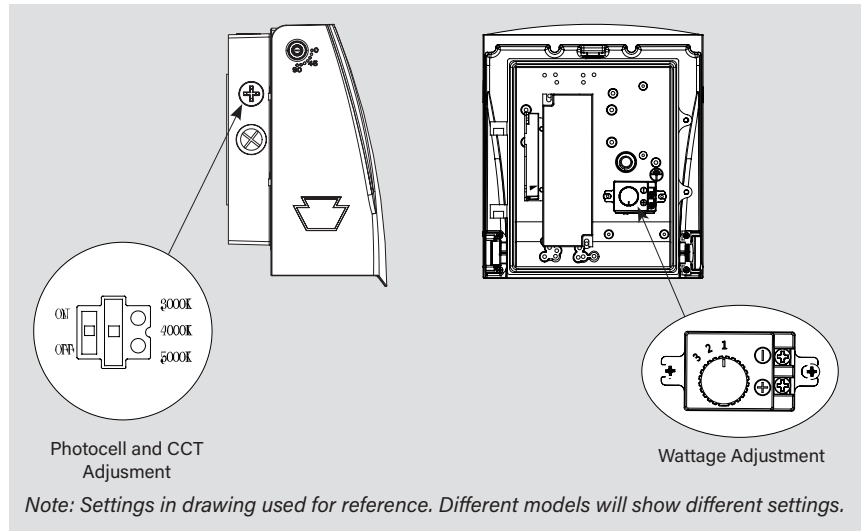
1. Loosen the screw on the side of the housing using an Allen wrench.
2. Adjust housing to desired setting, 0° - 90° in 15° intervals.
3. Tighten the screw on the side of the housing using the Allen wrench in Step 1.

PHOTOCELL AND CCT ADJUSTMENT

This fixture is equipped with a dusk to dawn photocell behind the translucent knockout (KO). Enable or disable the photocell by removing the cap and adjusting the dip switch to your desired setting. Fixture comes preset with photocell enabled. This fixture is also equipped with Keystone Color Select technology. The CCT dip switch is located in the same KO as the photocell. Remove the cap and adjust to your desired setting. This fixture comes preset to 5000K.

WATTAGE ADJUSTMENT

This fixture is equipped with Keystone Power Select technology. The adjustable knob is located in the driver compartment. See instructions below on how to access. Fixture comes preset to either 75W or 35W, depending on model ordered.

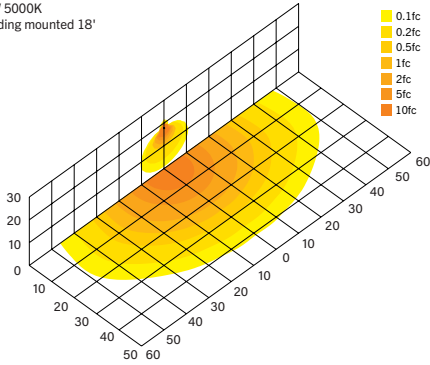


KT-WPLED75PS-M3-8CSB-VDIM-W

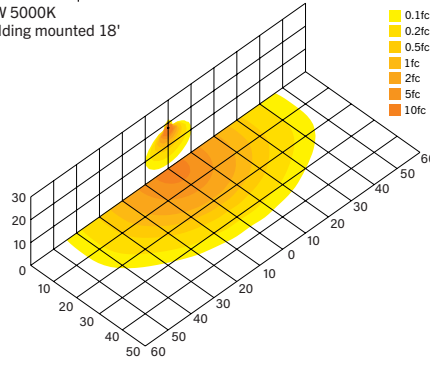
ADJUSTABLE WALL PACK

PHOTOMETRIC SPECIFICATIONS

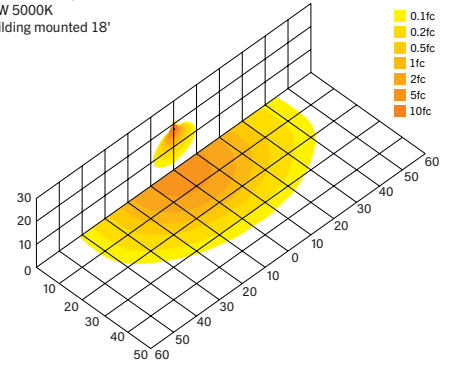
Full cutoff wall pack
75W 5000K
Building mounted 18'



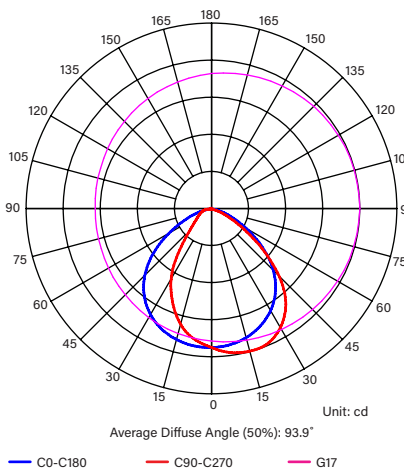
Full cutoff wall pack
65W 5000K
Building mounted 18'



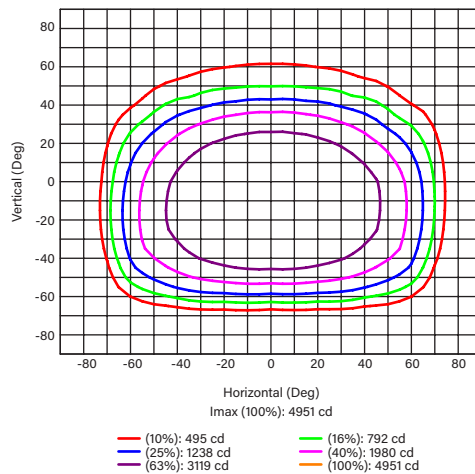
Full cutoff wall pack
45W 5000K
Building mounted 18'



Luminous Intensity Distribution Curve



Isocandela (Rectangle)



ZONE	LUMENS	% LAMP LUMENS
FORWARD LIGHT	6299	59.9
FL (0° - 30°)	1967	18.7
FM (30° - 60°)	3602	34.3
FH (60° - 80°)	715	6.8
FVH (80° - 90°)	15	0.1

BACK LIGHT	4116	39.2
BL (0° - 30°)	1642	15.6
BM (30° - 60°)	1980	18.8
BH (60° - 80°)	429	4.1
BVH (80° - 90°)	64	0.6

UP LIGHT	94	0.9
UL (90° - 100°)	11	0.1
UH (100° - 180°)	83	0.8

TRAPPED LIGHT	NA	NA
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BUG (Backlight, Uplight, Glare) Rating Base On TM-15-07	
Aysmmetrical Luminaire Types (Type I, II, III, IV)	B3 U2 G1
Quadrilateral Symmetrical Luminaire Types (Type V, Area Light)	B3 U2 G1

KT-WPLED75PS-M3-8CSB-VDIM-W

ADJUSTABLE WALL PACK

ACCESSORIES

CORD SETS

Factory-Installable OR Field-Installable (field-installable purchased separately)

✓	SUFFIX*	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
	/515P6	KT-CS-515P-6-18/3	Cord set for high bay; 125V NEMA 5-15P; straight blade plug; 6' SJTOW cable; 18/3 wire	843654140124	UKH-26
	/L515P6	KT-CS-L515P-6-16/3	Cord set for high bays; 250V NEMA L5-15P; twist lock plug; 6' SJTOW cable; 16/3 wire	843654140186	POC-82



Cord Sets

* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).
Note: For cord sets not listed here, please contact your Keystone sales rep.

EMERGENCY BACKUP

Field-Installable (purchased separately)

✓	SUFFIX*	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
	-	KT-EMRG-LED-12C-1200	LED Emergency Back-Up, 12W Constant Wattage Design. Approx 1200 Lumens. 120-277V Input. Remote Compact Battery Pack. CEC T20 Compliant.	843654103112	OJQ-32
	-	KT-EMRG-LED2-TS-IP65	IP65 Rated Wet Location Test Switch for 5W and 12W CEC Compliant LED Emergency Packs	843654130019	MDB-29



12W, 1200 lumen Battery Backup
KT-EMRG-LED-12C-1200



Wet Location Test Switch
KT-EMRG-LED2-TS-IP65

Note: emergency back up must be installed in remote junction box. Emergency pack will not fit inside of fixture.

SURGE PROTECTORS

Factory-Installable OR Field-Installable (field-installable purchased separately)

✓	SUFFIX*	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
	/10KV	KTSP-10KV-C	External Surge Protector, compact design. Parallel Wiring, 120-277V Input, Max Peak Protection (10KV, 10KA)	843654129204	BUU-26



External Surge Protector
KTSP-10KV-C

* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

September 25, 2024

October 16, 2024

October 28, 2024

Snyder & Associates, Inc.

Attn: Brett Culp

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: DeCarlo Site Plan Amendment

Dear Mr. Culp:

The Development Services Department is in receipt of a proposed Site Plan Amendment for DeCarlo. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Provide review fee for SWMP and SWPPP (\$1200 + \$250).~~
2. Observation fee template will be provided with final plan review.
3. CAD files will be required with the final plan set.
4. ~~A City floodplain permit is required. Form is attached. City staff to complete form~~
5. The existing sanitary sewer easements in the property do not match the alignment of the sewer and there are portions of the sewer that do not have an easement. The existing easements should be vacated and new easements established. Attached is the easement template for sanitary sewer. Please provide a draft easement document and legal description. A vacation plat would also be required for the existing easements. Please provide easement document template (provided). The easement plat can be attached as the exhibit.
6. The southeast corner of the building crosses sanitary sewer line. The building would need to be moved so that the building would not be within a 30' sanitary easement. Alternatively, the sanitary sewer could be rerouted through the site. Rerouting would require construction drawings and would need to be designed so that the sanitary main can still be functional throughout construction. Please provide \$2000 construction drawing review fee.

7. The current building does not meet the rear setback for Lot 5. The building would either need to be altered to meet the minimum 10' rear setback. Otherwise, the properties would be required to be platted. If the building meets the 10' rear setback, all lots can be tied together. Staff would prepare the agreement for review. **Lot tie agreement provided. Please provide signed agreement.**
8. Are any additional light poles proposed on site or in the outdoor storage area? If so, please provide light specs and label locations on the plans. **Staff see that the lights can be adjusted to shine at 45-90 degrees. What is the proposed orientation? Light sources should point down and be shaded/hooded to hide from the ROW and neighboring properties.**
9. A sidewalk agreement will be required for the 5' sidewalk along SE Capitol Cir. Staff will draft the agreement and provide with the next review. Please let us know what option is preferred. **The sidewalk agreement is provided for review and signature.**
 - a. ~~Option 1—Provide cost of the sidewalk to the City for the City to construct the sidewalk in the future.~~
 - b. ~~Option 2—Construct the sidewalk in the future upon notice of the City.~~

C101

1. ~~Update City standard notes. Notes provided.~~
2. ~~Remove Thorpe Water contact. The City now owns and maintains the water.~~
3. ~~Provide floodplain designation information.~~
4. ~~Update minimum open space to 15%.~~

C201

1. ~~Note that the existing water service is to be capped at the corporation valve.~~
2. ~~Update note 2K to City of Grimes. The City now owns and operates the Thorpe Water District.~~

C301

1. ~~Just FYI, the monument would need to have a setback equal to the height of the sign. The current location would not meet this requirement. The location would be reviewed and approved with a separate sign permit.~~
2. ~~Provide curb along the new pavement north and south of the existing driveway entrances.~~
3. Specify fence and gate material. Chainlink with slats is not permitted. Please provide a detail and picture of the proposed fence. The use of sheet metal is not a permitted fencing material. **Is wood fencing still proposed onsite? If not, please remove/revise the detail on C300.**
4. ~~Specify fence on the north side of the building.~~
5. ~~Show fence line along the rear of the property to the north as shown in the BOA exhibit.~~
6. ~~How will trash be handled? If dumpsters are kept outside, masonry enclosures are required.~~
7. ~~Label mailbox location. Ensure it is accessible.~~
8. ~~Has the transformer location been coordinated with MidAmerican? What size/height is proposed? Which direction will the doors face?~~
9. ~~Provide stop signs out to the public street.~~
10. ~~Please show 5' public sidewalk along SE Capitol Cir as future sidewalk.~~

C400

1. ~~Provide the following:~~
 - a. ~~Clearly label discharge point.~~
 - b. ~~Proposed staging area.~~
 - c. ~~Proposed concrete washout location. Ensure location is at least 50 ft from any storm structure including ponds. Consider relocating at least 50 feet from storm and stream~~
 - d. ~~Proposed top soil stock pile location.~~
 - e. ~~Erosion Controls including temp stabilization (included in quantities table)~~
 - f. ~~Ensure matting is installed on slopes 3:1 or greater.~~
 - g. ~~Under Notes B1 the permit does require coverage under the NPDES Permit from the IDNR.~~

- ~~2. Install scour protection at the pond overflow.~~

C401

- ~~1. Provide ADA ramp slopes and cross slopes.~~

C500

- ~~1. Provide proposed pipe material in labels.~~
- ~~2. Provide utility quantities table.~~
- ~~3. What is overhead swinging waterline? What is it used for?~~
- ~~4. The downspouts on the building drains out across the walkways, parking, overhead doors, and man door areas on the north and south side of the building. Staff suggests connecting the down spouts to a storm sewer to avoid ice formations in these high traffic areas.~~

C600

- ~~1. Provide 1 tree per 50' and 1 shrub per 4' along SE Capitol Cir. Provide frontage calculation to demonstrate compliance (i.e. 100' frontage = 2 trees, 25 shrubs) and label what is required vs proposed plantings. The number of plantings in the calculation don't match the landscape plan.~~
- ~~2. Provide 2 trees and 2 shrubs per 1000 sf of required open space. Existing, healthy trees can count toward the minimum requirements. Please provide calculation/notes to demonstrate compliance. Please update the calculation. There should be a minimum of 123 trees and 123 shrubs based on the required open space $(61,117/1000)*2$.~~

Architecture

- ~~1. Provide material percentages. Minimum 75% of the west elevation is required to be primary material.~~
- ~~2. Provide glazing percentage. Minimum 20% of the west elevation is required to be glazed. 20% is the minimum requirement. Spandrel glass or something similar could be considered to give the appearance of more windows.~~

3. ~~Provide callouts for 5 architectural treatments. See list in 12-11-1.24.A.2.b.ii.~~
~~<https://online.encodeplus.com/regs/grimes-ia/doc-viewer.aspx#secid-3260>~~
4. ~~Specify material finishes.~~
5. Label lighting locations on the building and provide lighting specs. **Provide lighting spec for the architectural lighting next to the front entrance. Are different lights proposed here or will these be the same as what is provided on the other building faces?**

SWPPP

1. ~~Include SWPPP and filled-out SWPPP review checklist in submittal.~~
2. ~~Provide NPDES Permit Discharge Authorization Number~~
3. **Keep map up to date with each submittal along with SP map**
4. ~~Provide a projected construction schedule once known~~
5. ~~Add City of Grimes 515-986-9636 to spill response notifications~~
6. ~~Include a Signed copy of the Owner's Certification Statement~~
7. ~~Include a site supervisor contact once known~~
8. Include signed copies of the contractors/subcontractor certification statements for all contractors prior to allowing work to be completed on site **Provide once available.**
9. ~~Include a signed affidavit of publication~~
10. ~~Include a copy of the notice of intent~~
11. ~~Include a copy of the INDR discharge authorization letter~~
12. ~~Include a soils report~~
13. ~~Include a copy of the inspection report that will be used by the contractor performing the weekly inspections~~

Stormwater Management Plan (SWMP)

1. ~~Provide intake designs for all intakes. Including the ones in the asphalt millings area.~~
2. ~~Provide 100-yr storm sewer spreadsheet as well.~~
3. Account for roof connections on drainage area map.
4. How is DA1 are being captured by ST-1?

Site Plan (SP)

1. ~~Sheet C400: Recommend adding erosion control to emergency spillway.~~
2. ~~Sheet C500: Will there be roof drain connections?~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	October 24, 2024 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	November 5, 2024 at 5:30
COUNCIL MEETING:	November 26, 2024 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Senior Planner

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: SE 4th & Main Street Site Plan

BACKGROUND: K & A Investments, LLC is requesting approval of a site plan located west of SE Main Street between SE 3rd and SE 4th Streets to construct a 3-story 12-unit apartment building and a 2-story 5-unit townhome building. Access to the site will be provided via the existing north-south alley between SE 3rd and SE 4th Streets. The alley is currently gravel and closed on the north end. As part of the project, the alley will be reconstructed with concrete and will be a one-way alley with entrance off SE 3rd Street. Private parking for the residents will be provided at the rear of the buildings and four public parking spaces will be constructed along SE 4th Street.

The rezone for this property was approved earlier this year and established the SE 4th & Main Street PUD. The proposed site plan is consistent with the PUD requirements and the rezone concept plan.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning and Zoning Commission recommendation of approval - 11/05/2024

STAFF RECOMMENDATION: Staff recommends approval subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

DATE

November 5, 2024

PROJECT NAME

SE 4th & Main Street

Site Plan

APPLICANT

K & A Investments, LLC

REQUESTED ACTION

Approval of a site plan for a 12-unit apartment building and a 5-unit townhome building with associated parking

LOCATION

Generally located west of SE Main Street between SE 3rd and SE 4th Street

ZONING

R-4

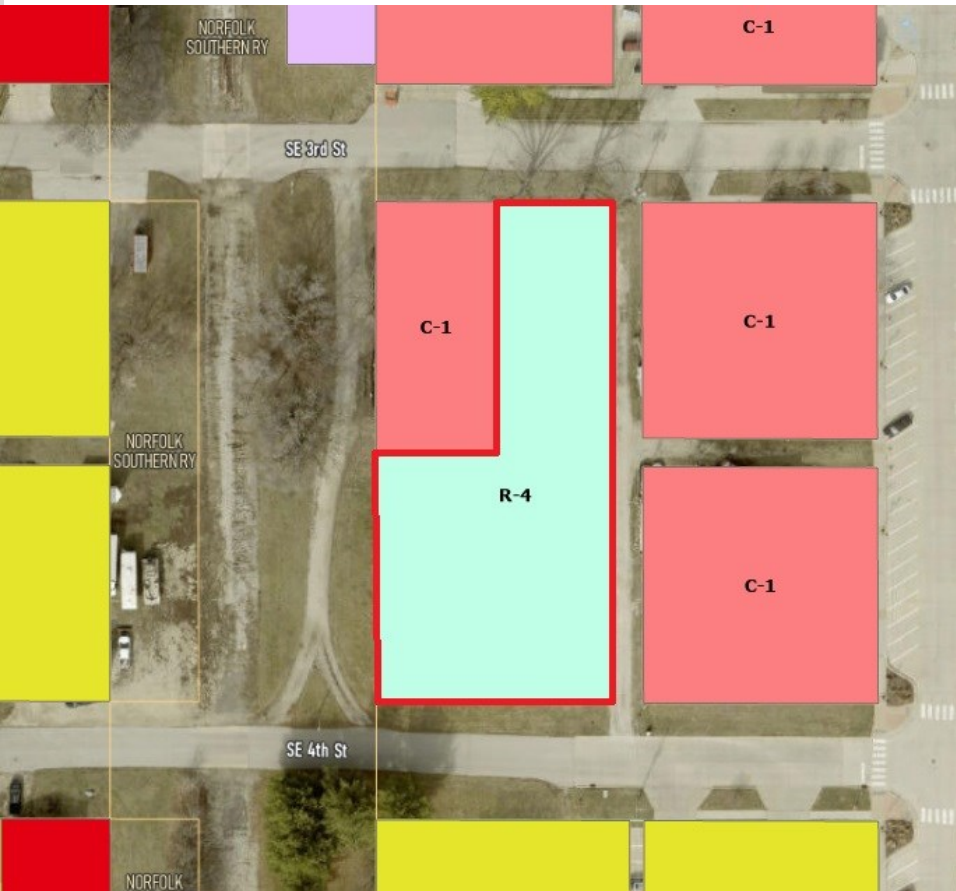
SE 4th & Main Street PUD

PLANNER

Evann Martin
emartin@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Downtown/Governors District	R-4
North	Residential	Downtown/Governors District	C-1
South	Civic	Civic	R-2
East	Residential	Downtown/Governors District	C-1
West	Residential	Low-Density Residential	R-2

PARKS

Townhomes and multi-family units are proposed to be constructed on the site. Because there are residential units planned, parkland dedication is required. Due to the limited size of the property and small number of proposed units, the developer has provided a fee in lieu of dedicating land to the City. The fee will be used for improvements at Wallace Park.



Future Land Use Map

Legal & Public Improvements

The property is part of the SE 4th & Main Street PUD and subject to the accompanying Zoning Change and Development Agreement.

The subject property currently consists of five parcels. A plat of survey has been submitted to combine the parcels into one lot.

Construction plans have been provided to reconstruct the existing gravel alley between SE 3rd and SE 4th Streets to concrete pavement.

Site Layout

VEHICLE ACCESS

Access to the site will be provided via the existing alley connecting from SE 3rd to SE 4th Street. Two driveways will be provided off the alley leading into the private parking areas for each building.

PEDESTRIAN ACCESS

5' sidewalks will be provided along both SE 3rd and 4th Streets. The townhomes and apartments will have sidewalk connections from the front doors to the public sidewalks.

LIGHTING

Wall-mounted lighting proposed on the rear of the buildings to provide light to the parking areas.

BUILDING SETBACKS

Front: 0-5'

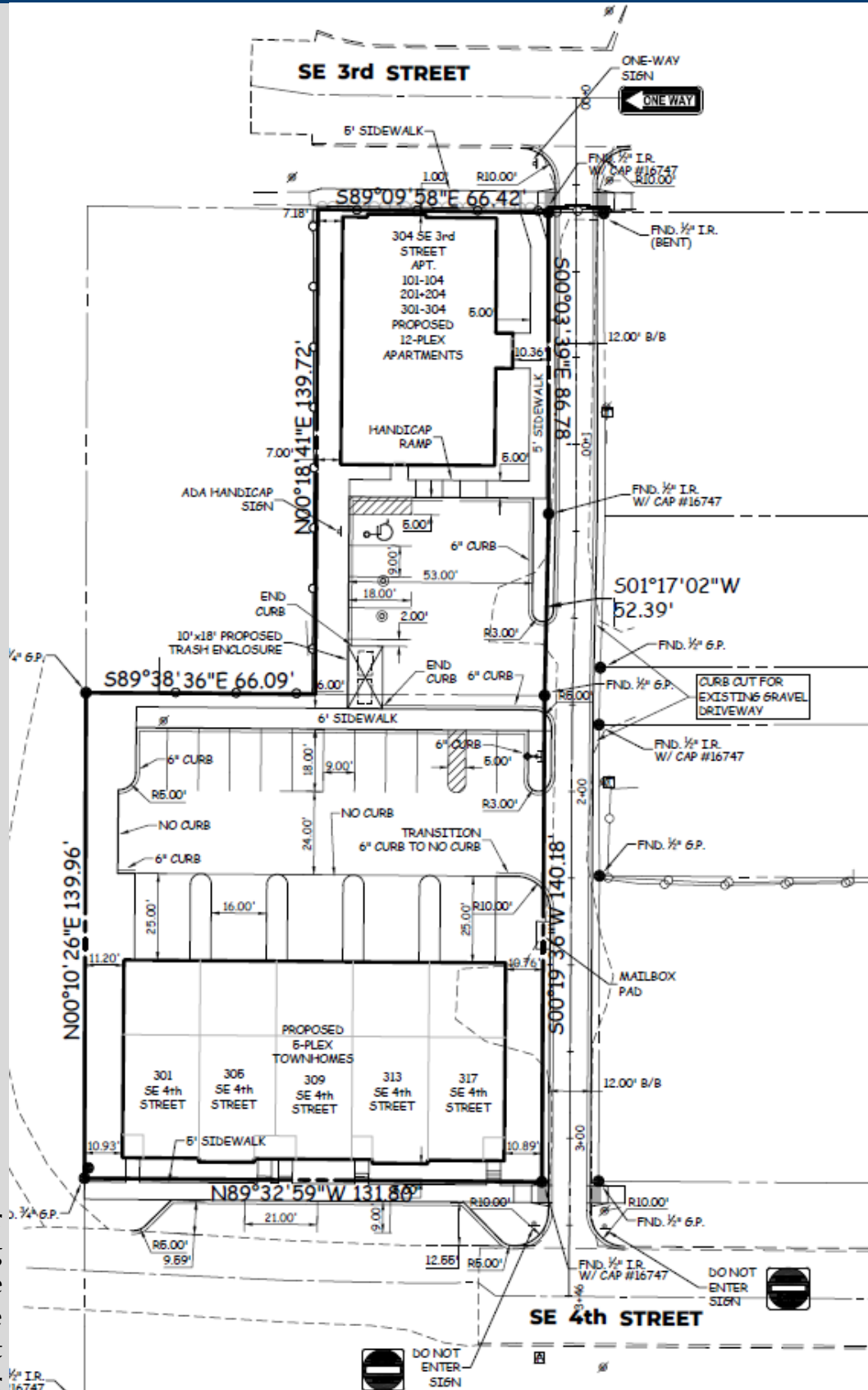
Side: 7' (External)

Side: 0' (Internal)

Rear: 0', 25' when adjacent to residential

PARKING:

The townhomes will have 2-car attached garages with two parking spaces in the driveway leading to the garage. The apartments will utilize the parking lot spaces. One space per unit is required for the apartments. Four additional parking spaces will be provided in the private parking lot. Four public parallel parking spaces will be added along SE 4th Street.



Utilities & Landscaping

SANITARY

Private sanitary service will connect to the existing sanitary sewers along SE 3rd and SE 4th Streets.

WATER

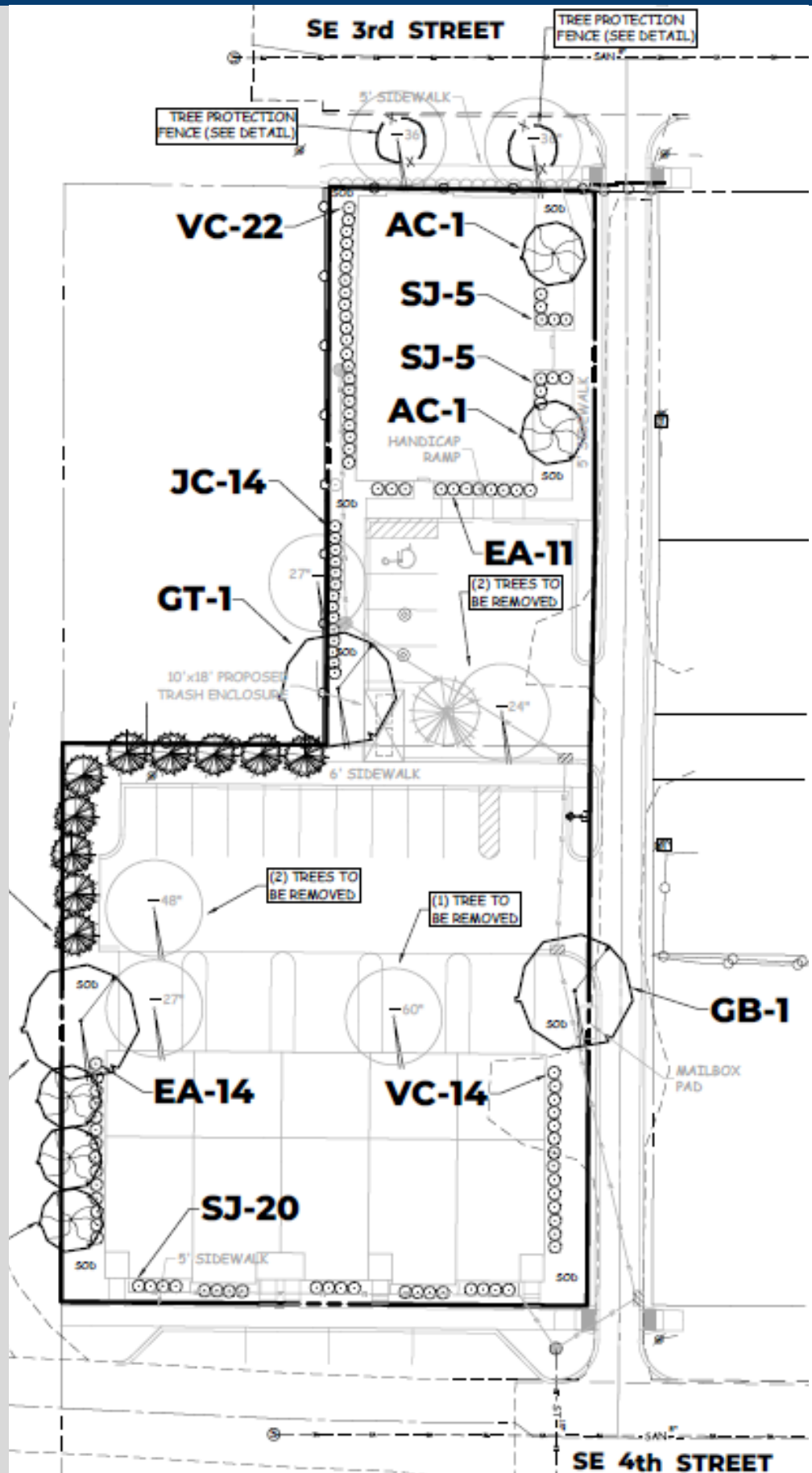
Private water service will connect from the existing water main along SE 3rd Street. Individual services will be provided to each townhome unit. The apartment building will be sprinkled and provide the required fire department connection.

STORM WATER

Detention is not required for this site. Private and public storm sewer will be constructed to collect stormwater runoff and direct it to the existing storm sewer along SE 4th Street.

LANDSCAPING

Foundation plantings will be provided along the front and sides of the buildings. Evergreen shrubs and trees will be provided along the north and west sides of the parking areas to screen headlights and the parking areas from the neighboring residential property.



Architecture

BUILDING & ELEVATIONS

The apartment building is proposed to be constructed with brick veneer, fiber cement panels with metal reveals and composite lap siding.

The townhome building is proposed to be constructed with thin brick veneer, composite lap siding, and composite board and batten.

DUMPSTER ENCLOSURE

A shared dumpster enclosure for trash and recycling will be provided to serve the development. The enclosure is proposed to be constructed with thin brick consistent with the buildings with metal-paneled gates.

LIGHTING

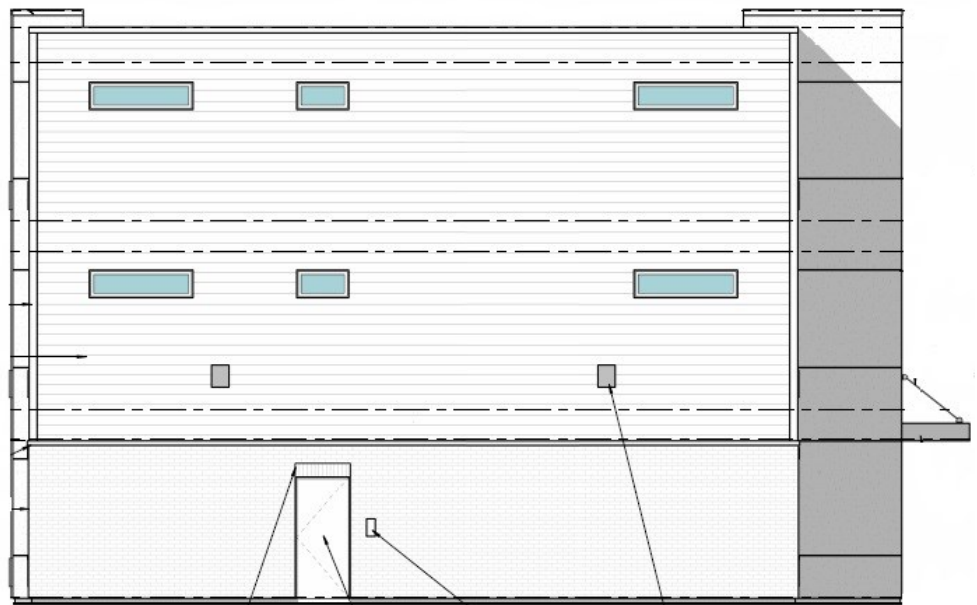
Decorative lighting is required on the front building faces along the public streets.



North and East Elevations



West Elevation

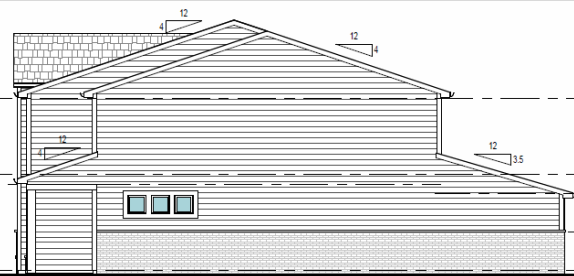


South Elevation

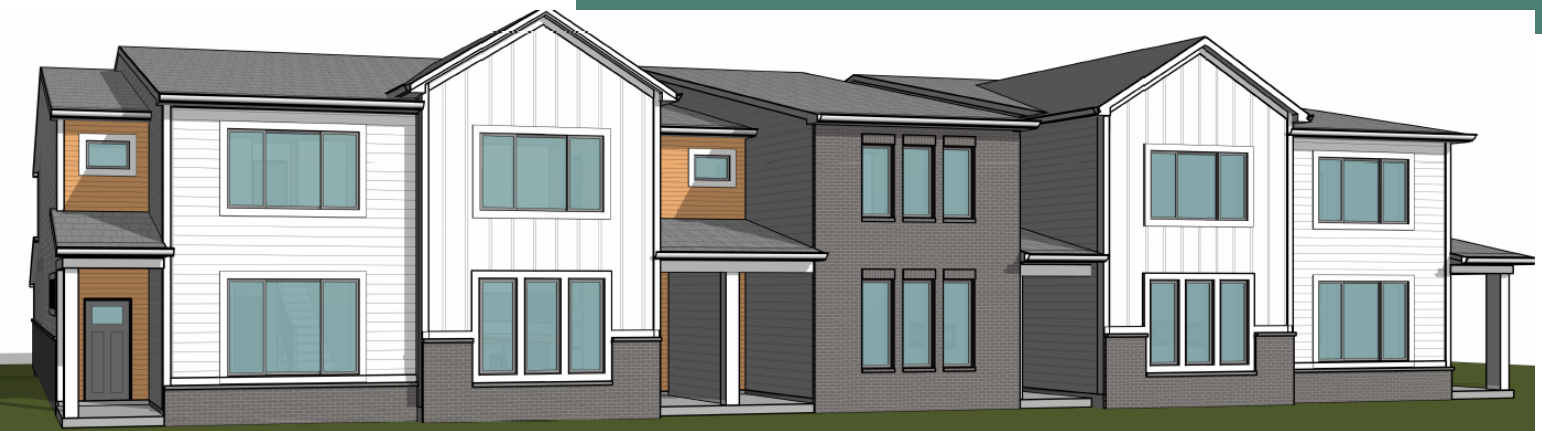
Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the site plan.



East and West Elevations



South Elevation



North Elevation

Conclusion

The applicant is proposing to construct a 12-unit apartment building and a 5-unit townhome building upon the property.

The architecture for the buildings will include brick veneer, fiber cement paneling with metal reveals, composite lap siding, and board and batten.

The existing gravel alley between SE 3rd and 4th Streets will be reconstructed with pavement and provide access to both buildings.

Private parking will be provided at the rear of both buildings. Public parking will be added along SE 4th Street.

Landscaping will be provided along the front and side of the buildings with evergreen plantings provided along the parking areas to provide screening for the neighboring residence.

The plat of survey will be required to be recorded to combine the existing 5 parcels into on lot.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

September 24, 2024

October 16, 2024

November 12, 2024

November 19, 2024

November 20, 2024

Cooper Crawford & Associates

Attn: Keven Crawford

475 S 50th Street, Suite 800

West Des Moines, IA 50265

RE: SE 4th & Main Street Site Plan

Dear Mr. Crawford:

The Development Services Department is in receipt of a proposed Site Plan for the SE 4th & Main Street. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide signed site plan application.~~
- ~~2. Provide site plan review fee (\$2000).~~
- ~~3. The \$8060 parkland dedication fee is due with the site plan approval. Please provide.~~
- ~~4. Addressing for the units are provided in the address map. Please label on the site plan.~~
- ~~5. Provide a sediment and erosion control plan and update erosion control quantities.~~
- ~~6. Provide demo plan.~~
- ~~7. A plat of survey will be required to combine the lots and alley portions. Either all lots can be combined into one or, Lots 3 & 4 and the portion of alley into one lot and to combine Lot 2 with the portion of alley. Plat of survey is approved administratively with \$400 fee. Please let us know how the lots will be configured.~~
 - ~~a. Please provide \$400 plat of survey review fee.~~
 - ~~b. Provide a vicinity sketch on the plat.~~
 - ~~c. Provide signed PDF.~~

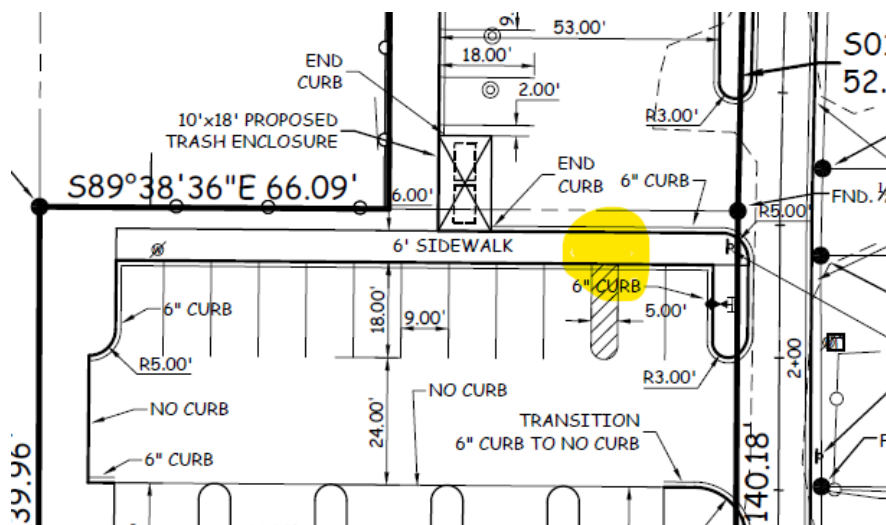
- d. Provide hard copy for city stamp prior to recording. Scheduling a time to stop by is best so the plat can be stamped and returned at the same time rather than dropping off the plat and picking up again. **The plat is stamped and ready for pick up for recording.**
- 8. **Observation fee template to be provided with final review.**
- 9. **CAD files to be provided with final plan set.**
- ~~10. As-builts to be provided prior to issuing a Certificate of Occupancy.~~
- ~~11. Provide construction drawings for the alley with application and \$2000 review fee.~~
- 12. Since the disturbance is over 1 acre, a SWPPP and an NPDES permit is required. Please include the SWPPP checklist with the submittal.
 - a. **Please list the total area disturbed for this project (site, alley, staging and stock pile area, etc.).**
 - b. **We understand the grading limits were revised to remain under an acre. However, during construction, if there is disturbance outside of the revised grading limits in any way and the area is measurable of 1 acre or more, the project will be required by the IDNR and EPA to open a NPDES general permit No. 2 and build a SWPPP to keep on site and up to date.**

Sheet 1:

- ~~1. Update City standard notes. Notes provided.~~
- ~~2. Update zoning to R-4 (PUD) Ordinance 790.~~
- ~~3. Provide utility quantities.~~
- 4. Label mailbox location. Please add a proposed location so we can make sure there are no issues with city requirements. If the post office needs to make changes later on, the site plan can be updated. Given the total number of units, there should be 2 mailboxes to provide enough mail slots for the units. It's likely that a 12-unit cluster would be provided for the apartments and an 8-unit cluster for the townhomes. Staff suggest providing a cluster next to each building. The cluster boxes need to be accessible. Please provide the cluster on an accessible route or provide a ramp to the mailbox pad and provide all necessary grading details. **Please shift the apartment mailbox away from the water service so there are no conflicts with the domestic and fire valves. You**

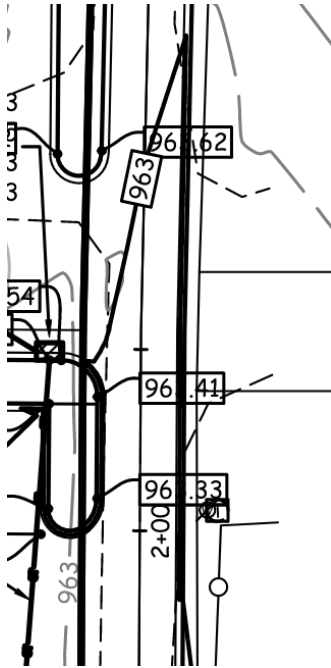
may want to consider shifting the townhome mailbox so it is not placed over the water service and storm sewer.

5. Label transformer location. Has the location been coordinated with MidAmerican? What size is proposed? Label orientation of the doors.
6. The dumpster enclosure is required to be at least 2' from the neighboring parking stall. Please revise.
7. It appears that the dumpster enclosure won't fit within the allotted space given the total dimensions, parking space setback and the curb.
8. Label ADA parking sign location.
9. Since the alley is 12' wide, it will be one-way traffic. Traffic will enter from SE 3rd St and exit south. Please label signage (one way, do not enter) Please adjust one-way sign orientation to point toward the alley. Please make this a double-sided sign.
10. Please update the street parking depth to 21'.
11. Please add one-way signs opposite the two driveways on the alley.
12. Staff would suggest providing a ramp/curb letdown in the location below to improve accessibility for pedestrians going to and from the apartment building to the parking lot. This would make it easier for residents to transport items back and forth from the building to their vehicles.



Sheet 2:

1. ~~Please provide utility plan showing where service connections come into the buildings.~~
 - a. ~~Staff would prefer that the water services come off separate ends of the development. The 5-plex water service should come off SE 4th and the 12-plex water service should come off SE 3rd St. If the current design is preferred by the property owner, the 6" water line will need to be shifted on private property (not in the alley) and would be considered a private service line.~~
 - b. ~~Will the 5-plex be individually metered or will it have one master meter? If it is individually metered, there will need to be 5 different service lines with a curb stop for each unit.~~
2. ~~Provide ADA slope and cross slope ramp details.~~
3. ~~Provide ADA parking space slope and cross slope details.~~
4. ~~Provide slope and cross slope of the sidewalk connecting from the multi-family building to the public sidewalk.~~
5. ~~Label slope and cross slope of the public sidewalks.~~
6. ~~Adjust grade labels along the alley so they are legible.~~



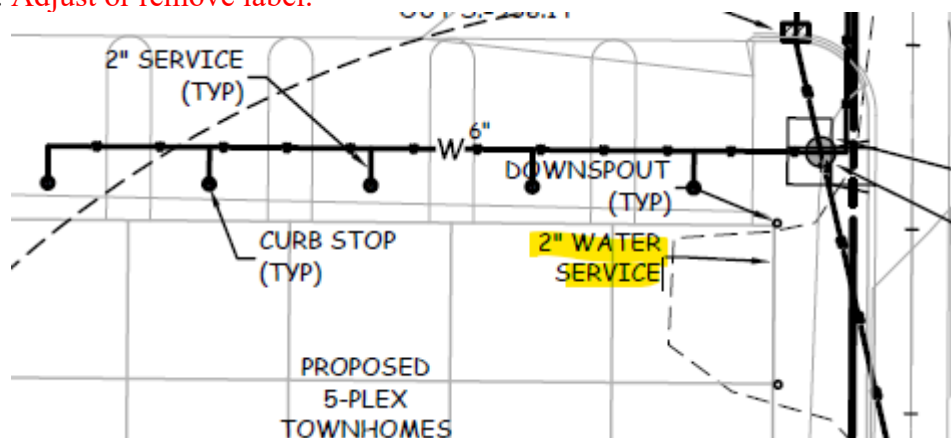
7. ~~Do we need more details for the grading along the east side of the alley and how it ties in to the neighboring property?~~
8. ~~Label existing water main sizes.~~
9. ~~Label downspout locations and provide roof drain connections where downspouts cross walking paths and parking areas. Provide roof drain connections to the storm sewer for the 5-plex so the downspouts do not drain out across the public street~~
10. ~~Label FDC location and ensure it is within 100' of a hydrant and not blocked by parking, landscaping, etc. FDC is not within 100' of a hydrant. Please revise.~~
11. ~~Label knox box location.~~
12. ~~Label hydrant coverage radii. Hydrant coverage is required to be 150' radius. Please revise and demonstrate coverage.~~
13. ~~Include the following on the Erosion Control Plan Please include the following:~~
 - a. ~~Downslope perimeter controls~~
 - b. ~~Call for intake protection at all intakes (paved, area, flared end, and external)-missing external~~
 - c. ~~Clearly mark discharge~~
 - d. ~~Proposed staging area~~
 - e. ~~Proposed concrete washout location~~

- ~~f. Ensure location is at least 50 ft from any storm structure including ponds~~
- ~~g. Proposed top soil stock pile location and sediment controls to meet top soil preservation requirement~~
- ~~h. Erosion Controls including temp stabilization (included in quantities table)~~
- ~~i. A quantities table for the sediment and erosion controls~~
- ~~j. Include temporary stabilization measures on quantities table~~
- ~~k. Downslope perimeter controls~~
- ~~l. Inlet protection that meets SUDAS standards for all intakes – Area intakes, intake east on SE 4th and intake east on SE 3rd remain unprotected at this time.~~
- ~~m. Clearly mark discharge point~~

Sheet 3:

- ~~1. Provide foundation plantings in front of the townhomes and along the east and west sides of the building.~~
- ~~2. Provide foundation plantings along the west side of the apartment building.~~
- ~~3. Provide evergreen shrubs along the north and west side of the parking lot to shield headlights from the neighing residence. Provide evergreen plantings on the west side of the apartment parking lot.~~
- ~~4. Label ground cover (sod vs mulch).~~
- ~~5. Label plant types and fill in the plant quantities in the legend.~~
- ~~6. The trees along the west property line are located over the storm sewer. Please relocate to avoid conflicts.~~
- ~~7. Staff suggest switching the Colorado spruce for a different type of tree. The area they are planted isn't very wide and staff have concerns that the trees will overgrow into the parking lot and neighboring property.~~
- ~~8. Label curb stops on the water service lines to the 5-plex.~~
- 9. Provide a split fire and domestic water service with curb stops on each service line for the 12-plex.
 - a. Label the size of the domestic and fire lines.
 - b. Update the detail title to “12-Plex Water Service Detail” for clarification.
 - c. Please add a callout for the water service location for the 12-plex on the site plan to read “Water Service (See Detail)”.

10. ~~Add and label an 8" valve where the service line connects to the existing water main along SE 3rd St. This will allow the City to isolate the main when needed.~~
11. How will sanitary services be provided to each townhome unit? Please label. Staff is verifying that the layout is acceptable and will return any comments asap. **The sanitary service lines are required to be at least 3' apart on the public sanitary main. Ideally, the existing sanitary main would be extended to allow the individual services to be perpendicular to the sanitary main on SE 4th without any angles or bends. Staff would recommend extending the sanitary main. However, if the existing bends remain, that is up to the applicant. If the public main is extended west, construction details would need to be added to the existing construction plans.**
12. **Please provide the detail for the FDC? The label on the site plan notes there is a detail.**
13. **Adjust or remove label.**



Sheet 6:

1. ~~Label fence removal along SE 3rd St.~~

Lighting Plan:

1. Provide lighting specs for decorative building-mounted lighting. Provide spec and lighting locations for decorative/accent lighting on the building faces along the public streets. **The PUD requires decorative lighting on the public street faces of the buildings (SE 3rd St & SE 4th St). Please label locations and provide lighting spec sheets.**
2. ~~Provide spec sheets for the parking lot lights. None proposed.~~

3. Adjust lighting so there is 0 footcandles at the property line of the residence to the west. Please adjust the lighting levels to target 0 footcandles. Currently, there is 1.1 and 1.4 shown in some areas. ~~The revised photometric did not reduce the lighting levels on the property to the west. We need to target 0 footcandles at the property line. Please also look out for the light levels along the east side of the alley to ensure the light does not shift into those sites. Please provide the revised photometric plan prior to Council.~~

Architecture:

- ~~1. The maximum permitted height for dumpster enclosures is 8'. Please revise.~~
- ~~2. Dumpster gates are required to be metal framed. Please label on the plans.~~
- ~~3. Label downspout locations and coordinate with the site plan and roof drain connections. Verify that internal drain system corresponds to the roof drain connection on the west side of the 12-plex.~~
- ~~4. Label each elevation with cardinal directions, rather than right, left, etc. Please label on the 12-plex.~~
5. Label lighting locations on the buildings. Label decorative/accent lighting on the building faces along the public streets for both buildings. Label lighting locations on the north side of the 5-plex. ~~Please label the decorative lighting locations on the 12-plex along SE 3rd St. The townhomes are required to have decorative lighting. This can be typical residential porch lights, but other decorative options can be permitted. Recessed lighting would not be considered decorative. Please provide lighting specs for the fixtures on both buildings.~~
- ~~6. Please provide clarification for what product will be used for the “concrete panels with cementitious finish? Please point out where this is provided.~~
- ~~7. The light fixtures provided on the south side of the 12-plex and the north side of the 5-plex are to be pointed downward. The fixtures have the ability to be pointed to 90 degrees, which would not be permitted.~~

Building Plans:

- ~~1. The buildings will not be reviewed other than for architectural aesthetics. Full building code review will occur with the building permit application submittals.~~

~~Building permits can be submitted at any time but will not be issued until the site plan is approved.~~

2. ~~Building plans will need to be designed to the 2021 IRC and IBC when plans are submitted for building permit review.~~

3. ~~Townhomes~~

- a. ~~On the townhomes, you will need to build at minimum a 2-hour separation between the units unless you have a sprinkler system. Current building would not require a sprinkler based on number of units and square footage.~~
- b. ~~Code ledger will need to be undated to the 2021 IRC.~~
- c. ~~Please show the location of the water meters within the units. There will need to be 2 feet of clear working space for the water meter installation and servicing.~~
- d. ~~Is there going to be individual electrical meter per unit or are you using a meter stack and planning on running feeders through adjacent units? If you are using a meter stack, there will need to be a recorded easement allowing the feeders to run through the concealed spaces of the unit whether a bulkhead in a garage or a the attic.~~

4. ~~Apartment~~

- a. ~~This will need to be designed to the 2021 IBC.~~
- b. ~~Is there going to be any electrical equipment other than the fire alarm control panel in the sprinkler riser room?~~

Construction Drawings:

1. ~~Provide a cross section of the alley.~~

2. ~~Please label the storm sewer detail.~~

3. ~~If possible, please make the overall plan larger.~~

4. Staff is evaluating the best layout for the curb cut for the two existing homes on the east side of the alley and will provide feedback asap. The curb cut on the site plan should be updated to match. **Please show two individual curb cuts on the east side of the alley for the two residences. Below is a sketch to demonstrate the general layout for clarity. Staff will reach out to the residents to work with them on the specific details and to make sure the proposed access points work for them. Once the details are worked out with the residents, we can share the information, and the plans can be updated accordingly.**



5. Please adjust alley pavement thickness to 7".

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

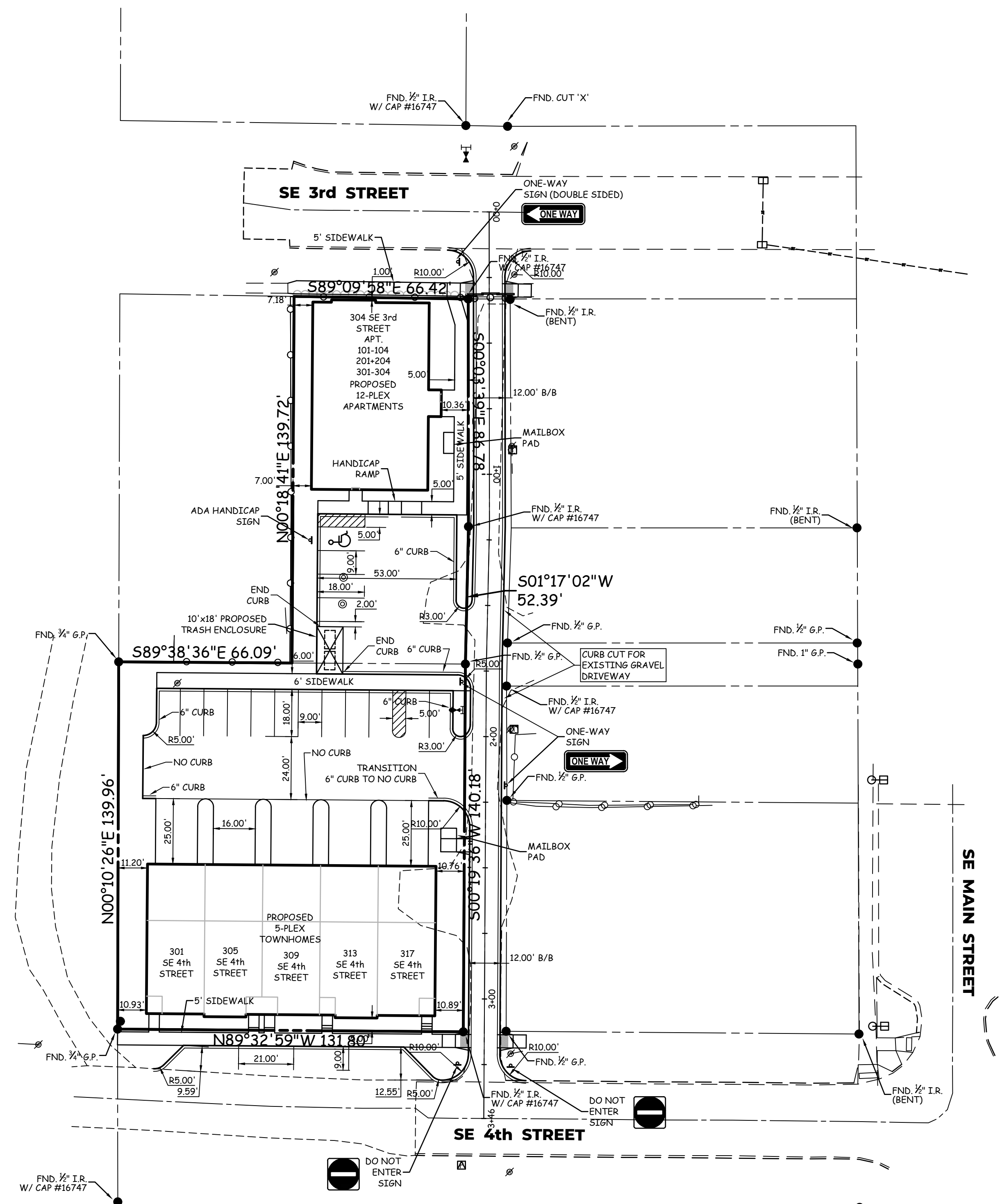
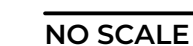
SUBMITTAL DATE:	November 25, 2024 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	November 5, 2024 at 5:30
COUNCIL MEETING:	November 26, 2024 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Senior Planner

DATE: 7-30-2024 REVISIONS: 10-1-2024 10-24-2024 11-18-2024 SCALE: 1"=30'	JOB NUMBER CC 2326
AS-BUILT: --- DIMENSION PLAN 304 SE 3rd STREET	SHEET 1 OF 6



SITE PLAN
304 SE 3rd
STREET
Grimes, Iowa

GRADING NOTES

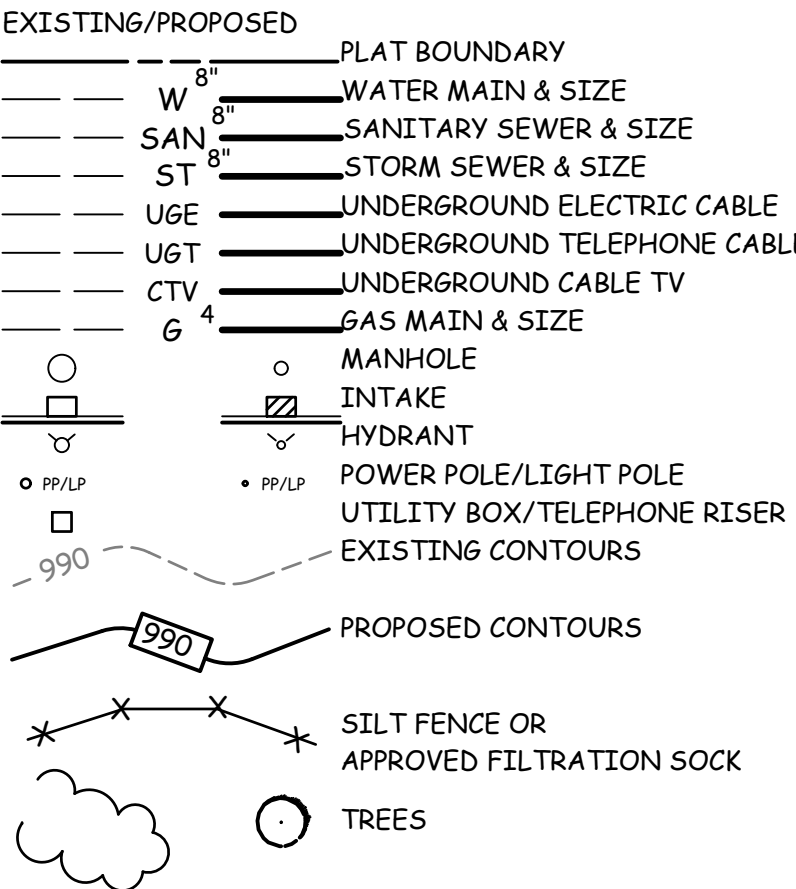
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EROSION CONTROL QUANTITIES

60 L.F.
1,100 L.F.
288 S.F.
10 S.F.
6,000 S.F.

INLET PROTECTION
SILT FENCE
CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
TEMPORARY STABILIZATION

LEGEND



COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-30-2024
REVISIONS: 10-1-2024
10-24-2024
11-18-2024

JOB NUMBER
CC 2326

AS-BUILT: ---
GRADING PLAN
304 SE 3rd STREET

SHEET
2 OF 6

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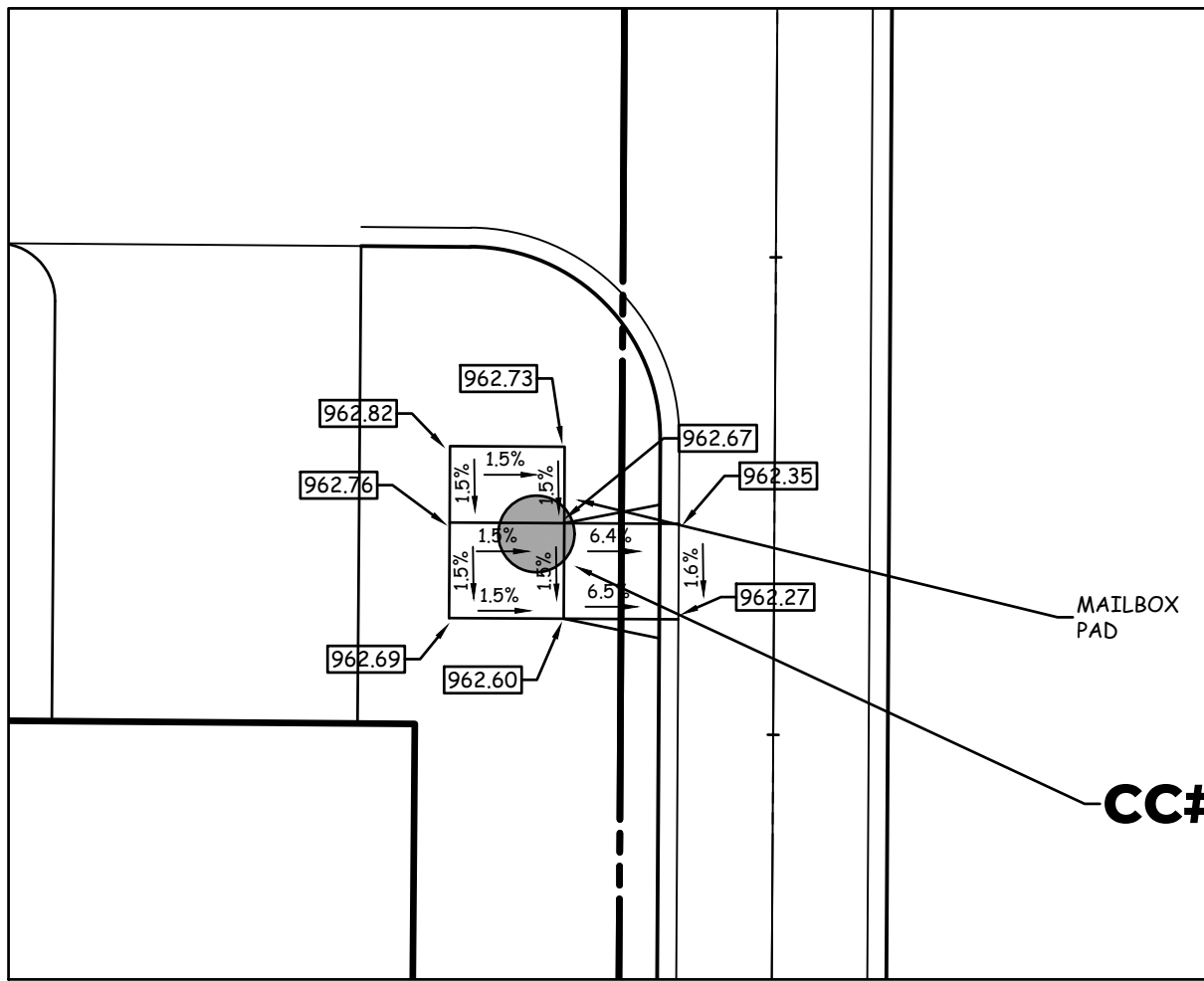
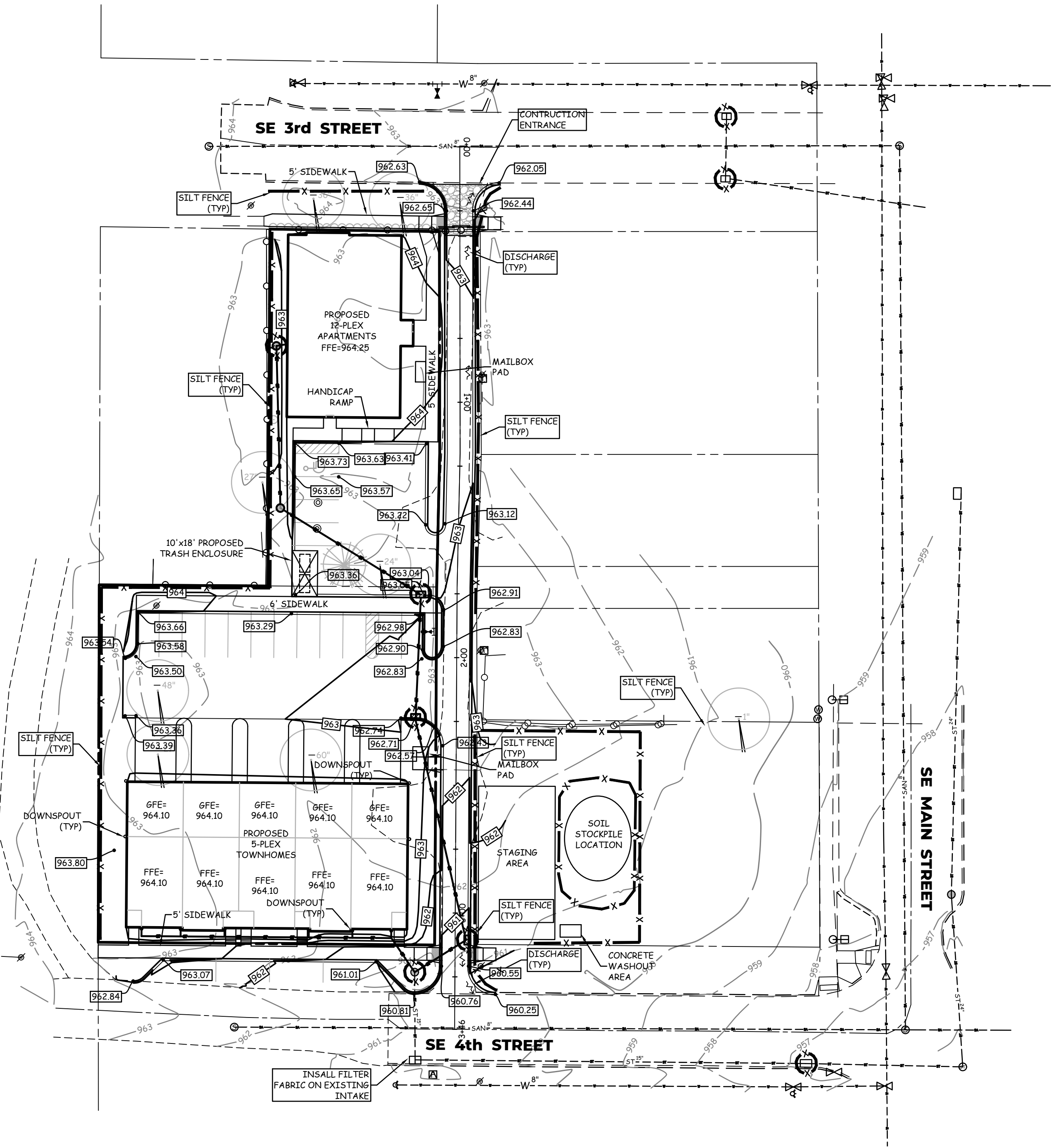
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- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED.
- ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
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- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

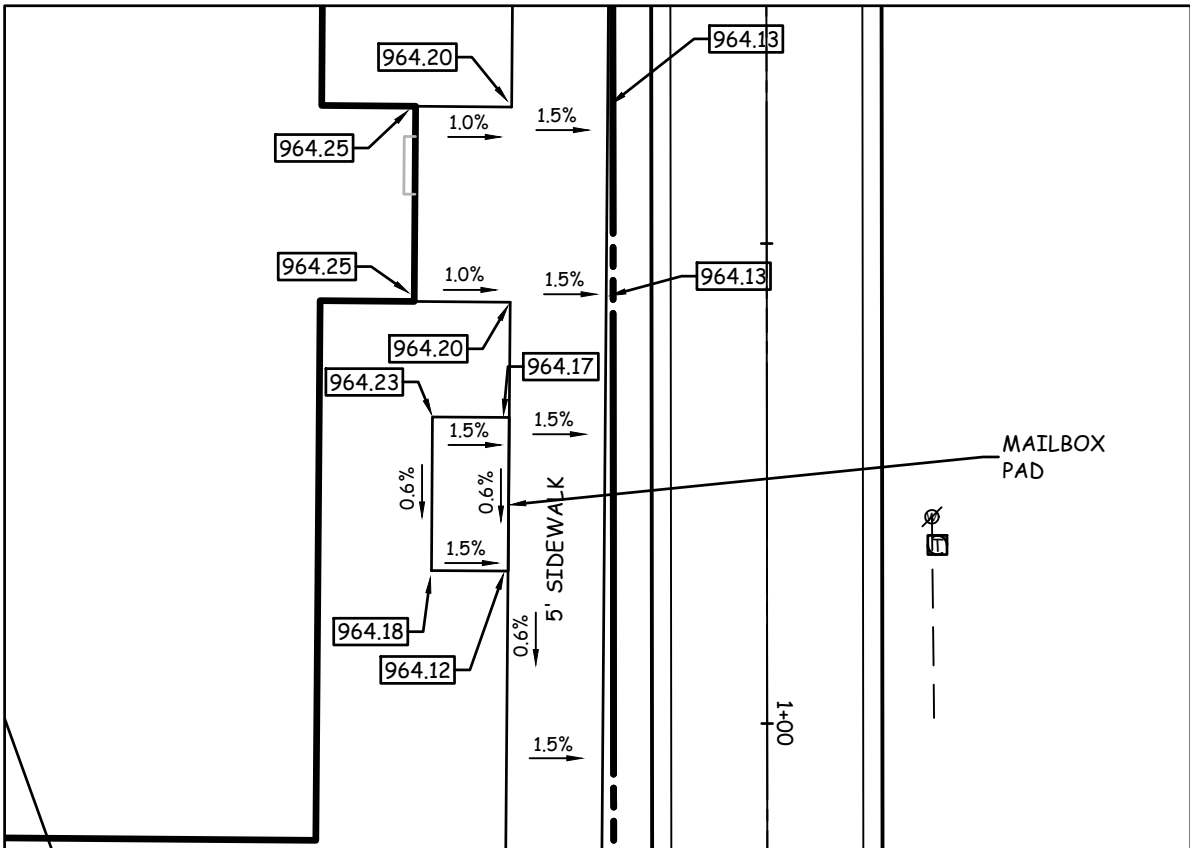
EROSION & POLLUTION CONTROL NOTES

- THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
- THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
- THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
- THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
- DURING CONSTRUCTION, IF BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDDED IMMEDIATELY.
- PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR BEFORE THE END OF THE WORK DAY OR BEFORE SEDIMENT ENTERS PUBLIC STORM SEWER OR WATERS OF THE STATE.
- SILT FENCING TO BE INSPECTED ONCE A WEEK, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
- ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
- SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
- IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
- NO BORROW/SPILLS SITES ARE ANTICIPATED.

IOWA
ONE CALL



MAILBOX PAD DETAIL
SCALE: 1"=10' (GRADES AT TOP OF SLAB)



MAILBOX PAD DETAIL
SCALE: 1"=10' (GRADES AT TOP OF SLAB)

SITE PLAN

304 SE 3rd STREET

Grimes, Iowa

GRADING NOTES

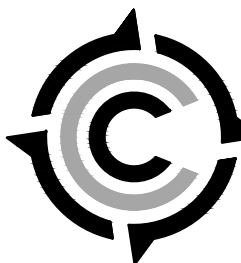
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UTILITY QUANTITIES

178 L.F.	12" N-12
227 L.F.	12" RCP
2 EA.	TYPE 'SW-512' INTAKE
3 EA.	TYPE 'SW-501' INTAKE
2 EA.	6" PVC SANITARY SEWER SERVICE
363 L.F.	6" WATER MAIN
1 EA.	HYDRANT & 6" VALVE
6 EA.	WATER SERVICE

LEGEND

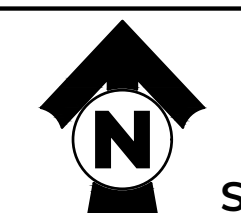
EXISTING/PROPOSED	PLAT BOUNDARY
— W 8"	WATER MAIN & SIZE
— SAN 8"	SANITARY SEWER & SIZE
— ST 8"	STORM SEWER & SIZE
— UGE	UNDERGROUND ELECTRIC CABLE
— UGT	UNDERGROUND TELEPHONE CABLE
— CTV	UNDERGROUND CABLE TV
— G 4"	GAS MAIN & SIZE
○	MANHOLE
□	INTAKE
▽	HYDRANT
○ P/LP	POWER POLE/LIGHT POLE
• P/LP	UTILITY BOX/TELEPHONE RISER
□	EXISTING CONTOURS
□ 990	PROPOSED CONTOURS
✕	SILT FENCE OR APPROVED FILTRATION SOCK
☁	TREES



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Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345



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UTILITY PLAN
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SHEET
3 OF 6

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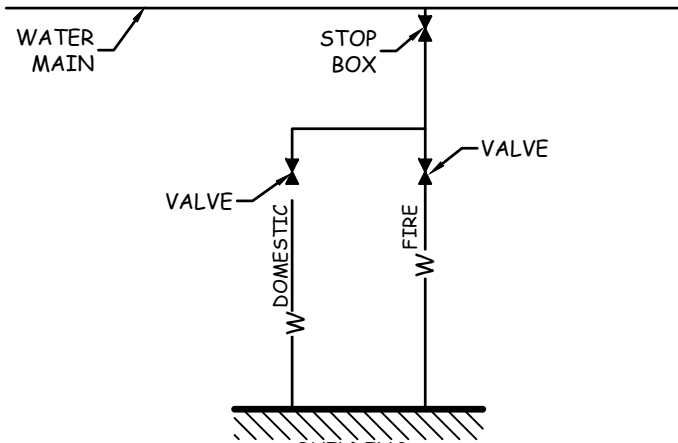
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STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
- PUBLIC STORM SEWER CLEANING & TELEVISIONING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISIONING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

EROSION & POLLUTION CONTROL NOTES

- THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
- THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
- THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
- THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDER AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
- DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDER IMMEDIATELY.
- PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR BEFORE THE END OF THE WORK DAY OR BEFORE SEDIMENT ENTERS PUBLIC STORM SEWER OR WATERS OF THE STATE.
- SILT FENCING TO BE INSPECTED ONCE A WEEK, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
- ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
- SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
- IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
- NO BORROW/SPILLS SITES ARE ANTICIPATED.



**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

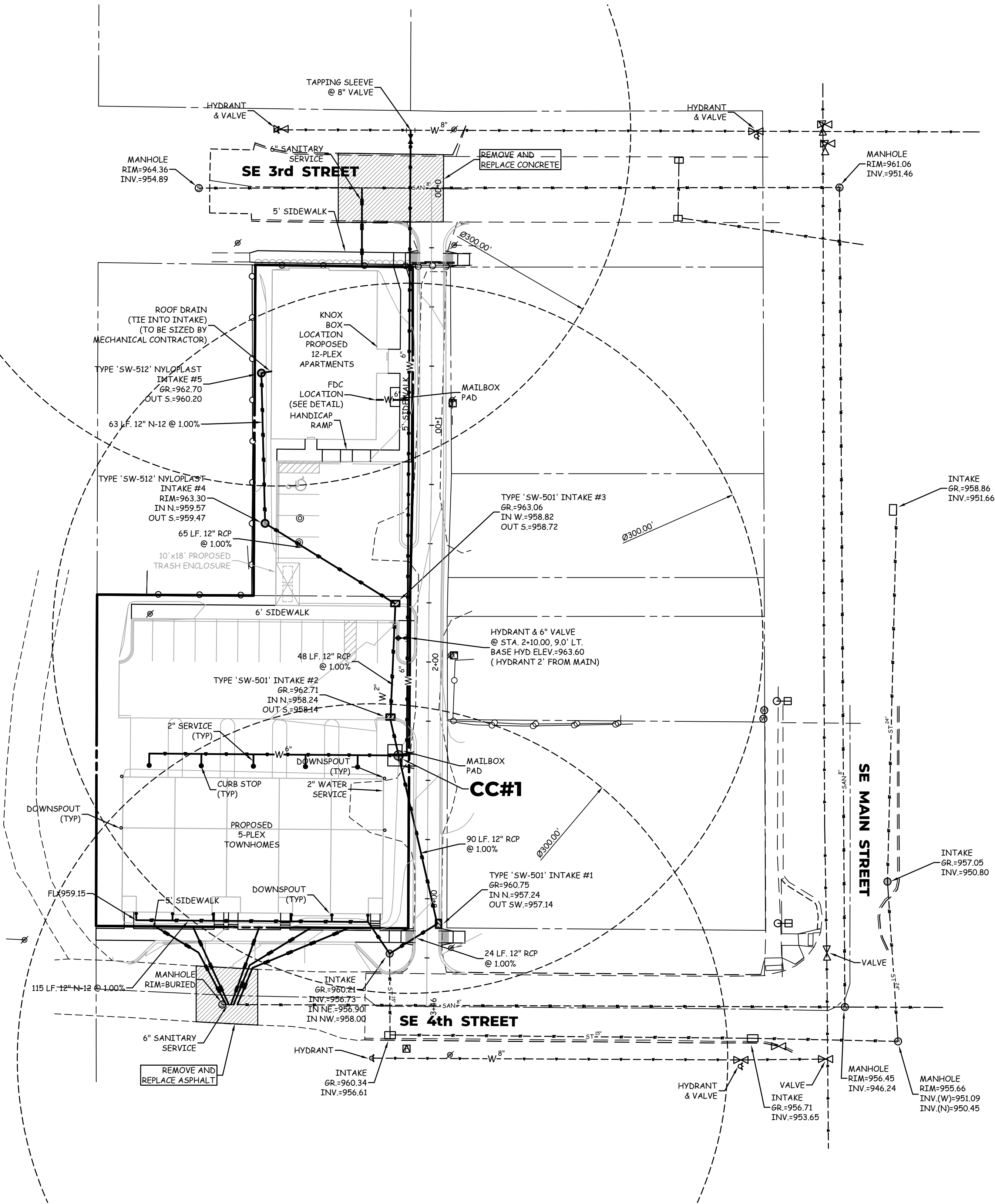
NO SCALE

EXISTING SANITARY SEWER NOTE

- EXISTING SANITARY MANHOLE SOUTH OF THE 5-PLEX IN SE 4th STREET IS COVERED BY ASPHALT. CONTRACTOR TO VERIFY FLOWLINE PRIOR TO CONSTRUCTION. INVERTS MAY CHANGE DEPENDING ON VERIFICATION OF EXISTING MANHOLE FLOWLINE.

CRITICAL CROSSING

CC#1
BOTTOM OF STORM SEWER = 957.82
TOP OF WATER MAIN = 956.22



SITE PLAN
304 SE 3rd
STREET
Grimes, Iowa

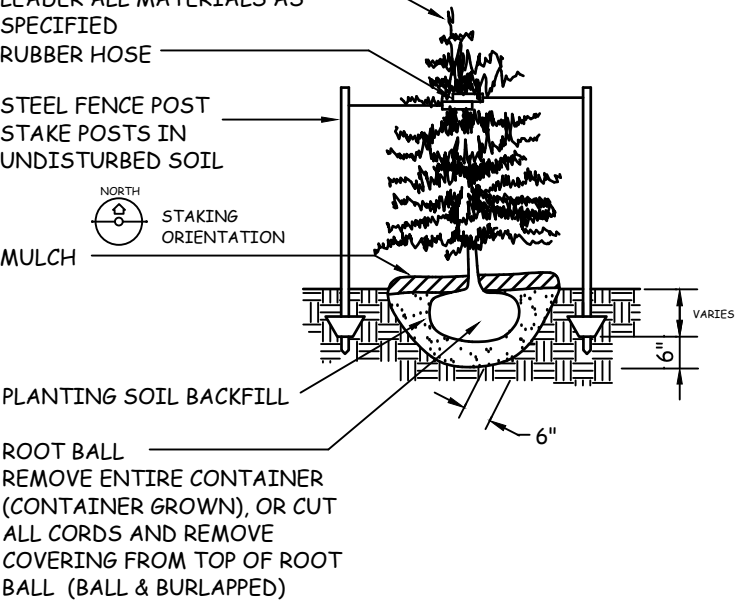
LANDSCAPE NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SUBAS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z601-1990).
5. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
6. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
7. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT AND CITY.
8. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
9. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
10. ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
11. ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
12. ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF THE STREET TREES PRIOR TO PLANTING.

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
2	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2" cal.	TS / B&B	SEE PLAN
1	GB	Ginkgo biloba GINKGO	2" cal.	TS / B&B	MALE ONLY
2	AC	Amelanchier canadensis SERVICEBERRY	6'-8' ht.	TS / B&B	SEE PLAN
3	MP	Malus species "Prairiefire" PRAIRIEFIRE CRABAPPLE	6'-8' ht.	TS / B&B	SEE PLAN
10	TO	Thuja occidentalis "Smarag" EMERALD GREEN ARBORVITAE	3'-4' ht.	TS / B&B	SEE PLAN
30	SJ	Spirea japonica "Goldmound" GOLDMOUND SPIREA	#1 cont.	CONT.	SEE PLAN
25	EA	Eunymous alatus BURNING BUSH	#1 cont.	CONT.	SEE PLAN
36	VC	Viburnum carlesii "Compactum" DWARF KOREAN SPICE VIBURNUM	#1 cont.	CONT.	SEE PLAN
14	JC	Juniperus Chinenis "Compact" COMPACT PFITZER JUNIPER	#1 cont.	CONT.	SEE PLAN

DO NOT CUT OR DAMAGE LEADER ALL MATERIALS AS SPECIFIED



EVERGREEN TREE PLANTING
& STAKING DETAIL

NO SCALE

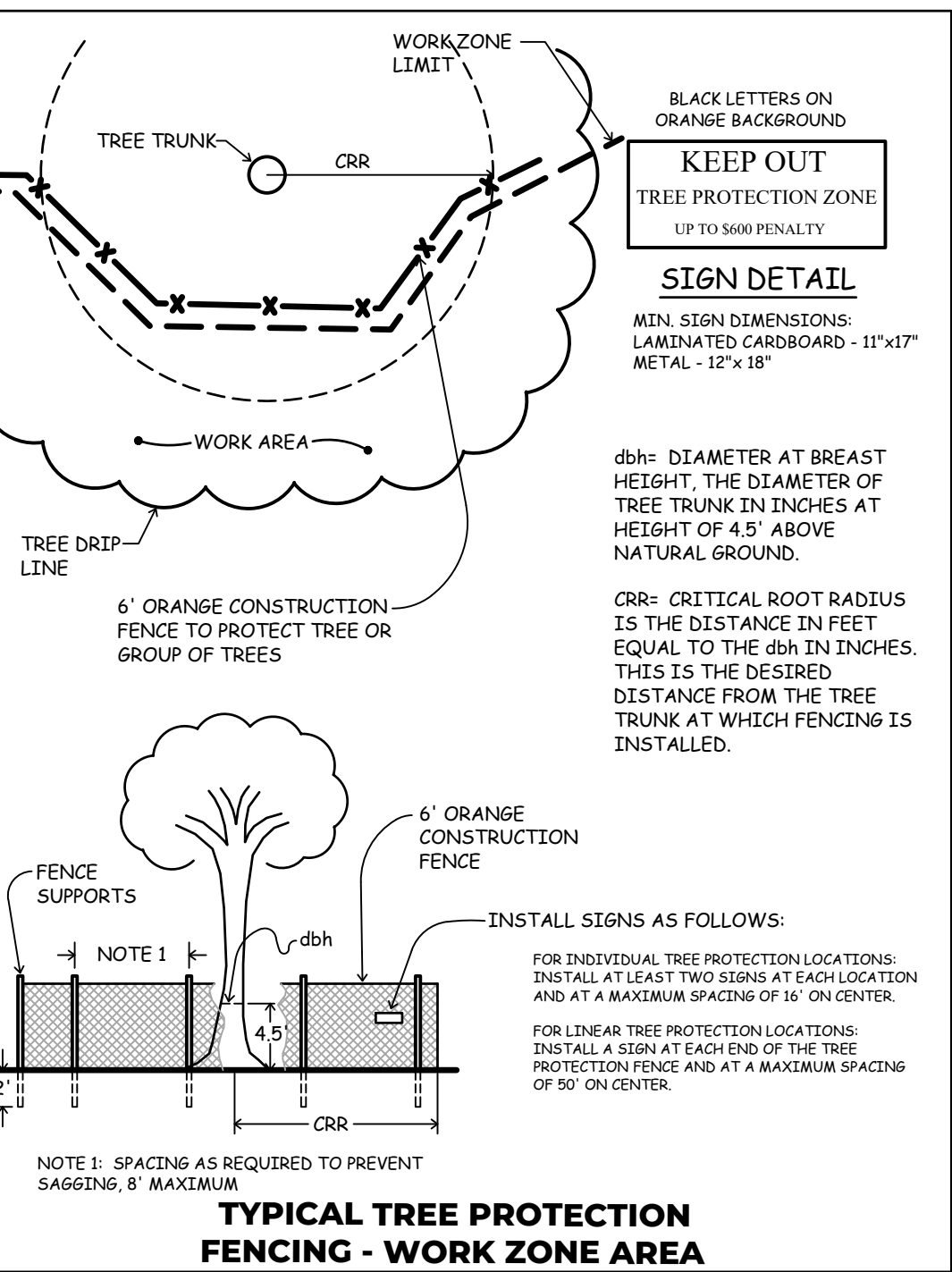
TREE PLANTING STEPS

1. PREP: BACKFILL BURLAP/CASE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.
2. MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.
3. DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE BURIED 1-2 INCHES AND THE ROOT FLARE SETS SLIGHTLY ABOVE THE GROUND SURFACE. THE HOLE 2-3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL WITH SLOPING SIDES TO ALLOW FOR PROPER ROOT GROWTH.
4. REMOVE LOWER 1/3 OF WIRE CASE.
5. SET TREE IN PLANTING HOLE. SUPPORT WITH SOME SOIL. ENSURE THAT IT'S STRAIGHT. THEN REMOVE ENTIRE BALANCE OF WIRE CASE AND TOP 1/3 OF BURLAP.
6. BACKFILL 1/2 OF LOOSE NATIVE SOIL (UNLESS IT'S ALL CLAY) AND USE WATER TO SETTLE. DO NOT TAMP OR STEPERT SOIL.
7. BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BERM / SAUER OUTSIDE OF ROOT BALL.
8. ADD 2-4" OF WOOD MULCH LEAVING A 1-2 INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.
9. WATER A FINAL TIME.

NOTE:
DO NOT SET TOP OF ROOT BALL AT FINISHED GRADE. IT IS ESSENTIAL THAT THE ROOT FLARE BE EXPOSED BEFORE PLANTING, SO THE TREE CAN BE SET TO SHOW ROOT FLARE AT FINISHED GRADE.

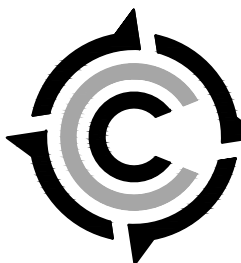
DECIDUOUS TREE PLANTING
& STAKING DETAIL

NO SCALE



LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - 8" WATER MAIN & SIZE
 - 8" SANITARY SEWER & SIZE
 - 8" STORM SEWER & SIZE
 - UG6 UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV UNDERGROUND CABLE TV
 - 4" GAS MAIN & SIZE
 - MANHOLE
 - INTAKE
 - HYDRANT
 - PP/LP POWER POLE/LIGHT POLE
 - PP/LP UTILITY BOX/TELEPHONE RISER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - TREES

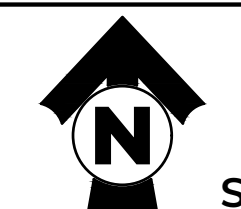


COOPER CRAWFORD
& Associates

Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265

PHONE: (515) 224-1344 FAX: (515) 224-1345



DATE: 7-30-2024
REVISIONS: 10-1-2024
10-24-2024
11-18-2024

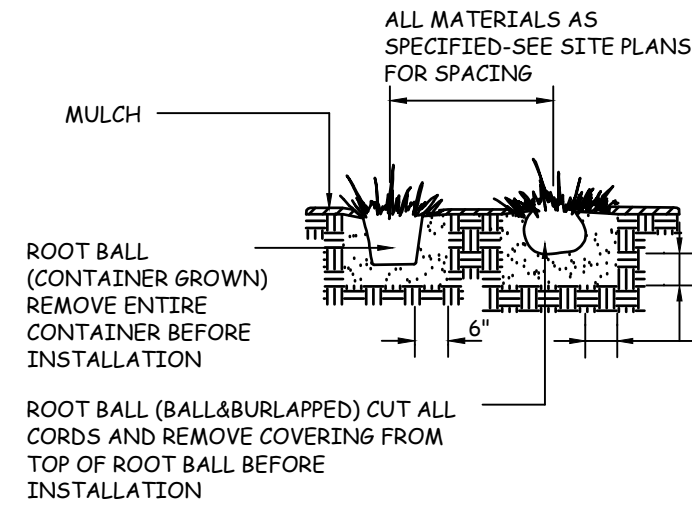
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AS-BUILT: ---

LANDSCAPE PLAN
304 SE 3rd STREET

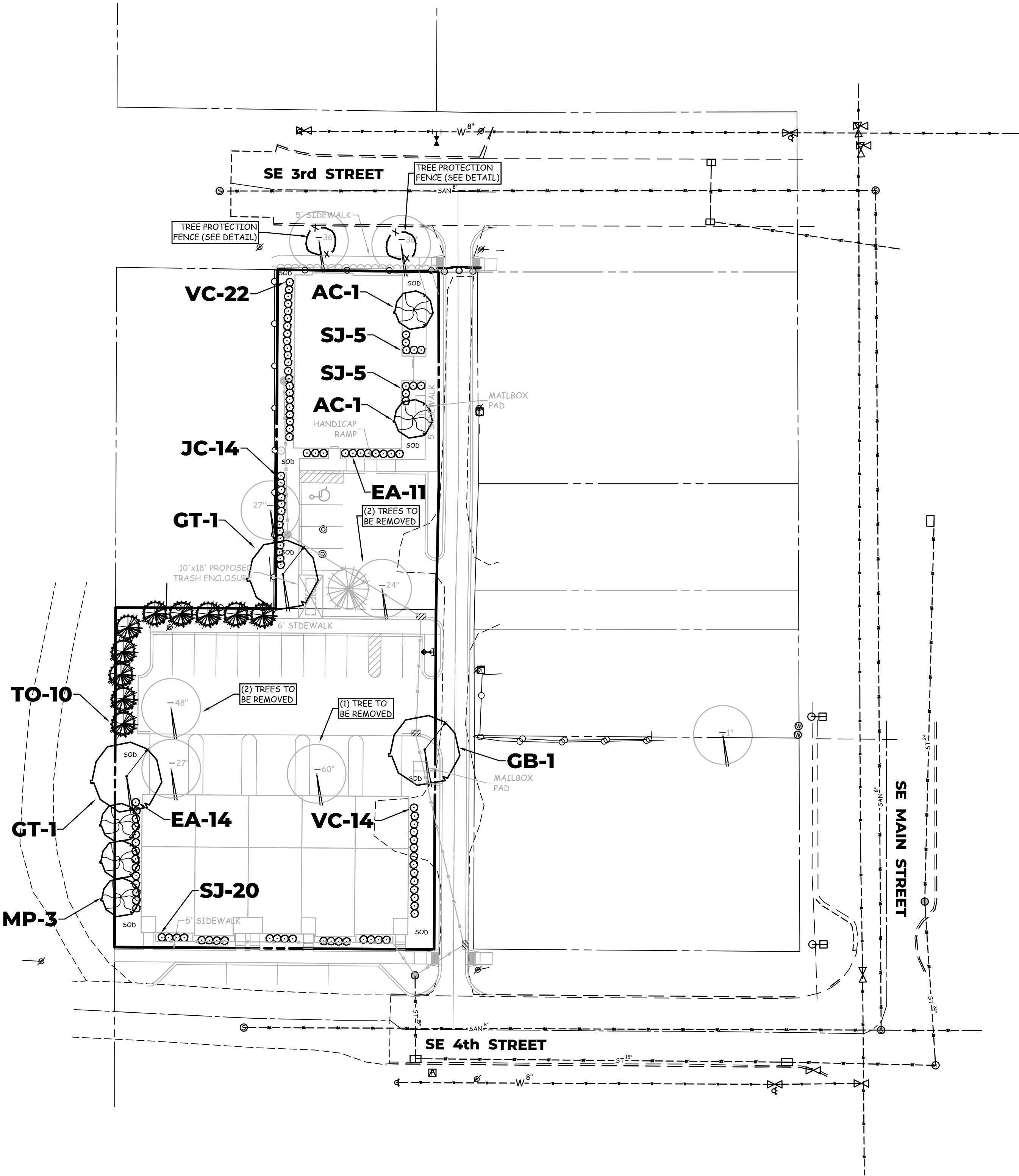
SHEET
4 OF 6

IOWA
ONE CALL



SHRUB PLANTING DETAIL

NO SCALE

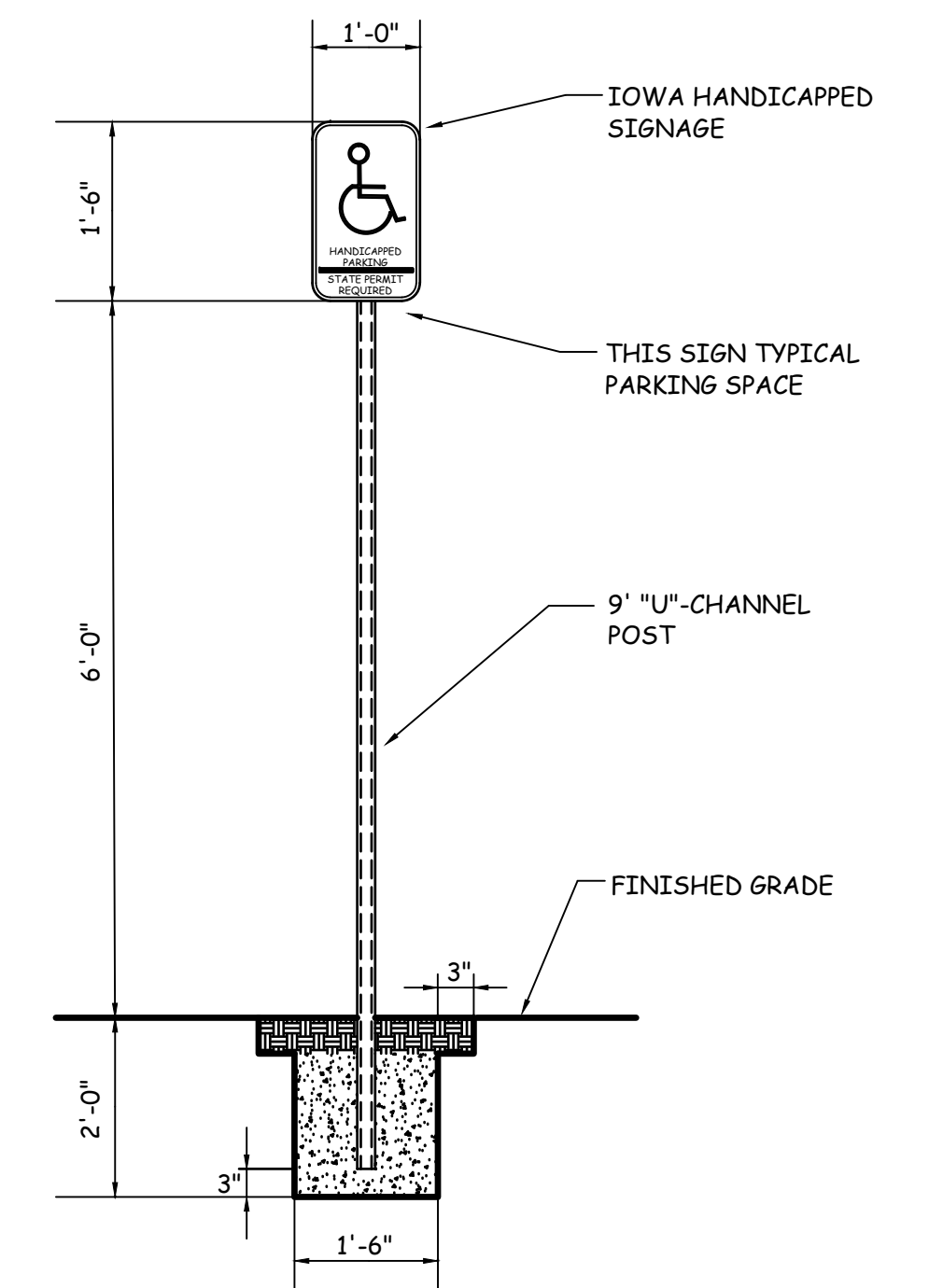


SITE PLAN

304 SE 3rd

STREET

Grimes, Iowa

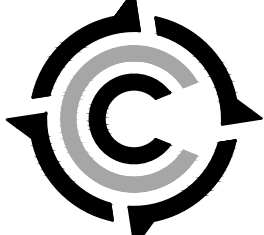


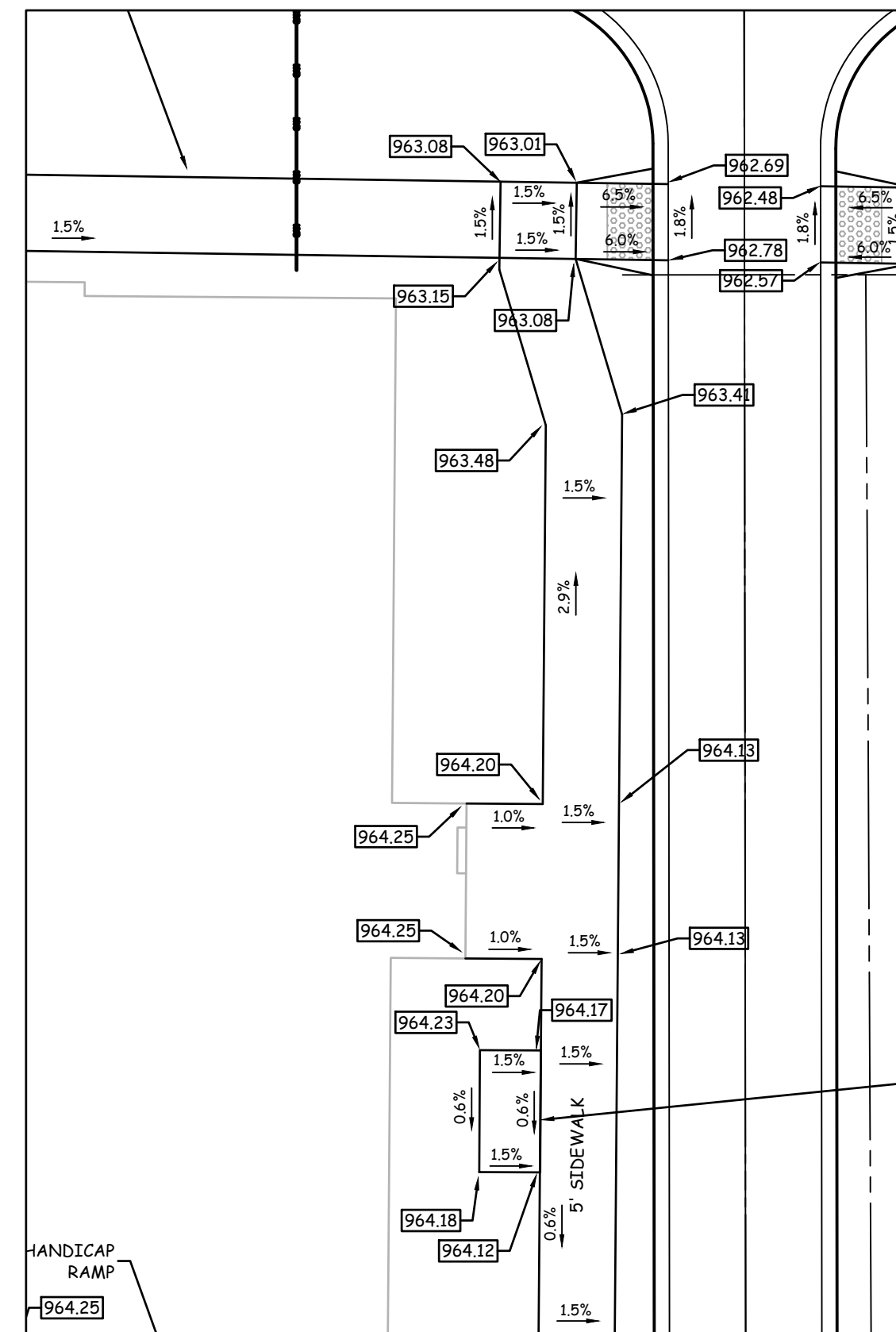
ACCESSIBLE PARKING SIGN DETAIL

NO SCALE (PER IOWA STATE D.O.T.)

LEGEND

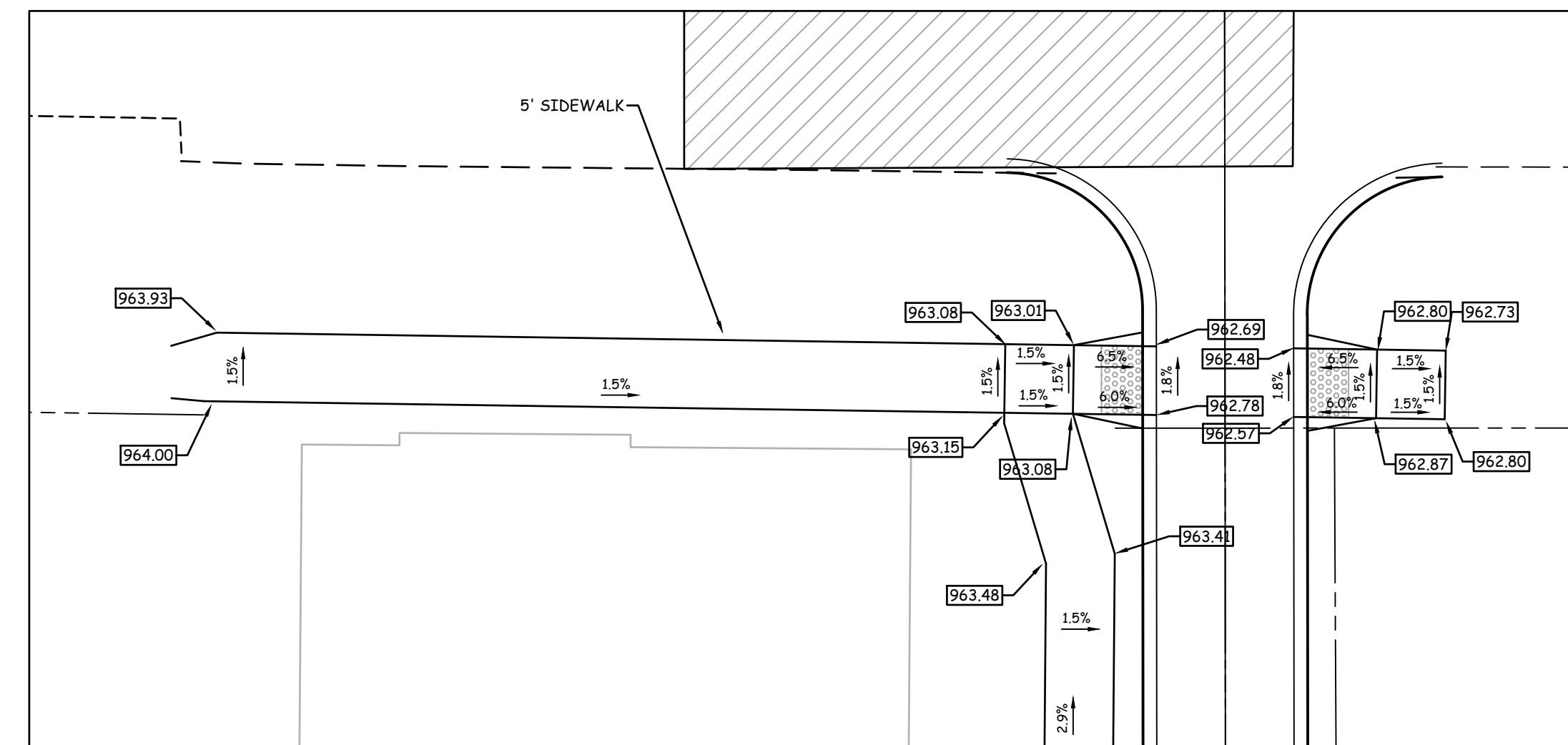
-
- EXISTING/PROPOSED
- PLAT BOUNDARY
- 8" WATER MAIN & SIZE
- 8" SANITARY SEWER & SIZE
- 8" STORM SEWER & SIZE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND TELEPHONE CABLE
- UNDERGROUND CABLE TV
- 4" GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- EXISTING CONTOURS
- 990
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

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  SCALE: 1"=30'	DATE: 7-30-2024 REVISIONS: 10-1-2024 10-24-2024 11-18-2024 JOB NUMBER CC 2326
AS-BUILT: ---	
DETAILS 304 SE 3rd STREET	
SHEET 5 OF 6	



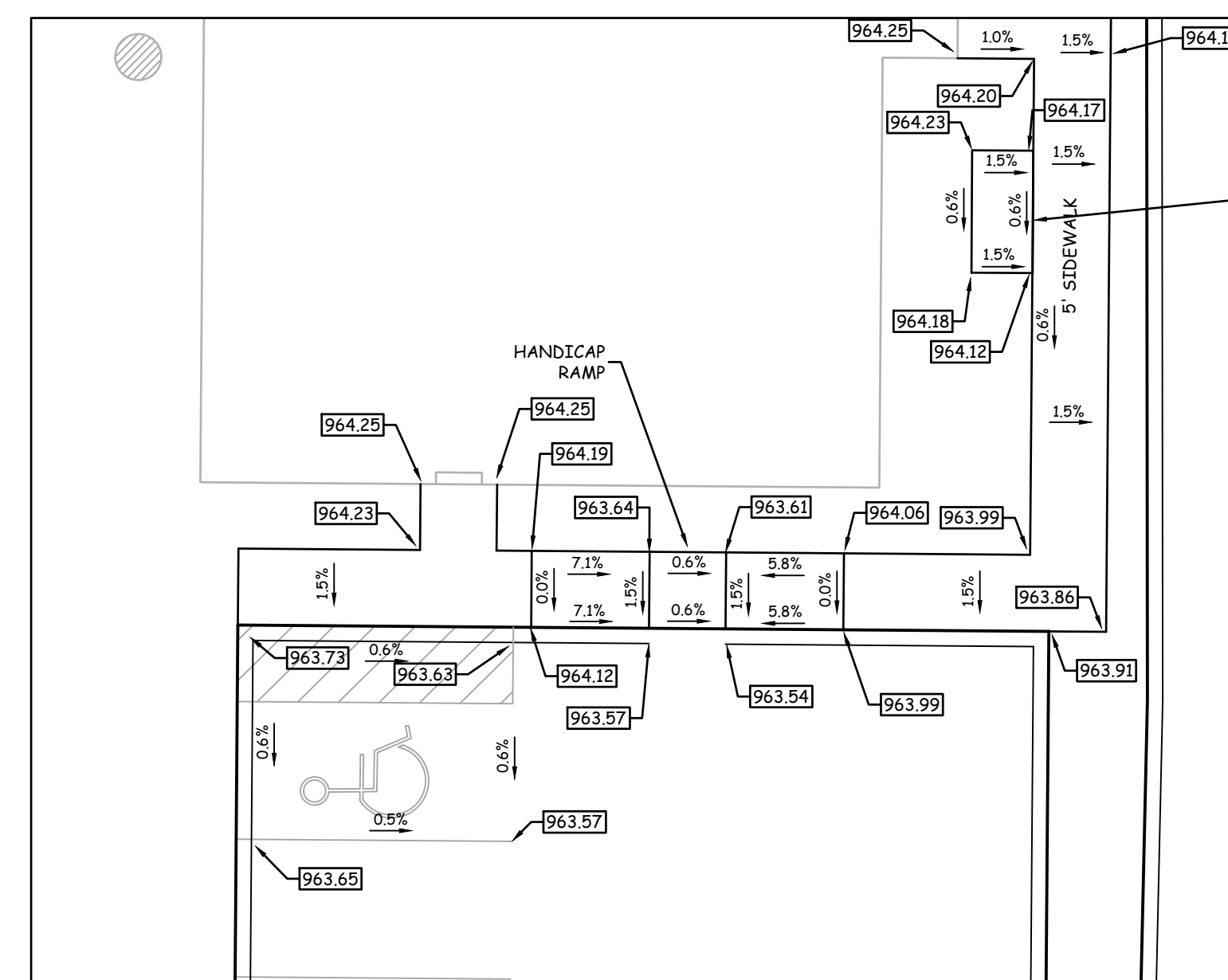
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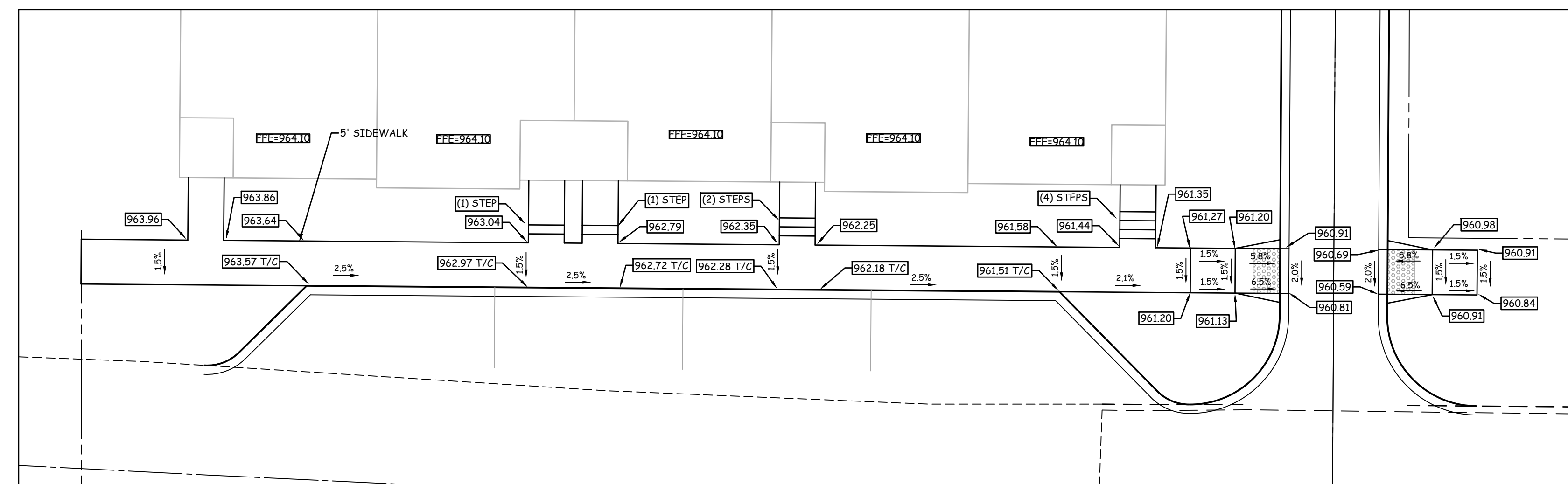
RAMP DETAIL

SCALE: 1"=10' (GRADES @ TOP OF SLAB)



RAMP/PARKING SPACE DETAIL

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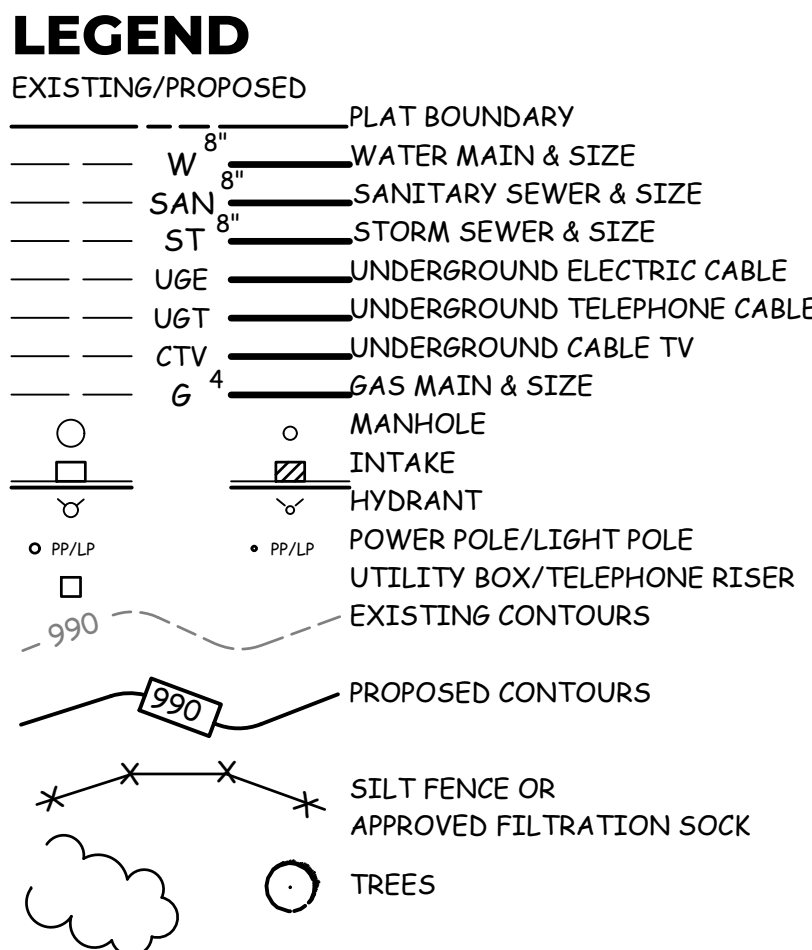
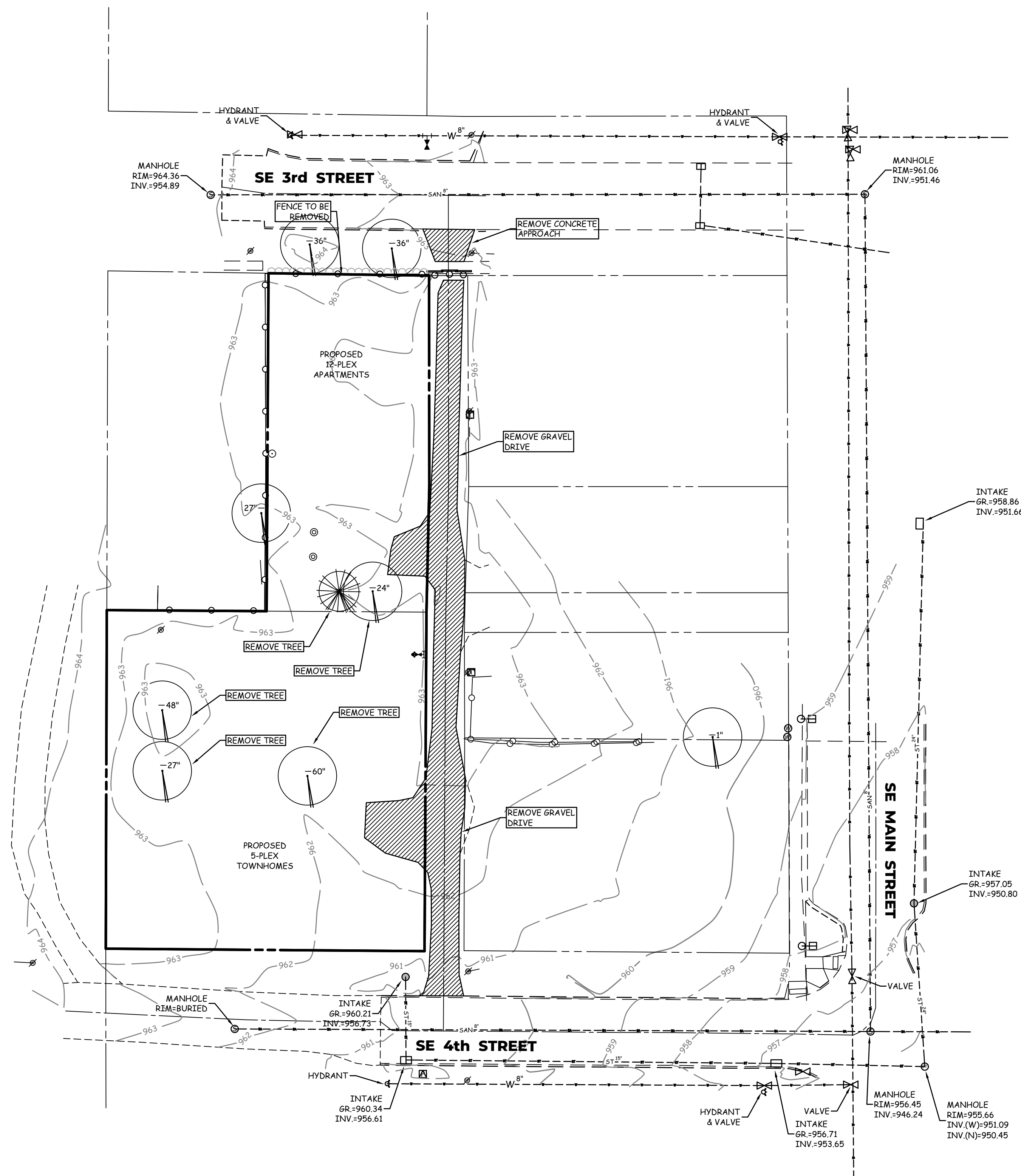


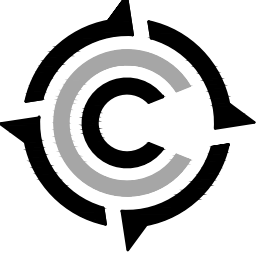
RAMP/SIDEWALK DETAIL

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IOWA 811 ONE CALL

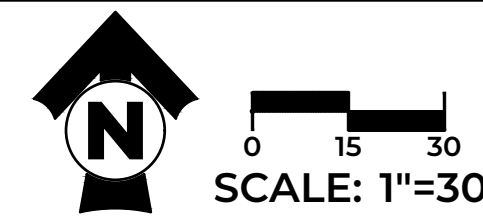
SITE PLAN
304 SE 3rd
STREET
Grimes, Iowa





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11-18-2024

SCALE: 1"=30'

AS-BUILT: ---

JOB NUMBER

CC
2326

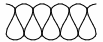
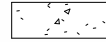
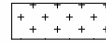
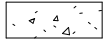
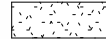
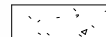
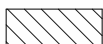
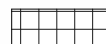
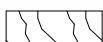
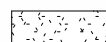
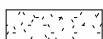
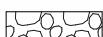
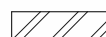
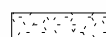
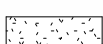
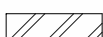
SHEET
6 OF 6

DEMOLITION PLAN
304 SE 3rd STREET

IOWA
ONE CALL

SYMBOL LEGEND	
	DETAIL NUMBER SHEET NUMBER
	WALL/ BUILDING SECTION NUMBER SHEET NUMBER
	ELEVATION NUMBER SHEET NUMBER
	ROOM NAME ROOM NUMBER
	DOOR OPENING
	WINDOW OPENING
	WALL TYPE
	PLAN NOTE
	ADDITIONAL NOTES

MATERIALS LEGEND

	BATT INSULATION		MORTAR
	BRICK		PARTICLE BOARD
	CONCRETE		PLASTER
	CMU		PLYWOOD
	EARTH		PRECAST CONCRETE
	ENGINEERED WOOD		RIGID INSULATION
	FINISH WOOD		SAND
	GRANITE		SPRAY FOAM INSULATION
	GRANULAR MATERIAL		STEEL
	GRAVEL		STONE
	GYPSUM BOARD		WOOD STUD PARTITION
	METAL STUD PARTITION		WOOD STUD BEARING WALL

DESIGN DATA	
IRC 2021 BUILDING PLANNING – CHAPTER 3:	
LIVE LOADS	
ROOF (SNOW)	30 PSF
WIND DESIGN	
115 MPH (SEISMIC DESIGN CATEGORY – A)	
WEATHERING – SEVERE	
SOIL TEST (LOAD BEARING PRESSURE)	
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL	2000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL	1500 PSF
BUILDING MATERIALS	
STRUCTURAL STEEL	F _y = 36 KSI
REINFORCING STEEL	F _y = 60 KSI
CONCRETE:	
BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER	F _c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	F _c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	F _c = 3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	F _c = 3500 PSI
FRAMING LUMBER:	
2X6 AND LARGER	F _b = 1200 PSI E = 1700 KSI F _v = 625 PSI F _b = 1400 PSI E = 1700 KSI
2X4 AND MISC.	F _b = 1000 PSI F _b = 725 PSI E = 1500 KSI F _v = 675 PSI E = 1500 KSI
2X6 STUDS	F _b = 800 PSI E = 1500 KSI F _v = 600 PSI F _c = 2800 PSI E = 2000 KSI
2X4 STUDS	F _b = 800 PSI E = 1500 KSI F _v = 600 PSI F _c = 2800 PSI E = 2000 KSI
MICRO-LAWS (12")	
	F _c = 2800 PSI E = 2000 KSI



SHEET LIST	
A0.0	COVER SHEET
A0.1	GENERAL NOTES
A0.2	CODE PLANS
A0.3	MOUNTING HEIGHTS AND CLEARANCES
A0.4	MOUNTING HEIGHTS AND CLEARANCES
A0.5	WALL AND FLOOR TYPES
A1.0	FOUNDATION PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR VIEWS, AREA PLANS
A3.0	ENLARGED PLANS
A3.1	ENLARGED PLANS
A3.2	ENLARGED PLANS
A3.3	ENLARGED PLANS
A3.4	ENLARGED PLANS
A4.0	ROOF PLAN, STAIR SECTION, ENLARGED STAIRCASE FLOOR PLANS
A5.0	SCHEDULES
A6.0	DETAILS
A6.1	DETAILS
E1	ELECTRICAL PLAN – FIRST FLOOR
E2	ELECTRICAL PLAN – SECOND FLOOR
E3	ELECTRICAL PLAN – THIRD FLOOR

REVISION SCHEDULE		
NUMBER	DATE	COMMENTS
1	07.16.24	ADD PTAC UNITS
2	11.11.24	CITY COMMENTS

PROJECT REQUIREMENTS	
GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:	
ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.	
CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.	
THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS, UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNER'S ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.	
DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.	
ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.	
THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.	
ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.	

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEEP AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE, THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.

FRAMING NOTES	
EXTERIOR HEADERS:	ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
INTERIOR HEADERS:	IN NON BEARING PARTITION WALLS – 2x4
CAP STOOP:	3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; SB TO HANG EXTEND OVER FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING AS REQUIRED BY CODES.
BASEMENT STAIRS:	3/4" AWAY FROM FRAMED OR FURRED WALLS.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)
UPPER FLOOR BALCONIES:	OSB FLUSH FOR 1X6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN.
EXTERIOR DOORS:	3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
TRUSSES:	24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
RAFTERS:	24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC / 2X8 SUB FASCIA, LOOKOUTS AS REQUIRED.
EXTERIOR WALLS:	OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.
SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES, INSTALLED TO BE WATER TIGHT PER MFG'S SPECIFICATIONS.
FLASHING:	2X4 UNDER ROOF ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.
FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.	
THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.	

RESIDENTIAL CONVENTIONAL FOOTINGS	
ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.	
SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS
THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELING STRUCTURES OF ONE OR TWO STORES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS. VERIFICATION OF THIS DATA IS THE RESPONSIBILITY OF THE BUILDER.	

AREA SCHEDULE – BUILDING		
FIRST FLOOR		3211 SF
SECOND FLOOR		3211 SF
THIRD FLOOR		3000 SF
BUILDING AREA TOTAL:		9422 SF

AREA SCHEDULE – UNITS		
SPRINKLER		52 SF
STAIRS		283 SF
STAIRS		283 SF
STAIRS		72 SF
COMMON AREA TOTAL:		691 SF
UNIT 101	TYPE B	626 SF
UNIT 102	TYPE B	662 SF
UNIT 103	TYPE A	853 SF
UNIT 104	TYPE B	735 SF
UNIT 201		626 SF
UNIT 202		714 SF
UNIT 203		853 SF
UNIT 204		735 SF
UNIT 301		625 SF
UNIT 302		714 SF
UNIT 303		853 SF
UNIT 304		735 SF
LIVING AREA TOTAL:		8731 SF
BUILDING AREA TOTAL:		9421 SF

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY JOHN RAINS (REGISTRATION #07436) DATE 2024.07.16 EXPIRES 06/30/2025 PAGES OR SHEETS COVERED BY THIS SEAL: A0.0-A6.1
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ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:
PHASE 3

GRIMES APARTMENTS
304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

ISSUE DATE
10/24/24

DRAWN
AK

SHEET NAME
COVER SHEET

SHEET NO.

A0.0

GENERAL NOTES

I. GENERAL REQUIREMENTS

- A. Codes
1. Before final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Design shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.
2. Upon written receipt of approval from the governing official, approved final Drawings and Specifications shall be submitted to the Builder by the Designer.
3. If code discrepancies are discovered during the construction process, Designer shall be notified and allowed ample time to remedy said discrepancies.
4. All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction. Following is a partial list of applicable codes in force:
- a. International Building Code (IBC) 2021 Edition
- b. Fair Housing Amendments Act, 1988
- c. Americans with Disabilities Act, 1990
- B. All contractors, subcontractors, suppliers, and fabricators, shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.
- C. All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturer's recommendations.
- D. All alternates are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on Drawings.
- E. DESIGN LOADS:
1. Refer to Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
2. Prior to start of construction, verify design loads with governing codes and site conditions and check with local building agencies for wind, seismic, snow and other special loading conditions.

II. SITEWORK

- A. Refer to Civil Engineering Documents by others. Civil Engineering contracted separately and coordinated by Builder.
- B. Refer to Geotechnical Engineering Documents by others. Geotechnical Engineering contracted separately and coordinated by Builder.
- C. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.
- D. Provide soil poisoning to control termites as required by governing codes.

III. CONCRETE

- A. Refer Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
- B. All concrete work and detailing shall comply with the latest specifications and recommendations of the ACI.
- C. Provide reinforcement of the size and spacing as specified by Structural Engineer.
- D. Interior slabs shall be placed over 15 mil stabilized polyethylene vapor barrier.
- E. Foundations and footings as specified by Structural Engineer.
- F. Provide control joints in concrete floor slabs reasonably equally into areas approximately 20' x 20'.
- G. Gypsum Cementitious Floor Underlayment
1. Gypsum cementitious floor underlayment shall be Gyp-Crete manufactured by Maxxon Corporation.
2. Install as shown on the Drawings and in strict accordance with the manufacturer's specifications.
3. Materials shall bear the UL Classification Marking.

IV. MASONRY

- A. Refer to Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
- B. Concrete Masonry Units
1. Provide hollow load-bearing concrete masonry units (CMU) as specified by Structural Engineer.
2. Provide mortar type as follows:
- a. Exterior load-bearing, at or below grade: Type M.
- b. Exterior load-bearing, above grade: Type S.
- c. Interior load-bearing: Type S.
- d. Interior non-bearing: Type N.
- e. Mortar shall comply with ASTM C270.
3. Provide grout be as specified by Structural Engineer.
4. Provide reinforcement of concrete masonry units as specified by Structural Engineer.
- C. Brick Veneer
1. Provide modular size brick veneer units complying with ASTM C67 and ASTM C216, Grade SW. Brick type shall be specified by Builder.
2. Provide mortar type "N" in accordance with ASTM C270.
3. Provide reinforcement of brick veneer as specified by Structural Engineer.

V. METALS

- A. Refer to Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
- B. All metals including metal connectors, fasteners, anchors, hardware, flashing, etc. shall be non-corrosive and compatible with any and all materials which the metal comes in contact with including dissimilar metals, wood (natural, stained and painted), preservative treated wood, fire-retardant treated wood and concrete.
- C. Steel stairs shall be designed and installed by American Stair Corporation in accordance with governing codes.

VI. WOOD AND PLASTICS

- A. Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with the standards and recommendations for the following applicable references:
1. Western Wood Products Association (WWPA) www.wwpa.org
2. American Wood Council (AWC) www.awc.org
3. Northeastern Lumber Manufacturers Association (NELMA) www.nelma.org
4. Southern Pine Council (SPC) www.southernpine.com
5. Canadian Wood Council (CWC) www.cwc.ca
6. Western Red Cedar Lumber Association (WRCCLA) www.wrccla.org
7. California Redwood Association (CRA) www.calredwood.org
8. National Hardwood Lumber Association (NHLA) www.nathardwood.org
9. APA – The Engineered Wood Association (APA) www.apawood.org
10. Structural Board Association (SBA) www.sbsguide.com
11. American Wood Preservers' Association (AWPA) www.awpa.com
- American Wood Preservers Institute (AWPI) www.preservedwood.com
- Western Wood Preservers Institute (WWPI) www.wwpinstitute.org
- a. Preservative pressure treated lumber and plywood: All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated as specified by Builder and meeting AWP standards and recommendations for the application.
- b. Fire-retardant pressure treated lumber and plywood: All wood indicated as "fire-retardant" shall be fire-retardant pressure treated as specified by Builder and meeting AWP standards and recommendations for the application.
- B. Framing lumber: Refer to Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
- C. All fastening of framing, plates, sills, sheathing and other wood members shall be in accordance with the minimum requirements of the 2021 International Building Code
- D. All wood plates bearing on concrete or masonry shall be pressure treated
- E. Interior trim shall be selected by Builder.
- F. Provide solid wood blocking in floor system where concentrated loads occur so as to transfer load to framed wall, beam, header or foundation wall below.
- G. All exterior framing and decking shall be constructed of decay-resistant lumber.

VII. THERMAL & MOISTURE PROTECTION

- A. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
1. Foundation walls:
- a. Crawl Space: glass fiber, unfaced, R-13
- b. Foundation wall/slab-on-grade: 2" extruded polystyrene, R-10
2. Exterior frame walls:
- a. 2x6: glass fiber, batts, R-20
3. Ceilings:
- a. Attic areas: glass fiber, blown, R-49
- b. Vaulted rafters: glass fiber, batts, R-30
4. Framed floors over unheated areas: glass fiber batts, R-30.
5. Install batts in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.
- B. Air infiltration barrier: install over exterior sheathing of exterior walls.
- C. Roofing shall be specified by Builder and as shown on Drawings.
- D. Siding shall be specified by Builder and as shown on Drawings.
- E. Flashing:
1. Provide and install flashing and sheet metal at all locations as required to prevent penetration of water through the exterior shell of the building. Provide and install appropriate flashing as shown on the drawings and at the following specific locations.
- a. Roof/wall intersections.
- b. Roof penetrations such as skylights, roof vents, flues, etc.
- c. Roof crickets and saddles.
- d. \
- e. Door and window head trim.
- f. Horizontal band boards.
- g. Deck to building connections.
- h. Masonry sills and caps.
- i. Provide through-wall flashing and weeps at the base of masonry veneer and above masonry lintels.
2. Materials and installations shall comply with governing codes and with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All iron sheet metal flashing shall be hot-dip galvanized complying with ASTM A93.
- G. Provide gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor (and approved by Builder) so as to provide positive roof and site drainage.
- H. Provide attic and roof ventilation as required by governing codes and as shown on Drawings. Provide appropriate soffit and roof vents as specified/approved by Builder.

VIII. DOORS & WINDOWS

- A. Doors:
1. Provide doors as follows and as indicated on Drawings.
2. Door manufacturer as specified by Builder.
3. Glazing in exterior doors and sidelights shall be double-pane insulating tempered glass as required by governing codes.
- B. Windows:
1. specified by Builder.
2. Provide units of the size and style shown on Drawings.
3. Glazing shall be double-pane insulating glass argon gas.
4. Provide tempered glass in all windows as required by governing codes.
5. Provide and install emergency egress units as required by governing codes.
- C. Hardware shall be specified by Builder. Install all hardware required by governing codes.

IX. FINISHES

- A. Gypsum Panels:
1. Gypsum panels, unless otherwise noted shall be provided as follows:
- a. Exterior walls: Refer to "Typical Construction Assemblies".
- b. Interior partitions: Refer to "Typical Construction Assemblies".
- c. Ceiling: Refer to "Typical Construction Assemblies".
- d. Baths: When gypsum board is used as a base for tile or wall panels for tubs or showers, water-resistant gypsum panels shall be used as a base as required by governing codes.
- e. Refer to Drawings for fire-rated construction of assemblies.
2. Provide metal corner bead, casing bead, trim, and control joints as recommended by gypsum wallboard manufacturer.
3. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required obtaining a uniformly smooth surface.
- B. Wood finishes shall be specified by Builder.

X. SPECIALTIES

- A. Fireplaces shall be as follows:
1. Fireplace to be Specified by Builder.
2. Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.
- B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.
- C. Guards and handrails and shall comply with 780 CMR 1021.0, and 1022.
1. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 42 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches nor more than 38 inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through.
2. Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area not to exceed 1 square foot including openings and space between rails.

XI. EQUIPMENT

- A. None in this contract.

XII. FURNISHINGS

- A. None in this contract.

XIII. SPECIAL CONSTRUCTION

- A. None in this contract.

XIV. CONVEYING SYSTEMS

XV. MECHANICAL

- A. General:
1. Refer to Mechanical Engineering Documents by others. Mechanical Engineering contracted separately and coordinated by Builder.
2. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
3. Equipment and fixtures shall be specified by Builder.
- B. Plumbing:
1. Equipment and fixtures shall be specified by Builder.
2. Provide appropriate supply water and sanitary lines to fixtures shown on Drawings (including clothes washer) and as specified by Builder.
3. Provide gas lines and valves to heating system and water heater as appropriate and to dryer, range and fireplace as specified by Builder.
- C. Heating, Ventilating & Air Conditioning:
1. Heating system: as specified by Builder.
2. Air conditioning system: as specified by Builder.
3. All HVAC equipment shall be individually switched and controlled.
4. Exhaust ventilation
- a. Dryer vent shall exhaust to exterior.
- b. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.
- D. Fire-Extinguishing System:
1. Provide NFPA 13R automatic sprinkler system as required by governing codes.
2. NOTE TO BUILDING CODE OFFICIALS: Automatic sprinkler system design and documentation by others. Automatic sprinkler system is contracted separately and coordinated by Builder.

XVI. ELECTRICAL

- A. General:
1. Refer to Electrical Engineering Documents by others. Electrical Engineering contracted separately and coordinated by Builder.
2. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
3. Equipment and fixtures shall be specified by Builder.
4. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
- B. Provide and install ground-fault circuit-interrupters (GFI) meeting the requirements of all governing codes. All outdoor, bath, kitchen, and garage wall receptacles shall be provided with ground-fault circuit protection.
- C. Provide and install locally certified smoke detectors meeting the requirements of all governing codes.
- D. Recessed incandescent light fixtures located in insulated areas shall be approved for zero-clearance insulation cover (IC).

ABBREVIATIONS

1	ADDITIONAL ABBREVIATIONS MAY BE DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.	GA	Gage; Gauge	PLYWD	Plywood
2	AN ABBREVIATION WITH A NUMBER SUFFIX INDICATES A VARIATION IN COLOR, FINISH, TYPE, OR SYSTEM. VARIATIONS ARE DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.	GALV	Galvanized	PNL	Panel
3	STRUCTURAL STEEL ABBREVIATIONS IN THE AISC STEEL CONSTRUCTION MANUAL ARE INCORPORATED BY REFERENCE.	GB	Gypsum Board	POL	Polish(ed)
4	SYMBOLS LISTED IN THE US NATIONAL CAD STANDARD. DRAWING SYMBOLS, ARE INCORPORATED BY REFERENCE.	GC	General Contractor	PR	Pair
		GCMU	Glazed Concrete Masonry Unit	PRCST	Precast
		GFRG	Glass-Fiber Reinforced Concrete	PREFAB	Prefabricated
		GFRP	Glass-Fiber Reinforced Gypsum	PREFIN	Prefinish(ed)
		GSF	Glass-Fiber Reinforced Plaster	PROT	Protected
		GL	Glass; Glazing	PTAC	Projection Screen
		GR	Grout	PTN	Partition
		GSF	Gross Square Feet	PVC	Polyvinyl-Chloride
		GYP	Gypsum	QTY	Quantity
AB	Air Barrier	H	High	R	Radius; Riser(s)
ACC	Accessible as defined by ADA & ANSI A117.1	HB	Hose Bib	RBT	Rabbet(ed)
ADJ	Adjacent; Adjustable	HDBD	Hardboard	RCMU	Reinforced Concrete Masonry Unit
AFF	Above Floor Finish	HDR	Header	RCP	Reflected Ceiling Plan
ALT	Alternate	HDPE	High-Density Polyethylene	RD	Roof Drain
ALUM	Aluminum	HDR	Header	REBAR	Reinforcing Steel Bar
APC	Acoustical Panel Ceiling	HDW	Hardware	REF	Reference; Refrigerator
APPROX	Approximate	HDWD	Hardwood	REINF	Reinforced
ARCH	Architectural; Architect	HIST	Historic	REQ	Required
AUTO	Automatic	HL	High Load	RET	Return
		HM	Hollow Metal	REV	Revised; Revision
BD	Board	HORIZ	Horizontal	RFG	Roofing
BDRM	Bedroom	HPC	High-Performance Coating	RM	Room
BF	Bi-fold Door	HR	Hour	RND	Round
BLDG	Building	HRL	Handrail	RO	Rough Opening
BLKG	Blocking	HT	Height	ROW	Right-Of-Way
BLKT	Blanket	HVAC	Heating, Ventilating, and Air Conditioning	RS	Roller Shades
BO	Bottom Of _____			RTU	Roof Top Unit
BOT	Bottom	ICW	Interior Curtain Wall	(S)	Salvage
BP	By-pass Door	ID	Inside Diameter; Interior Designer	S	South
BPG	Bearing	IFRG	Intumescent Fire-Resistive Coating	SA	Supply Air
BRK	Brick	IG	Insulating Glass	SCHED	Schedule(d)
BRN	Barn Door	IMWP	Insulated Metal Wall Panel	SCP	Scupper
		INCL	Included; Including	SECT	Section
CAB	Cabinet	INFO	Information	SF	Square Feet (Foot); Storefront
CBB	Cementitious Backer Board	INSUL	Insulated; Insulation	SFRM	Sprayed Fire-Resistive Material
CIP	Cast-In-Place	INT	Interior	SH	Single Hung
CJ	Control Joint	IRGB	Impact Resistant Gym Board	SHR	Shower
CL	Center Line	IRHRL	Impact Resistant Handrail	SHT	Sheet
CLG	Ceiling	ISF	Interior Storefront	SHTHG	Sheathing
CLO	Closet	ISG	Insulated Spandrel Glass	SHV	Shelving
CLR	Clear; Clearance	JAN	Janitor	SIM	Similar
CMU	Concrete Masonry Unit	JST	Joist	SLDR	Sliding Glass Door, Sliding Window
CNTR	Counter(top)	JT	Joint	SLR	Sealer
COL	Column			SM	Sheet Metal
COMB	Combination; Combined	L	Angle	SPEC	Specification
CONC	Concrete	LAM	Laminate(d)	SPKR	Speaker
CONSTR	Construction	LAV	Lavatory	SO	Square
CONT	Continue; Continuous	LB(S)	Pound(s)	SSK	Service Sink
CONTR	Contract; Contractor	LN	Linear	SSR	Standing Seam Roof
COORD	Coordinate	LLH	Long Leg Horizontal	SST	Stainless Steel
CORR	Corridor	LLV	Long Leg Vertical	ST	Stair(s); Stain(ed)
CPT	Carpet	LT	Light	STC	Sound Transmission Class
CS	Cast Stone	LVR	Louver	STD	Standard
CTR	Center	LVT	Luxury Vinyl Tile	STL	Steel
CU YD	Cubic Yard	LWC	Light Weight Concrete	STN	Stain(ed)
CW	Curtain Wall			STO	Stone
CWP	Composite Wood Panel	MANUF	Manufacturer	STOR	Storage
		MAS	Masonry	STRUCT	Structure
D	Deep; Depth	MATL	Material	SUSP	Suspend(ed); Suspension
DEMO	Demolish; Demolition	MAX	Maximum	SV	Sheet Vinyl
DEPT	Department	MCM	Metal Faced Composite Material Wall Panel		
DF	Drinking Fountain	MDO	Medium Density Overlay	T	Tread(s)
DH	Double Hung	MECH	Mechanical	T&B	Top and Bottom
DIA	Diameter	MED	Medium	T&G	Tongue and Groove
DIM	Dimension	MEMB	Membrane	TEL	Telephone
DISP	Dispenser	MFR	Manufacturer	TER	Terrazzo
DIV	Division	MIN	Minimum; Minute	TERM	Termination
DN	Down	MISC	Miscellaneous	TF	Thick; Thickness
DS	Downspout	MOD	Modular	THK	Thick; Thickness
DWG	Drawing	MPWP	Metal Plate Wall Panel	THRES	Threshold
DWR	Drawer	MR	Moisture Resistant	TMPO	Tempered
		MRGB	Mold Resistant Gypsum Board	TO	Top Of _____
(E)	Existing	MS	Mop Sink	TOC	Top Of Concrete
E	East	MSTV	Manufactured Stone Veneer Masonry	TOL	Tolerance
EA	Each	MT(D)	Mounted	TOM	Top Of Masonry
ECW	Exterior Curtain Wall	MTL	Metal	TOS	Top Of Slab; Top Of Steel
EFIS	Exterior Insulation Finish System	MULL	Mullion	TOW	Top Of Wall
EJ	Expansion Joint	N	North	TPO	Thermoplastic-Polyolefin
ELEC	Electric; Electrical	NAF	No Additional Finish	TPTN	Toilet Partition
ELEV	Elevator; Elevation	NATF	Natural Finish	TV	Television
EOS	Edge Of Slab	NIC	Not In Contract	TYP	Typical
EPDM	Ethylene Propylene Diene Monomer	NO	Number	UC	Under Counter
EQ	Equal	NOM	Nominal	UNFIN	Unfinished
EQUIP	Equipment	NRC	Noise Reduction Coefficient	UNO	Unless Noted Otherwise
ESF	Exterior Storefront	NSF	Net Square Feet	UR	Urinal
EW	Each Way	NTS	Not To Scale	VAR	Varies
EWC	Electric Water Cooler			VENT	Ventilated
EXP	Expansion; Exposed	OA	Overall	VER	Verify
EXST	Existing	OC	On Center(s)	VERT	Vertical
EXT	Exterior (Grade)	OD	Outside Diameter	VEST	Vestibule
		OFD	Overflow Drain	VIF	Verify In Field
		OFF	Office	VR	Vapor Retarder
		OFH	Overflow Scupper	VTR	Vent Through Roof
		OPH	Opposite Hand		
		OPNG	Opening	W	West; Wide; Width
		ORD	Overflow Roof Drain	WO	Without
				WB	Weather Barrier
FCWP	Fiber Cement Wall Panel	PAN	Pantry	WC	Water Closet
FD	Floor Drain	PBD	Particle Board	WD	Wood
FDTN	Foundation	PCMJ	Prefaced Concrete Masonry Unit	WDW	Window
FE	Fire Extinguisher	PCONC	Polished Concrete	WH	Wall Hung; Water Heater
FEC	Fire Extinguisher Cabinet	PCP	Portland Cement Plaster	WM	Wire Mesh
FFE	Finished Floor Elevation	PCWP	Precast Wall Panel	WP	Waterproof(ing); Work Point
FH	Fire Hydrant	PERF	Perforated	WR	Water Repellent; Water Resistant
FHC	Fire Hose Cabinet	PL	Plate; Property Line	WRD	Wall Roof Drain
FIN	Finish; Finished				
FLG	Flashing				
FLR	Flooring; Floor				
FMWP	Formed Metal Wall Panel				
FPP	Folding Panel Partition				
FRMG	Framing				
FRPG	Fire-Protection-Rated Glazing				
FRRG	Fire-Resistance-Rated Glazing				
FRT(W)	Fire Retardant Treated (Wood)				
FT	Foot; Feet				
FTG	Footing				
FUR	Furred; Furring				
FX	Fixed Window				

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PROJECT PHASE:

PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

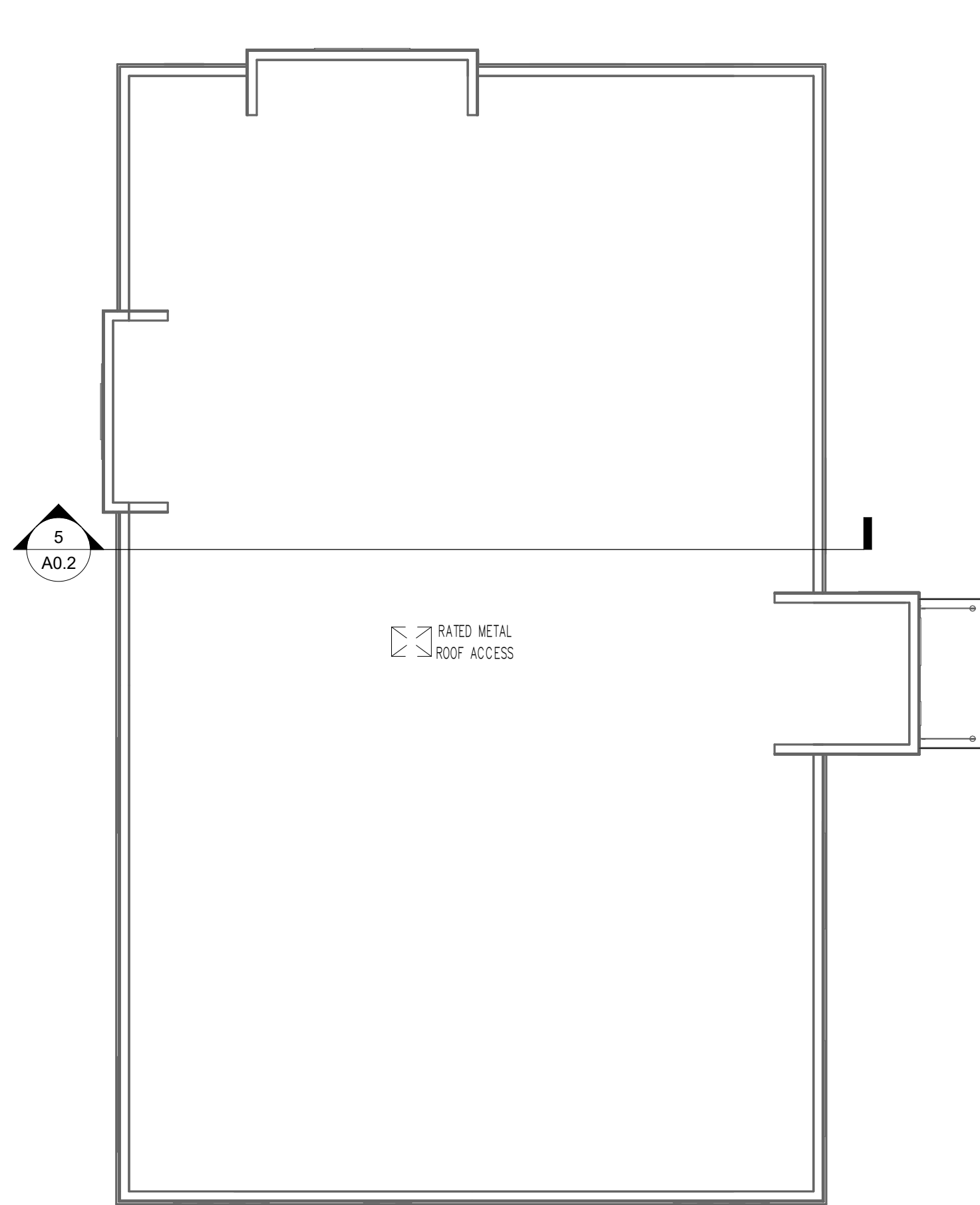
ISSUE DATE
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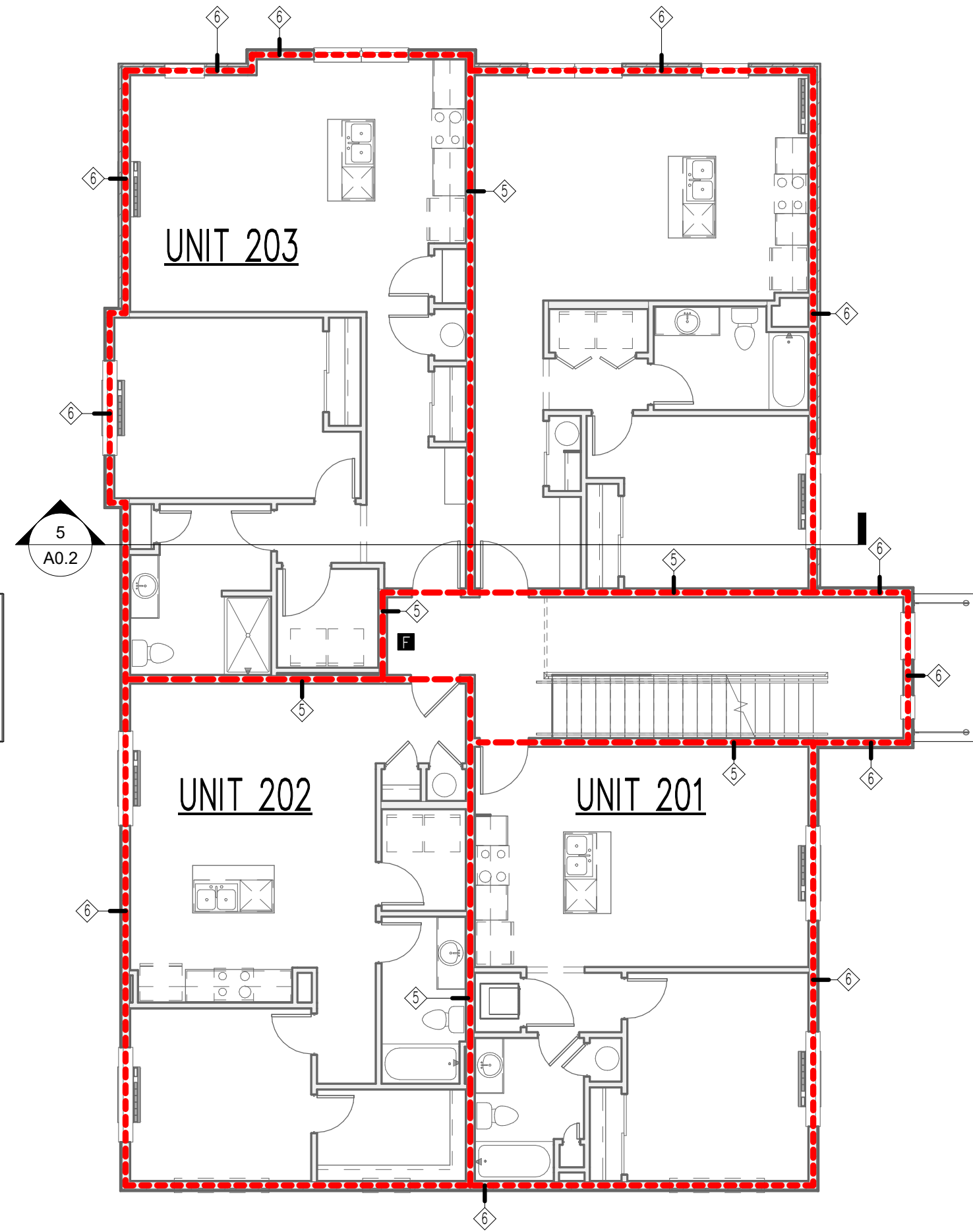
SHEET NAME
GENERAL NOTES

SHEET NO.

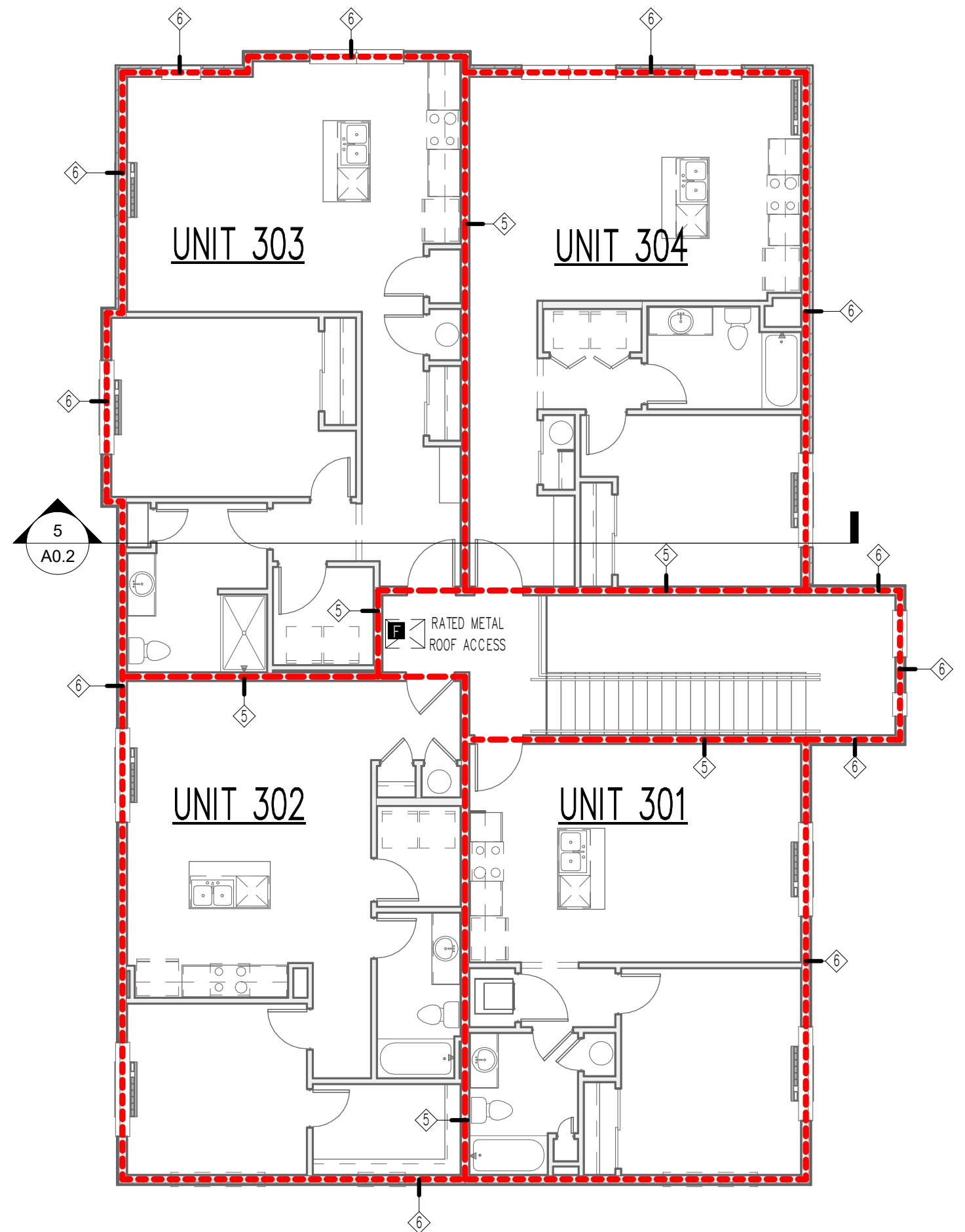
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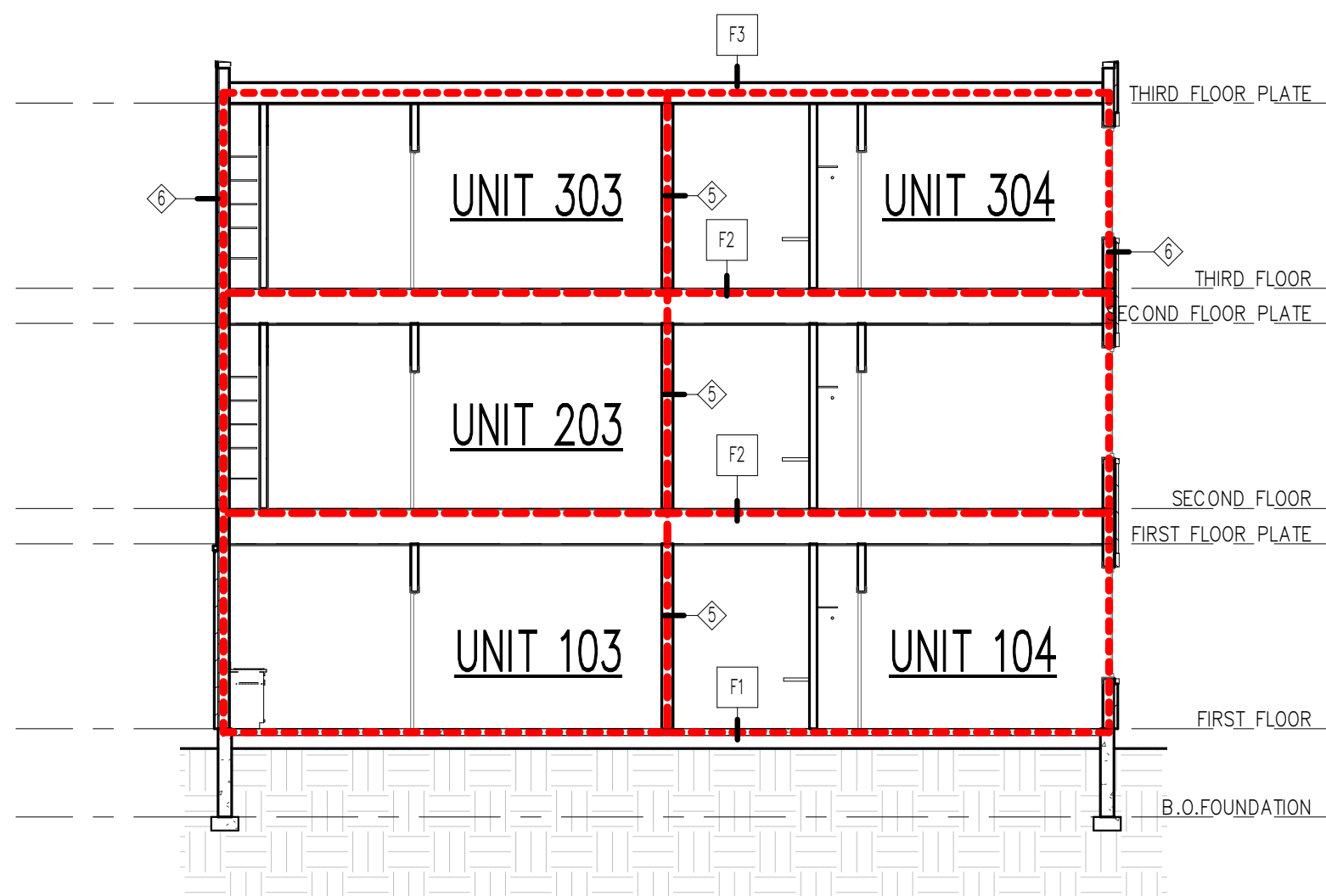
4 ROOF PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



3 THIRD FLOOR PLAN
1/8" = 1'-0"



5 BUILDING SECTION
1/8" = 1'-0"

CODE REVIEW DRAWING KEY

- TYPE A ACCESSIBLE UNIT
 - 1 HR SEPARATION WALL
 - 1 HR EXTERIOR (FROM INSIDE)
AT BEARING WALLS,
NON-RATED EXTERIOR WALLS WHERE NON-BEARING
 - 1 HR FLOOR-CEILING SEPARATION
 - EXIT/EXIT DISCHARGE
ACTUAL OCCUPANT LOAD, A DOT INDICATES PANIC DEVICE
EXIT CAPACITY (OCCUPANTS)
 - TRAVEL DISTANCE TO EXIT
 - FIRE EXTINGUISHER
- NOTE: SEE A0.05 FOR WALL AND FLOOR TYPES

CODE DATA - UNITS

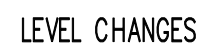
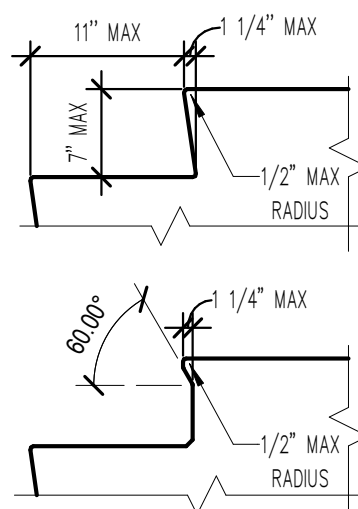
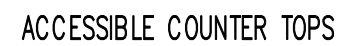
NAME	ACCESSIBLE	Count	SQ. FT
UNIT 101	TYPE B	1	626 SF
UNIT 102	TYPE B	1	662 SF
UNIT 103	TYPE A	1	853 SF
UNIT 104	TYPE B	1	735 SF
UNIT 201	--	1	625 SF
UNIT 202	--	1	714 SF
UNIT 203	--	1	853 SF
UNIT 204	--	1	735 SF
UNIT 301	--	1	625 SF
UNIT 302	--	1	714 SF
UNIT 303	--	1	853 SF
UNIT 304	--	1	735 SF
UNIT TOTAL:		12	8731 SF

MULTI-FAMILY - BUILDING AREAS

FIRST FLOOR	3211 SF
SECOND FLOOR	3211 SF
THIRD FLOOR	3000 SF
BUILDING AREA TOTAL:	9422 SF

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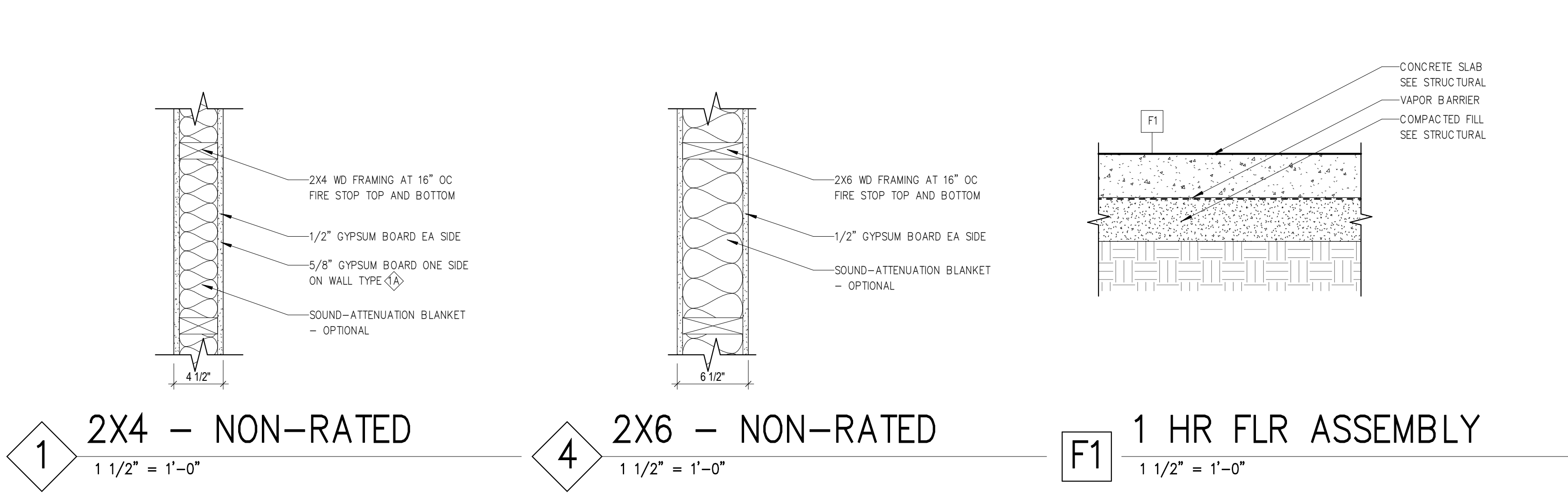
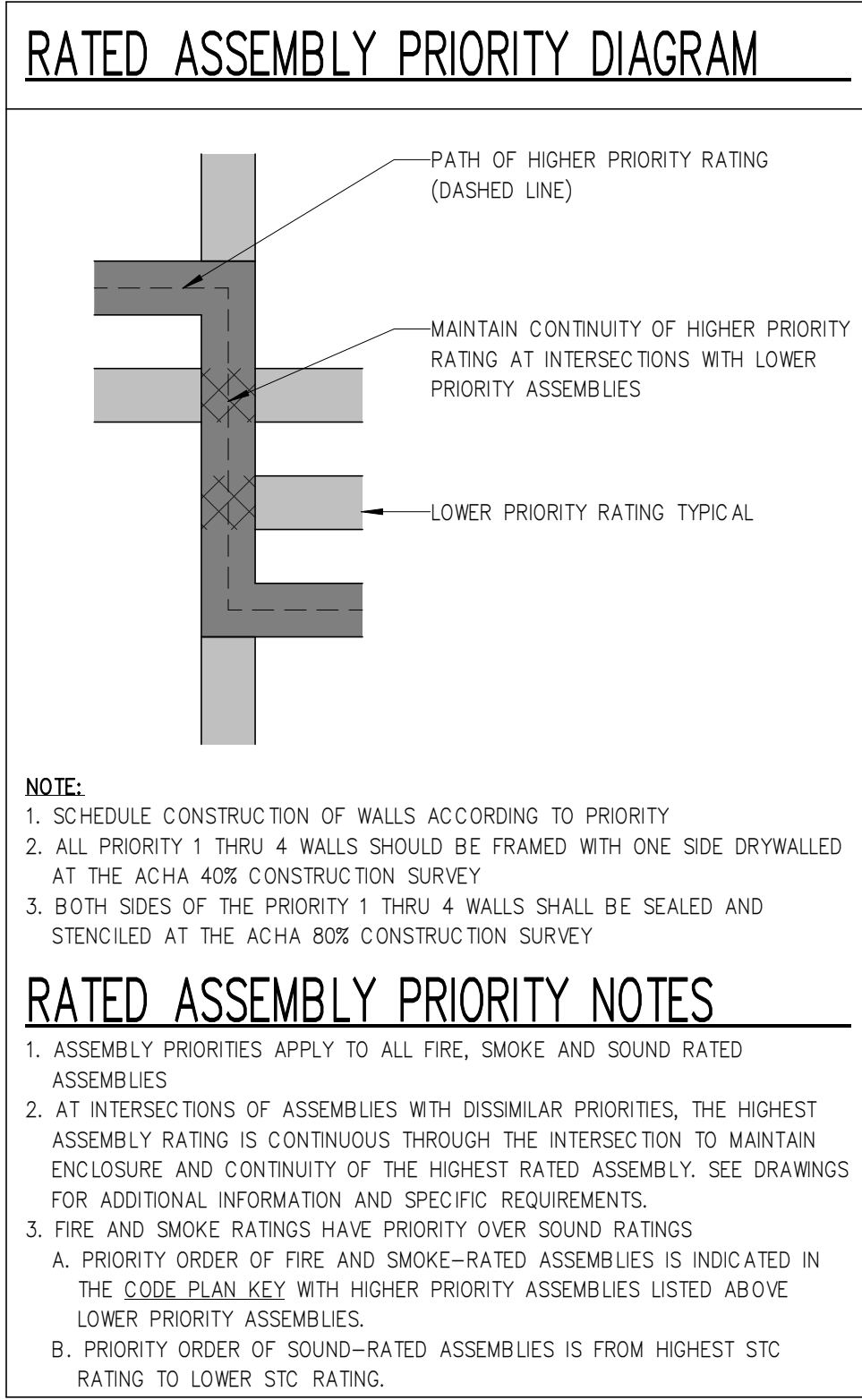
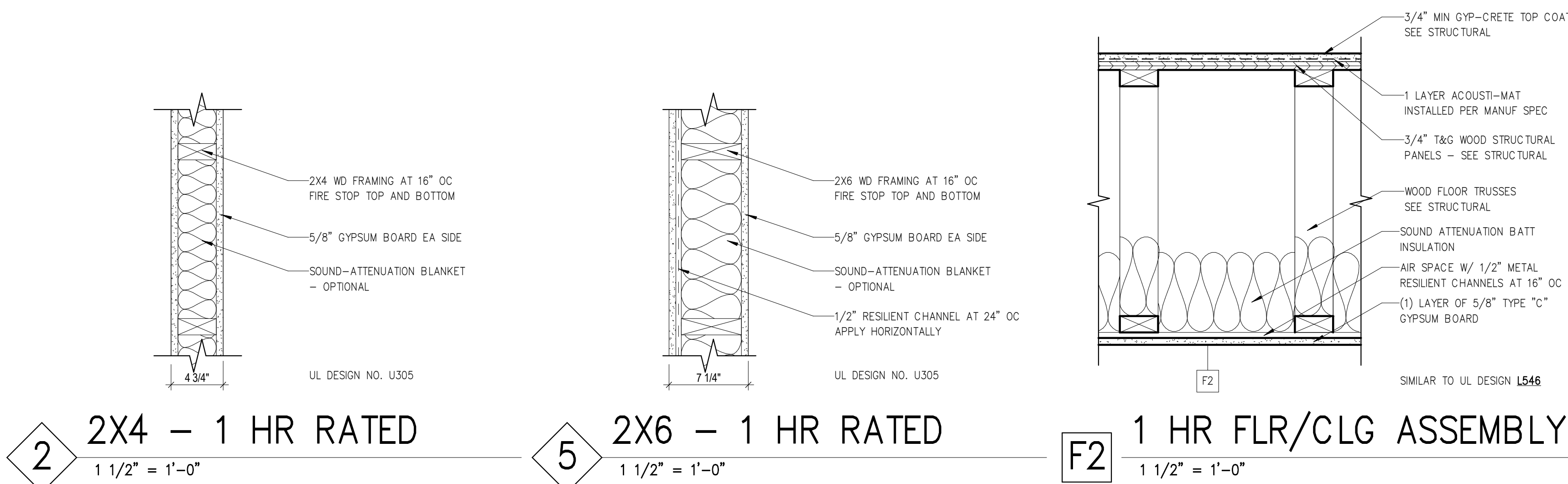
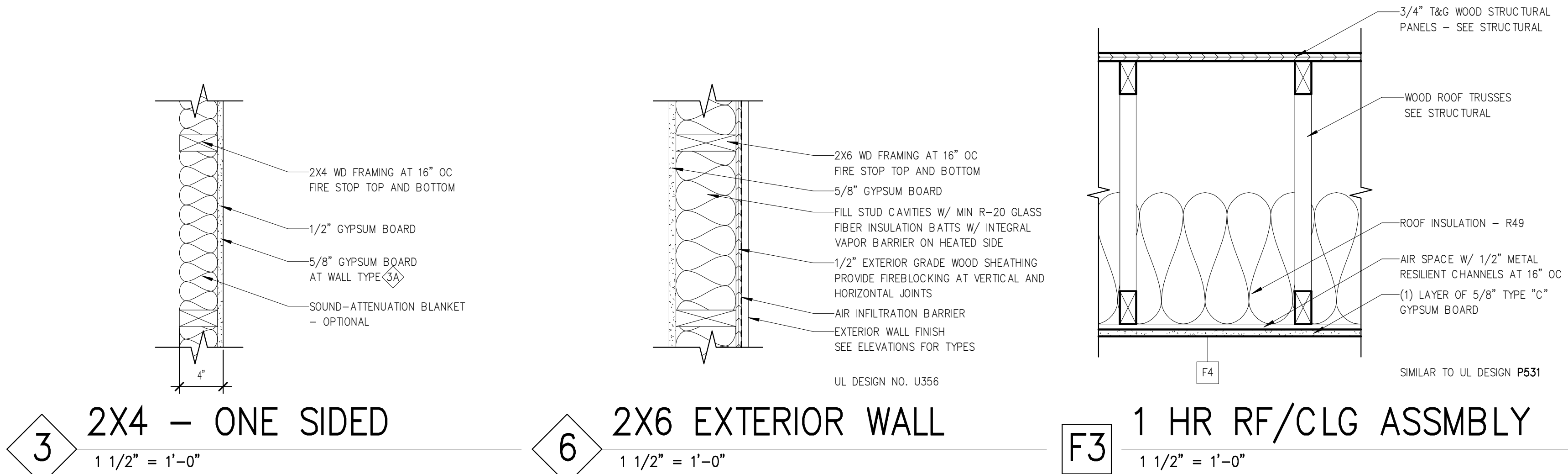


1. ACCESSIBLE ITEMS MUST MOUNT ACCORDING TO THIS SHEET. OTHER ITEMS SHALL MOUNT AS INDICATED, UNO.
2. DIMENSIONS ARE TO THE FACE OF FINISH MATERIALS AND NOT TO SUBSTRATES.
3. DIMENSIONS ARE BASED ON COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, ICC/ANSI A117.1, OR OTHER APPLICABLE CODES AND REGULATIONS.
4. MINIMUM AND MAXIMUM NOTATIONS
- a. WHERE A DIMENSION IS NOTED AS A MINIMUM (MIN) OR MAXIMUM (MAX), THE DIMENSION MUST BE VERIFIED AND COORDINATED WITH THE SHOP DRAWINGS SO THAT THE ITEM DIMENSIONED WILL BE INSTALLED ACCORDING TO THE DIMENSIONS INDICATED.
- b. MINIMUM AND MAXIMUM DIMENSIONS ARE ABSOLUTE WITH NO TOLERANCE BEYOND THE DIMENSION INDICATED.

TOILET AND BATH ACCESSORIES LEGEND

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CM
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

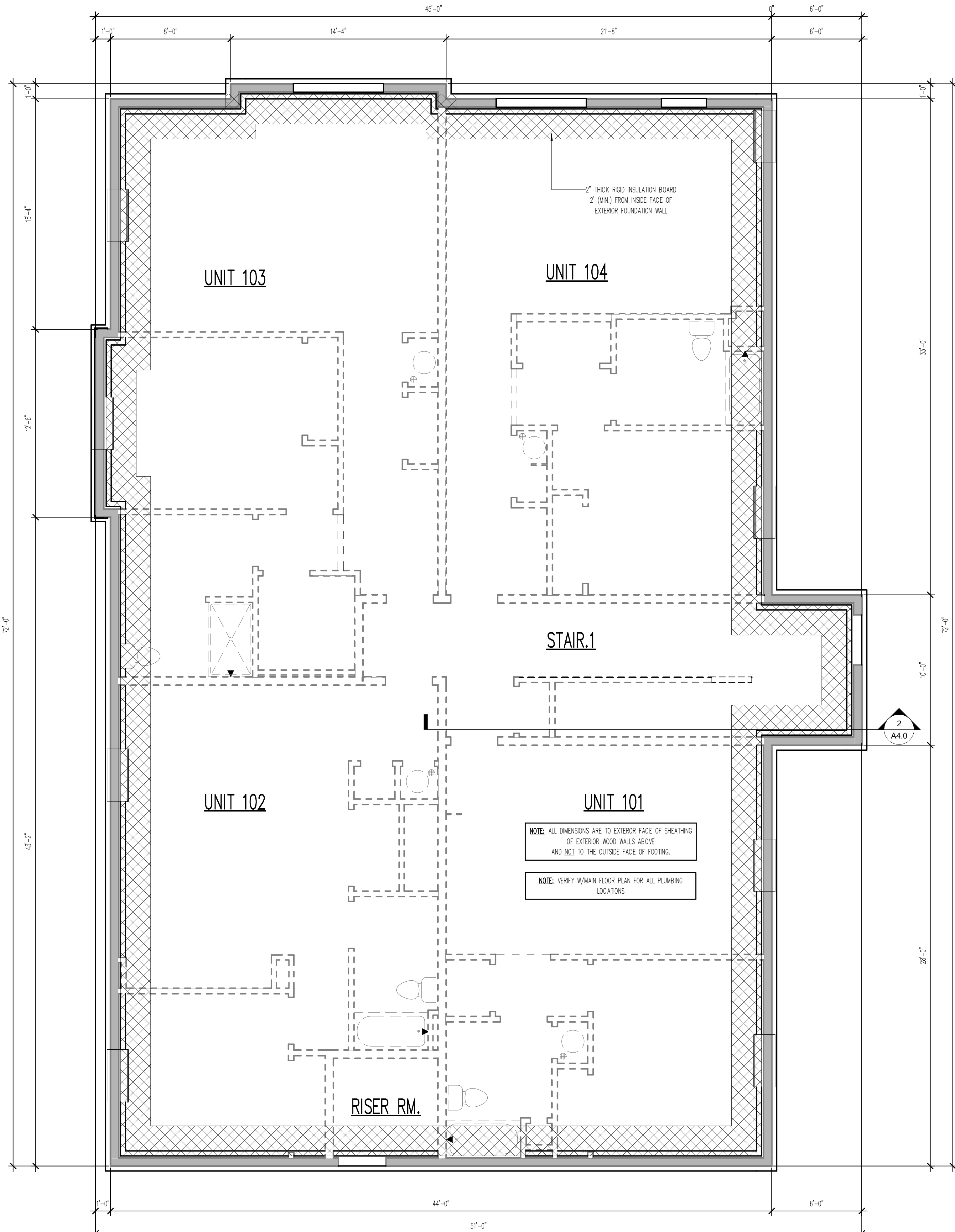


ESTIMATED CONCRETE FLATWORK		
TYPE	AREA	VOLUME
Floor: Concrete	3048 SF	37.6 CY
TOTAL:	3048 SF	37.6 CY

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

FOUNDATION NOTES:

- REFER TO CIVIL DRAWINGS BY OTHERS FOR FINISH SURFACE ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS BY OTHERS FOR STRUCTURAL INFORMATION, INCLUDING FOOTING AND BEARING WALL LOCATIONS.
- REFER TO M.E.P. DESIGN INFORMATION BY OTHERS.
- ALL DESIGN, REVISIONS, ENGINEERING, INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDER-DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE DESIGNER SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
- SLOPE FLOOR SLAB TO FLOOR DRAINS.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING, TYP.
- ALL ELECTRICAL, MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT (BY OTHERS).
- MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY OWNER OR OWNER'S AGENT PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.



1

FOUNDATION PLAN

1/4" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CELING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IBC-2021. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFG OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFG.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFG.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
WERE NOT ENGINEERED OR SIZED BY ALLER
DESIGN GROUP LLC, ITS OWNER, OR
EMPLOYEES BUT WAS PROVIDED BY OTHERS
AND IS THE RESPONSIBILITY OF THE BUILDER.**

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ALLER



DESIGN GROUP

1840 NW 138th St.
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515.254.1181

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PROJECT PHASE:

PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER

KRM DEVELOPMENT

PROJECT NO.

36400424

ISSUE DATE

10.24.24

DRAWN

AK

SHEET NAME

FOUNDATION PLAN

SHEET NO.

A1.0

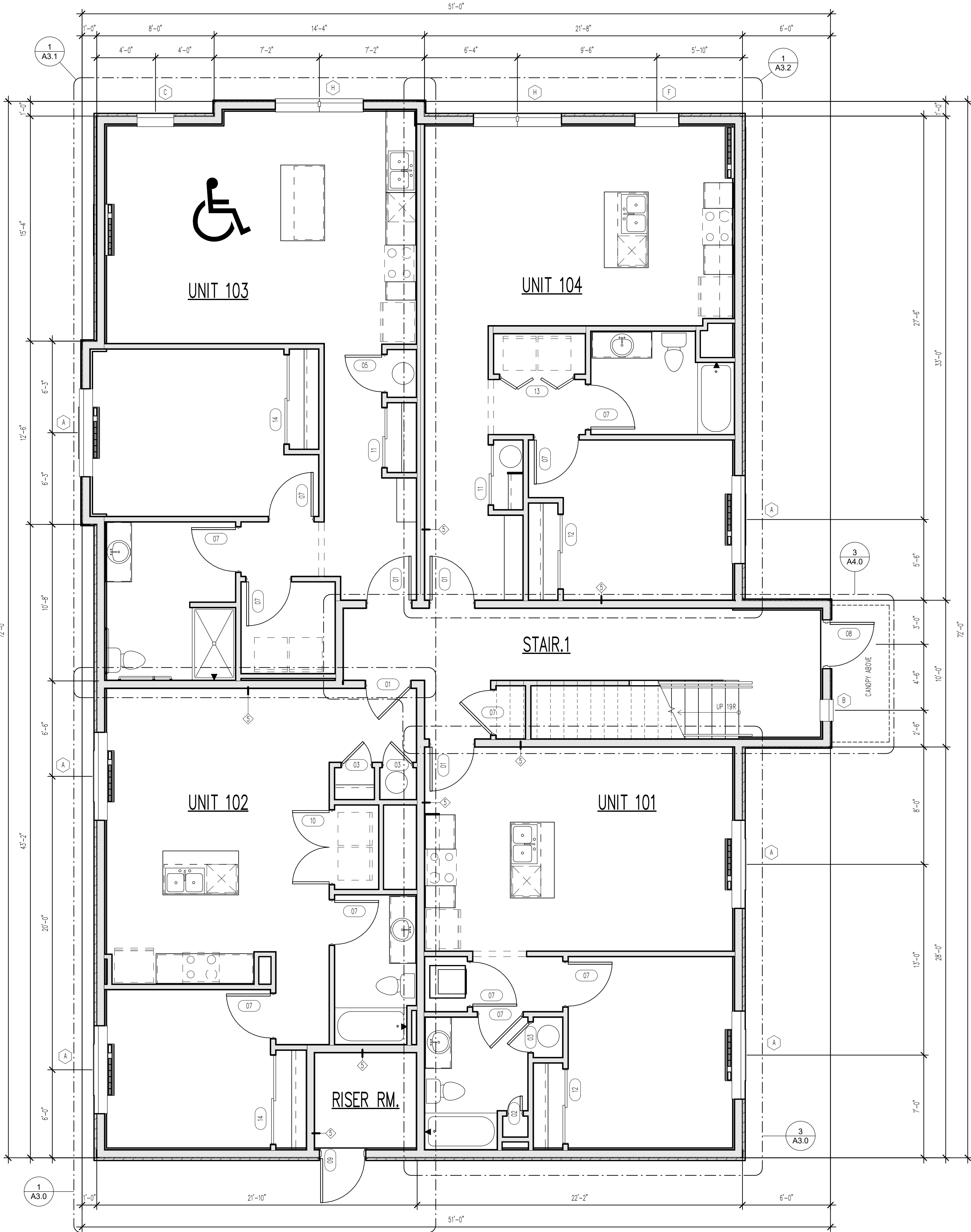
DOOR SCHEDULE			
TAG	QTY	DOOR SIZE	COMMENTS
01	12	3068 Entry	
02	3	1068	
03	11	2068	
04	2	2468	
05	21	2668	
06	2	2868	
07	15	3068	
08	1	3070 FULL GLASS	
09	1	3070 HM	
10	1	2-2668	DOUBLE DOOR
11	6	4068 BP	BI-PASS DOOR
12	8	5068 BP	BI-PASS DOOR
13	3	5068 BF	BI-FOLD DOOR
14	2	6068 BP	BI-PASS DOOR

WINDOW SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
FIRST FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
SECOND FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
THIRD FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	

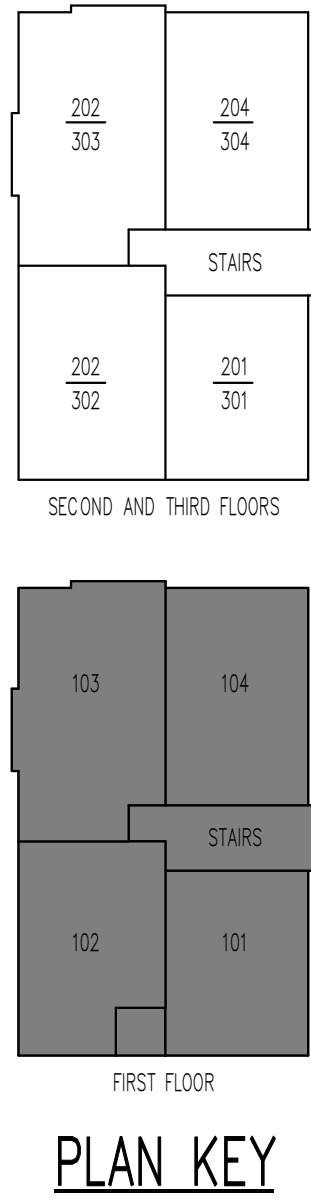
MASTER FLOORING SCHEDULE		
FLOOR FINISH		AREA
CONC		47 SF
CRPT		2664 SF
HARD		5422 SF
FLOORING AREA:		8133 SF

ESTIMATED WOOD WALLS		
MATERIAL		LINEAL FEET
Exterior		
WOOD STUD - 2X6		1402'-7"
Interior		
WOOD STUD - 2X4		1037'-2"
WOOD STUD - 2X6		31'-2"

ESTIMATED MATERIAL TAKEOFFS		
MATERIAL		AREA
Ceilings		
GYPSUM WALL BOARD - 5/8"		9009 SF
Roofs		
EXTERIOR SHEATHING - 1/2"		3113 SF
MEMBRANE ROOFING		3113 SF
Walls		
EXTERIOR SHEATHING - 1/2"		6916 SF
GYPSUM WALL BOARD - 1/2"		13097 SF
GYPSUM WALL BOARD - 5/8"		15056 SF
HOUSE WRAP / VAPOR RETARDER		6926 SF
SQUARE FOOTAGE ARE ESTIMATES ONLY. CONTRACTOR TO VERIFY AMOUNTS. NO WASTE FACTOR IS INCLUDED.		



1 FIRST FLOOR PLAN
1/4" = 1'-0"



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)
 - CASIMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IBC-2021. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034.  THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFG OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HO HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
WERE NOT ENGINEERED OR SIZED BY ALLER
DESIGN GROUP LLC, ITS OWNER, OR
EMPLOYEES BUT WAS PROVIDED BY OTHERS
AND IS THE RESPONSIBILITY OF THE BUILDER.**

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES
ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND
EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT
MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR
ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS
OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY
LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF
THESE DOCUMENTS. THEREFORE THE OWNER AND/OR
CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS,
STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

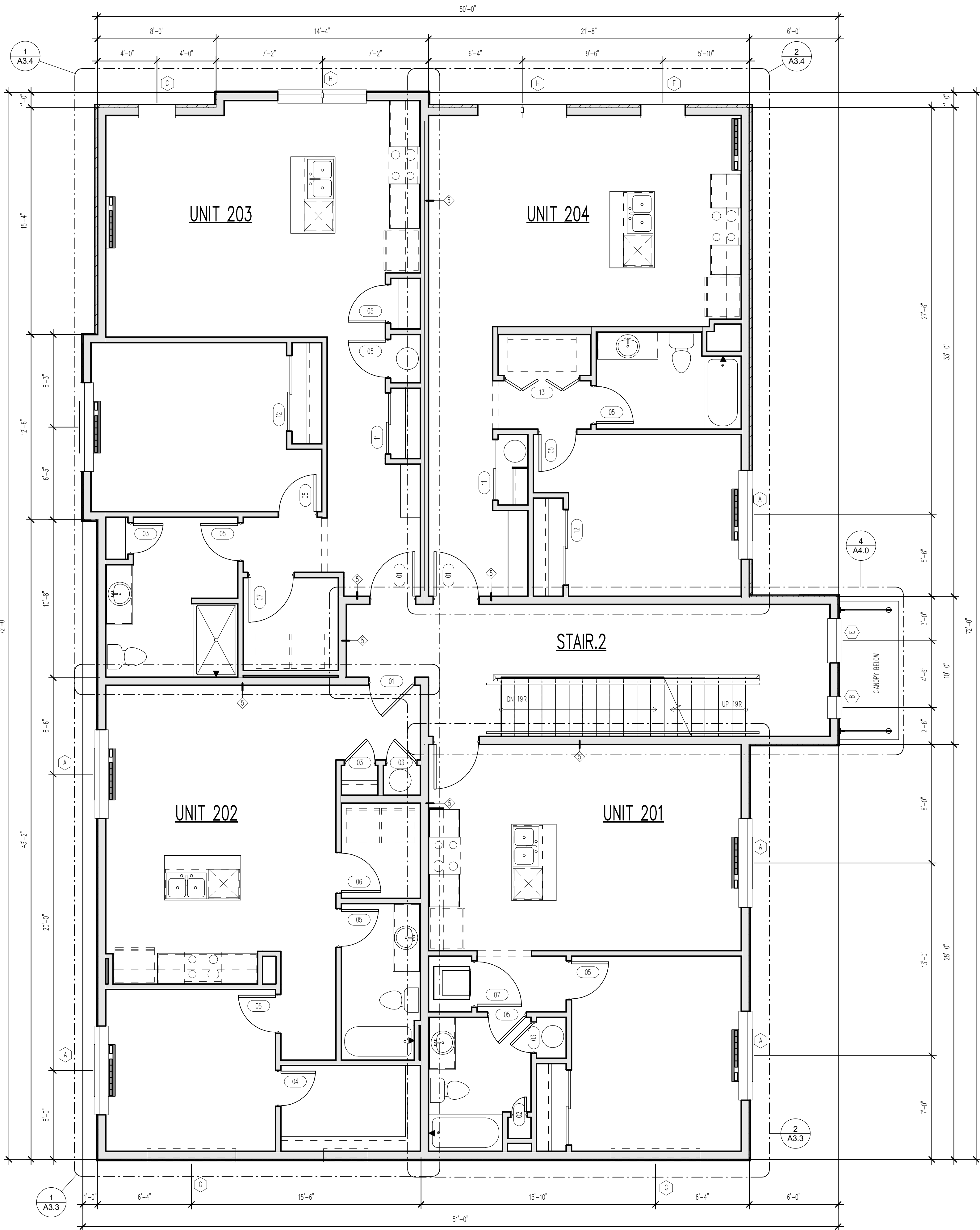
DOOR SCHEDULE			
TAG	QTY	DOOR SIZE	COMMENTS
01	12	3068 Entry	
02	3	1068	
03	11	2068	
04	2	2468	
05	21	2668	
06	2	2868	
07	15	3068	
08	1	3070 FULL GLASS	
09	1	3070 HM	
10	1	2-2668	DOUBLE DOOR
11	6	4068 BP	BI-PASS DOOR
12	8	5068 BP	BI-PASS DOOR
13	3	5068 BF	BI-FOLD DOOR
14	2	6068 BP	BI-PASS DOOR

WINDOW SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
FIRST FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	
SECOND FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
D	1	3'-0" X 1'-6" FX	7'-11 1/2"	
E	1	3'-0" X 5'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
G	2	6'-0" X 1'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	
THIRD FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
D	1	3'-0" X 1'-6" FX	7'-11 1/2"	
E	1	3'-0" X 5'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
G	2	6'-0" X 1'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	

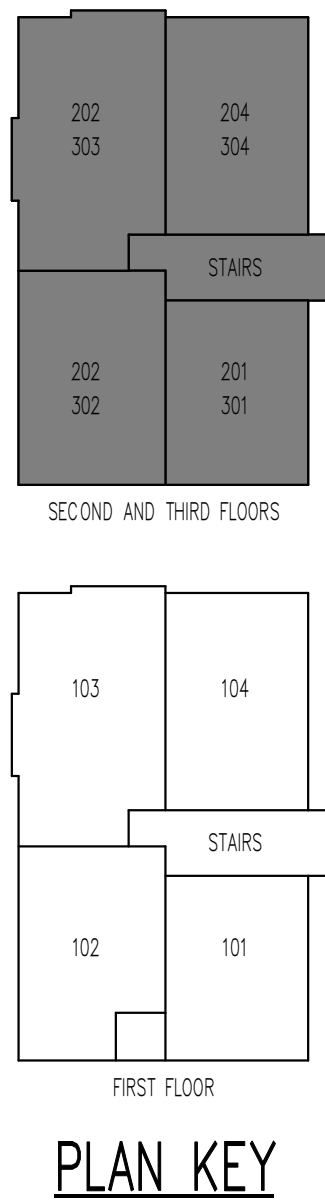
MASTER FLOORING SCHEDULE	
FLOOR FINISH	AREA
CONC	47 SF
CRPT	2664 SF
HARD	5422 SF
FLOORING AREA:	8133 SF

ESTIMATED WOOD WALLS	
MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2x6	1402'-7"
Interior	
WOOD STUD - 2x4	1037'-2"
WOOD STUD - 2x6	31'-2"

ESTIMATED MATERIAL TAKEOFFS	
MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 5/8"	9009 SF
Roofs	
EXTERIOR SHEATHING - 1/2"	3113 SF
MEMBRANE ROOFING	3113 SF
Walls	
EXTERIOR SHEATHING - 1/2"	6916 SF
GYPSUM WALL BOARD - 1/2"	13097 SF
GYPSUM WALL BOARD - 5/8"	15056 SF
HOUSE WRAP / VAPOR RETARDER	6926 SF
SQUARE FOOTAGE ARE ESTIMATES ONLY. CONTRACTOR TO VERIFY AMOUNTS. NO WASTE FACTOR IS INCLUDED.	



1 SECOND FLOOR PLAN
1/4" = 1'-0"



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR: DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

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WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HO HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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ALLER

DESIGN GROUP

1840 NW 138th St.
Suite 100
Clive, IA 50325
515.254.1181

ALLERDESIGN.COM

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THESE DOCUMENTS.

PROJECT PHASE:
PHASE 3

GRIMES APARTMENTS
304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

ISSUE DATE
10.24.24

DRAWN
AK

SHEET NAME
SECOND FLOOR PLAN

SHEET NO.
A1.2

DOOR SCHEDULE			
TAG	QTY	DOOR SIZE	COMMENTS
01	12	3068 Entry	
02	3	1068	
03	11	2068	
04	2	2468	
05	21	2668	
06	2	2868	
07	15	3068	
08	1	3070 FULL GLASS	
09	1	3070 HM	
10	1	2-2668	DOUBLE DOOR
11	6	4068 BP	BI-PASS DOOR
12	8	5068 BP	BI-PASS DOOR
13	3	5068 BF	BI-FOLD DOOR
14	2	6068 BP	BI-PASS DOOR

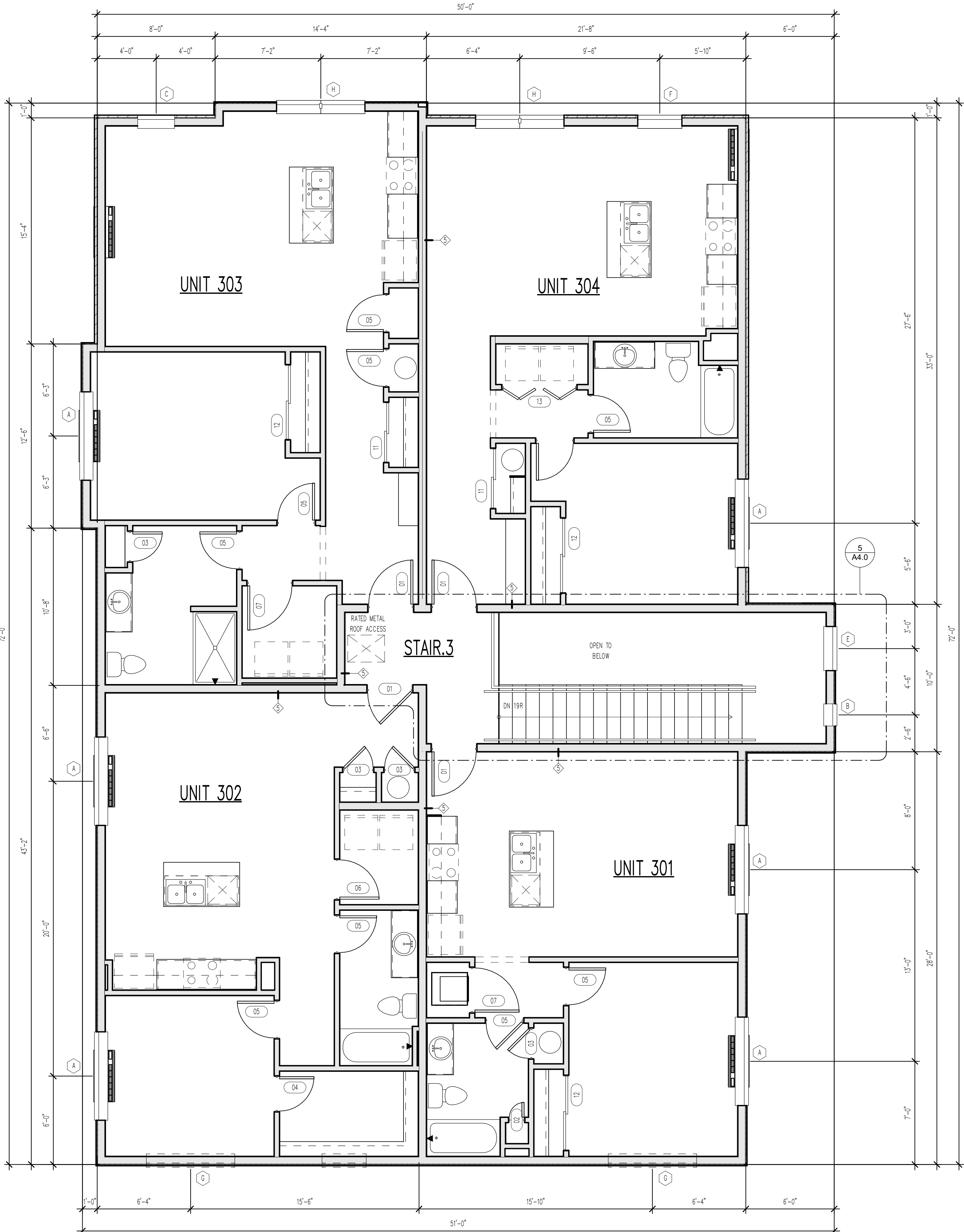
WINDOW SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
FIRST FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
SECOND FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
THIRD FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	

MASTER FLOORING SCHEDULE		
FLOOR FINISH	AREA	
CONC	47 SF	
CRPT	2664 SF	
HARD	5422 SF	
FLOORING AREA:	8133 SF	

ESTIMATED WOOD WALLS		
MATERIAL	LINEAL FEET	
Exterior		
WOOD STUD - 2X6	1402'-7"	
Interior		
WOOD STUD - 2X4	1037'-2"	
WOOD STUD - 2X6	31'-2"	

ESTIMATED MATERIAL TAKEOFFS		
MATERIAL	AREA	
Ceilings		
GYP SUM WALL BOARD - 5/8"	9009 SF	
Roofs		
EXTERIOR SHEATHING - 1/2"	3113 SF	
MEMBRANE ROOFING	3113 SF	
Walls		
EXTERIOR SHEATHING - 1/2"	6916 SF	
GYP SUM WALL BOARD - 1/2"	13097 SF	
GYP SUM WALL BOARD - 5/8"	15056 SF	
HOUSE WRAP / VAPOR RETARDER	6926 SF	

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.



1 THIRD FLOOR PLAN
1/4" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM
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INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFG OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFG.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFG.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.

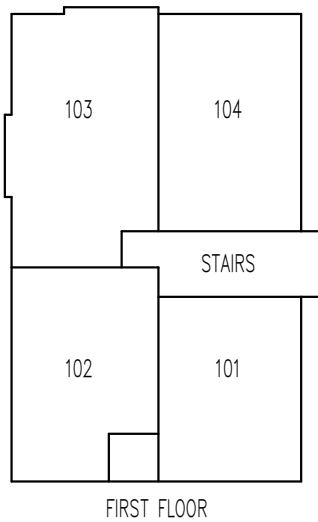
ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

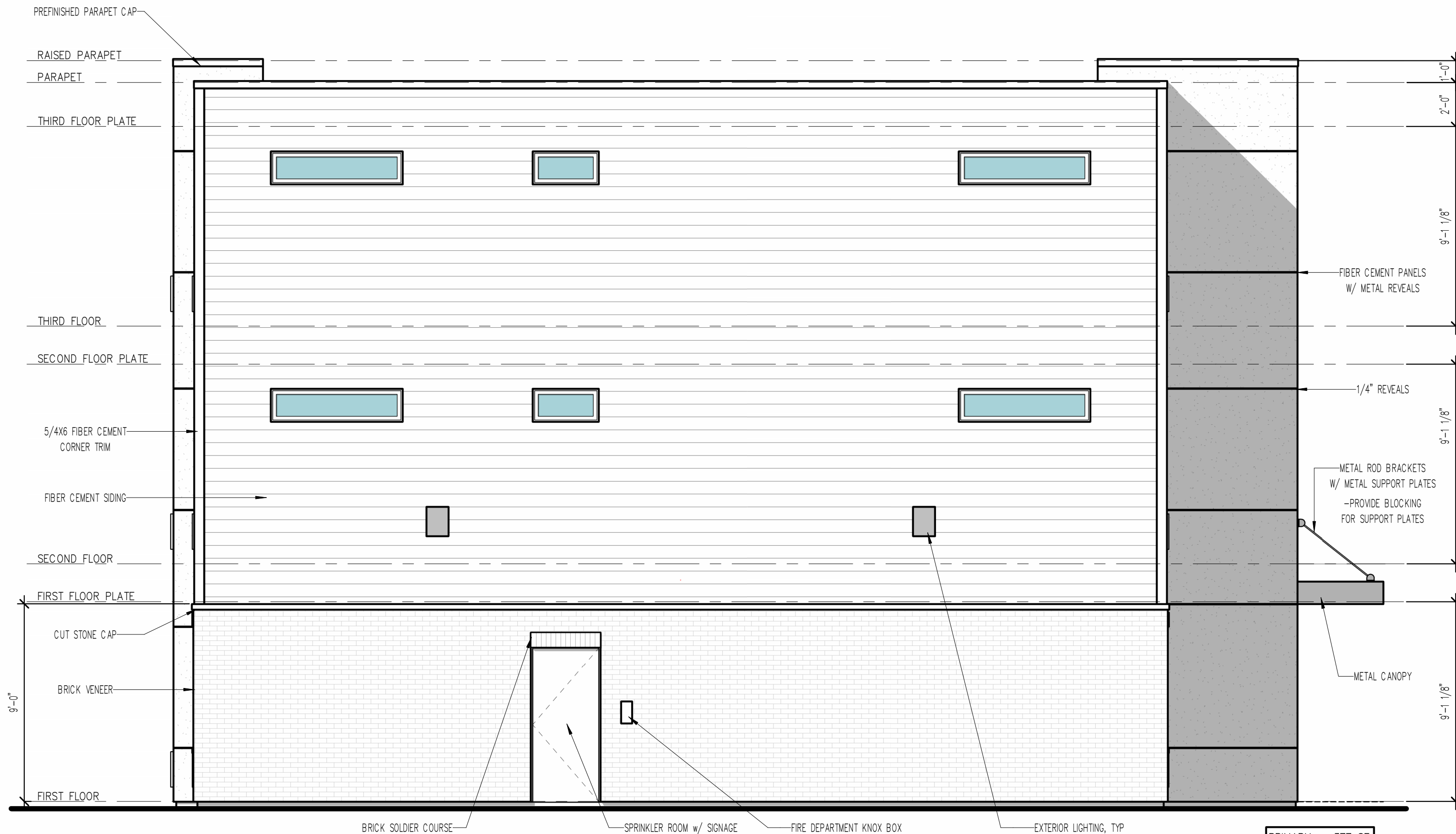
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
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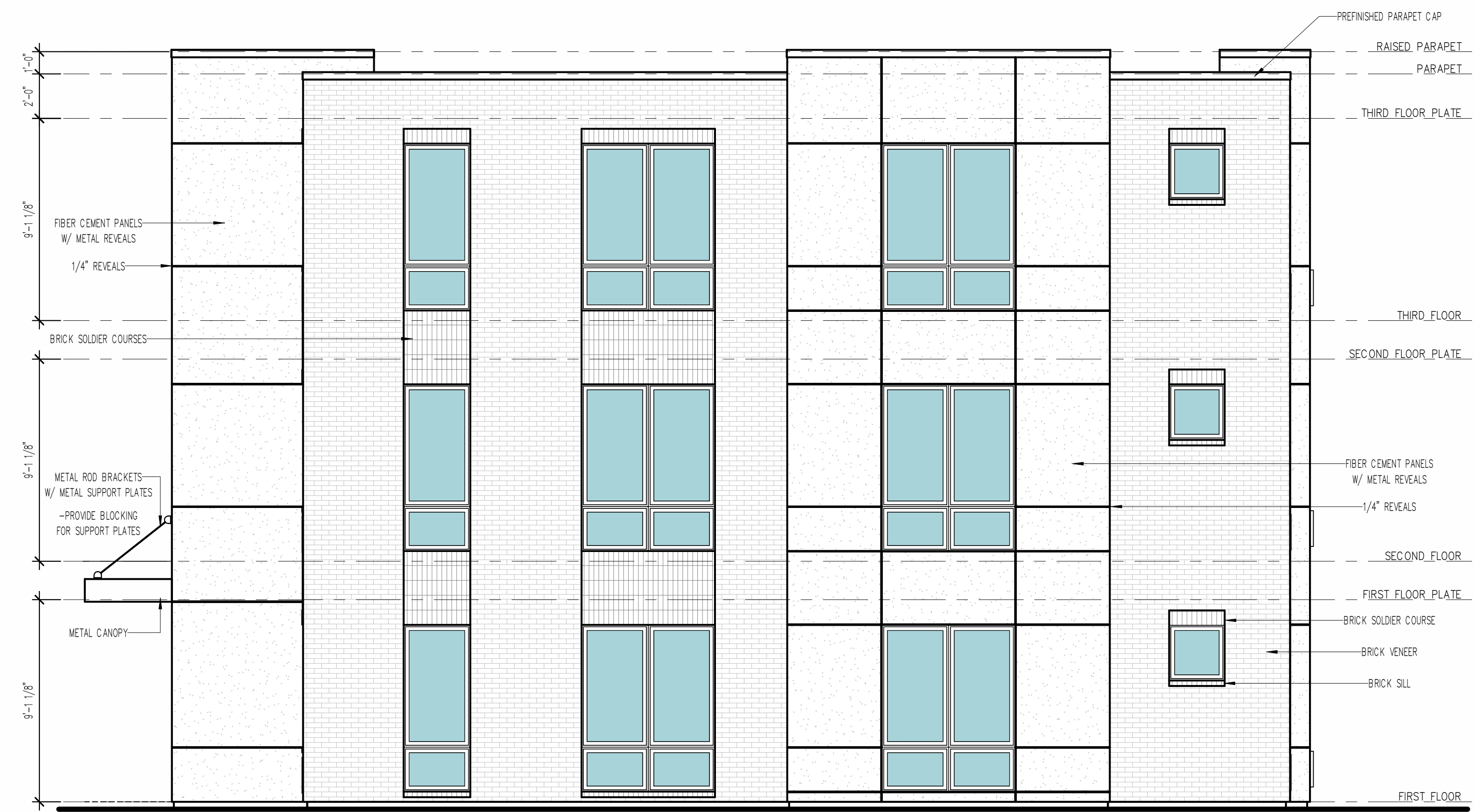
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CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.



PLAN KEY



1 SOUTH ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
 - A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
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2. WINDOWS:
 - A. WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CHIT
 - B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
 - A. DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - B. HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - C. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ✱ WINDOWS SO NOTED MEET OR EXCEED
APPLICABLE EGRESS REQUIREMENTS.
- ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
- WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR
GRADE 1/2" OSB, UNO.
- VERIFY ALL EXTERIOR DOOR STYLES
WITH BUILDER.
- GUTTERS AND DOWNSPOUTS
NOT SHOWN FOR CLARITY.
- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
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2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
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TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
 - A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
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 - B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
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INTERIOR: 1/2" GYPSUM WALL BOARD
 - D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
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2. WINDOWS:

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)

 - A. CASSETT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - C. SINGLE HUNG WINDOWS:
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TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

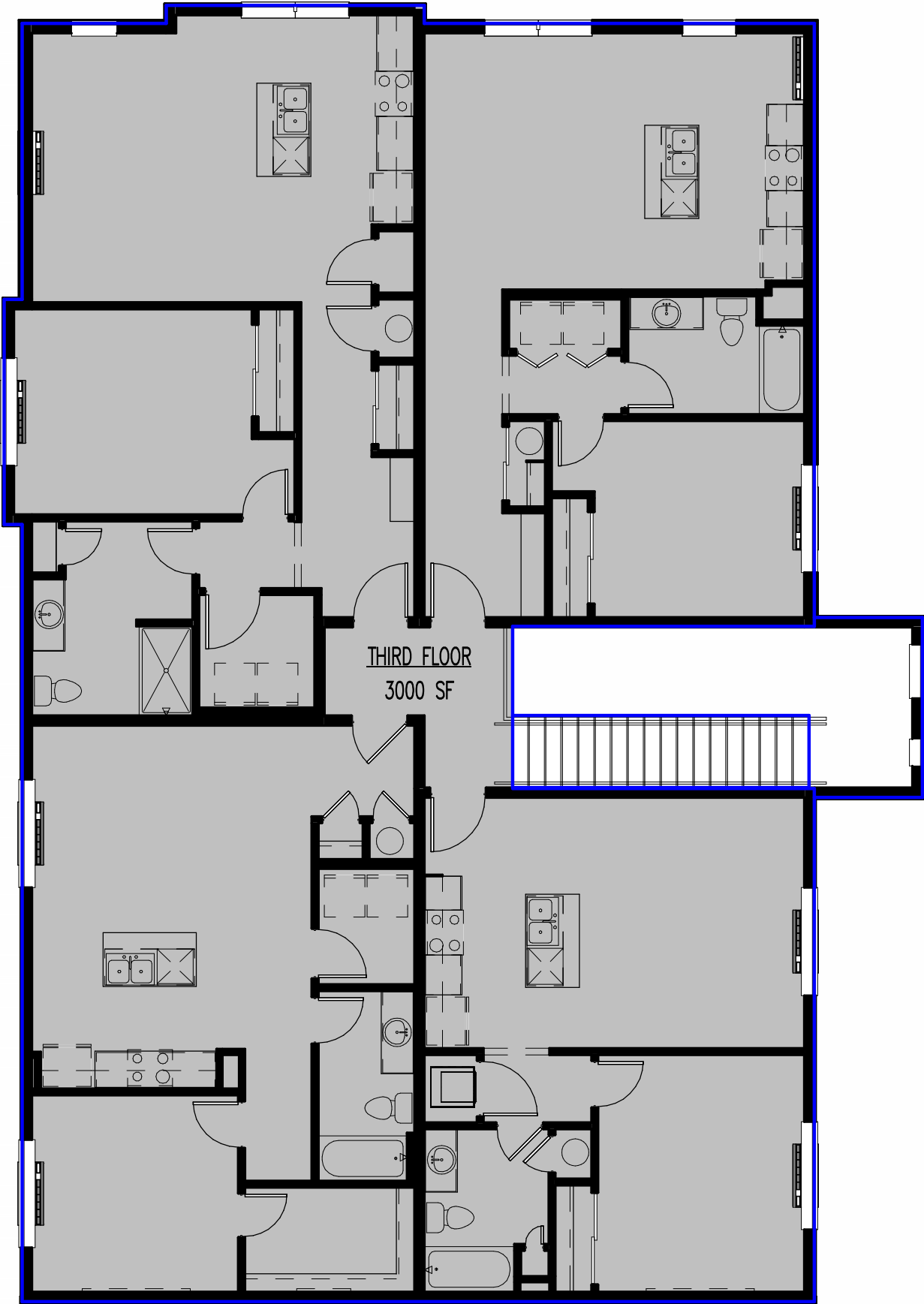
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- | | |
|--|---|
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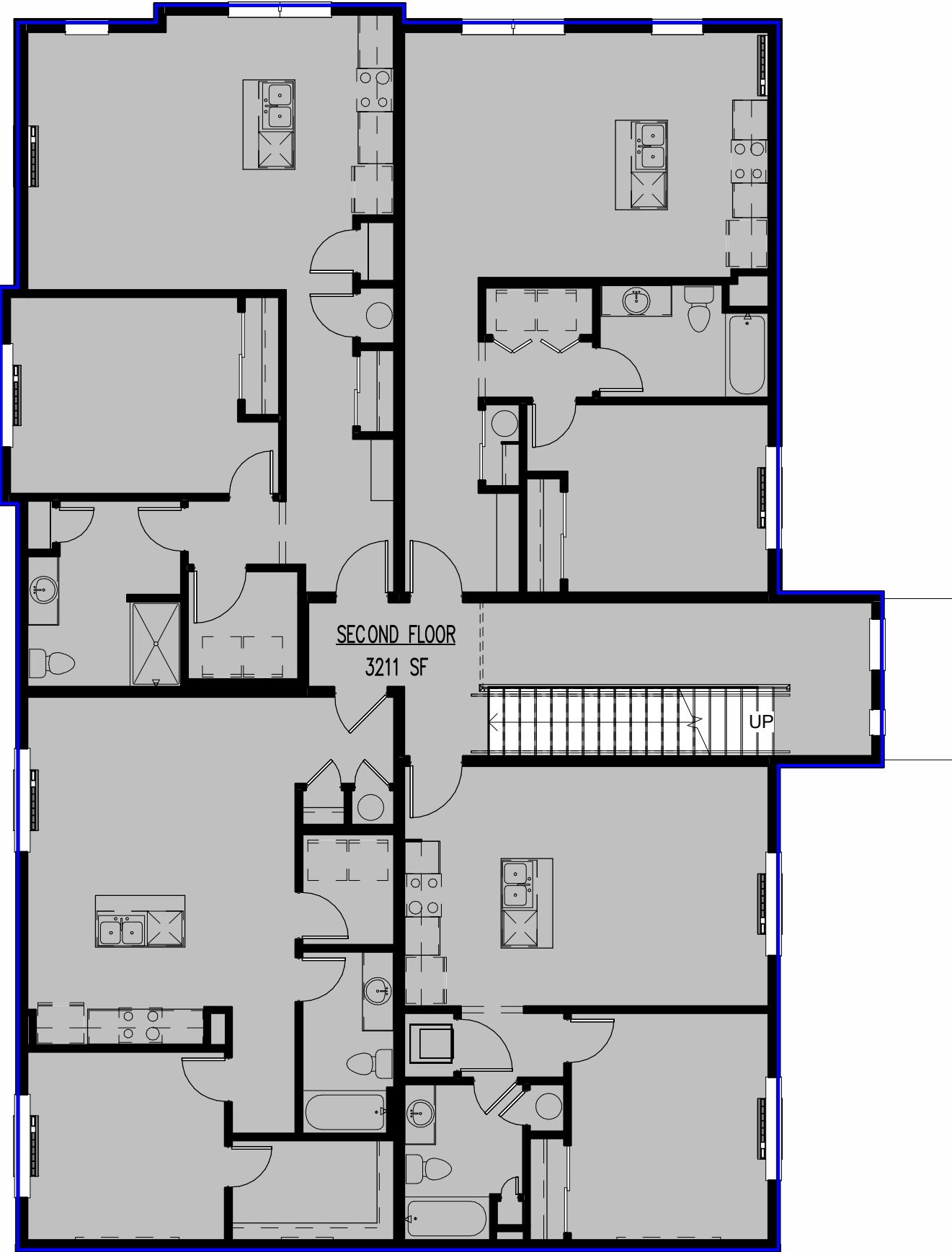


TYPICAL NOTES:

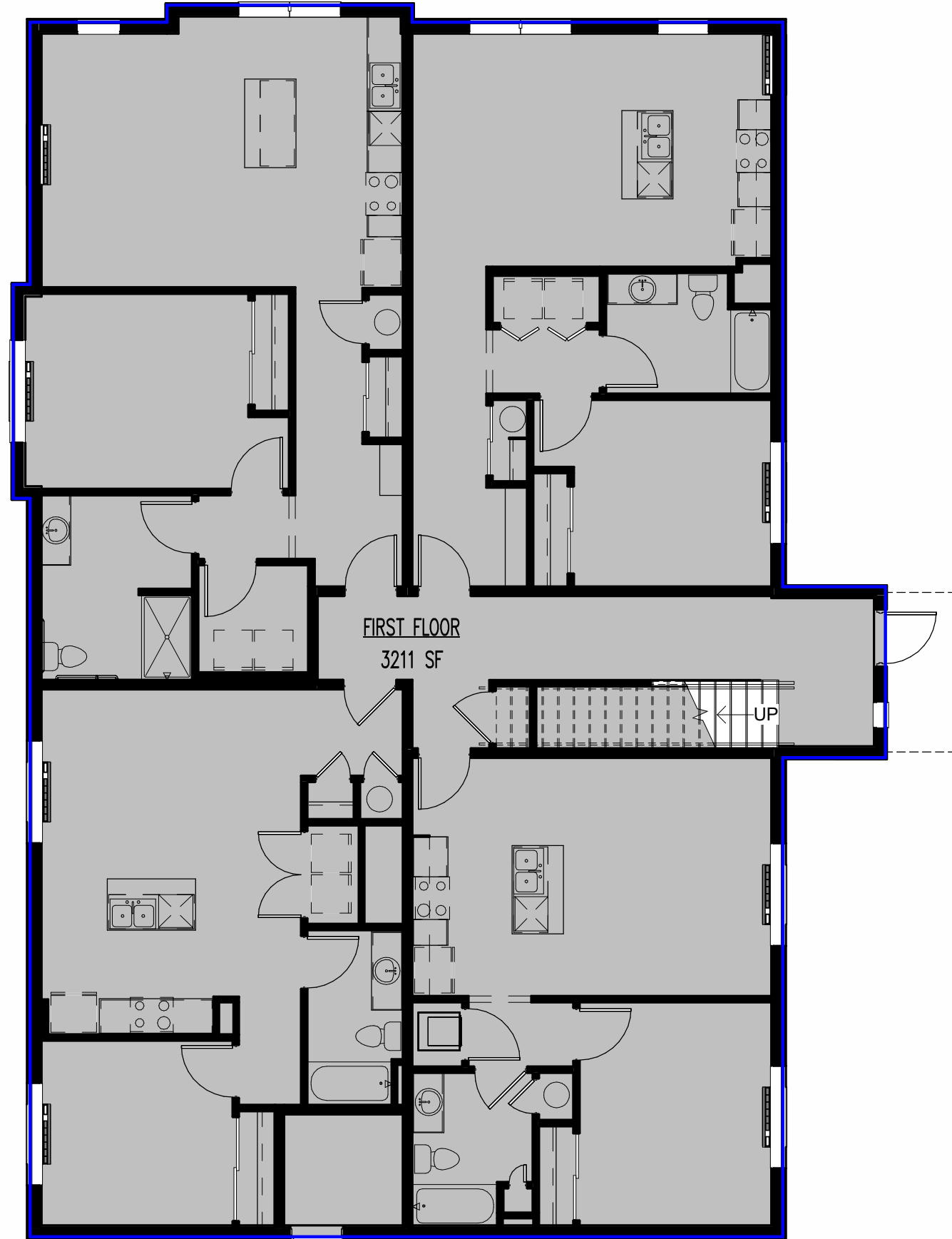
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FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
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INTERIOR: 1/2" GYPSUM WALL BOARD
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ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



③ THIRD FLOOR



② SECOND FLOOR



① FIRST FLOOR

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
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AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
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ALLER
DESIGN GROUP

1840 NW 138th St.
Suite 100
Clive, IA 50325
515.254.1181

ALLERDESIGN.COM

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ALLER DESIGN GROUP LLC
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AND OWNERSHIP OF
THESE DOCUMENTS.

PROJECT PHASE:
PHASE 3

GRIMES APARTMENTS
304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

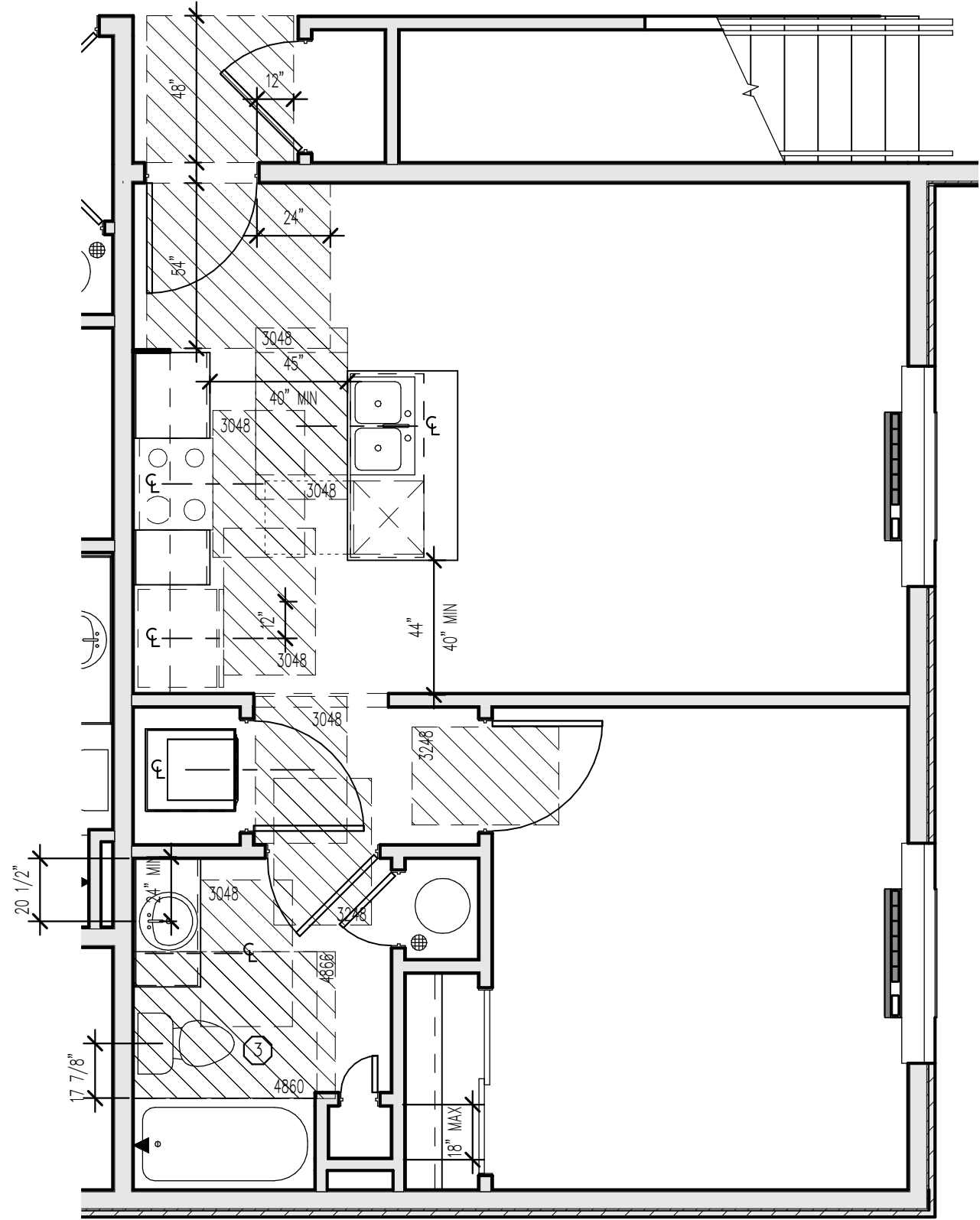
ISSUE DATE
10-24-24

DRAWN
AK

SHEET NAME
EXTERIOR VIEWS, AREA PLANS

SHEET NO.
A2.2

ACCESSIBILITY NOTES	
1	30"W. MIN X 34" H COUNTERTOP WORK SPACE W/ KNEE ROOM
2	COUNTERTOP W/ SINK AT 34" AFF AND KNEE SPACE
3	PROVIDE BLOCKING FOR FUTURE DROP DOWN GRAB BARS
4	WALL SWITCH FOR VENT HOOD AND LIGHT



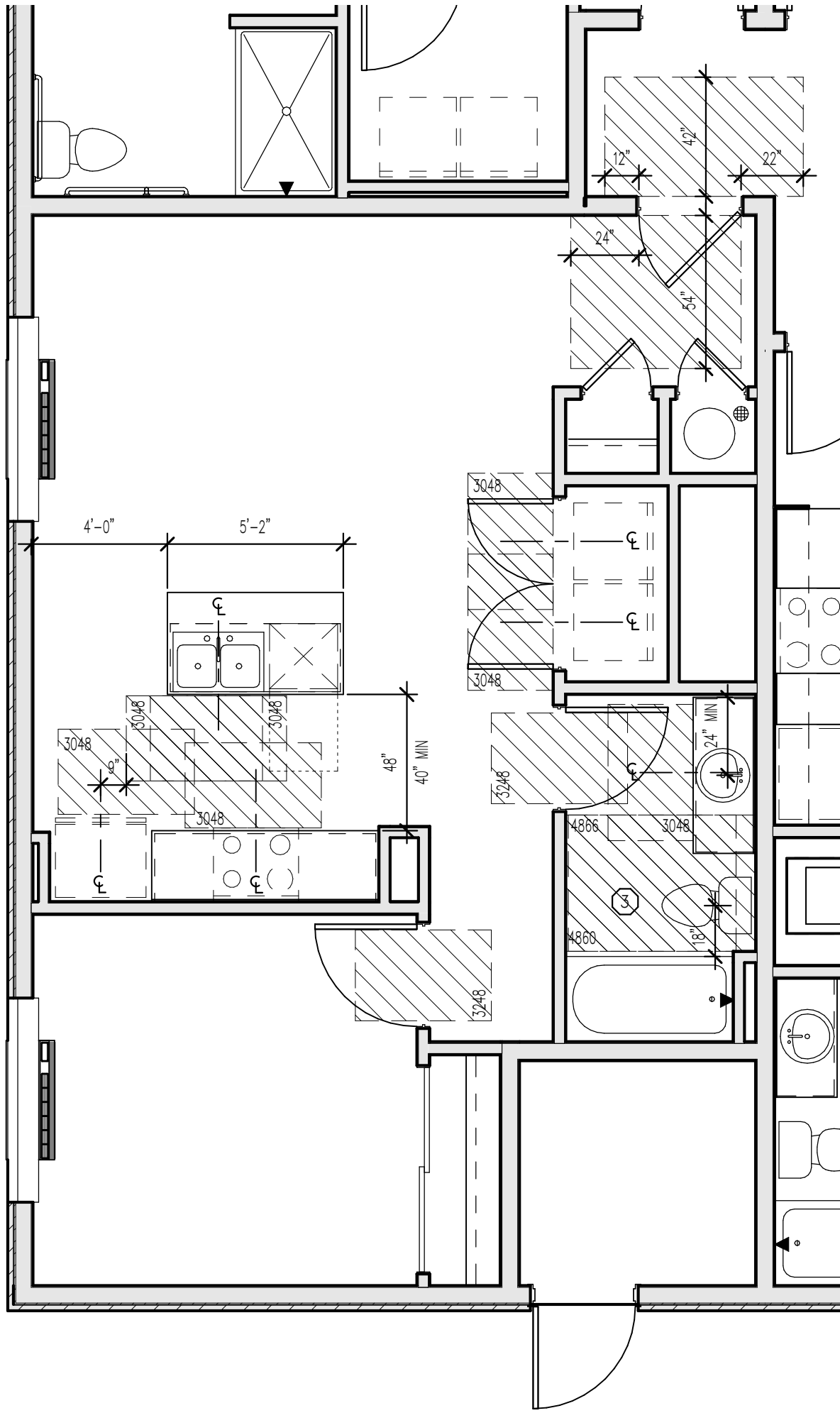
DOOR SCHEDULE - UNIT 101				
TAG	QTY	DOOR SIZE	COMMENTS	
01	1	3068 Entry		
02	1	1068		
03	1	2068		
07	3	3068		

WINDOW SCHEDULE - UNIT 101				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	4	6'-0 X 5'-6 SL	7'-11 1/2"	MEETS EGRESS

FLOORING SCHEDULE UNIT 101		
ROOM	AREA	FLOOR FINISH
BATH	59 SF	HARD
BDRM	151 SF	CRPT
GREAT RM.	166 SF	HARD
KITCHEN	131 SF	HARD
FLOORING AREA:	508 SF	

KEYNOTE LEGEND	
NUMBER	NOTE
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
81	9'-0 HD.HT.

4 ACCESSIBILITY PLAN - UNIT 101 - TYPE B
1/4" = 1'-0"

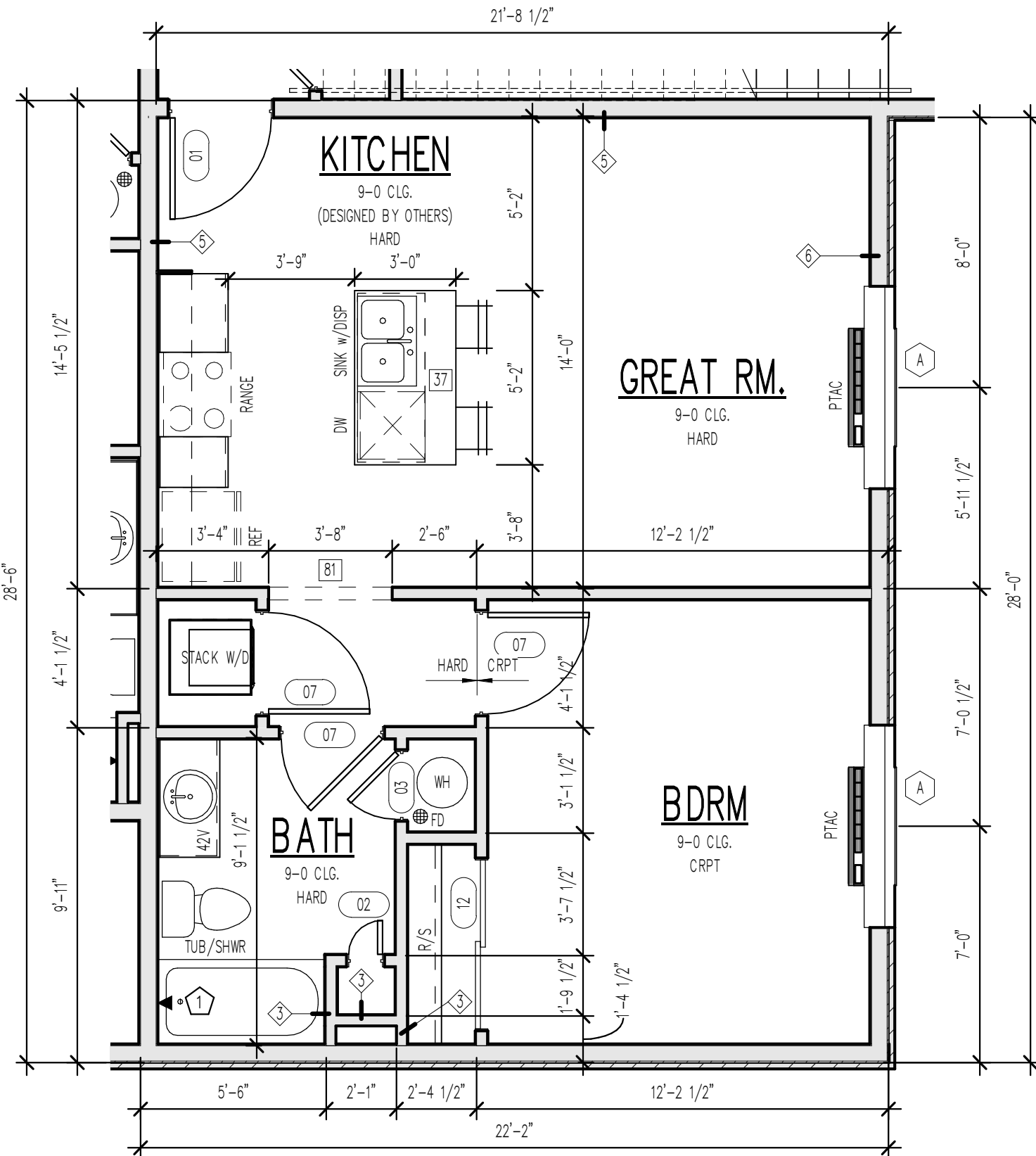


DOOR SCHEDULE - UNIT 102				
TAG	QTY	DOOR SIZE	COMMENTS	
01	1	3068 Entry		
03	2	2068		
07	2	3068		
10	1	2-2668	DOUBLE DOOR	
12	1	5068 BP	BI-PASS DOOR	
14	1	6068 BP	BI-PASS DOOR	

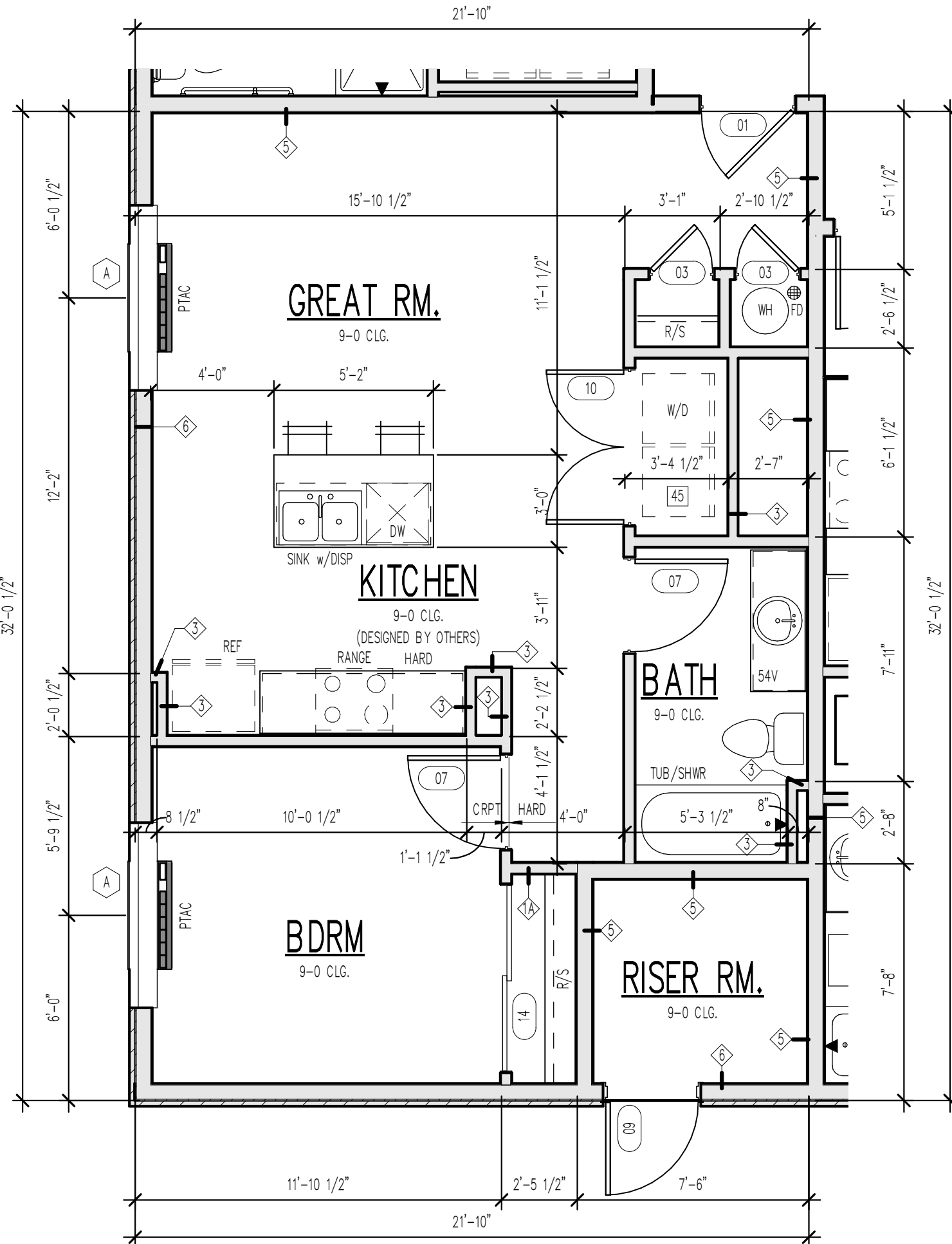
WINDOW SCHEDULE - UNIT 102				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	4	6'-0 X 5'-6 SL	7'-11 1/2"	MEETS EGRESS

FLOORING SCHEDULE UNIT 102		
ROOM	AREA	FLOOR FINISH
BATH	57 SF	HARD
BDRM	125 SF	CRPT
GREAT RM.	231 SF	HARD
KITCHEN	122 SF	HARD
LAUND.	18 SF	HARD
FLOORING AREA:	553 SF	

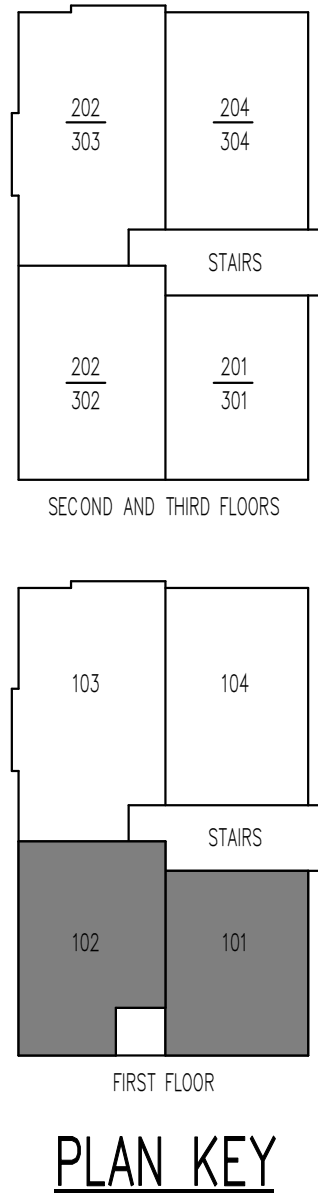
2 ACCESSIBILITY PLAN - UNIT 102- TYPE B
1/4" = 1'-0"



3 ENLARGED PLAN - UNIT 101 - TYPE B
1/4" = 1'-0"



1 ENLARGED PLAN - UNIT 102 - TYPE B
1/4" = 1'-0"

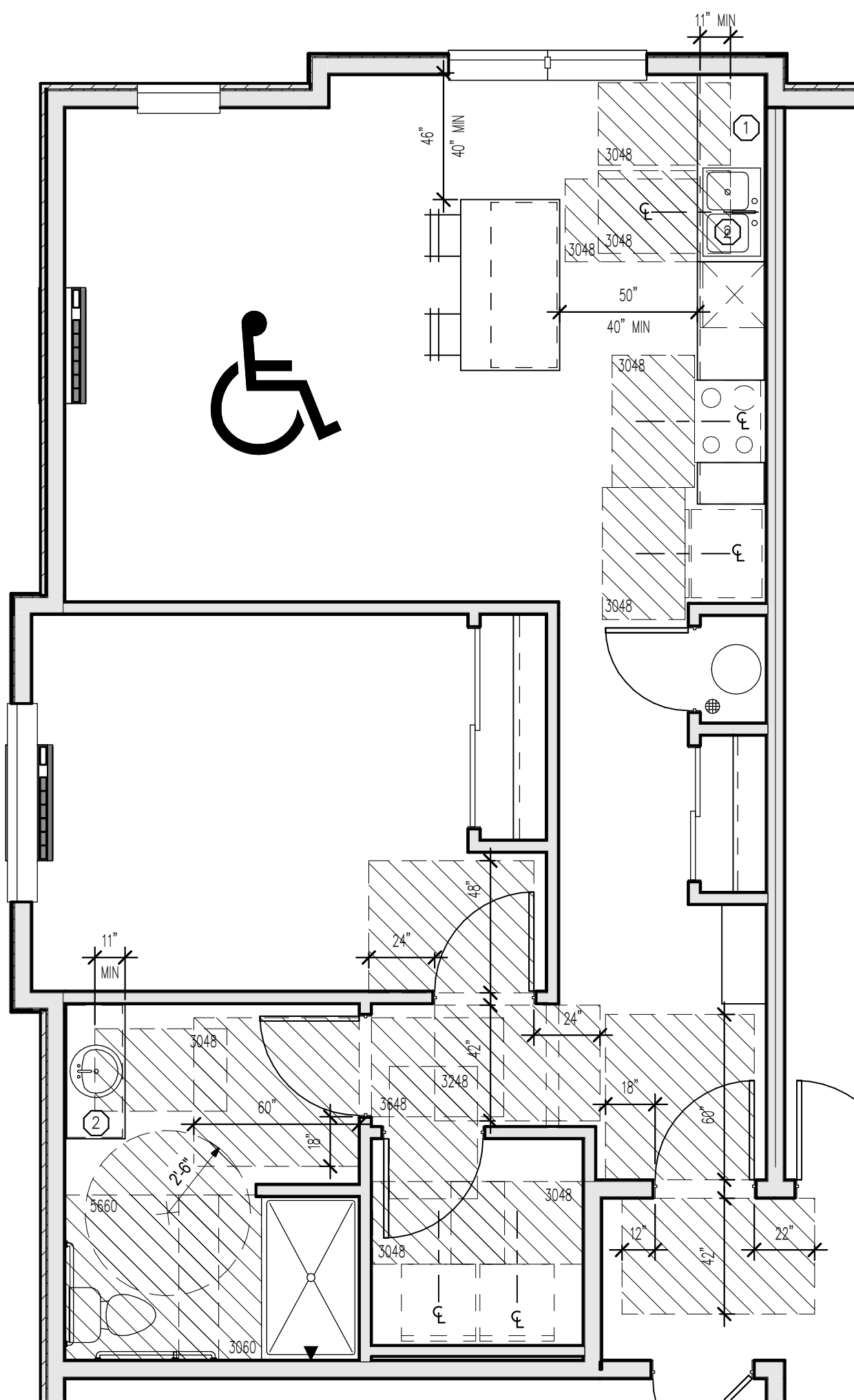


TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
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COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
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FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
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 - EXTERIOR SIDING WALL CONSTRUCTION:**
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ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
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INTERIOR: 1/2" GYPSUM WALL BOARD
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
INTERIOR: 1/2" GYPSUM WALL BOARD
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FRAME FLOOR CONSTRUCTION:
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 - DOORS:**
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BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL DIMENSIONS ARE TO THE CENTERLINE
OF THE COMMON WALL UNLESS NOTED OTHERWISE
- AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE
INSTALLED PRIOR TO SETTING TUB OR SHOWER
SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE
REQUIRED TO COVER FLANGES
- SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. (S) THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL INTERIOR PARTITION WALLS ARE TYPE (U) UNO
ALL EXTERIOR WALLS ARE TYPE (E) UNO, SEE A.D.05
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.
- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
WERE NOT ENGINEERED OR SIZED BY ALLER
DESIGN GROUP LLC, ITS OWNER, OR
EMPLOYEES BUT WAS PROVIDED BY OTHERS
AND IS THE RESPONSIBILITY OF THE BUILDER.**
- THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES
ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND
EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT
MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR
ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS
OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY
LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF
THESE DOCUMENTS. THEREFORE THE OWNER AND/OR
CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS,
STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ACCESSIBILITY NOTES	
1	30"W MIN X 34" H COUNTERTOP WORK SPACE W/ KNEE ROOM
2	COUNTERTOP W/ SINK AT 34" AFF AND KNEE SPACE
3	PROVIDE BLOCKING FOR FUTURE DROP DOWN GRAB BARS
4	WALL SWITCH FOR VENT HOOD AND LIGHT



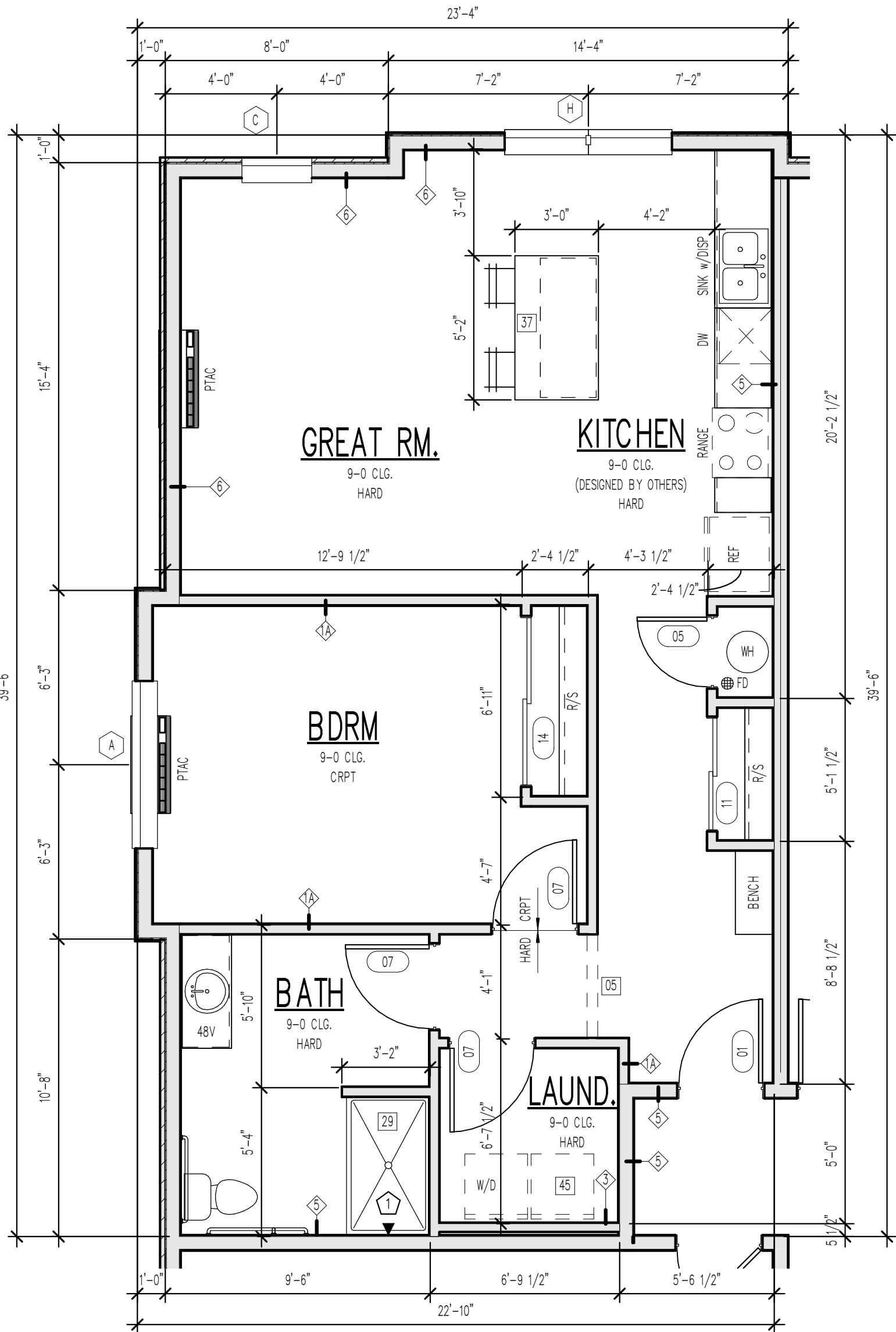
2 ACCESSIBILITY PLAN – UNIT 103 – TYPE A
1/4" = 1'-0"

KEYNOTE LEGEND	
NUMBER	NOTE
05	8'-0 HD.HT.
29	36" X 60" FIBERGLASS SHOWER
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES

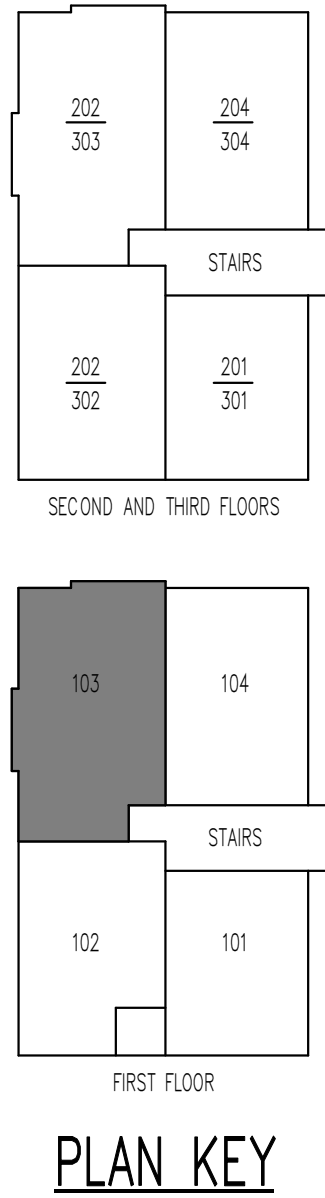
WINDOW SCHEDULE – UNIT 103				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	1	6'-0 X 5'-6 SL	7'-11 1/2"	MEETS EGRESS
C	1	2'-6 X 2'-6 FX	7'-11 1/2"	
H	1	6'-0 X 7'-6 FX	7'-11 1/2"	

DOOR SCHEDULE – UNIT 103			
TAG	QTY	DOOR SIZE	COMMENTS
01	1	3068 Entry	
05	1	2668	
07	3	3068	
11	1	4068 BP	BI-PASS DOOR
14	1	6068 BP	BI-PASS DOOR

FLOORING SCHEDULE UNIT 103		
ROOM	AREA	FLOOR FINISH
BATH	97 SF	HARD
BDRM	163 SF	CRPT
GREAT RM.	206 SF	HARD
KITCHEN	217 SF	HARD
LAUND.	41 SF	HARD
FLOORING AREA:	724 SF	



1 ENLARGED PLAN – UNIT 103 – TYPE A
1/4" = 1'-0"



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/S
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

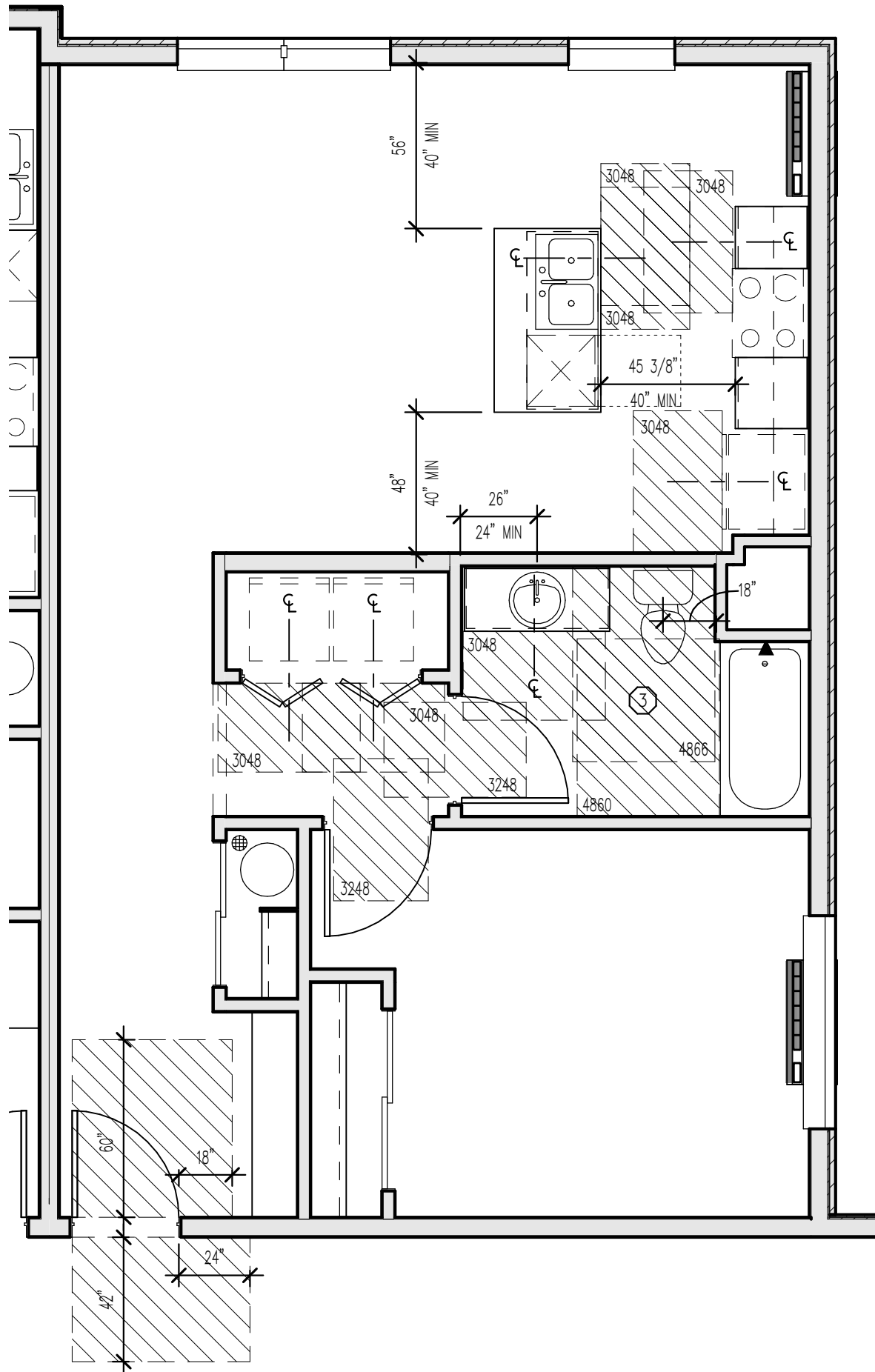
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COMMON WALL UNLESS NOTED OTHERWISE
- AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE INSTALLED PRIOR TO SETTING TUB OR SHOWER SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE REQUIRED TO COVER FLANGES
- SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. Ⓢ THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL INTERIOR PARTITION WALLS ARE TYPE <U> UNO
ALL EXTERIOR WALLS ARE TYPE <U> UNO, SEE A0.05
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.
- ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.**
- THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LIABILITIES AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ACCESSIBILITY NOTES	
1	30"W MIN X 34" H COUNTERTOP WORK SPACE W/ KNEE ROOM
2	COUNTERTOP W/ SINK AT 34" AFF AND KNEE SPACE
3	PROVIDE BLOCKING FOR FUTURE DROP DOWN GRAB BARS
4	WALL SWITCH FOR VENT HOOD AND LIGHT



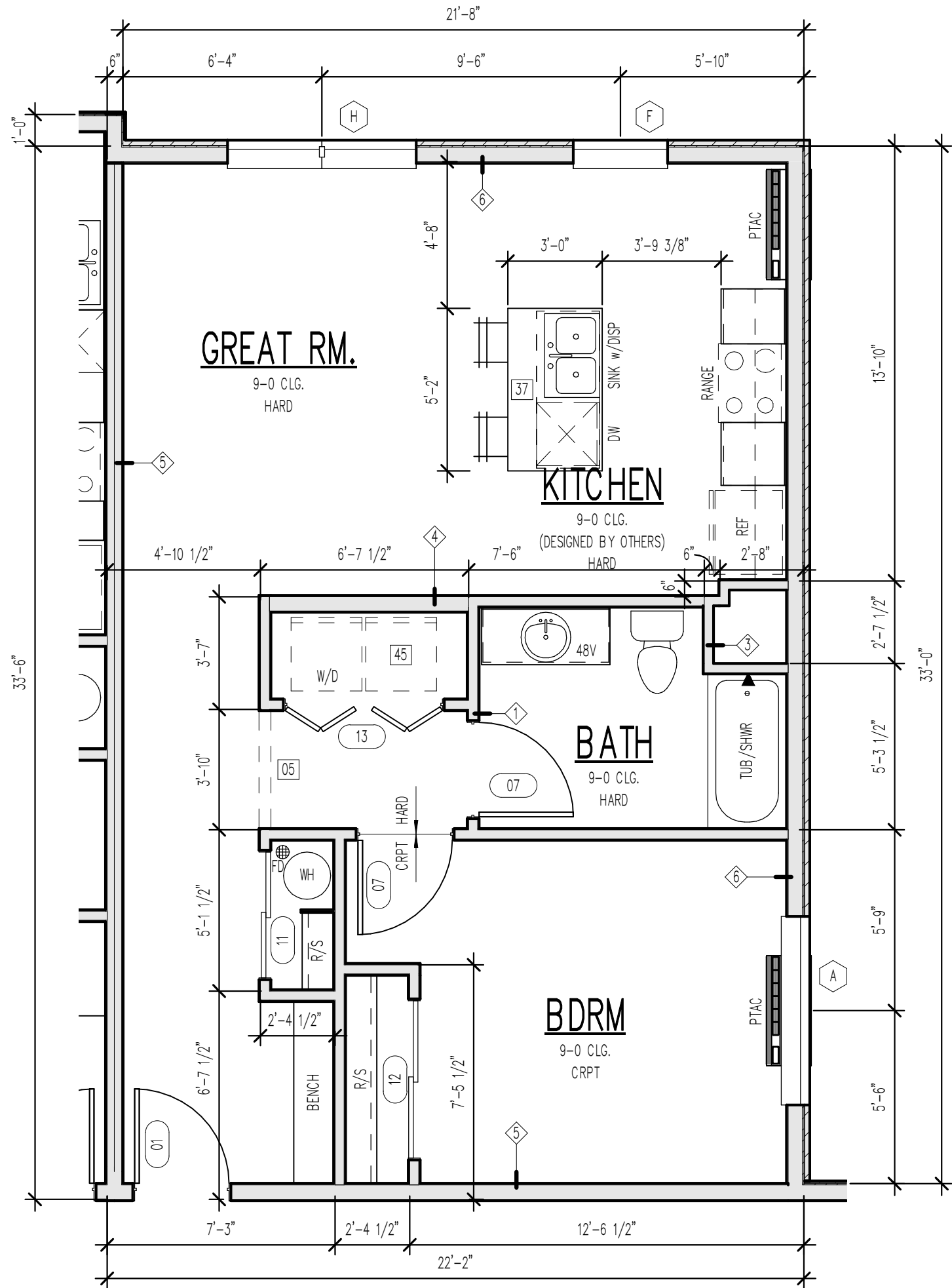
2 ACCESSIBILITY PLAN – UNIT 104 – TYPE B
1/4" = 1'-0"

KEYNOTE LEGEND	
NUMBER	NOTE
05	8'-0 HD.HT.
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES

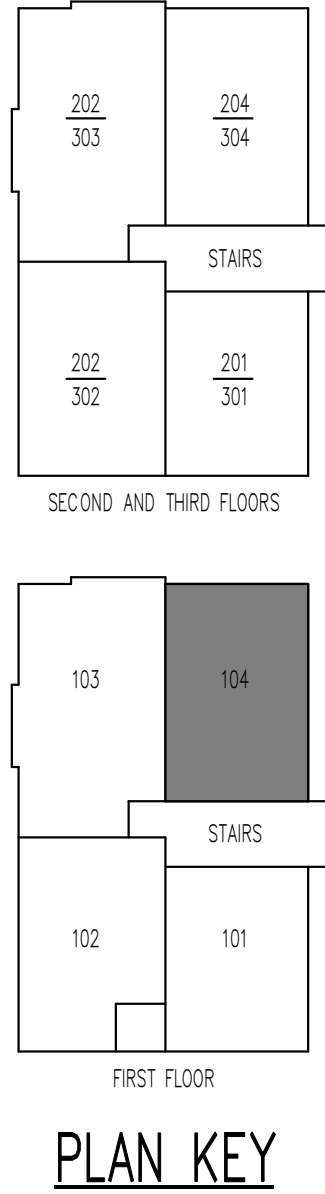
DOOR SCHEDULE – UNIT 104			
TAG	QTY	DOOR SIZE	COMMENTS
01	1	3068 Entry	
07	2	3068	
11	1	4068 BP	BI-PASS DOOR
12	1	5068 BP	BI-PASS DOOR
13	1	5068 BF	BI-FOLD DOOR

WINDOW SCHEDULE – UNIT 104				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	1	6'-0 X 5'-6 SL	7'-11 1/2"	MEETS EGRESS
C	1	2'-6 X 2'-6 FX	7'-11 1/2"	
H	1	6'-0 X 7'-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 104		
ROOM	AREA	FLOOR FINISH
BATH	65 SF	HARD
BDRM	139 SF	CRPT
GREAT RM.	236 SF	HARD
KITCHEN	153 SF	HARD
FLOORING AREA:	592 SF	



1 ENLARGED PLAN – UNIT 104 – TYPE B
1/4" = 1'-0"



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COMMON WALL UNLESS NOTED OTHERWISE
- AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE INSTALLED PRIOR TO SETTING TUB OR SHOWER SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE REQUIRED TO COVER FLANGES
- SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. Ⓢ THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL INTERIOR PARTITION WALLS ARE TYPE <U> UNO
ALL EXTERIOR WALLS ARE TYPE <U> UNO, SEE A0.05
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFG. OR BY OTHERS
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFG.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.
- CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFG.
- ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.**
- THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
D. **EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

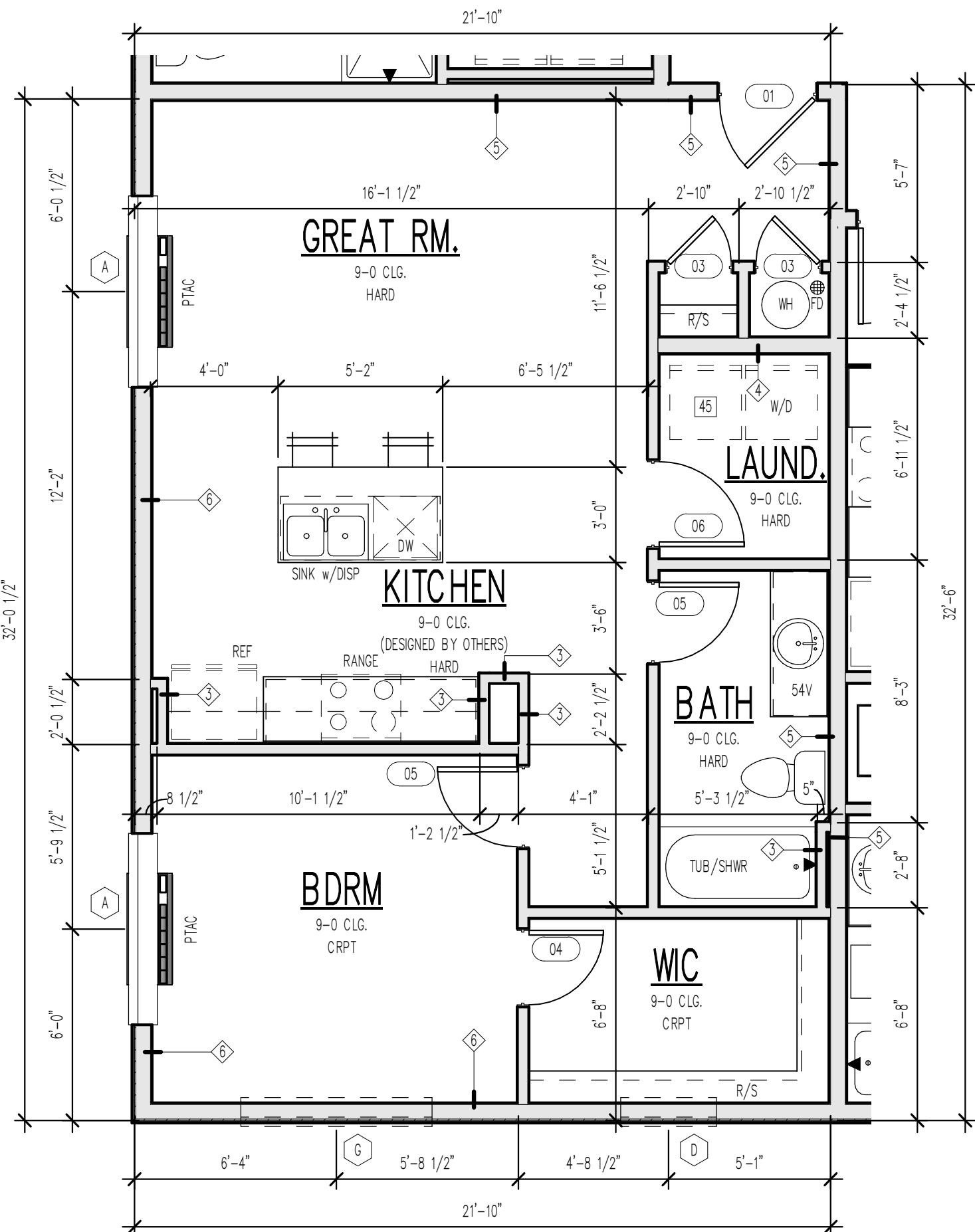
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBES AND CASING:**
HINGED DOOR: DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) DOOR ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) DOOR ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR DOOR OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

DOOR SCHEDULE - UNIT 202/301				
TAG	QTY	DOOR SIZE	COMMENTS	
01	2	3068 Entry		
03	4	2068		
04	2	2468		
05	4	2668		
06	2	2868		

WINDOW SCHEDULE - UNIT 202/302				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
D	2	3-0 X 1-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 202/302		
ROOM	AREA	FLOOR FINISH
UNIT 202		
BATH	56 SF	HARD
BDRM	127 SF	CRPT
GREAT RM.	233 SF	HARD
KITCHEN	128 SF	HARD
LAUND.	35 SF	HARD
WIC	56 SF	CRPT
UNIT 302		
BATH	56 SF	HARD
BDRM	127 SF	CRPT
GREAT RM.	233 SF	HARD
KITCHEN	128 SF	HARD
LAUND.	35 SF	HARD
WIC	56 SF	CRPT
FLOORING AREA:	1270 SF	



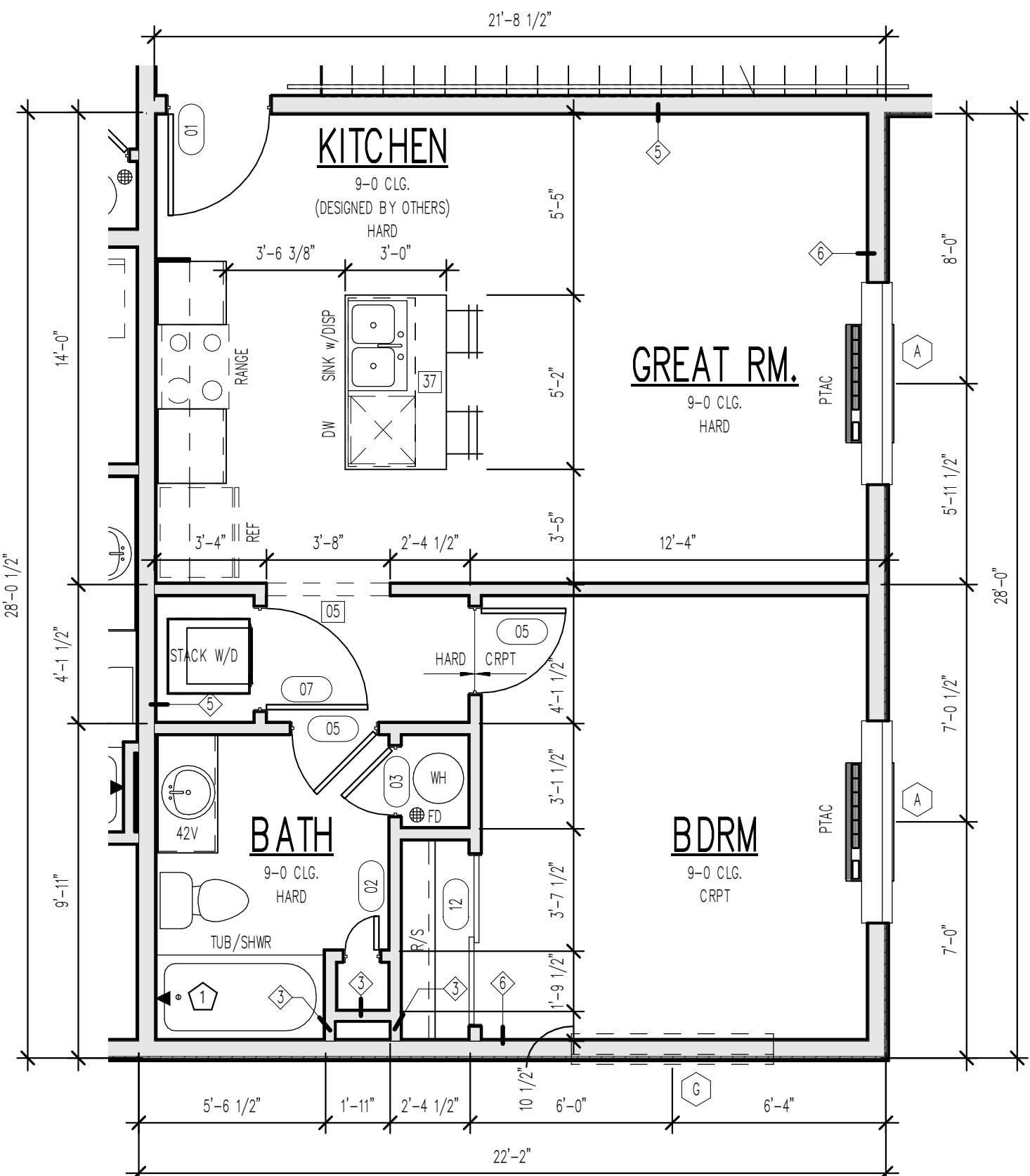
1 ENLARGED PLAN - UNIT 202/302
1/4" = 1'-0"

DOOR SCHEDULE - UNIT 201/301				
TAG	QTY	DOOR SIZE	COMMENTS	
01	2	3068 Entry		
02	2	1068		
03	2	2068		
05	4	2668		
07	2	3068		
12	2	5068 BP	BI-PASS DOOR	

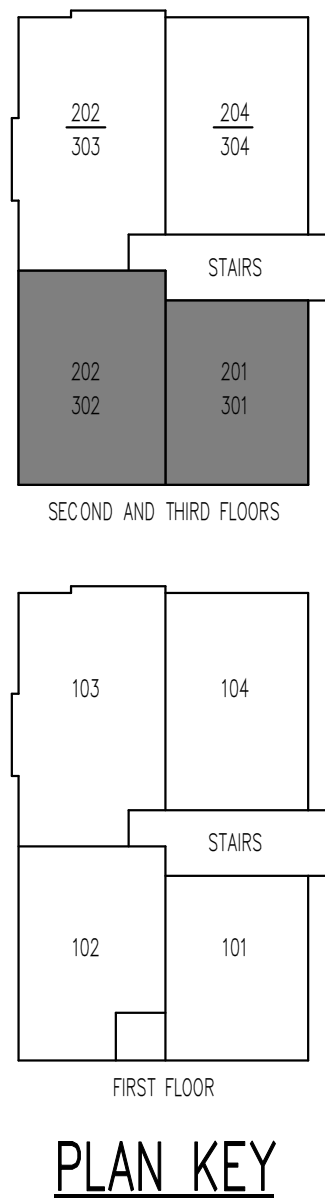
WINDOW SCHEDULE - UNIT 201/301				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	2	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
G	2	6-0 X 1-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 201/301		
ROOM	AREA	FLOOR FINISH
UNIT 201		
BATH	59 SF	HARD
BDRM	153 SF	CRPT
GREAT RM.	166 SF	HARD
KITCHEN	131 SF	HARD
UNIT 301		
BATH	59 SF	HARD
BDRM	153 SF	CRPT
GREAT RM.	166 SF	HARD
KITCHEN	131 SF	HARD
FLOORING AREA:	1017 SF	

KEYNOTE LEGEND	
NUMBER	NOTE
05	8-0 HD.HT.
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES



2 ENLARGED PLAN - UNIT 201/301
1/4" = 1'-0"



ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COMMON WALL UNLESS NOTED OTHERWISE

AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE INSTALLED PRIOR TO SETTING TUB OR SHOWER SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE REQUIRED TO COVER FLANGES

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. Ⓢ THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL INTERIOR PARTITION WALLS ARE TYPE ◇ UNO
ALL EXTERIOR WALLS ARE TYPE ◇ UNO, SEE A0.05

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

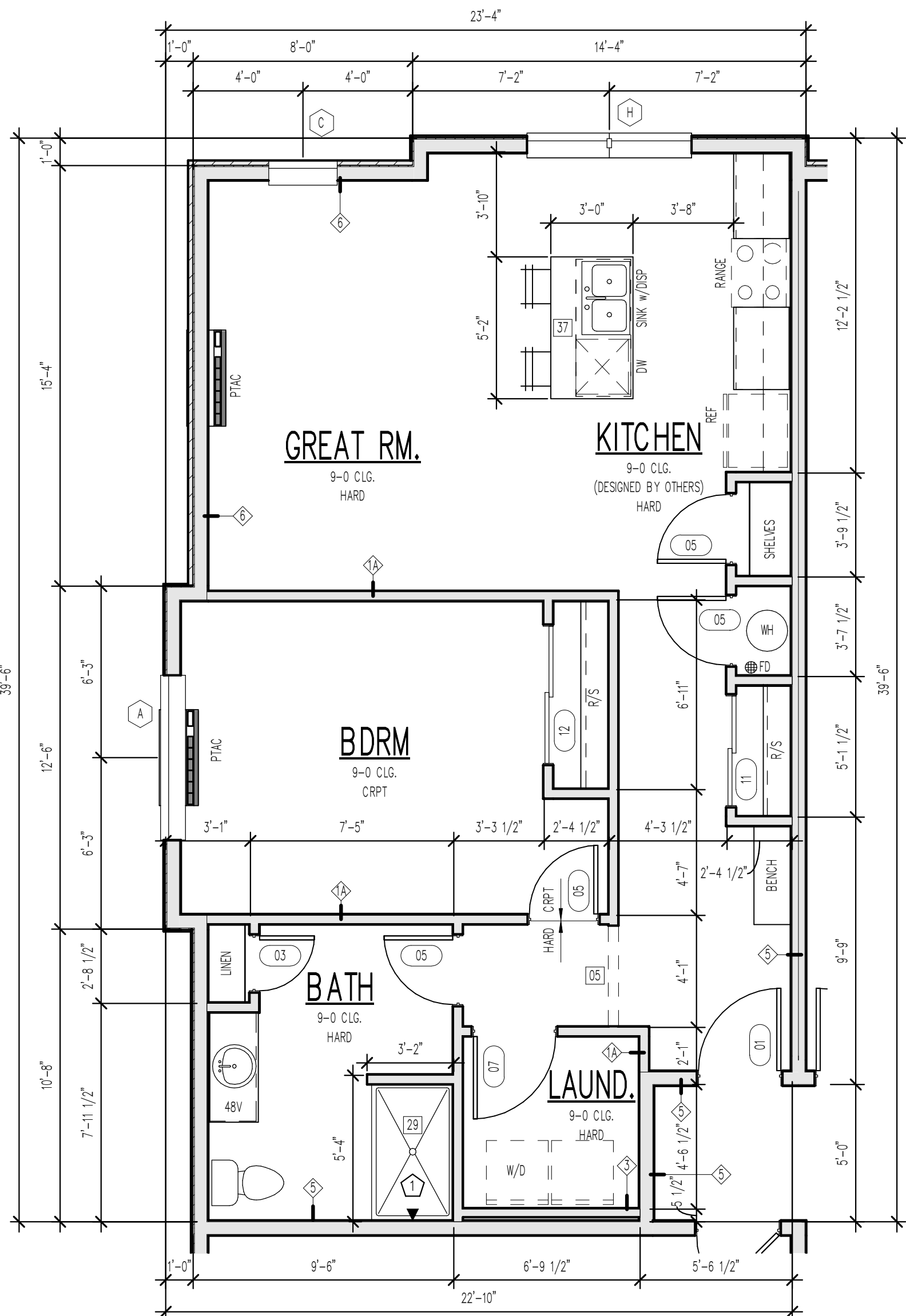
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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DOOR SCHEDULE - UNIT 203/303				
TAG	QTY	DOOR SIZE	COMMENTS	
01	2	3068 Entry		
03	2	2068		
05	8	2668		
07	2	3068		
11	2	4068 BP	BI-PASS DOOR	
12	2	5068 BP	BI-PASS DOOR	

WINDOW SCHEDULE - UNIT 203/303				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	2	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
C	2	2-6 X 2-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 203/303		
ROOM	AREA	FLOOR FINISH
UNIT 203		
BATH	91 SF	HARD
BDRM	163 SF	CRPT
GREAT RM.	206 SF	HARD
KITCHEN	208 SF	HARD
LAUND.	41 SF	HARD
UNIT 303		
BATH	91 SF	HARD
BDRM	163 SF	CRPT
GREAT RM.	206 SF	HARD
KITCHEN	208 SF	HARD
LAUND.	41 SF	HARD
FLOORING AREA:	1417 SF	



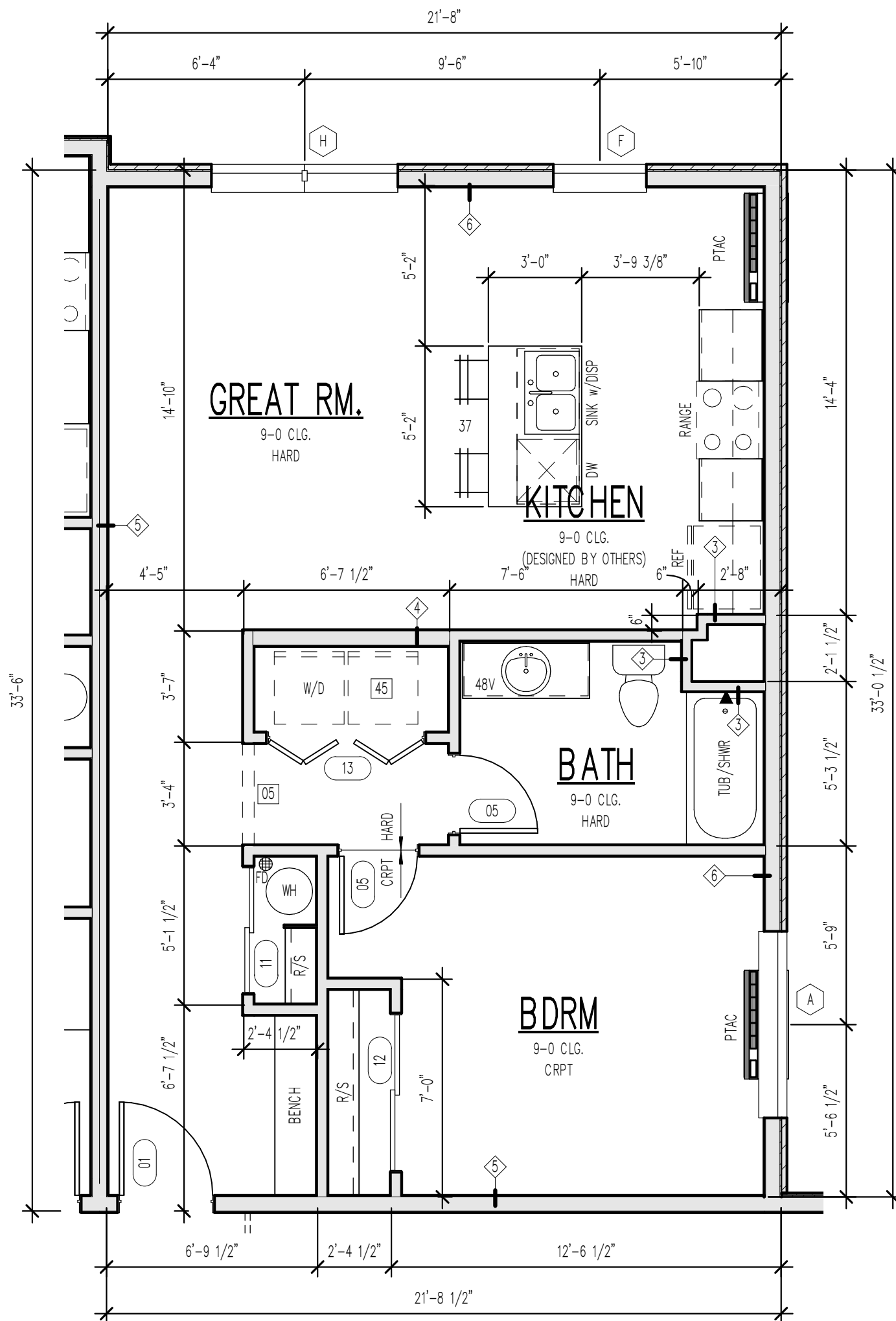
1 ENLARGED PLAN - UNIT 203/303
1/4" = 1'-0"

DOOR SCHEDULE - UNIT 204/304				
TAG	QTY	DOOR SIZE	COMMENTS	
01	2	3068 Entry		
05	4	2668		
11	2	4068 BP	BI-PASS DOOR	
12	2	5068 BP	BI-PASS DOOR	
13	2	5068 BF	BI-FOLD DOOR	

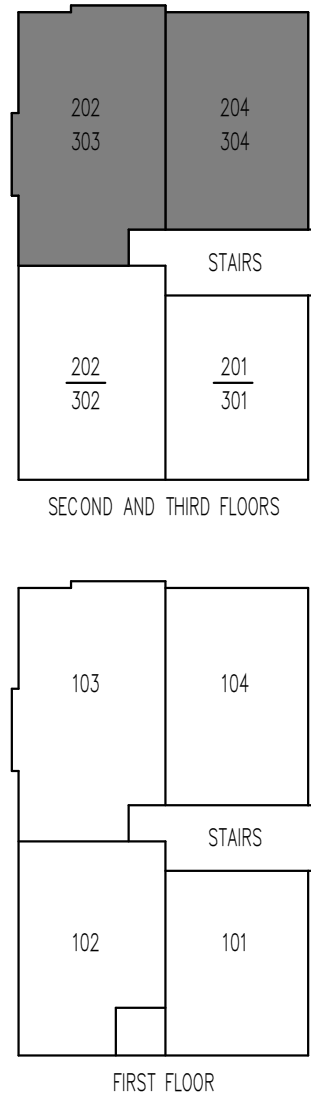
WINDOW SCHEDULE - UNIT 204/304				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	2	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
F	2	3-0 X 7-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 204/304		
ROOM	AREA	FLOOR FINISH
UNIT 204		
BATH	61 SF	HARD
BDRM	139 SF	CRPT
GREAT RM.	239 SF	HARD
KITCHEN	159 SF	HARD
UNIT 304		
BATH	61 SF	HARD
BDRM	139 SF	CRPT
GREAT RM.	239 SF	HARD
KITCHEN	159 SF	HARD
FLOORING AREA:	1194 SF	

KEYNOTE LEGEND	
NUMBER	NOTE
05	8-0 HD.HT.
29	36" X 60" FIBERGLASS SHOWER
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES



2 ENLARGED PLAN - UNIT 204/304
1/4" = 1'-0"



PLAN KEY

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COMMON WALL UNLESS NOTED OTHERWISE
- AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE INSTALLED PRIOR TO SETTING TUB OR SHOWER SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE REQUIRED TO COVER FLANGES
- SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. Ⓢ THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL INTERIOR PARTITION WALLS ARE TYPE ◇ UNO
ALL EXTERIOR WALLS ARE TYPE ◇ UNO, SEE A4.05
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFG. OR BY OTHERS
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFG.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.
- CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFG.
- ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.**
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DOOR COUNT SCHEDULE		
TAG	DOOR SIZE	QTY
01	3068 Entry	12
02	1068	3
03	2068	11
04	2468	2
05	2668	21
06	2868	2
07	3068	15
08	3070 FULL GLASS	1
09	3070 HM	1
10	2-2668	1
11	4068 BP	6
12	5068 BP	8
13	5068 BF	3
14	6068 BP	2

WINDOW SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
FIRST FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	
SECOND FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
D	1	3'-0" X 1'-6" FX	7'-11 1/2"	
E	1	3'-0" X 5'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
G	2	6'-0" X 1'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	
THIRD FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
D	1	3'-0" X 1'-6" FX	7'-11 1/2"	
E	1	3'-0" X 5'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
G	2	6'-0" X 1'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	

WINDOW COUNT SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	18	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	3	1'-6" X 2'-0" FX	7'-11 1/2"	
C	3	2'-6" X 2'-6" FX	7'-11 1/2"	
D	2	3'-0" X 1'-6" FX	7'-11 1/2"	
E	2	3'-0" X 5'-6" FX	7'-11 1/2"	
F	3	3'-0" X 7'-6" FX	7'-11 1/2"	
G	4	6'-0" X 1'-6" FX	7'-11 1/2"	
H	6	6'-0" X 7'-6" FX	7'-11 1/2"	

MASTER FLOORING SCHEDULE	
FLOOR FINISH	AREA
CONC	47 SF
CRPT	2664 SF
HARD	5422 SF
FLOORING AREA:	8133 SF

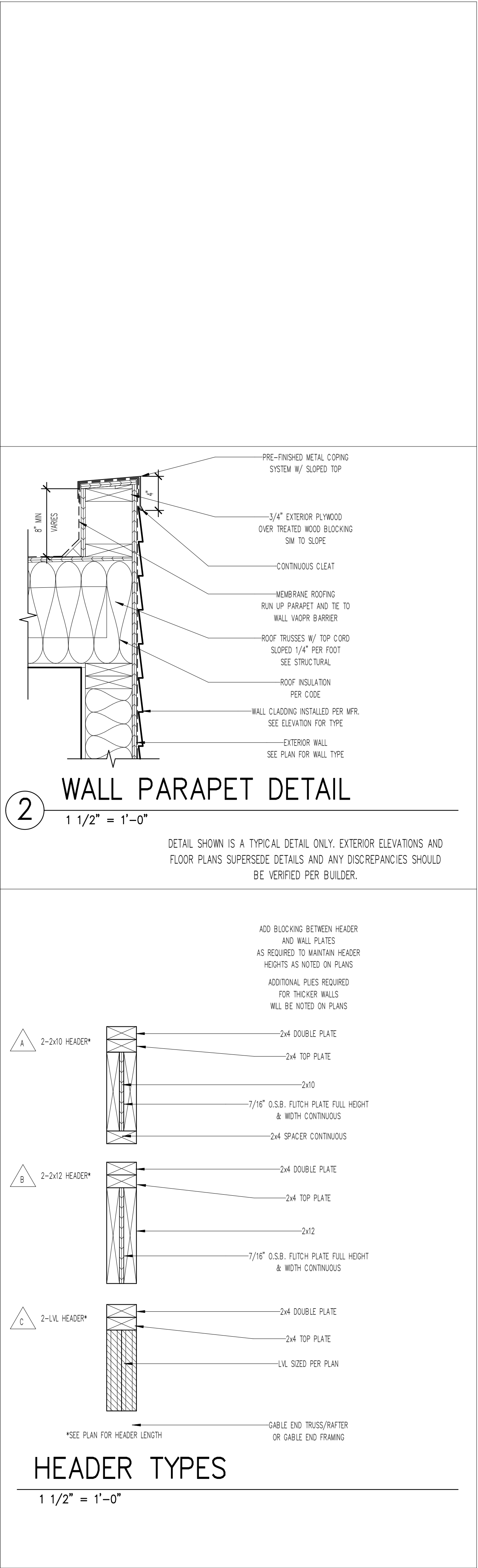
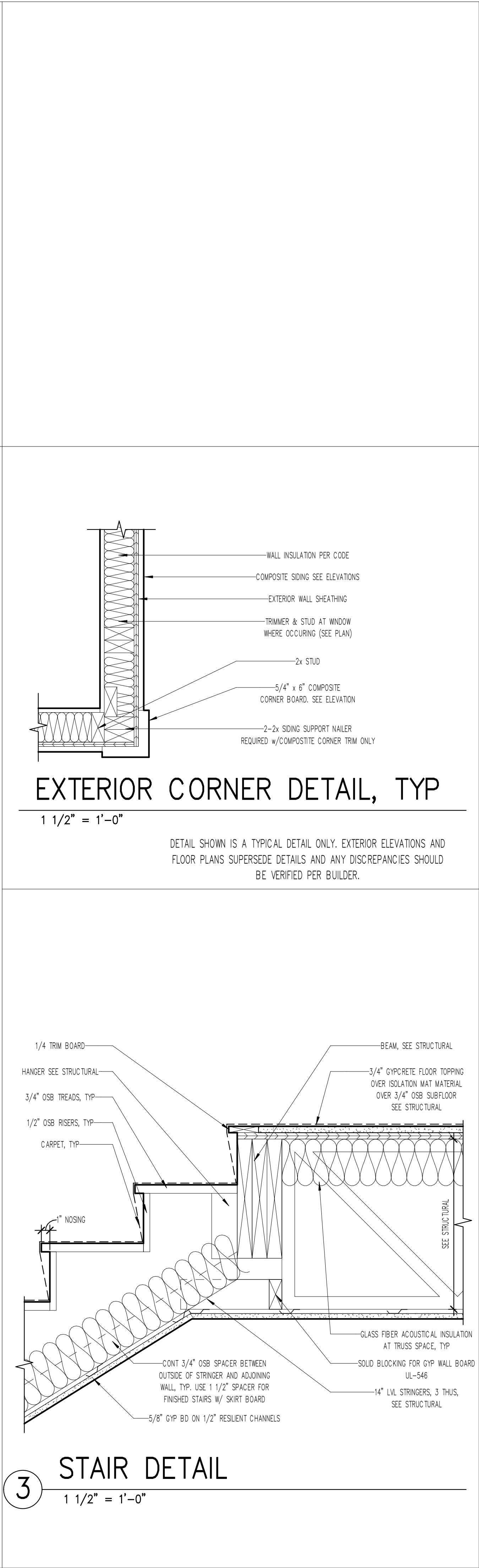
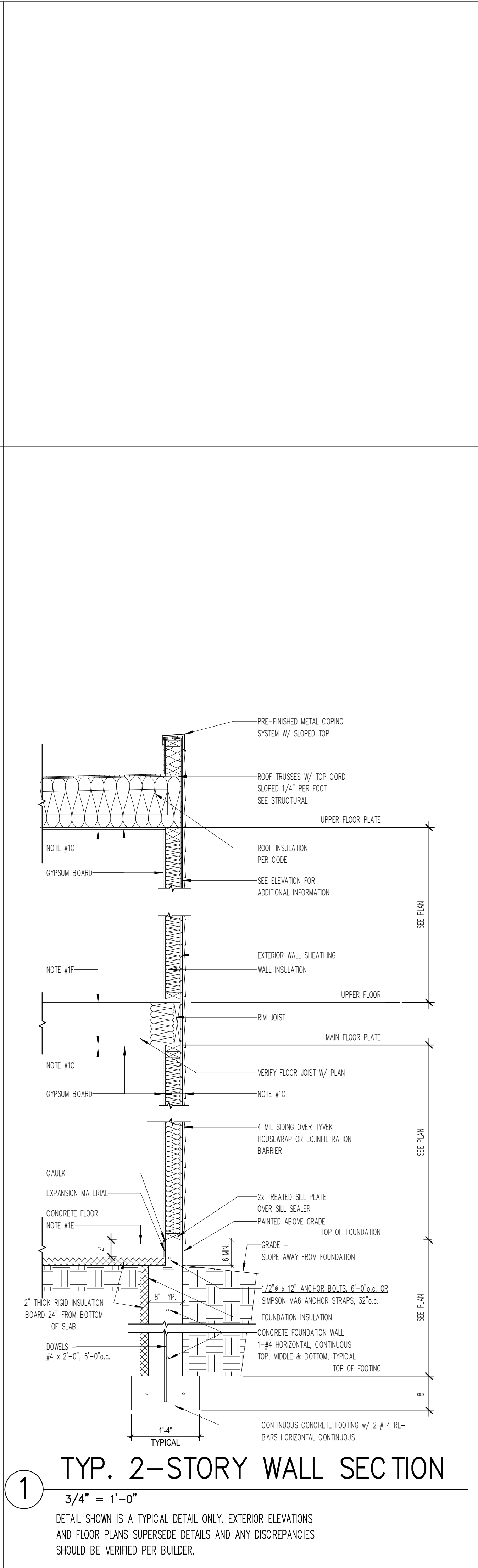
MASTER DOOR SCHEDULE											
TAG	DOOR				FRAME MATERIAL	FIRE RATING	DOOR USAGE	HARDWARE		COMMENTS	QTY
	TYPE	WIDTH	HEIGHT	MATERIAL				HANDLE	HINGE		
COMMON											
07	3068	3'-0"	6'-8"				BLDG ADMIN	BUILDING LOCK	STANDARD		1
08	3070 FULL GLASS	3'-0"	7'-0"				BLDG ENTRY	ENTRANCE LOCK	SELF-CLOSER		1
09	3070 HM	3'-0"	7'-0"			60 MN	RISER ROOM	BUILDING LOCK	HYDRAULIC CLOSER		1
UNIT 101											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
02	1068	1'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
07	3068	3'-0"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
UNIT 102											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		2
07	3068	3'-0"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
10	2-2668	5'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
14	6068 BP	6'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 103											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
05	2668	2'-6"	6'-8"				CLOSET	HANDLE	STANDARD		1
07	3068	3'-0"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
14	6068 BP	6'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 104											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
07	3068	3'-0"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
13	5068 BF	5'-0"	7'-0"				CLOSET	HANDLE	STANDARD		1
UNIT 201											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
02	1068	1'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 202											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		2
04	2468	2'-4"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
06	2668	2'-8"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
UNIT 203											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				CLOSET	HANDLE	STANDARD		2
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 204											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
13	5068 BF	5'-0"	7'-0"				CLOSET	HANDLE	STANDARD		1
UNIT 301											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
02	1068	1'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 302											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		2
04	2468	2'-4"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
06	2668	2'-8"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
UNIT 303											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				CLOSET	HANDLE	STANDARD		2
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 304											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
13	5068 BF	5'-0"	7'-0"				CLOSET	HANDLE	STANDARD		1

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/5
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
 - ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
 - CASING WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS C/MT
 - SIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
 - DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR: ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE



TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:

A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.

B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD

C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD

D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD

E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL

F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD

2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)

A. CASSETMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT

B. SLIDING WINDOWS:
NOTED ON PLANS AS SL

C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH

D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH

E. FIXED WINDOWS:
NOTED ON PLANS AS FX

3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

A. WOOD JAMBES AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING

B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
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AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS,
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BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
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HERE NOT ENGINEERED OR SIZED BY ALLER
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EMPLOYEES BUT WAS PROVIDED BY OTHERS
AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES
ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND
EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT
MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR
ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS
OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY
LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF
THESE DOCUMENTS. THEREFORE THE OWNER AND/OR
CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS,
STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ALLER

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PROJECT PHASE:

PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

ISSUE DATE
10/24/24

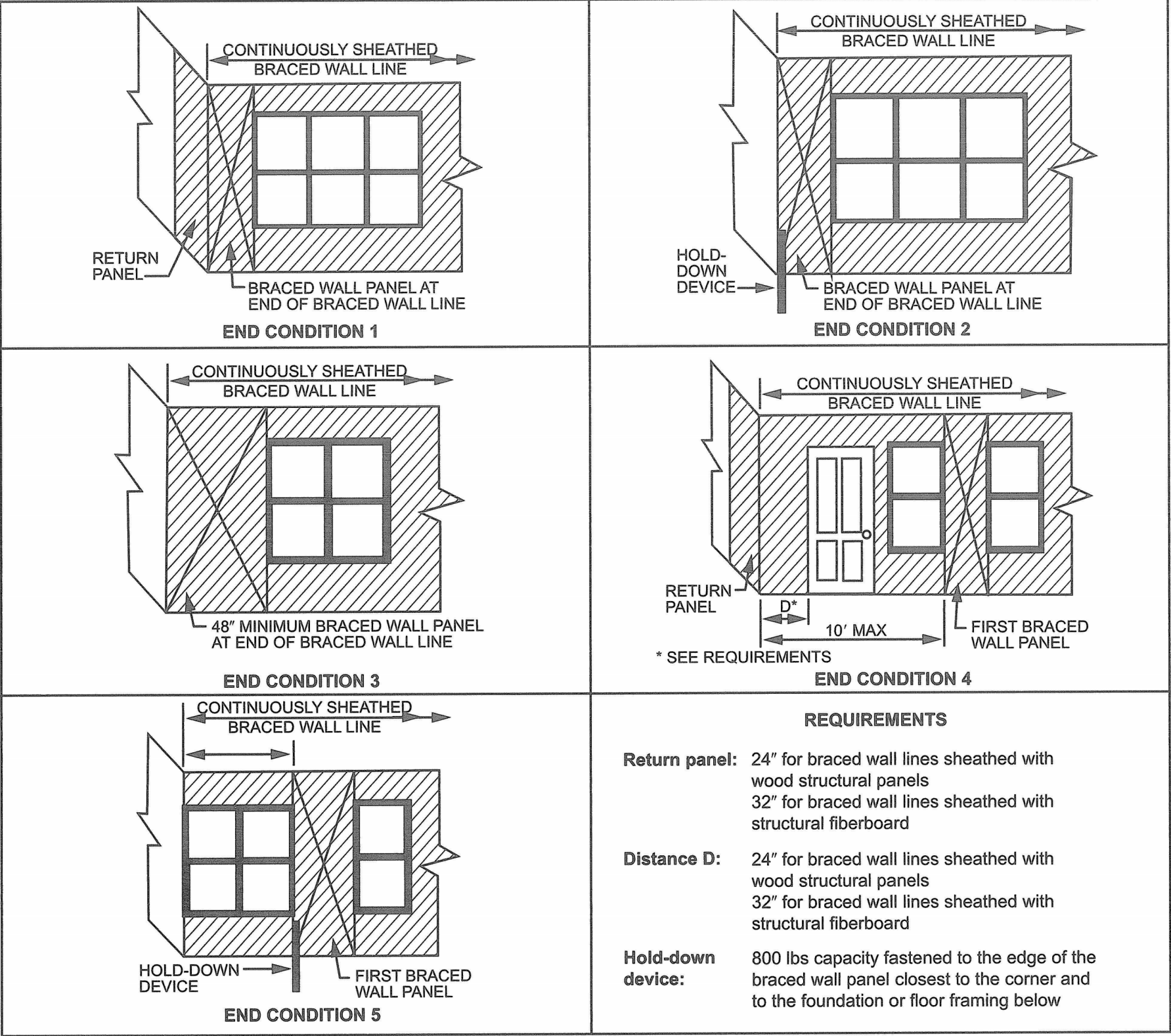
DRAWN
AK

SHEET NAME
DETAILS

SHEET NO.
A6.0

TYPICAL NOTES:

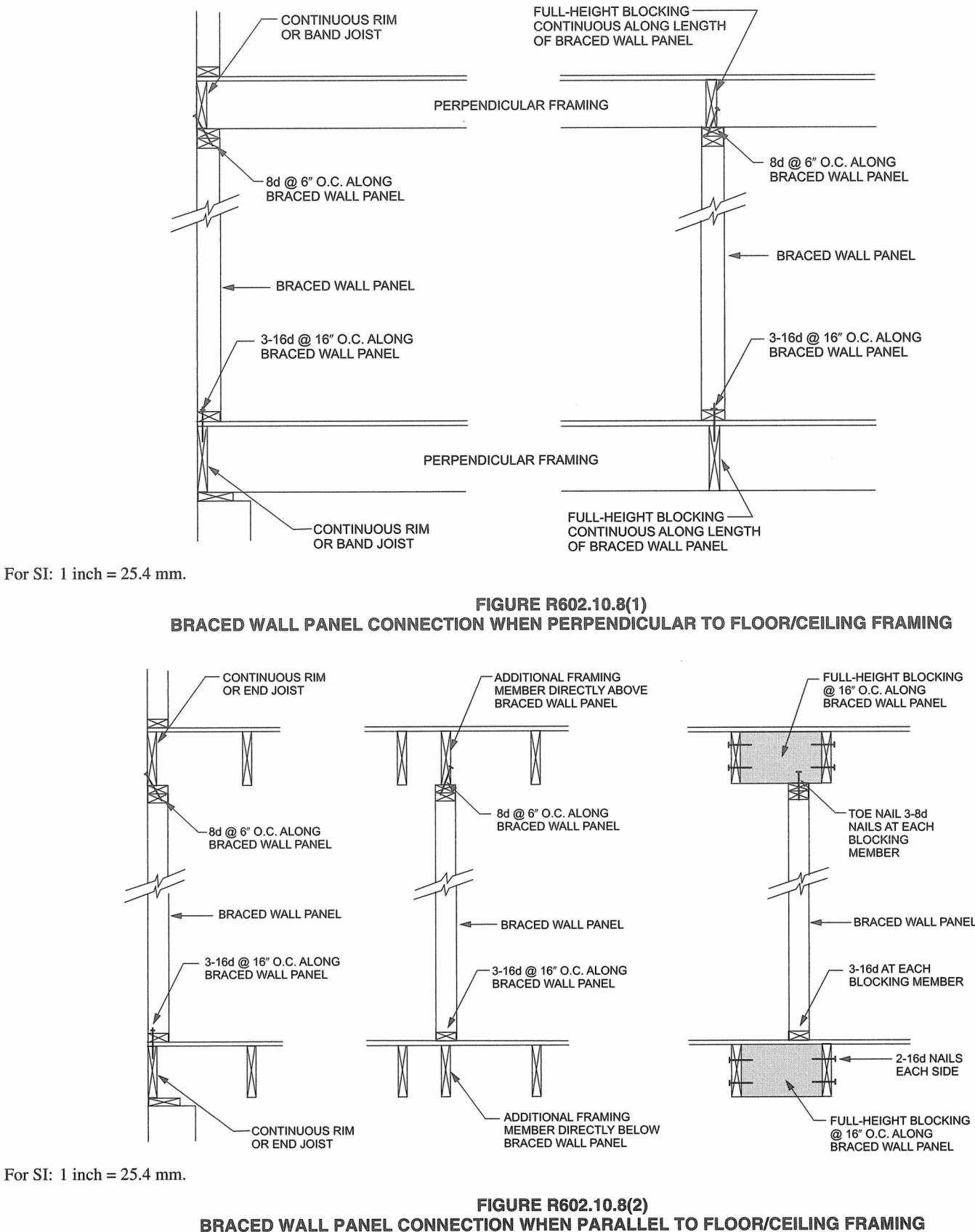
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- E. FIXED WINDOWS:
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BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
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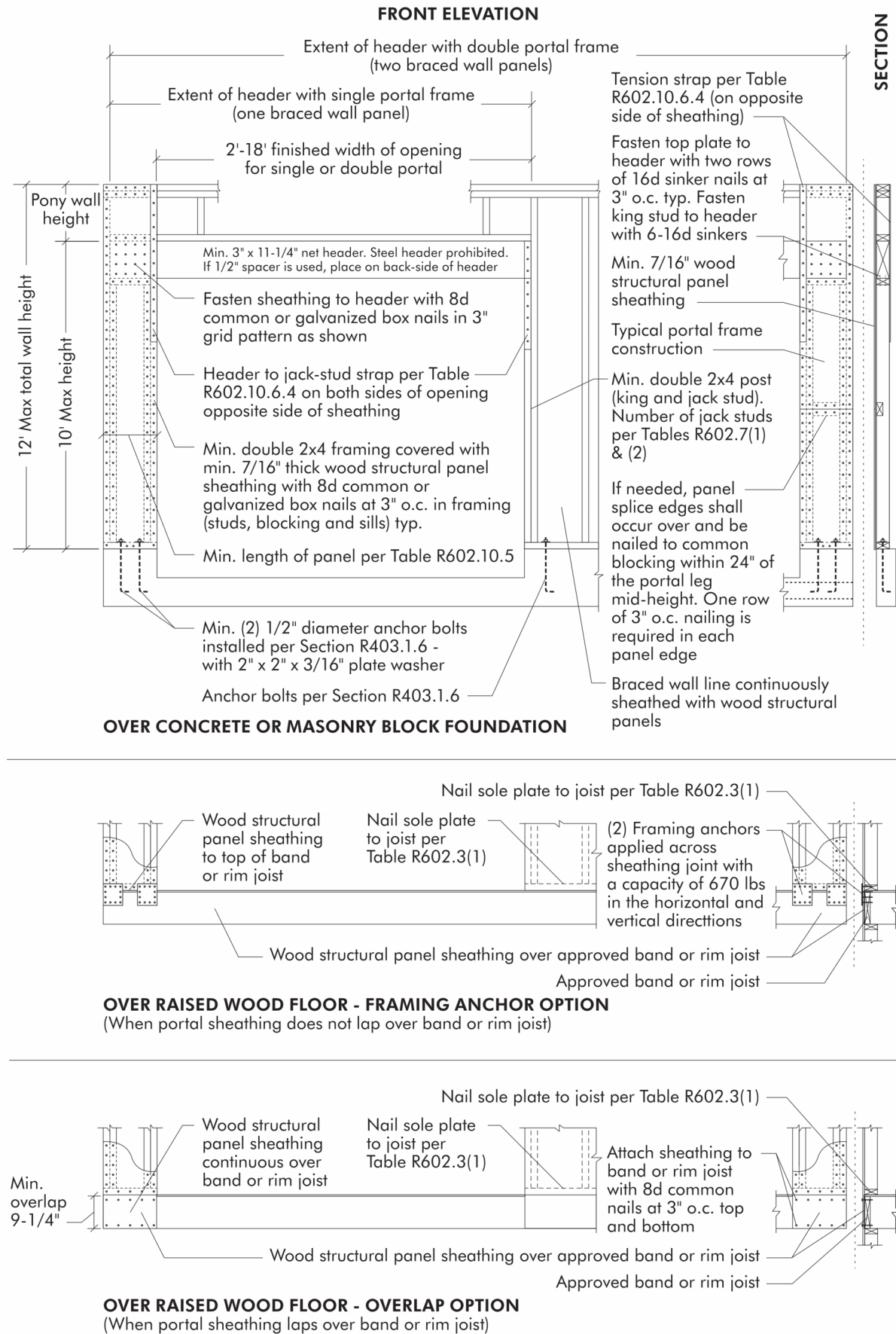
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

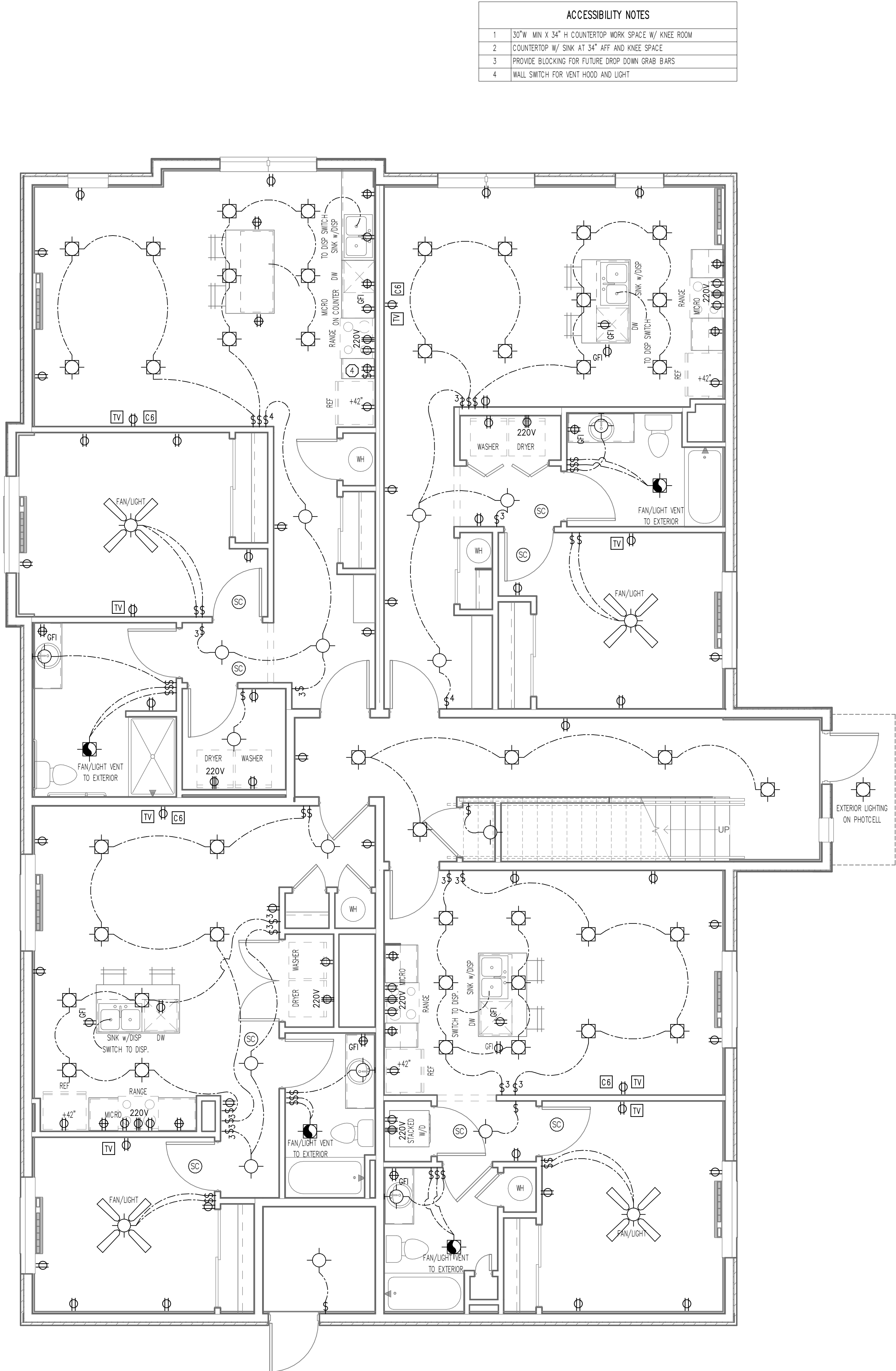
2 CS-END CONDITIONS



3 BRACED WALL PANEL CONNECTION



1 BRACING METHOD CS-PF



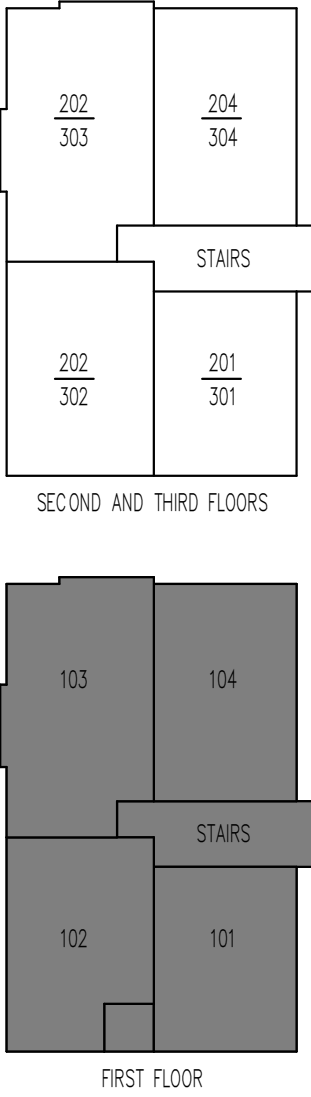
ACCESSIBILITY NOTES	
1	30" W. MIN X 34" H COUNTERTOP WORK SPACE W/ KNEE ROOM
2	COUNTERTOP W/ SINK AT 34" AFF AND KNEE SPACE
3	PROVIDE BLOCKING FOR FUTURE DROP DOWN GRAB BARS
4	WALL SWITCH FOR VENT HOOD AND LIGHT

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- E-STAR COMPLAINT FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- OUTLET FOR GARAGE DOOR OPENER
- CHIMES
- PUSH BUTTON
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TELEPHONE
- TELEVISION
- SMART PANEL KEYPAD
- CENTRAL VAC OUTLET
- THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED - IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. SC THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.



1 ELECTRICAL PLAN -FIRST FLOOR

ALLER
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PROJECT PHASE:

PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

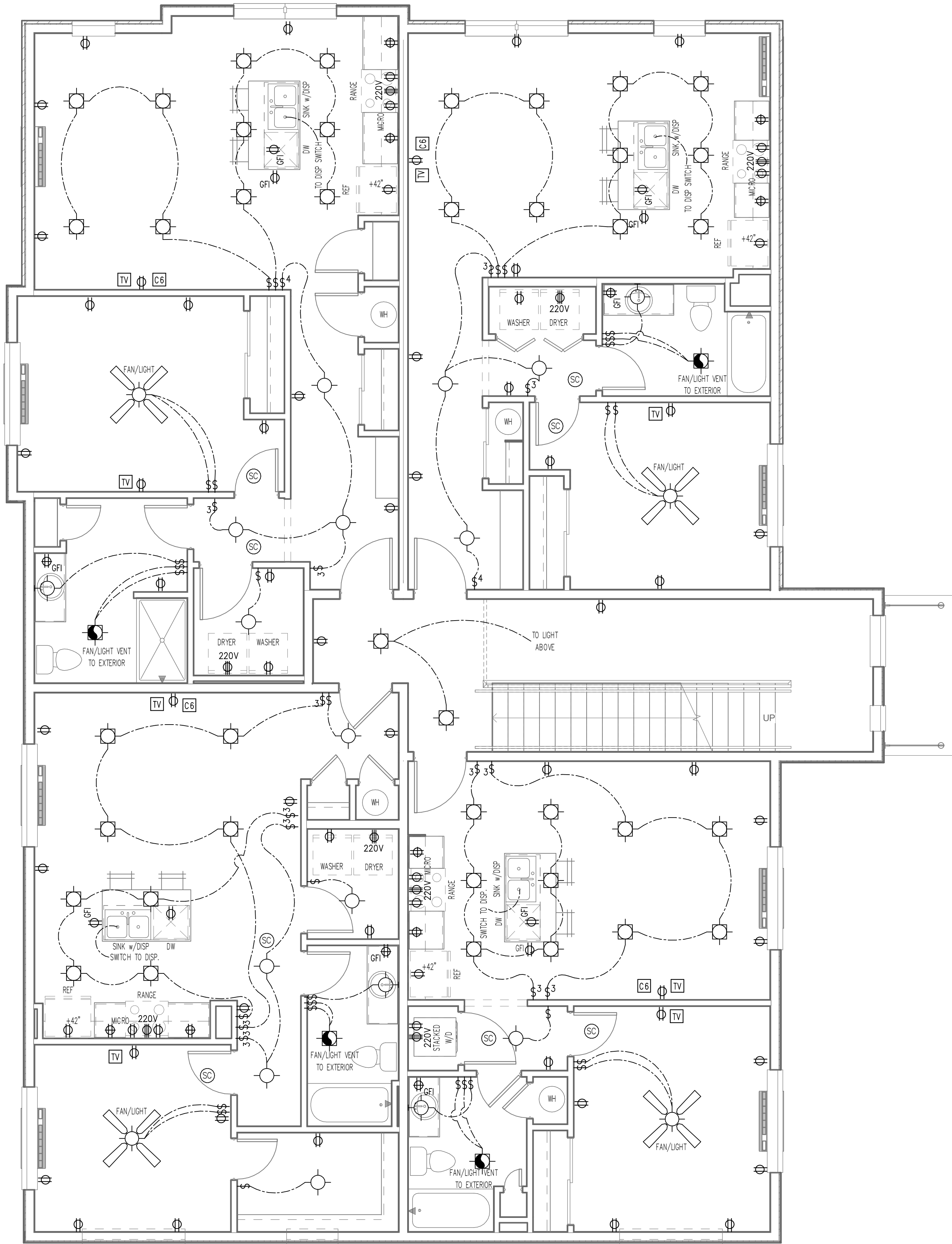
PROJECT NO.
36400424

ISSUE DATE
10.24.24

DRAWN
AK

SHEET NAME
ELECTRICAL PLAN - FIRST FLOOR

SHEET NO.
E1



ELECTRICAL KEY

DUPLEX CONVENIENCE OUTLET

DUPLEX OUTLET ABOVE COUNTER

WATERPROOF DUPLEX OUTLET

GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET

HALF-SWITCHED DUPLEX OUTLET

220 VOLT OUTLET

WALL SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

RHEOSTAT SWITCH

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE

WALL MOUNTED INCANDESCENT LIGHT FIXTURE

RECESSED INCANDESCENT LIGHT FIXTURE

RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE

INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN

TRACK LIGHT

FLOURESCENT LIGHT FIXTURE

EXHAUST FAN (VENT TO EXTERIOR)

EXHAUST FAN/LIGHT (VENT TO EXTERIOR)

OUTLET FOR GARAGE DOOR OPENER

CHIMES

PUSH BUTTON

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

TELEPHONE

TELEVISION

SMART PANEL KEYPAD

CENTRAL VAC OUTLET

THERMOSTAT

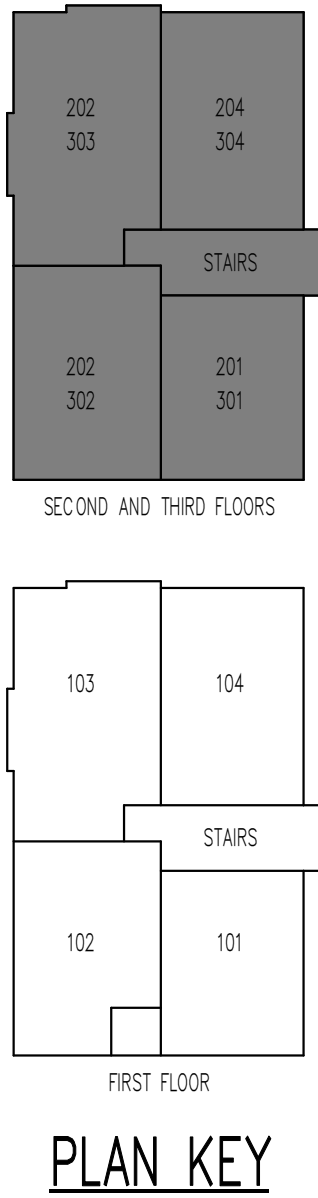
CEILING FAN (PROVIDE ADEQUATE SUPPORT)

CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)

ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED - IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

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1 ELECTRICAL PLAN – SECOND FLOOR

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PROJECT PHASE:

PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER

KRM DEVELOPMENT

PROJECT NO.

36400424

ISSUE DATE

10.24.24

DRAWN

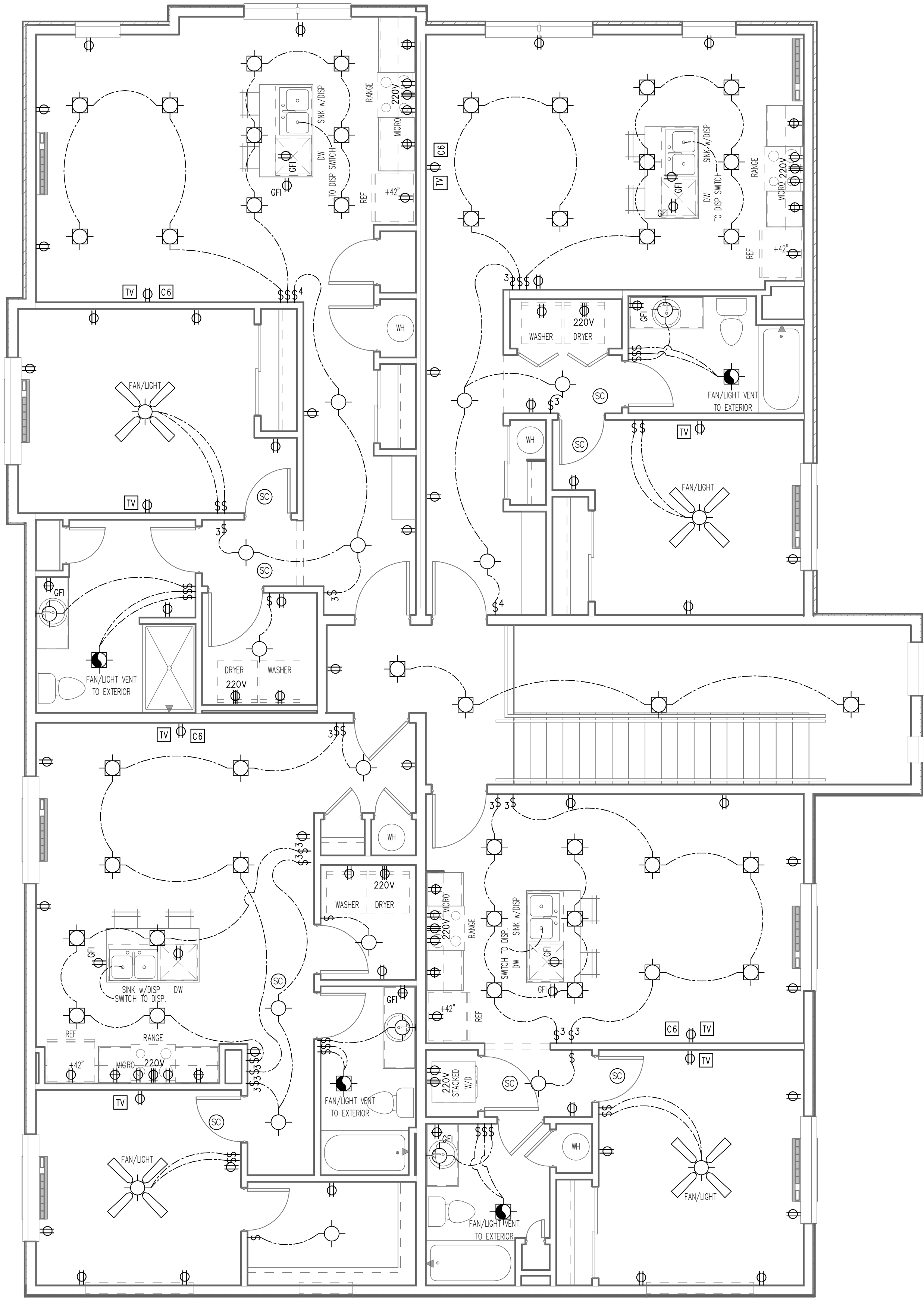
AK

SHEET NAME

ELECTRICAL PLAN - SECOND FLOOR

SHEET NO.

E2

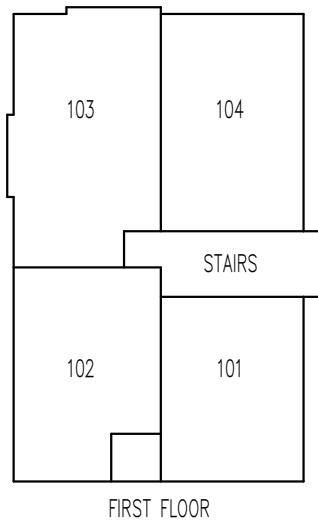


ELECTRICAL KEY

- ⊕ DUPLX CONVENIENCE OUTLET
- ⊕ DUPLX OUTLET ABOVE COUNTER
- ⊕ WP. WATERPROOF DUPLX OUTLET
- ⊕ G.F.I. GROUND-FAULT CIRCUIT-INTERRUPTER DUPLX OUTLET
- ⊕ HALF-SWITCHED DUPLX OUTLET
- ⊕ 220 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
- ⊕ RHEOSTAT SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ E-STAR COMPLAINT FLOURESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- ⊕ INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLOURESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN (VENT TO EXTERIOR)
- ⊕ EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- ⊕ OUTLET FOR GARAGE DOOR OPENER
- CHIMES
- ⊕ CHIMES
- ⊕ P.B. PUSH BUTTON
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ SMART PANEL KEYPAD
- ⊕ CENTRAL VAC OUTLET
- ⊕ THERMOSTAT
- ⊕ CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- ⊕ CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
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PLAN KEY

1 ELECTRICAL PLAN - THIRD FLOOR
1/4" = 1'-0"

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304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

ISSUE DATE
10.24.24

DRAWN
AK

SHEET NAME
ELECTRICAL PLAN - THIRD FLOOR

SHEET NO.
E3

SYMBOL LEGEND

	DETAIL NUMBER SHEET NUMBER
	WALL/ BUILDING SECTION NUMBER SHEET NUMBER
	ELEVATION NUMBER SHEET NUMBER
	ROOM NAME ROOM NUMBER
	DOOR OPENING
	WINDOW OPENING
	WALL TYPE
	PLAN NOTE
	ADDITIONAL NOTES

MATERIALS LEGEND

	BATT INSULATION		MORTAR
	BRICK		PARTICLE BOARD
	CONCRETE		PLASTER
	CMU		PLYWOOD
	EARTH		PRECAST CONCRETE
	ENGINEERED WOOD		RIGID INSULATION
	FINISH WOOD		SAND
	GRANITE		SPRAY FOAM INSULATION
	GRANULAR MATERIAL		STEEL
	GRAVEL		STONE
	GYPSUM BOARD		WOOD STUD PARTITION
	METAL STUD PARTITION		WOOD STUD BEARING WALL

PROJECT REQUIREMENTS

GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:

ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.

CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.

ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEEP AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNERS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.



GENERAL NOTES

- ALL WORK TO CONFORM TO 2021 IRC.
- I. SITEWORK
- A. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.
- B. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON DRAWINGS.
- C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES.
- D. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQ BY GOVERNING CODES.
- II. CONCRETE
- A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS.
- III. MASONRY
- A. A. BRICK VENEER
1. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES. BRICK TYPE SHALL BE SPECIFIED BY BUILDER.
2. PROVIDE MORTAR IN ACCORDANCE WITH GOVERNING CODES.
- IV. METALS
- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE GOVERNING CODES.
- V. WOOD AND PLASTICS
- A. LUMBER AND MANUFACTURED/ENGINEERED WOOD PRODUCTS SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
3. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESSURE-TREATED LUMBER AND PLYWOOD.
- a. ALL WOOD INDICATED AS "PRESSURE-TREATED" OR "TREATED" SHALL BE PRESERVATIVE PRESSURE-TREATED.
- b. ALL WOOD INDICATED AS "FIRE-RETARDANT" SHALL BE FIRE-RETARDANT PRESSURE-TREATED.
- B. FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
1. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS/SPECIFICATIONS RECOMMENDATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
3. CEILING JOISTS ARE DESIGNED FOR NO ATTIC STORAGE UNLESS NOTED OTHERWISE.
4. SPECIES:
- a. LOAD BEARING FRAME MEMBERS, EXCEPT PLATES: DOUGLAS FIR #2 OR BETTER.
- b. SOLE, TOP AND DOUBLE PLATES: SOUTHERN YELLOW PINE #2 OR BETTER.
- c. EXTERIOR DECK FRAMING: SOUTHERN YELLOW PINE #2 OR BETTER CCA 40 PRESSURE-TREATED.
- d. EXTERIOR DECKING AND RAILINGS: PONDEROSA PINE #2 OR BETTER CCA 40 PRESSURE-TREATED.
5. ROUGH HARDWARE:
- a. STEEL WITH GOVERNING CODES.
- b. COMPLY WITH GOVERNING CODES.
- C. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
- D. STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS, 3/4" THICK TREAD AND 1/2" THICK RISERS, UNLESS NOTED OTHERWISE.
- E. ALL WOOD PLATED BEARING ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIAL AS REQ BY GOVERNING CODES.
- F. INTERIOR TRIM SHALL BE SELECTED BY BUILDER.
- G. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESISTANT LUMBER CCA 40 OR EQUIV.
- VI. THERMAL & MOISTURE PROTECTION
- A. THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTES, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
1. FOUNDATION WALLS:
- a. BASEMENT: GLASS FIBER, VINYL FACED BLANKETS, R-15, UNLESS NOTED OTHERWISE ON PLANS.
- b. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-15, UNLESS NOTED OTHERWISE ON PLANS.
2. EXTERIOR FRAME WALLS:
- a. 2X4: GLASS FIBER, BATTS, R-15, UNLESS NOTED OTHERWISE ON PLANS.
- b. 2X6: GLASS FIBER, BATTS, R-20 (MIN.), UNLESS NOTED OTHERWISE ON PLANS.
3. CEILINGS:
- a. ATTIC AREAS: GLASS FIBER, BLOWN, R-49, UNLESS NOTED OTHERWISE ON PLANS.
- b. VAULTED RAFTERS: GLASS FIBER, BATTS, R-49, UNLESS NOTED OTHERWISE ON PLANS.
4. FRAMED FLOORS OVER UNHEATED AREAS: GLASS FIBER BATTS, R-20 (MIN.), UNLESS NOTED OTHERWISE.
- B. INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER TO INSIDE FACE OF STUDS AT ALL EXTERIOR WALLS EXCEPT BATHROOMS UNLESS NOTED OTHERWISE ON PLANS.
- C. ROOFING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- D. SIDING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- E. FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A93.
- F. GUTTER AND DOWN SPOUTS AS SPECIFIED BY BUILDER. DOWN SPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY SUB CONTRACTOR AND APPROVED BY BUILDER SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
- G. ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS AS SPECIFIED/APPROVED BY BUILDER.
- H. FOUNDATION MOISTURE PROTECTION:
1. WATERPROOF FOUNDATION WALLS AS SPECIFIED BY BUILDER.
2. SUMP PIT AND PUMP AS SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
3. PERFORATED FOUNDATION DRAIN TILE AS SPECIFIED BY BUILDER.
- VI. DOORS & WINDOWS
- A. DOORS:
1. DOORS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
- a. ENTRY DOORS AND SIDELIGHTS: AS SPECIFIED BY BUILDER.
- b. HOUSE/GARAGE DOORS: 20 MIN FIRE RATED INSULATED STEEL DOOR, FLUSH WITH CLOSER.
- c. OVERHEAD GARAGE DOORS: INSULATED, AS SPECIFIED BY BUILDER.
- d. PATIO DOORS (HINGED): FULL GLASS AS SPECIFIED BY BUILDER.
- e. SLIDING GLASS DOORS: AS SPECIFIED BY BUILDER.
- f. INTERIOR DOORS: AS SPECIFIED BY BUILDER.
- B. WINDOWS:
1. WINDOWS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
- a. LIVING LEVELS (INCLUDING WALKOUT BASEMENT): POLYVINYL OR METAL CLAD.
- b. BASEMENT: ALUMINUM.
2. UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN ON DRAWINGS.
3. GLAZING SHALL BE DOUBLE-PANE INSULATING GLASS IN LIVING AREAS.
4. TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES.
5. INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES.
- C. FINISH HARDWARE SHALL BE SPECIFIED BY BUILDER. INSTALL ALL HARDWARE REQUIRED BY GOVERNING CODES.

FRAMING NOTES

- EXTERIOR HEADERS: ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
- INTERIOR HEADERS: IN NON BEARING PARTITION WALLS - 2X4
- CAP STOOP: 3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES, SB TO HANG EXTEND OVER FOUNDATION HALF WAY
- NO BRIDGING: SOLID BLOCKING AS REQUIRED BY CODES.
- BASEMENT STAIRS: 3/4" AWAY FROM FRAMED OR FURRED WALLS.
- MAIN STAIRS: 1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)
- UPPER FLOOR BALCONIES: OSB FLUSH FOR 1MB BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
- TUB/SHOWERS: 5", 4" AND 3" EXACT OPENINGS. AS NOTED ON PLAN.
- EXTERIOR DOORS: 3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
- TRUSSES: 24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
- RAFTERS: 24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC/ 2X6 SUB FASCIA, LOOKOUTS AS REQUIRED.
- EXTERIOR WALLS: OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.
- SIDING: CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFG'S SPECIFICATIONS.
- FLASHING: 2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.
- FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.
- THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.

RESIDENTIAL CONVENTIONAL FOOTING DIMENSIONS:

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.		
SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT	
2,000 P.S.F.	8"x 16"	WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	8"x 20"	WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24"	WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28"	WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32"	WITH THREE #5 REINFORCEMENT BARS
THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS.		

SHEET LIST	
A0.0	COVER SHEET
A0.1	WALL TYPES
A1.0	FOUNDATION
A1.1	MAIN FLOOR
A1.2	UPPER FLOOR
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	UNIT A - ENLARGED PLANS
A3.1	UNIT B - ENLARGED PLANS
A3.2	UNIT C - ENLARGED PLANS
A3.3	UNIT D - ENLARGED PLANS
A3.4	UNIT E - ENLARGED PLANS
A4.0	UNIT A - PARTIAL ELEVATIONS
A4.1	UNIT B - PARTIAL ELEVATIONS
A4.2	UNIT C - PARTIAL ELEVATIONS
A4.3	UNIT D - PARTIAL ELEVATIONS
A4.4	UNIT E - PARTIAL ELEVATIONS
A5.0	STAR SECTION
A6.0	WALL SECTIONS
A7.0	DETAILS
A7.1	DETAILS
E1	UNIT A - ELECTRICAL PLANS
E2	UNIT B - ELECTRICAL PLANS
E3	UNIT C - ELECTRICAL PLANS
E4	UNIT D - ELECTRICAL PLANS
E5	UNIT E - ELECTRICAL PLANS

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PROJECT PHASE:

PHASE 3

Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST
GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123
ISSUE DATE
10/14/24
DRAWN
AK/MB/NT

SHEET NAME
COVER SHEET

SHEET NO.

A0.0

ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

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DESIGN DATA	
IRC 2018 BUILDING PLANNING – CHAPTER 3	
LIVE LOADS ROOF (SNOW)	30 PSF
WIND DESIGN 115 MPH (SEISMIC DESIGN CATEGORY – A) WEATHERING – SEVERE	
SOIL TEST (LOAD BEARING PRESSURE) SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL	2000 PSF
CLAYEY, SANDY, SLIGHTLY CLAY, CLAYEY SILT, SILT AND SANDY SILT CLAY	1500 PSF
BUILDING MATERIALS	
STRUCTURAL STEEL	F _y = 36 KSI
REINFORCING STEEL	F _y = 60 KSI
CONCRETE	
BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER	F _c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	F _c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	F _c = 3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	F _c = 3500 PSI
FRAMING LUMBER	
2x6 AND LARGER	F _b = 1200 PSI E = 1700 KSI F _c = 625 PSI
2x4 AND MISC.	F _b = 1400 PSI E = 1700 KSI F _c = 1000 PSI
2x6 STUDS	F _b = 725 PSI E = 1500 KSI F _c = 875 PSI
2x4 STUDS	F _b = 800 PSI E = 1500 KSI F _c = 800 PSI
MICRO-LAMS (12")	F _c = 2800 PSI E = 2000 KSI

FRAMING NOTES	
EXTERIOR HEADERS:	ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
INTERIOR HEADERS:	IN NON BEARING PARTITION WALLS – 2x4
CAP STOOP:	3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; SB TO HANG EXTEND OVER FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING AS REQUIRED BY CODES.
BASEMENT STAIRS:	3/4" AWAY FROM FRAMED OR FURRED WALLS.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPES WHERE POSSIBLE.)
UPPER FLOOR BALCONIES:	OSB FLUSH FOR 1X6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN.
EXTERIOR DOORS:	3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
TRUSSES:	24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
RAFTERS:	24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC/ 2X6 SUB FASCIA, LOOKOUTS AS REQUIRED.
EXTERIOR WALLS:	OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.
SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFG'S SPECIFICATIONS.
FLASHING:	2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.
FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.	
THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.	

- TYPICAL NOTES:
1. TYPICAL CONSTRUCTION ASSEMBLIES:

A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.

B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD

C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD

D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD

E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL

F. FINISH FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/5
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)

A. CASSEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT

B. SLIDING WINDOWS:
NOTED ON PLANS AS SL

C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH

D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH

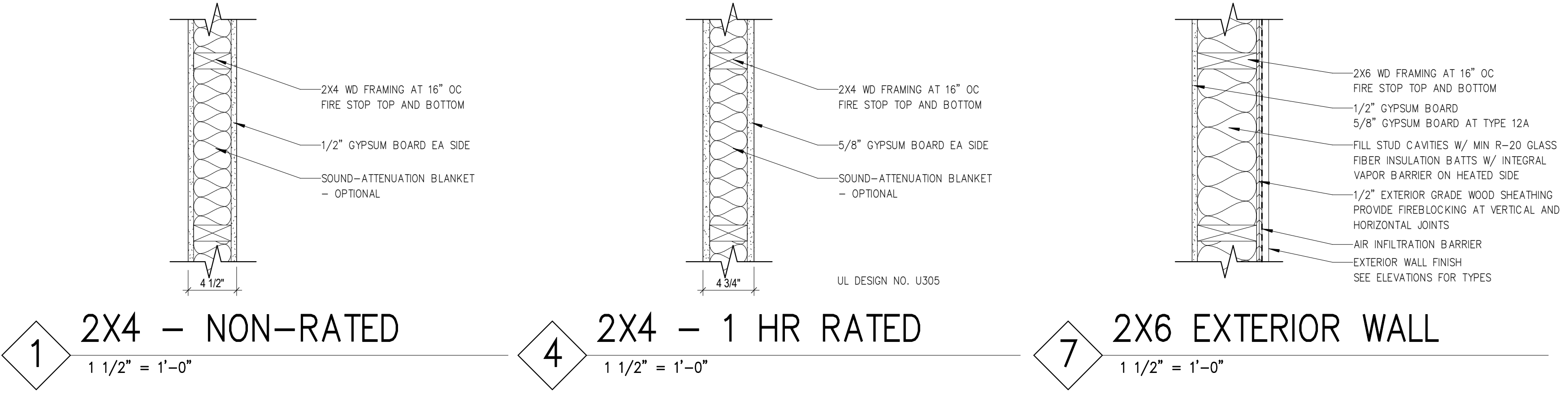
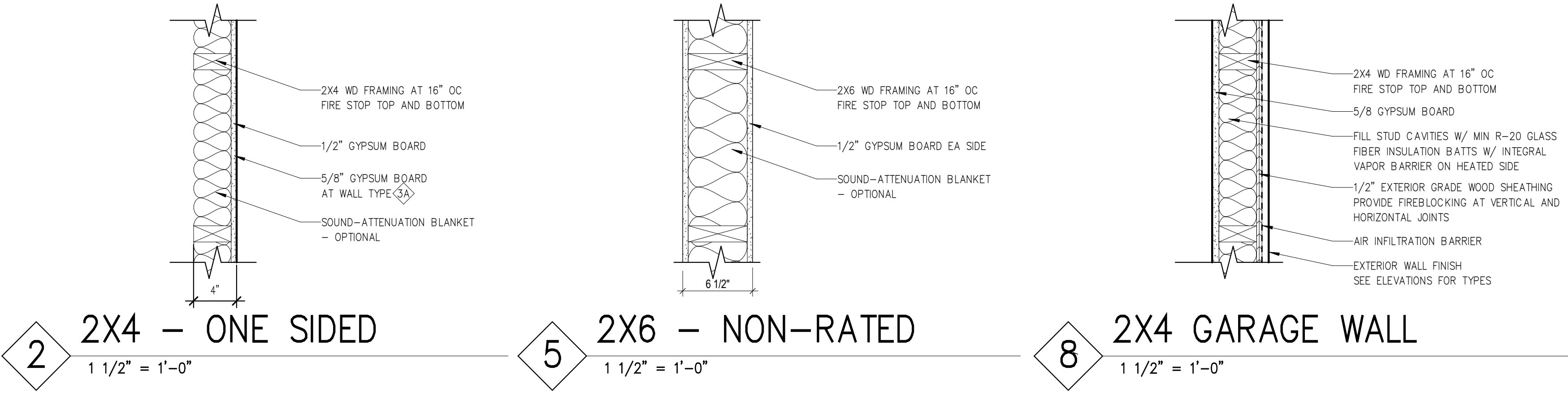
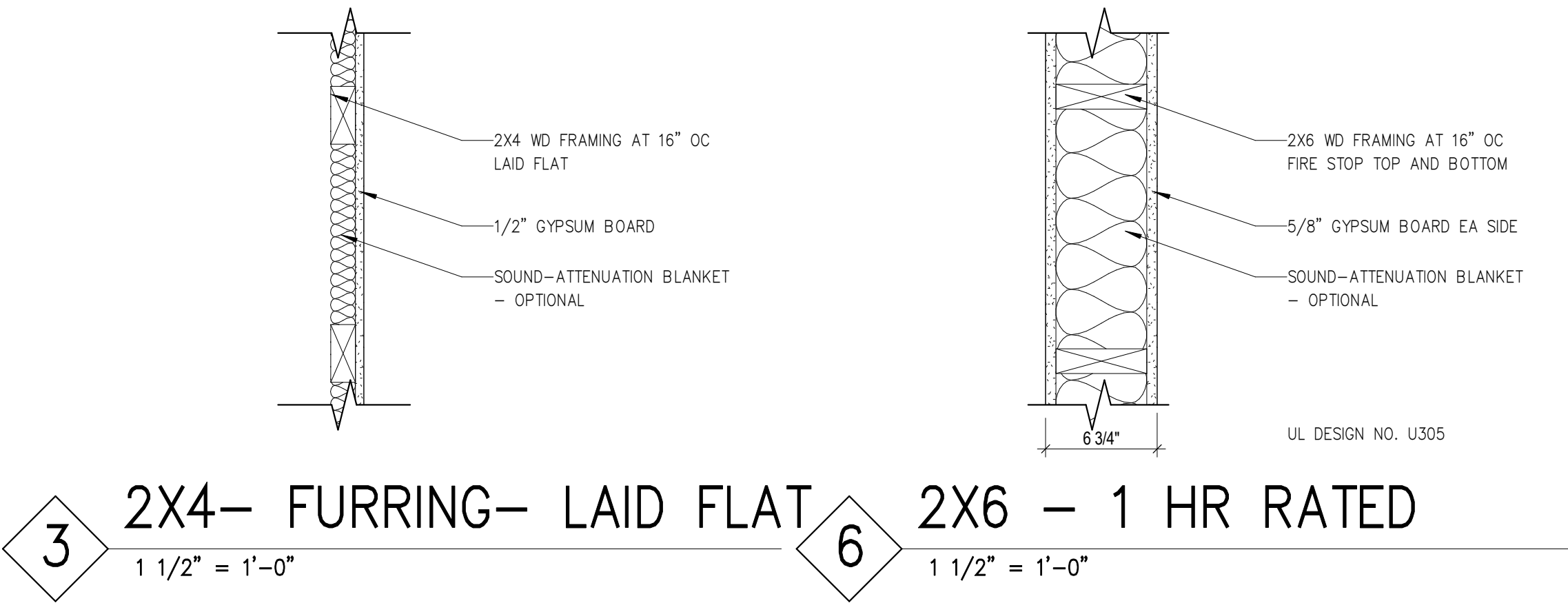
E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:

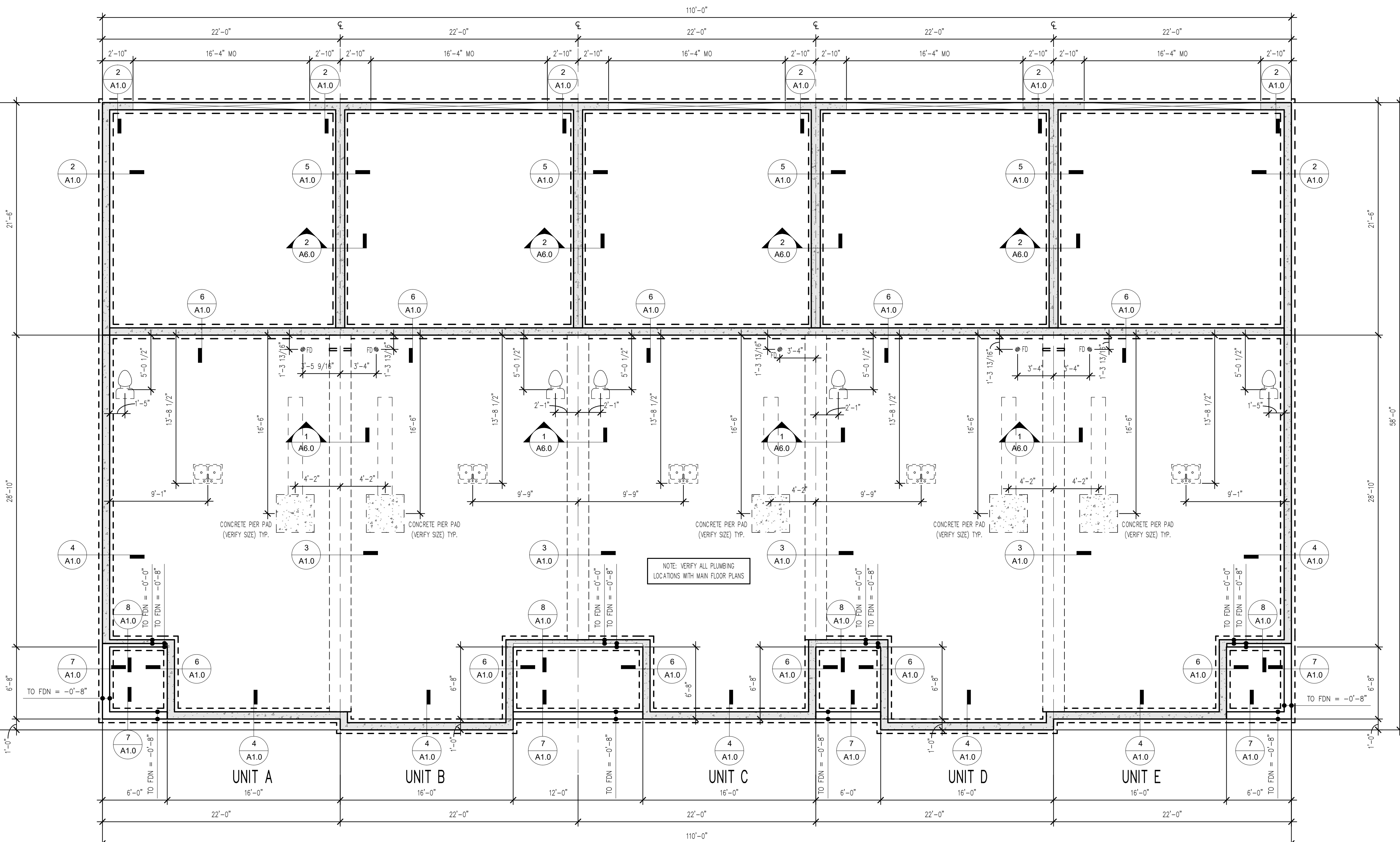
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

A. WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING

B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.
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1 $\frac{3}{16}'' = 1'-0''$

DOOR SCHEDULE		
QTY	DOOR SIZE	COMMENTS
MAIN FLOOR		
5	2-2068	DOUBLE DOOR
5	3068 SC	INSULATED FLUSH PANEL DOOR
5	2-2668	DOUBLE DOOR
5	2668	
5	16070 OHGD	OVERHEAD GARAGE DOOR
5	5068 BP	BI-PASS DOOR
5	2868 GARAGE	20 MIN RATED W/CLOSER
UPPER FLOOR		
5	2068	
30	2668	
5	2868	
10	4068 BP	BI-PASS DOOR

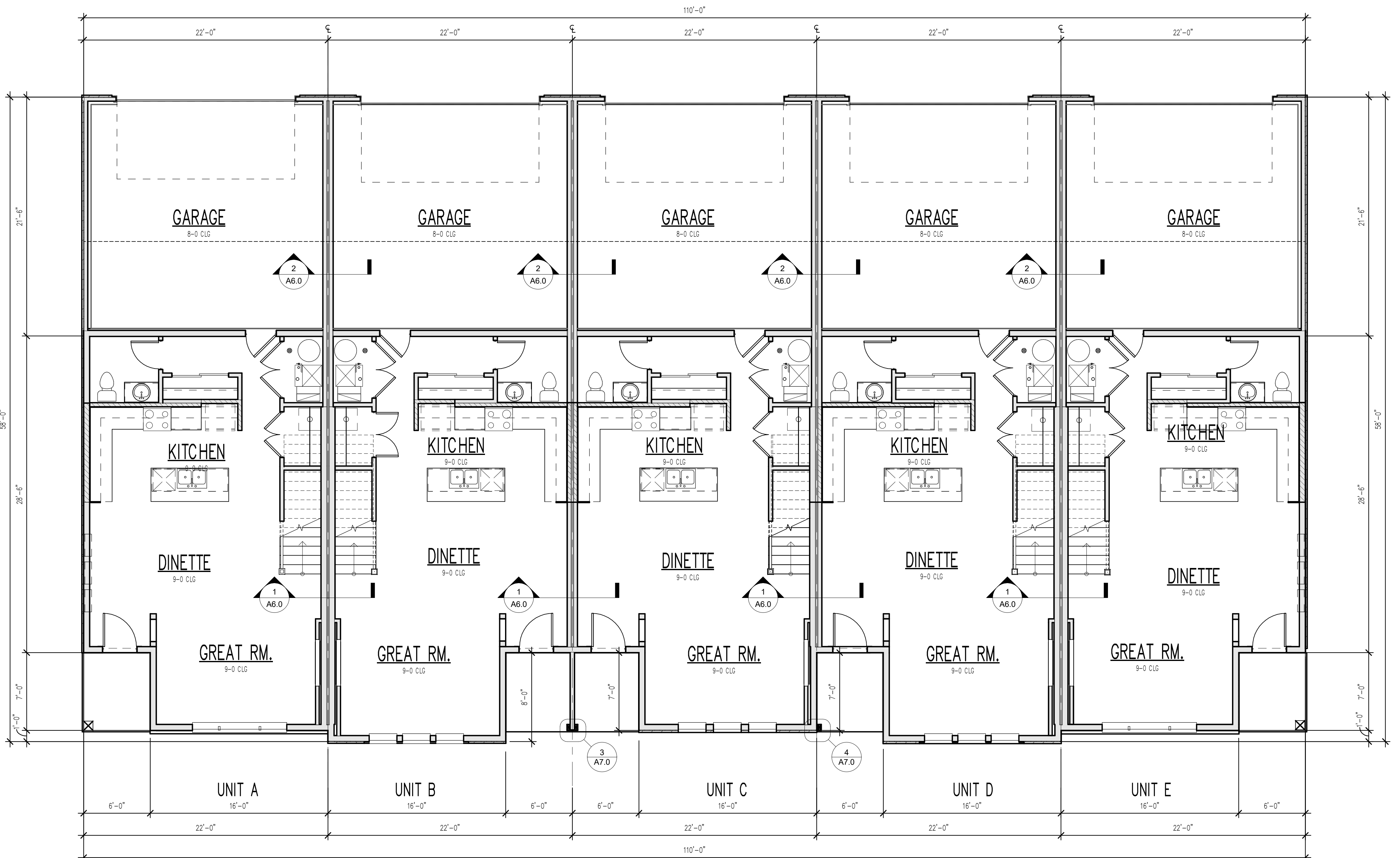
WINDOW SCHEDULE			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
MAIN FLOOR			
2	8'-6" X 6'-0" SL-FX-SL	7'-11 1/2"	
3	2'-6" X 6'-0" FX	7'-11 1/2"	
6	2'-6" X 6'-0" CSMT	7'-11 1/2"	MEETS EGRESS
6	2'-0" X 2'-0" FX	7'-11 1/2"	
UPPER FLOOR			
2	8'-6" X 5'-0" SL-FX-SL	6'-11 1/2"	
10	5'-0" X 4'-0" SL	6'-11 1/2"	
1	2'-6" X 5'-0" FX	6'-11 1/2"	
5	3'-0" X 2'-0" FX	6'-11 1/2"	
2	2'-6" X 5'-0" CSMT	6'-11 1/2"	MEETS EGRESS
2	8'-0" X 5'-0" SL-FX-SL	6'-11 1/2"	

OVERALL FLOORING SCHEDULE	
FLOOR FINISH	AREA
CONC.	2511 SF
CRPT	3229 SF
HARD	4131 SF
FLOORING AREA TOTAL	9870 SF

ESTIMATED WOOD WALLS	
MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2X4	296'-0"
WOOD STUD - 2X4 - ENGINEERED WOOD	17'-7"
WOOD STUD - 2X6	447'-7"
WOOD STUD - 2X6 - ENGINEERED WOOD	17'-11"
WOOD STUD - 2X4	70'-3"
WOOD STUD - 2X6	19'-8"
WOOD STUD - 2X4	13'-6"
WOOD STUD - 2X6	125'-6"
WOOD STUD - 2X6	181'-10"
Interior	
WOOD STUD - 2X4	269'-7"
WOOD STUD - 2X4 - ENGINEERED WOOD	81'-3"
WOOD STUD - 2X6	14'-10"
WOOD STUD - 2X4	620'-7"
WOOD STUD - 2X4 - ENGINEERED WOOD	64'-1"
WOOD STUD - 2X6	89'-10"

ESTIMATED MATERIAL TAKEOFFS	
MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 5/8"	4492 SF
Floors	
FLOOR SHEATHING - 3/4"	4278 SF
Roofs	
ASPHALT SHINGLES	7463 SF
EXTERIOR SHEATHING - 1/2"	7447 SF
ROOF UNDERLAYMENT	7413 SF
Walls	
EXTERIOR SHEATHING - 1/2"	6264 SF
GYPSUM WALL BOARD - 1/2"	34385 SF
GYPSUM WALL BOARD - 5/8"	1017 SF
HOUSE WRAP / VAPOR RETARDER	6296 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.



1 MAIN FLOOR PLAN

3/16" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)

 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBES AND CASING:**
HINGED DOOR: ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL INTERIOR WALLS ARE TYPE A6.0 AND EXTERIOR WALLS
ARE TYPE A7.0 UNO
- ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.
- SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS WGR OR BY OTHERS.
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.
- VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.
- ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.
- PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.
- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
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PHASE 3

Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST

GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.14.24

DRAWN
AK/MB/NT

SHEET NAME
MAIN FLOOR

SHEET NO.

A1.1

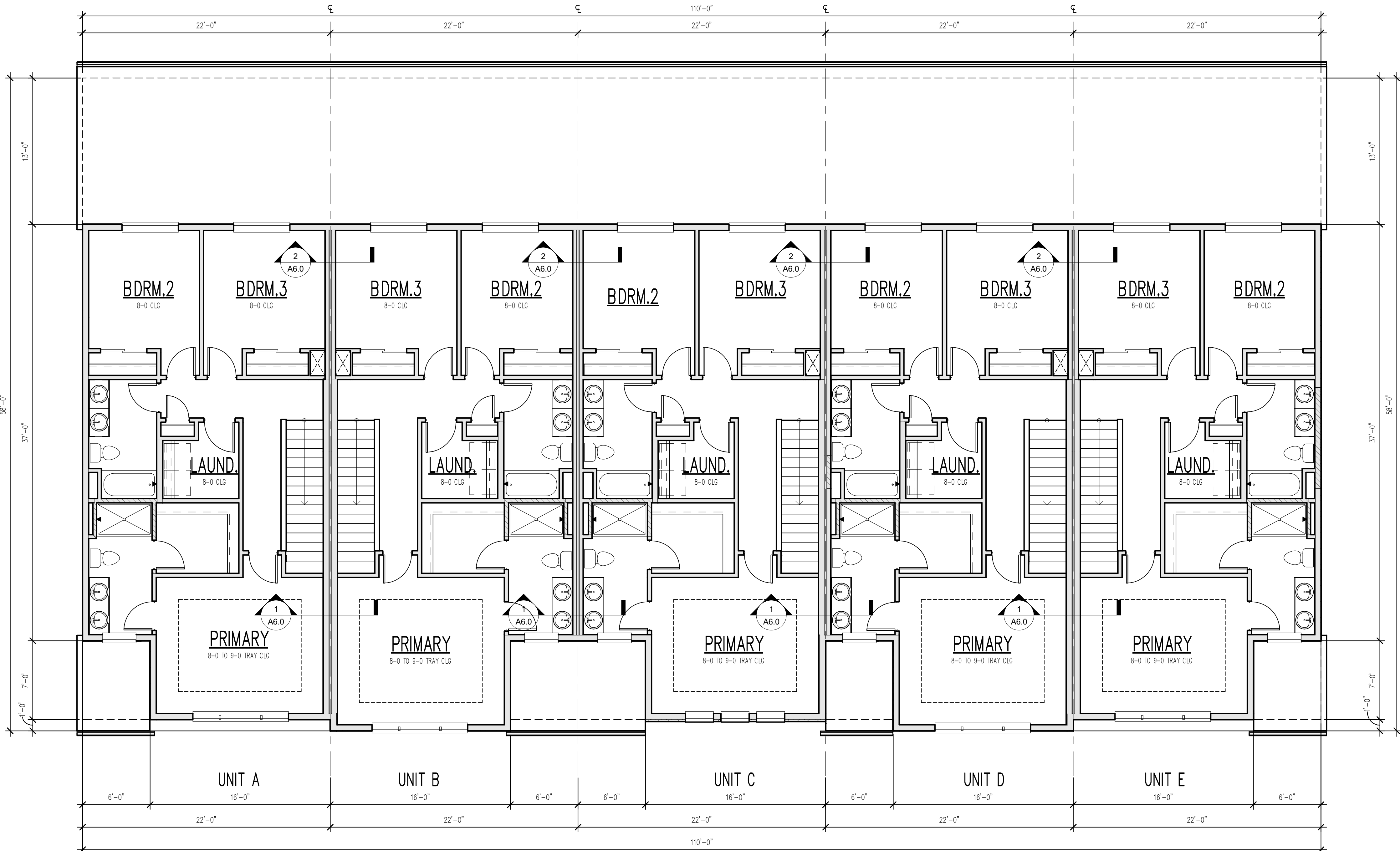
DOOR SCHEDULE		
QTY	DOOR SIZE	COMMENTS
MAIN FLOOR		
5	2-2068	DOUBLE DOOR
5	3068 SC	INSULATED FLUSH PANEL DOOR
5	2-2668	DOUBLE DOOR
5	2668	
5	16070 OHGD	OVERHEAD GARAGE DOOR
5	5068 BP	BI-PASS DOOR
5	2868 GARAGE	20 MIN RATED W/CLOSER
UPPER FLOOR		
5	2068	
30	2668	
5	2868	
10	4068 BP	BI-PASS DOOR

WINDOW SCHEDULE			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
MAIN FLOOR			
2	8-6 X 6-0 SL-FX-SL	7'-11 1/2"	
3	2-6 X 6-0 FX	7'-11 1/2"	
6	2-6 X 6-0 CSMT	7'-11 1/2"	MEETS EGRESS
6	2-0 X 2-0 FX	7'-11 1/2"	
UPPER FLOOR			
2	8-6 X 5-0 SL-FX-SL	6'-11 1/2"	
10	5-0 X 4-0 SL	6'-11 1/2"	
1	2-6 X 5-0 FX	6'-11 1/2"	
5	3-0 X 2-0 FX	6'-11 1/2"	
2	2-6 X 5-0 CSMT	6'-11 1/2"	MEETS EGRESS
2	8-0 X 5-0 SL-FX-SL	6'-11 1/2"	

OVERALL FLOORING SCHEDULE	
FLOOR FINISH	AREA
CONC.	2511 SF
CRPT	3229 SF
HARD	4131 SF
FLOORING AREA TOTAL	9870 SF

ESTIMATED WOOD WALLS	
MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2X4	296'-0"
WOOD STUD - 2X4 - ENGINEERED WOOD	17'-7"
WOOD STUD - 2X6	447'-7"
WOOD STUD - 2X6 - ENGINEERED WOOD	17'-11"
WOOD STUD - 2X4	70'-3"
WOOD STUD - 2X6	19'-8"
WOOD STUD - 2X4	13'-6"
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WOOD STUD - 2X6	181'-10"
Interior	
WOOD STUD - 2X4	269'-7"
WOOD STUD - 2X4 - ENGINEERED WOOD	81'-3"
WOOD STUD - 2X6	14'-10"
WOOD STUD - 2X4	620'-7"
WOOD STUD - 2X4 - ENGINEERED WOOD	64'-1"
WOOD STUD - 2X6	89'-10"

ESTIMATED MATERIAL TAKEOFFS	
MATERIAL	AREA
Ceilings	
GYP SUM WALL BOARD - 5/8"	4492 SF
Floors	
FLOOR SHEATHING - 3/4"	4276 SF
Roofs	
ASPHALT SHINGLES	7463 SF
EXTERIOR SHEATHING - 1/2"	7447 SF
ROOF UNDERLAYMENT	7413 SF
Walls	
EXTERIOR SHEATHING - 1/2"	6264 SF
GYP SUM WALL BOARD - 1/2"	34365 SF
GYP SUM WALL BOARD - 5/8"	1017 SF
HOUSE WRAP / VAPOR RETARDER	6296 SF
SQUARE FOOTAGE ARE ESTIMATES ONLY. CONTRACTOR TO VERIFY AMOUNTS. NO WASTE FACTOR IS INCLUDED.	



1 UPPER FLOOR PLAN
3/16" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL INTERIOR WALLS ARE TYPE  AND EXTERIOR WALLS
ARE TYPE  UNO
- ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
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- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
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- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED
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- VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.
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- PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
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- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST LOCATION OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
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301, 305, 309, 313, AND 317 SE 4TH ST

GRIMES, IA

BUILDER

KRM Development

PROJECT NO.

36400123

ISSUE DATE

10.14.24

DRAWN

AK/MB/NT

SHEET NAME

UPPER FLOOR

SHEET NO.

A1.2

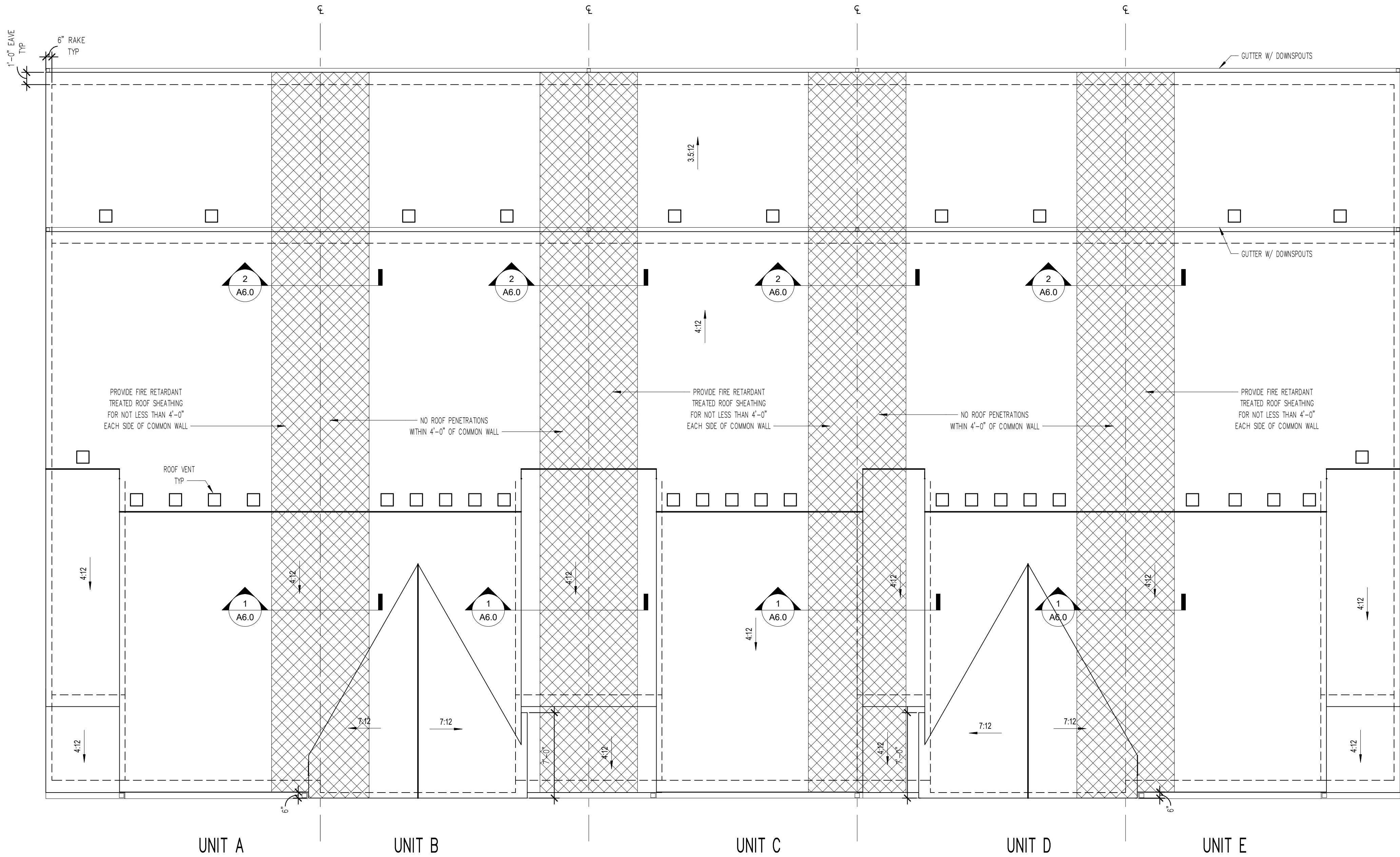
TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ESTIMATED AREA - ROOF VENTS			
ATTIC ZONE	AREA	NUMBER OF ROOF VENTS - 50 NFA	REQUIRED RIDGE VENTING (FEET) - 11 NFA
ATTIC AREA	4662 SF	23	102'

VERIFY ROOF VENT TYPES BY BUILDER, ROOFING CONTR.
RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.
PROVIDE 10"x10" CLEAR OPENING TO ATTIC SPACE FOR BOX VENTS.

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.



ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY -
VERIFY LOCATIONS PER BID.

VERIFY ROOF VENT TYPES BY BUILDER, ROOFING CONTR.
RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.

FINAL ROOF DESIGN BY TRUSS MFR. ORDER TRUSS,
SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFR.

PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN
ICE MAT FROM EDGE OF EAVES TO A POINT
AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.

ADJUST EAVE HEIGHTS AS REQUIRED
TO MAINTAIN CONSISTENT EAVE OVERHANGS.

EAVE AND RAKE OVERHANGS NOTED
ARE FINISHED DIMENSIONS.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

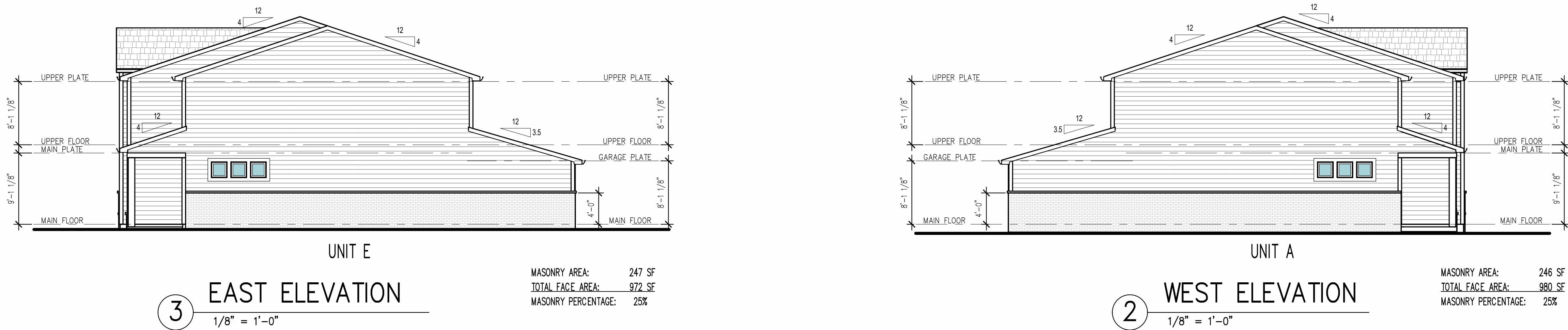
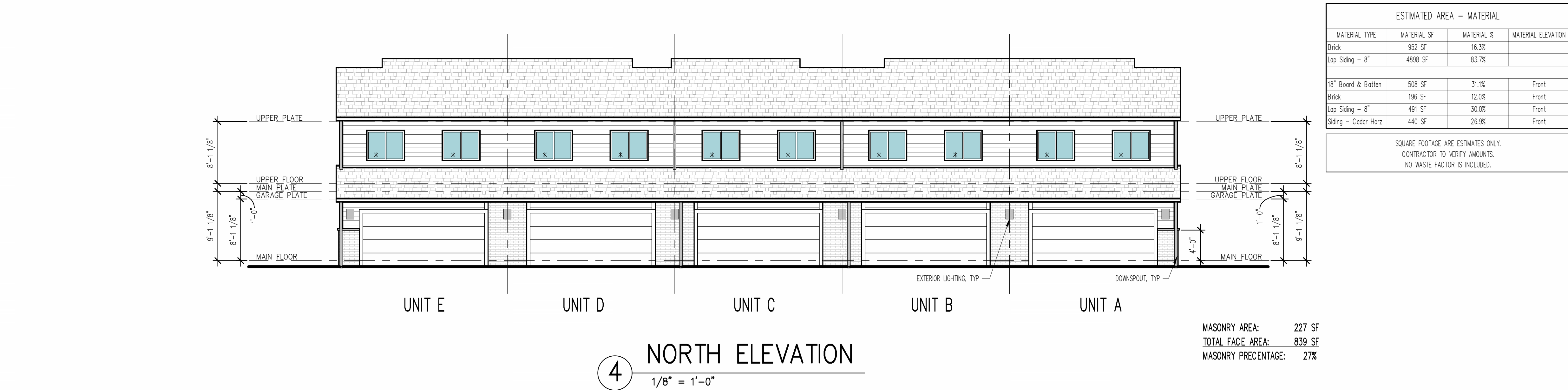
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
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ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS
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STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

1 ROOF PLAN
3/16" = 1'-0"



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
D. **EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
E. **BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
F. **FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)
 - CASCAIDMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
B. **GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

WINDOWS SO NOTED MEET OR EXCEED
APPLICABLE EGRESS REQUIREMENTS.

ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.

WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR
GRADE 1/2" OSB, UNO.

VERIFY ALL EXTERIOR DOOR STYLES
WITH BUILDER.

GUTTERS AND DOWNSPOUTS
NOT SHOWN FOR CLARITY.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
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ALLER
DESIGN GROUP

1840 NW 138th St.
Suite 100
Clive, IA 50325
515.254.1181

ALLERDESIGN.COM

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DESIGN GROUP LLC IS
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PROJECT PHASE:
PHASE 3

Grimes Townhomes (5-Plex)
301, 305, 309, 313, AND 317 SE 4TH ST
GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.14.24

DRAWN
AK/MB/NT

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A2.0

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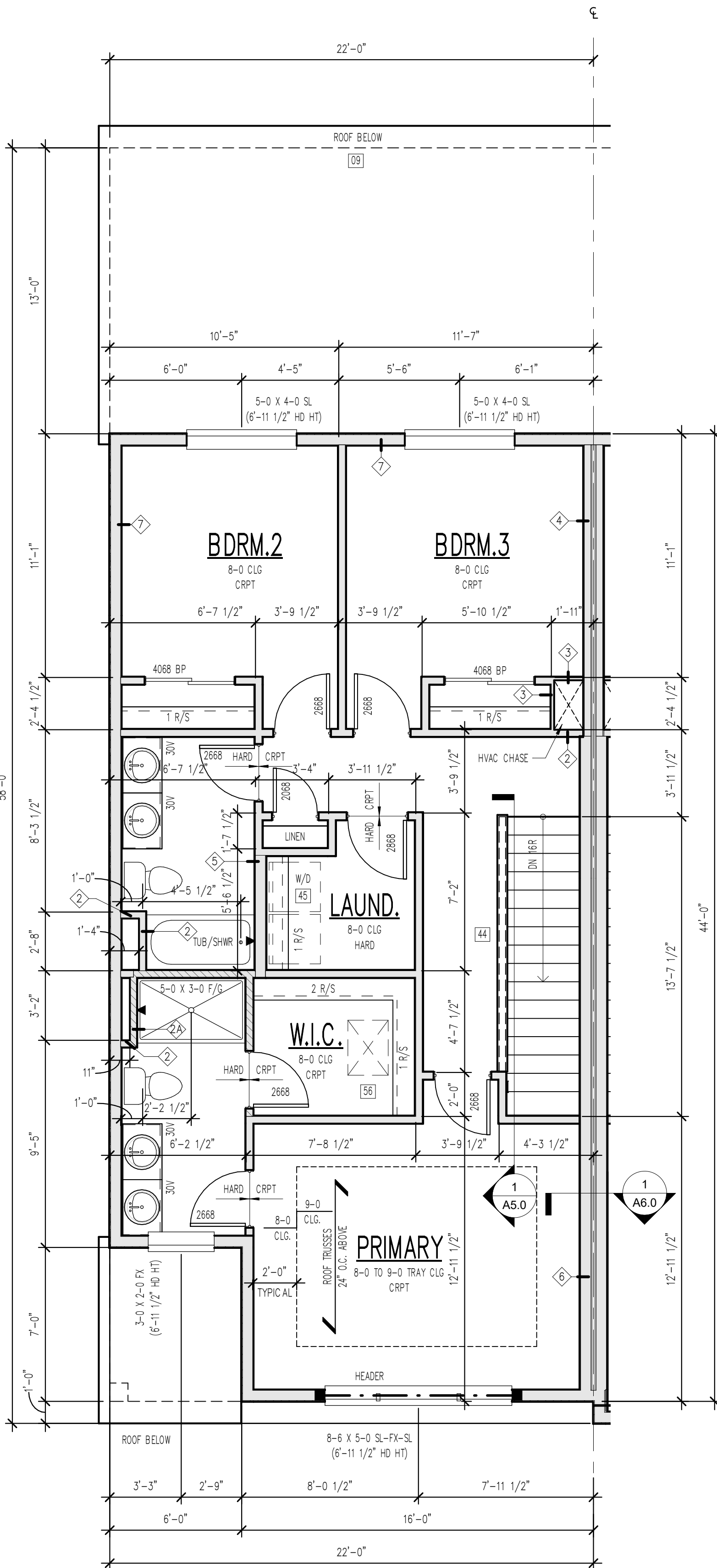
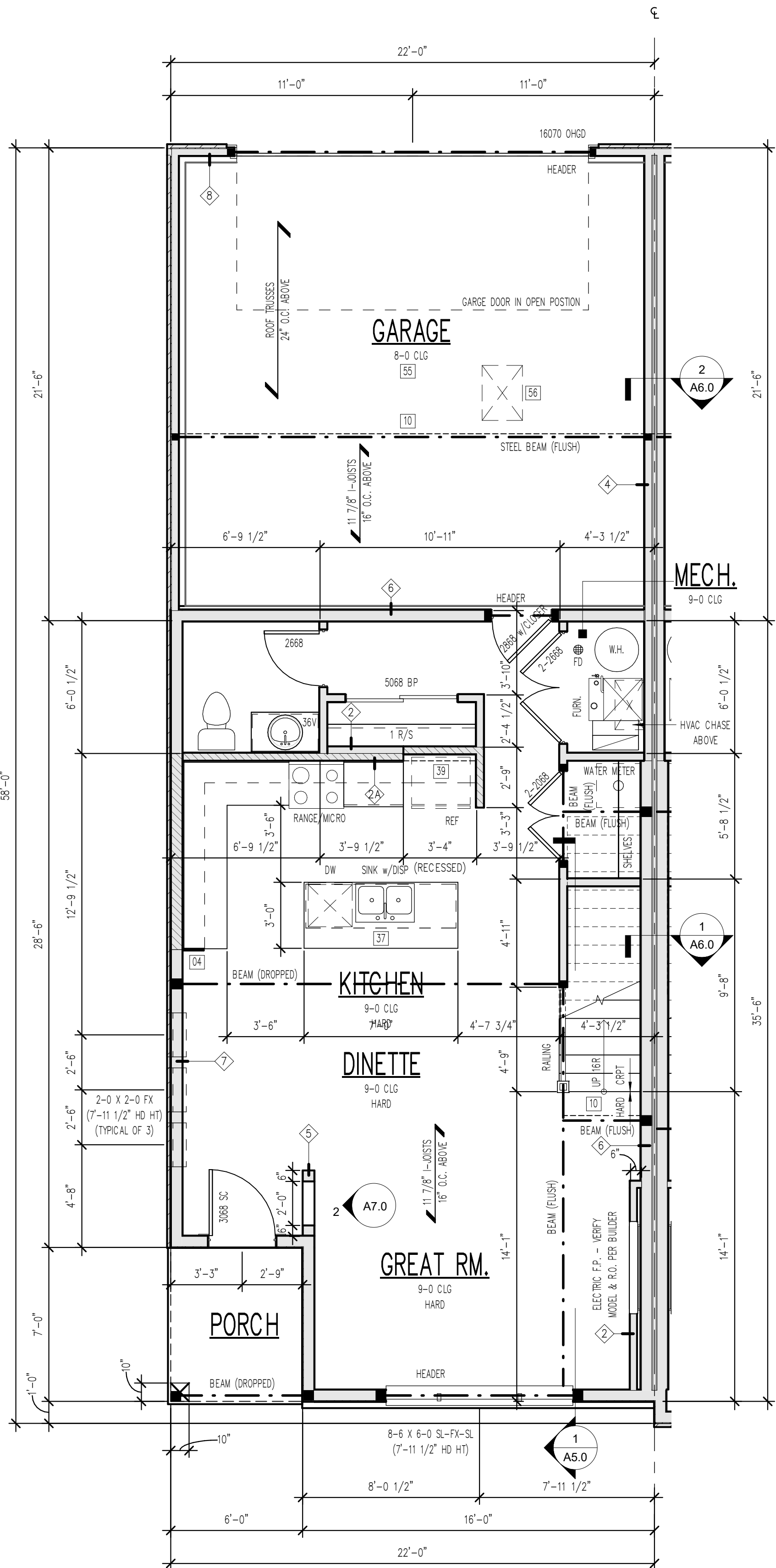
DOOR SCHEDULE - UNIT A		
QTY	DOOR SIZE	COMMENTS
MAIN FLOOR		
1	2-2068	DOUBLE DOOR
1	3068 SC	INSULATED FLUSH PANEL DOOR
1	2-2668	DOUBLE DOOR
1	2668	
1	16070 OHGD	OVERHEAD GARAGE DOOR
1	5068 BP	BI-PASS DOOR
1	2868 GARAGE	20 MIN RATED W/CLOSER
UPPER FLOOR		
1	2068	
6	2668	
1	2868	
2	4068 BP	BI-PASS DOOR

WINDOW SCHEDULE - UNIT A			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
MAIN FLOOR			
1	8-6 X 6-0 SL-FX-SL	7'-11 1/2"	
3	2-0 X 2-0 FX	7'-11 1/2"	
UPPER FLOOR			
1	8-6 X 5-0 SL-FX-SL	6'-11 1/2"	
2	5-0 X 4-0 SL	6'-11 1/2"	
1	3-0 X 2-0 FX	6'-11 1/2"	

FLOORING SCHEDULE UNIT A		
ROOM	AREA	FLOOR FINISH
MAIN FLOOR		
DINETTE	196 SF	HARD
DROP	60 SF	HARD
GREAT RM.	145 SF	HARD
KITCHEN	191 SF	HARD
PAN.	19 SF	HARD
POWDER	38 SF	HARD
UPPER FLOOR		
BATH.2	62 SF	HARD
BDRM.2	128 SF	CRPT
BDRM.3	137 SF	CRPT
HALL	139 SF	CRPT
LAUND.	42 SF	HARD
M.BATH	65 SF	HARD
PRIMARY	188 SF	CRPT
W.I.C.	47 SF	CRPT

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND	
NUMBER	NOTE
04	CABINET END PANEL
09	WALL LINE BELOW
10	WALL LINE ABOVE
37	FLUSH ISLAND
39	DOUBLE WALL W/RECESSED SPACE FOR REFRIGERATOR AS REQUIRED
44	LOW WALL W/WOOD CAP +38" AFF
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
55	5/8" TYPE "X" GYPSUM BD. ON ALL GARAGE CEILING AND WALLS
56	22" X 30" ATTIC ACCESS



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
 - WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASING WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

ALL INTERIOR WALLS ARE TYPE 1 AND EXTERIOR WALLS
ARE TYPE 2 UNO

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFG OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFG.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFG.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
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TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
INTERIOR: 1/2" GYPSUM WALL BOARD
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/5 FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)
 - CASSETTINE WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CSMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL INTERIOR WALLS ARE TYPE  AND EXTERIOR WALLS ARE TYPE 

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TLED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

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ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

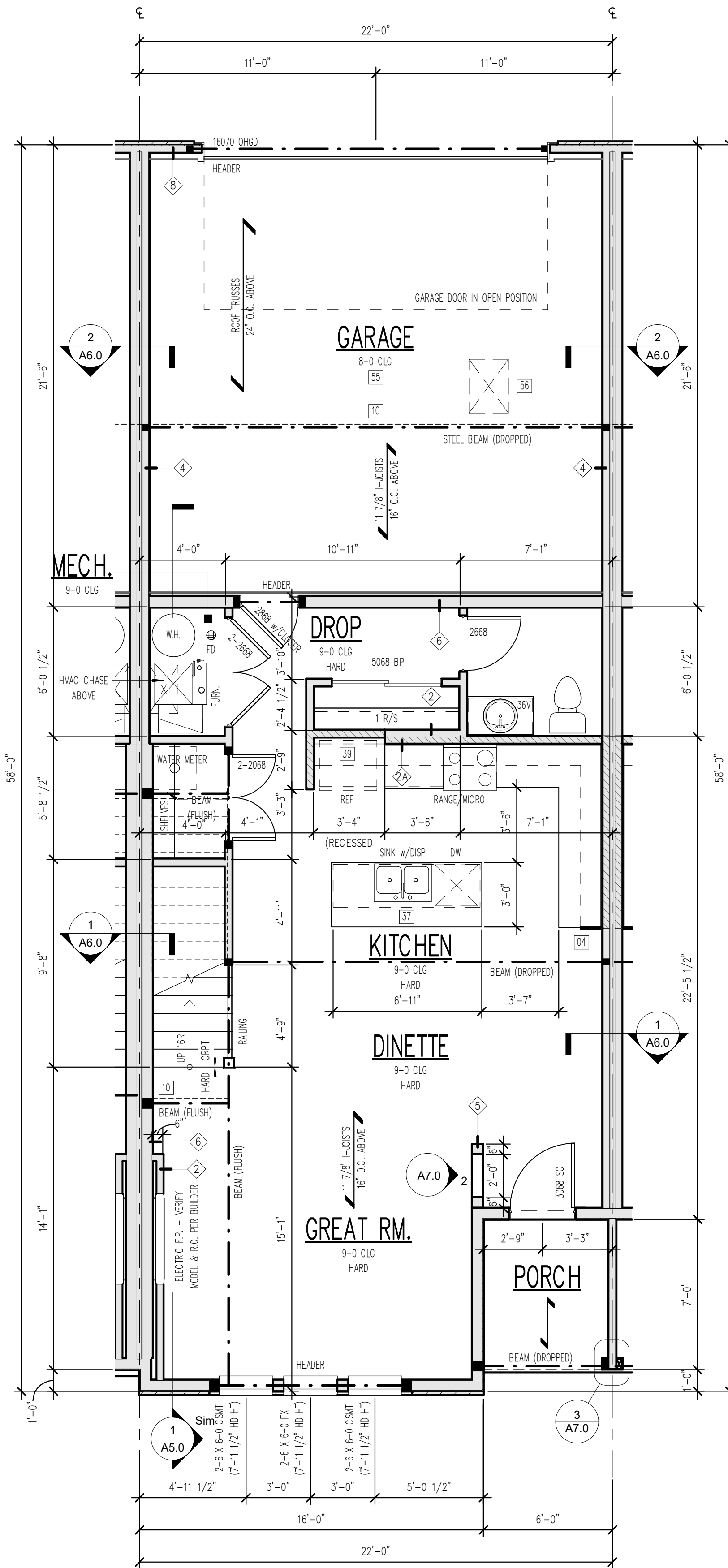
ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

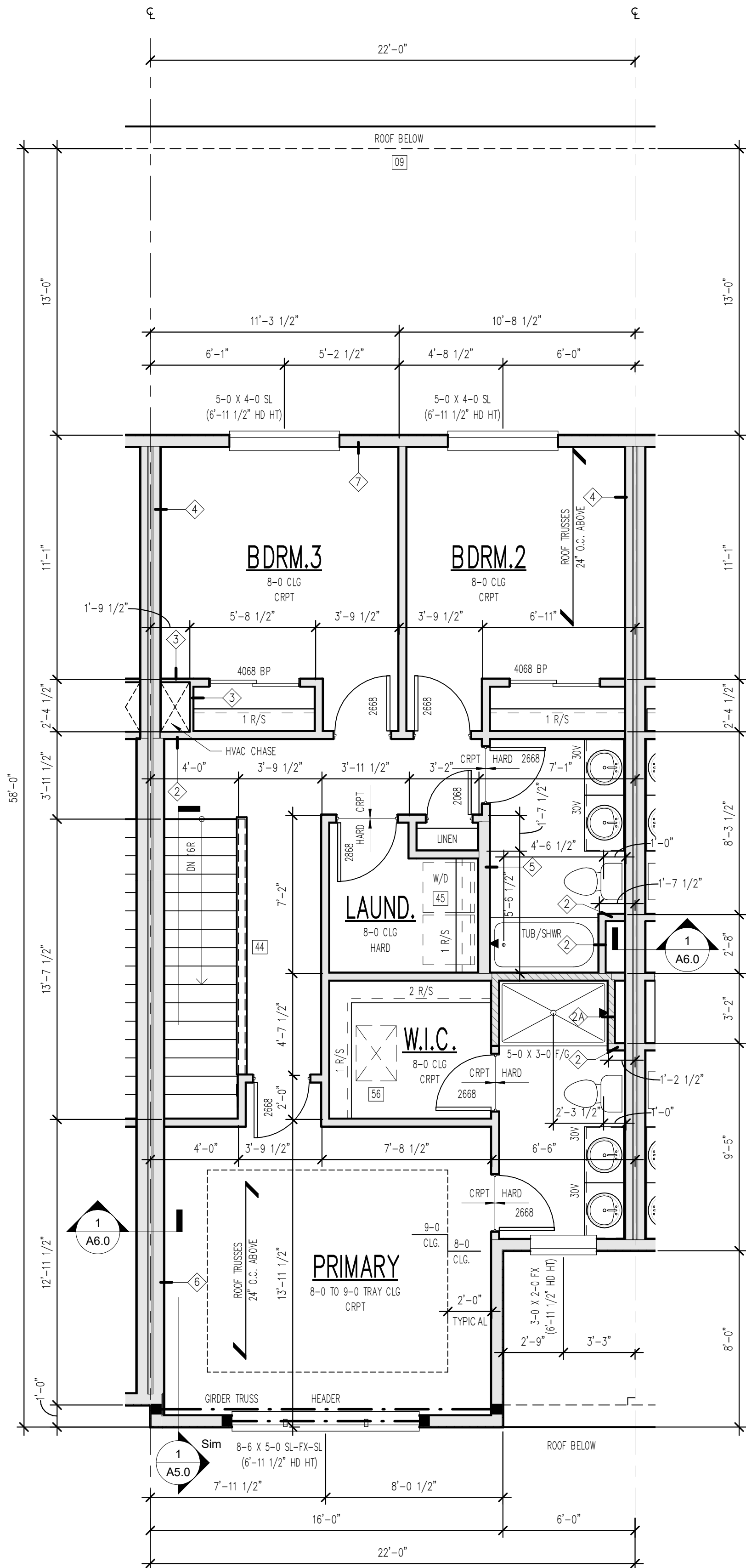
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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1 UNIT B - MAIN FLOOR
1/4" = 1'-0"



2 UNIT B - UPPER FLOOR
1/4" = 1'-0"

DOOR SCHEDULE - UNIT B		
QTY	DOOR SIZE	COMMENTS
MAIN FLOOR		
1	2-2068	DOUBLE DOOR
1	3068 SC	INSULATED FLUSH PANEL DOOR
1	2-2668	DOUBLE DOOR
1	2668	
1	16070 OHGD	OVERHEAD GARAGE DOOR
1	5068 BP	BI-PASS DOOR
1	2868 GARAGE	20 MIN RATED W/CLOSER
UPPER FLOOR		
1	2068	
6	2668	
1	2868	
2	4068 BP	BI-PASS DOOR

WINDOW SCHEDULE - UNIT B			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
MAIN FLOOR			
1	2-6 X 6-0 FX	7'-11 1/2"	
2	2-6 X 6-0 CSMT	7'-11 1/2"	MEETS EGRESS
UPPER FLOOR			
1	8-6 X 5-0 SL-FX-SL	6'-11 1/2"	
2	5-0 X 4-0 SL	6'-11 1/2"	
1	3-0 X 2-0 FX	6'-11 1/2"	

FLOORING SCHEDULE UNIT B		
ROOM	AREA	FLOOR FINISH
MAIN FLOOR		
DINETTE	197 SF	HARD
DROP	60 SF	HARD
GREAT RM.	165 SF	HARD
KITCHEN	192 SF	HARD
PAN.	19 SF	HARD
POWDER	39 SF	HARD
UPPER FLOOR		
BATH.2	63 SF	HARD
BDRM.2	129 SF	CRPT
BDRM.3	137 SF	CRPT
HALL	139 SF	CRPT
LAUND.	42 SF	CRPT
M.BATH	66 SF	HARD
PRIMARY	203 SF	CRPT
W.I.C.	47 SF	CRPT

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
04	CABINET END PANEL
09	WALL LINE BELOW
10	WALL LINE ABOVE
37	FLUSH ISLAND
39	DOUBLE WALL w/RECESSED SPACE FOR REFRIGERATOR AS REQUIRED
44	LOW WALL w/WOOD CAP +38" AFF
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
55	5/8" TYPE "X" GYPSUM BD. ON ALL GARAGE CEILING AND WALLS
56	22" X 30" ATTIC ACCESS

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)

 - CASIMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBS AND CASING:**
HINGED DOOR: DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL INTERIOR WALLS ARE TYPE  AND EXTERIOR WALLS ARE TYPE 

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

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WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

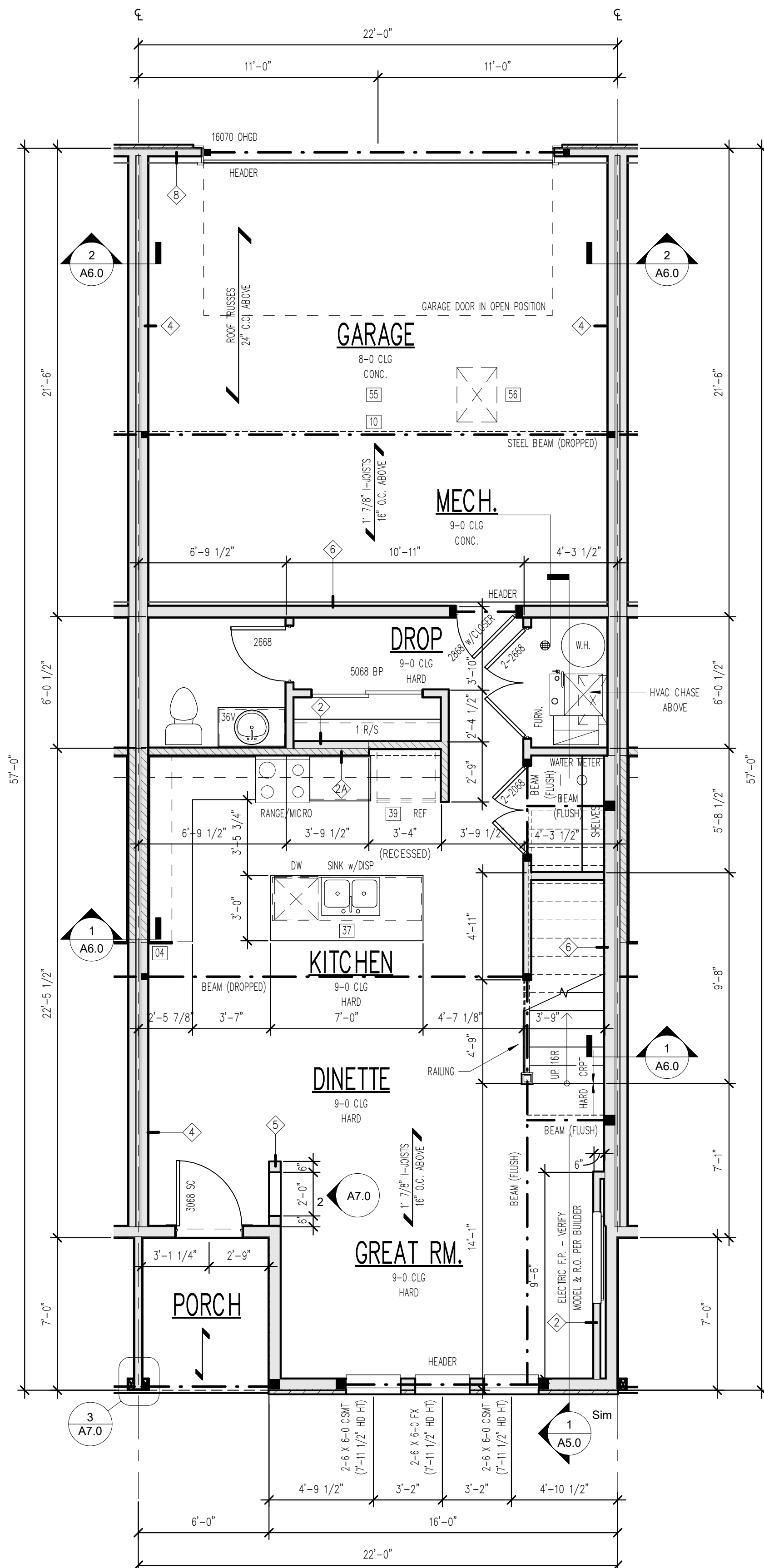
ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

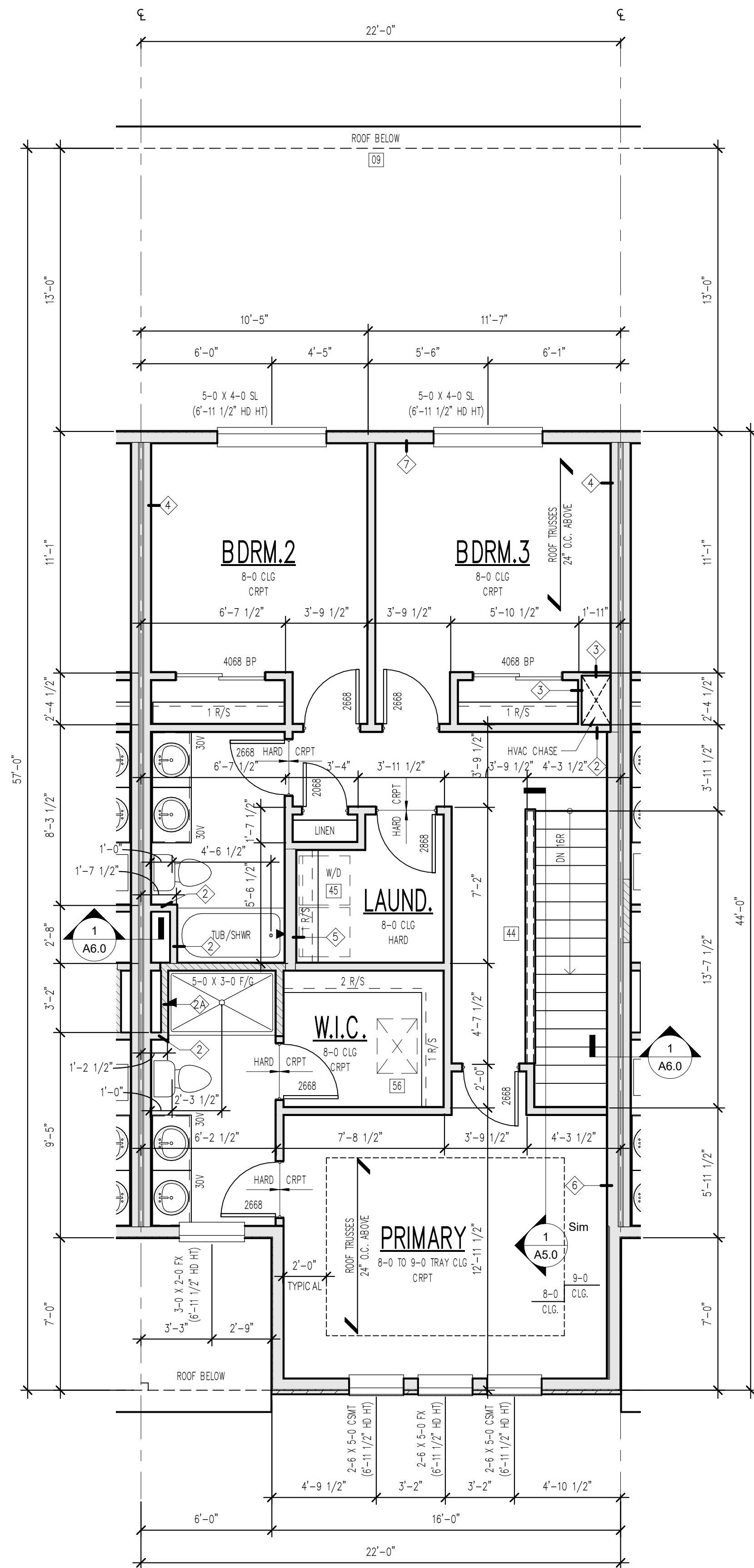
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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1 UNIT C - MAIN FLOOR
1/4" = 1'-0"



2 UNIT C - UPPER FLOOR
1/4" = 1'-0"

DOOR SCHEDULE - UNIT C		
QTY	DOOR SIZE	COMMENTS
MAIN FLOOR		
1	2-2068	DOUBLE DOOR
1	3068 SC	INSULATED FLUSH PANEL DOOR
1	2-2668	DOUBLE DOOR
1	2668	
1	16070 OHGD	OVERHEAD GARAGE DOOR
1	5068 BP	BI-PASS DOOR
1	2868 GARAGE	20 MIN RATED W/CLOSER
UPPER FLOOR		
1	2068	
6	2668	
1	2868	
2	4068 BP	BI-PASS DOOR

WINDOW SCHEDULE - UNIT C			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
MAIN FLOOR			
1	2-6 X 6-0 FX	7'-11 1/2"	
2	2-6 X 6-0 CSMT	7'-11 1/2"	MEETS EGRESS
UPPER FLOOR			
2	5-0 X 4-0 SL	6'-11 1/2"	
1	2-6 X 5-0 FX	6'-11 1/2"	
1	3-0 X 2-0 FX	6'-11 1/2"	
2	2-6 X 5-0 CSMT	6'-11 1/2"	MEETS EGRESS

FLOORING SCHEDULE UNIT C		
ROOM	AREA	FLOOR FINISH
UPPER FLOOR		
BATH.2	63 SF	HARD
BDRM.2	129 SF	CRPT
BDRM.3	137 SF	CRPT
HALL	139 SF	CRPT
LAUND.	42 SF	HARD
M.BATH	66 SF	HARD
PRIMARY	188 SF	CRPT
W.I.C.	47 SF	CRPT

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND	
NUMBER	NOTE
04	CABINET END PANEL
09	WALL LINE BELOW
10	WALL LINE ABOVE
37	FLUSH ISLAND
39	DOUBLE WALL w/RECESSED SPACE FOR REFRIGERATOR AS REQUIRED
44	LOW WALL w/WOOD CAP +38" AFF
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
55	5/8" TYPE "X" GYPSUM BD. ON ALL GARAGE CEILING AND WALLS
56	22" X 30" ATTIC ACCESS

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FINISH FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)
 - CASCAIDMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR: DOOR SIZE NOTED ON PLANS.
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) DOOR SIZE NOTED ON PLANS.
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BARN (BN) SEE MANUFACTURER FOR DOOR OPENING.
B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL INTERIOR WALLS ARE TYPE 1 AND EXTERIOR WALLS ARE TYPE 2 UNO

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ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

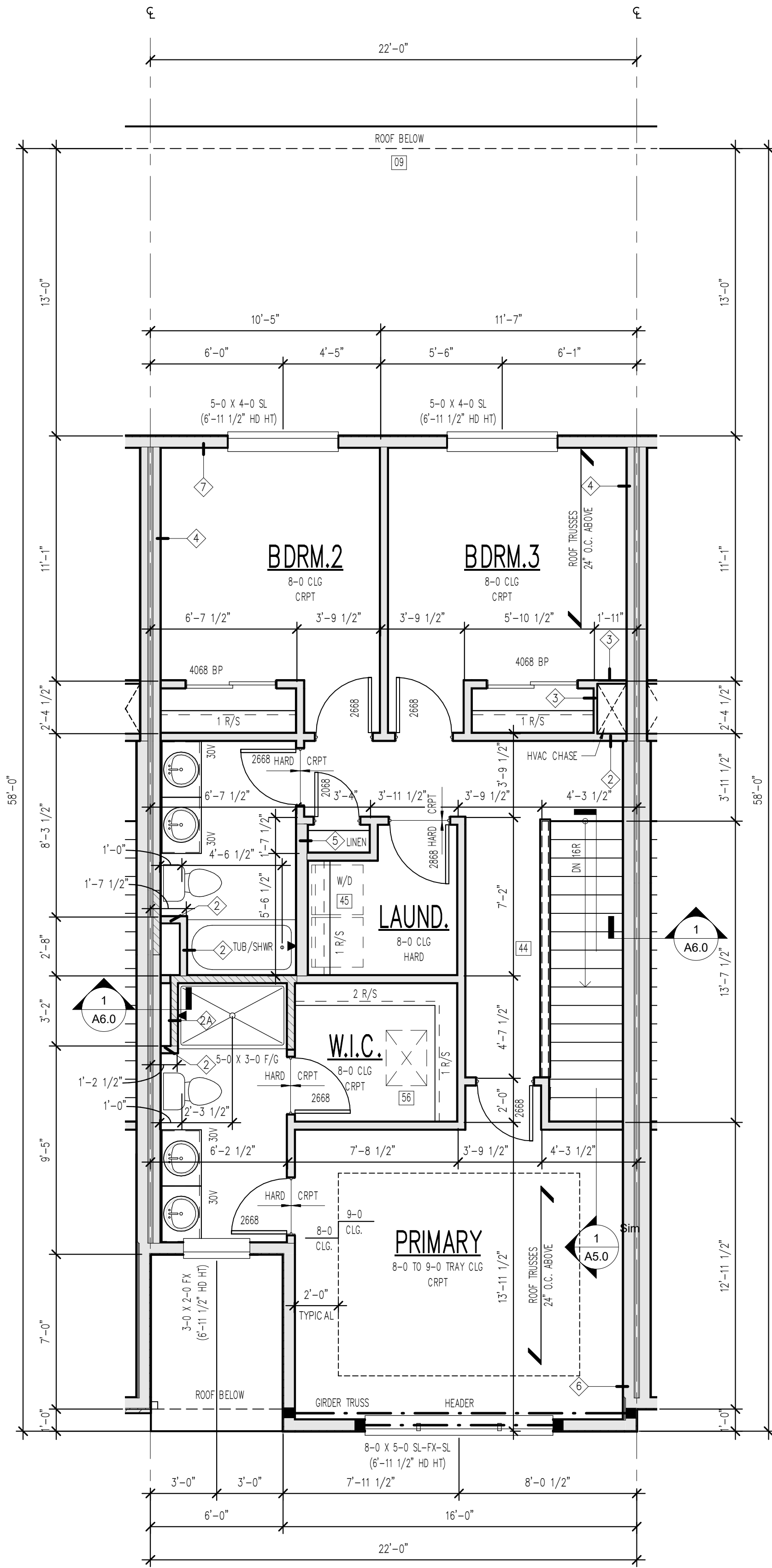
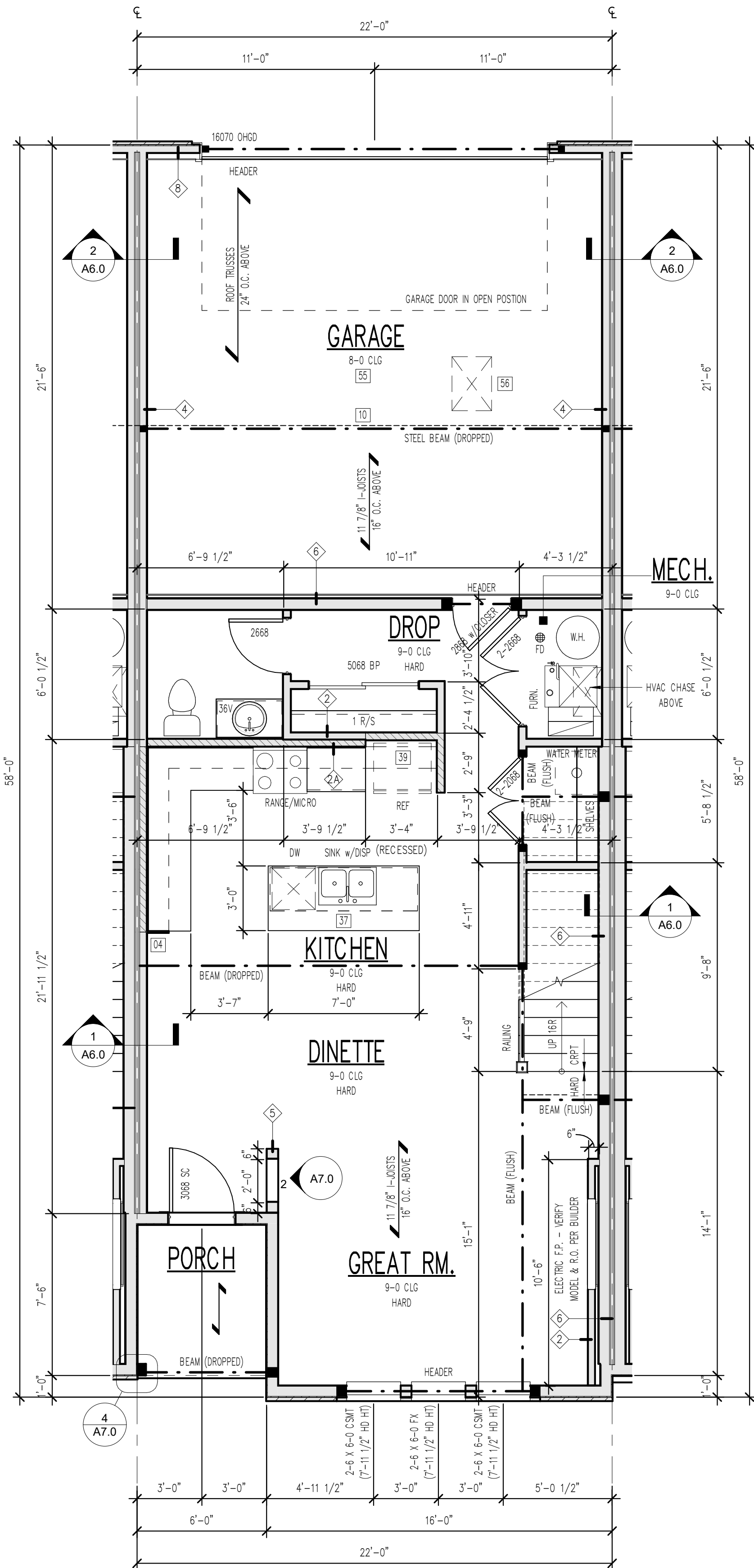
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1
UNIT D - MAIN FLOOR
1/4" = 1'-0"

2
UNIT D - UPPER FLOOR
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:

- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
- B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/5 FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
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2. WINDOWS:

- ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)
- A. CASCADED WINDOWS:
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NOTED ON PLANS AS CMT
- B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
- C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
- E. FIXED WINDOWS:
NOTED ON PLANS AS FX

3. DOORS:

- DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
- A. WOOD JAMBES AND CASING:
HINGED DOOR: DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) DOOR ROUGH OPENING TO BE MIN. 2 1/4" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) DOOR ROUGH OPENING TO BE 1" WIDER THEN DOOR SIZE NOTED ON PLANS.
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- B. GYPSUM WALL BOARD OPENINGS:
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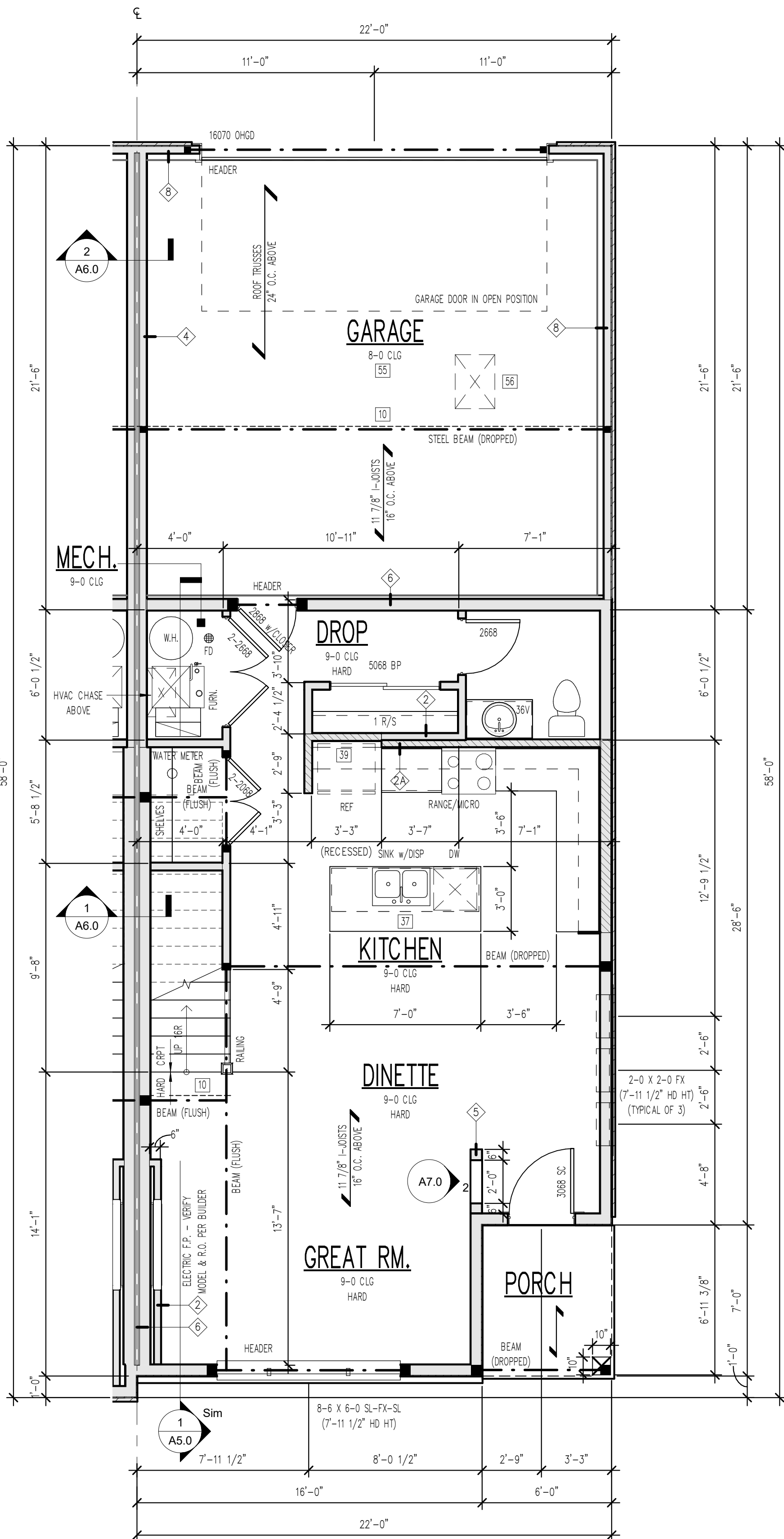
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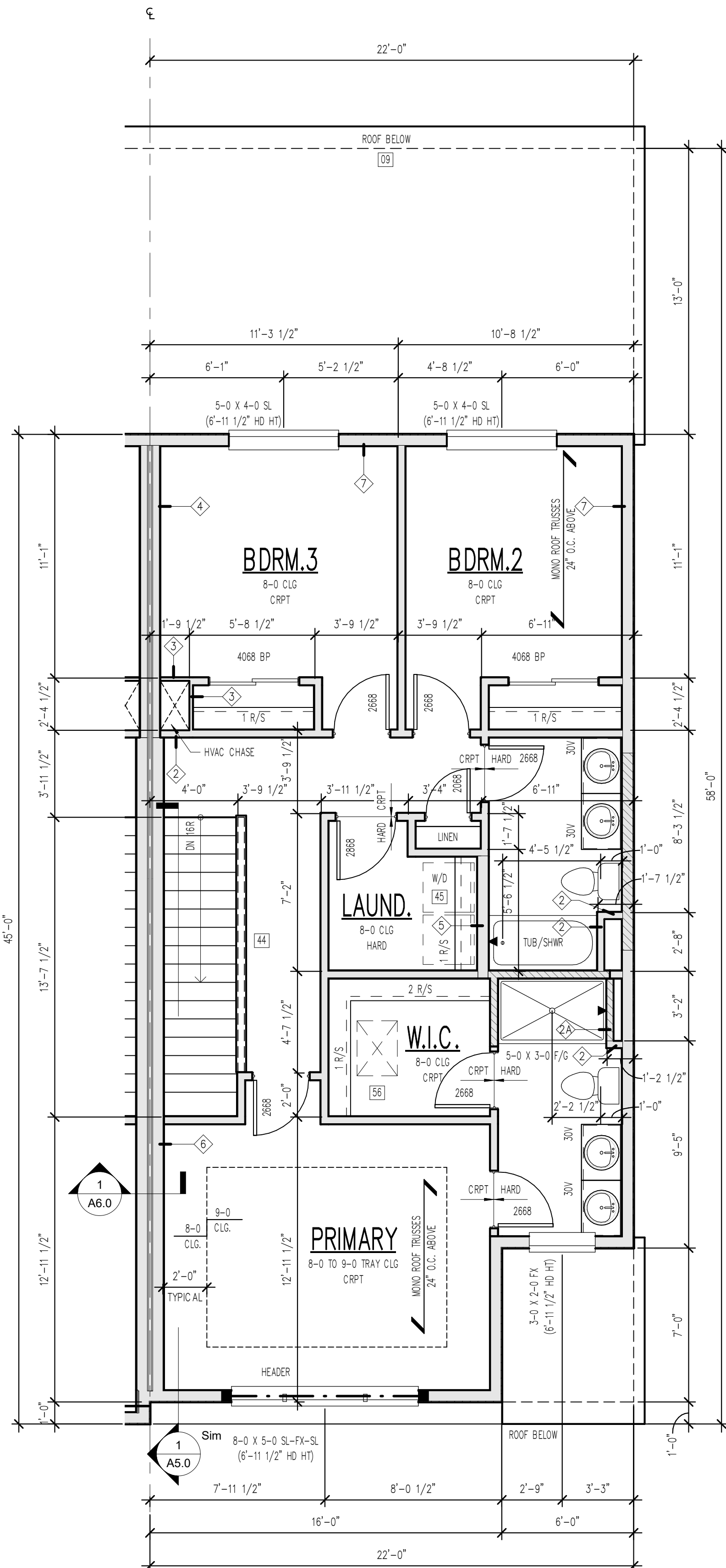
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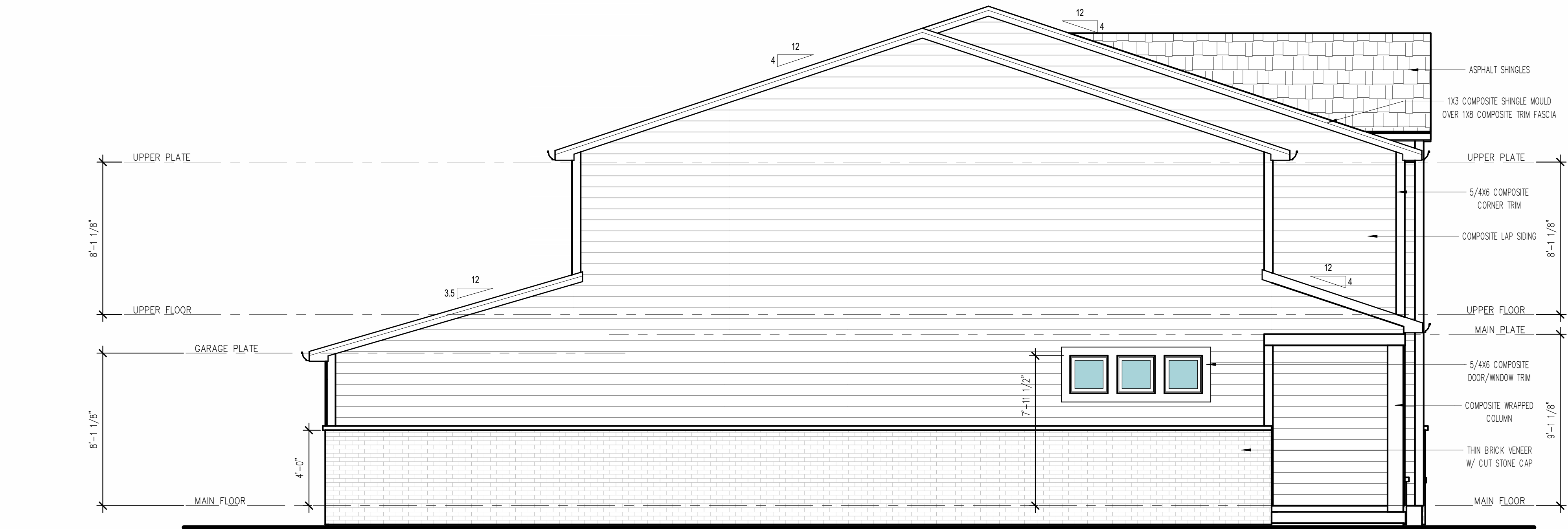
1 UNIT E – MAIN FLOOR
1/4" = 1'-0"



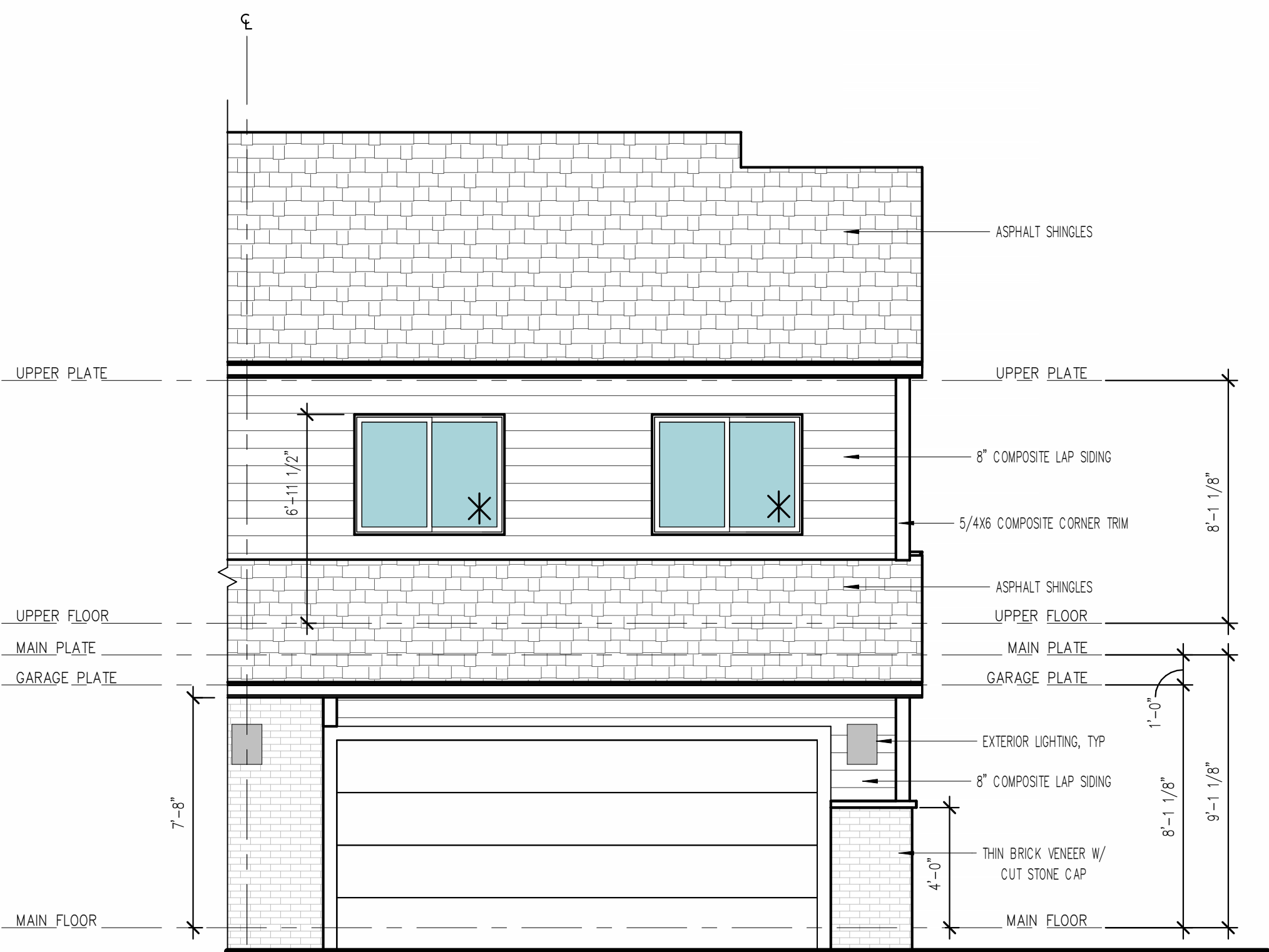
2 UNIT E – UPPER FLOOR
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TYPICAL NOTES:

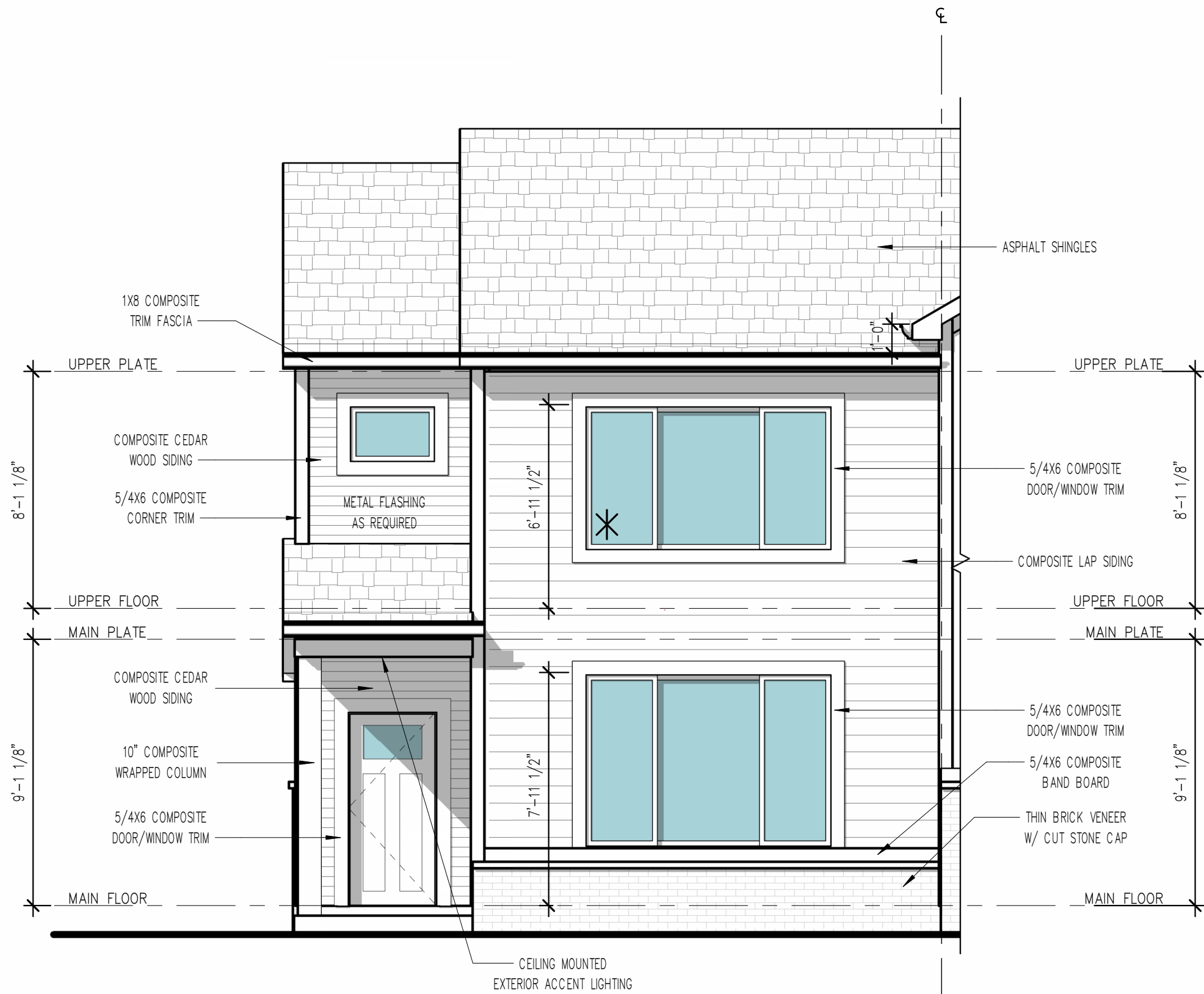
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AS NOTED ON FLOOR PLANS.
- B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR SIDING/WALL CONSTRUCTION:
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ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
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STONE VENEER w/ HOUSE WRAP ON
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4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. FRAME FLOOR CONSTRUCTION:
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PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
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- A. CASSETTMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
- B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
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NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:
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- E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
- A. WOOD JAMBES AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
- B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
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ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



3 UNIT A – LEFT ELEVATION
1/4" = 1'-0"



2 UNIT A – REAR ELEVATION
1/4" = 1'-0"

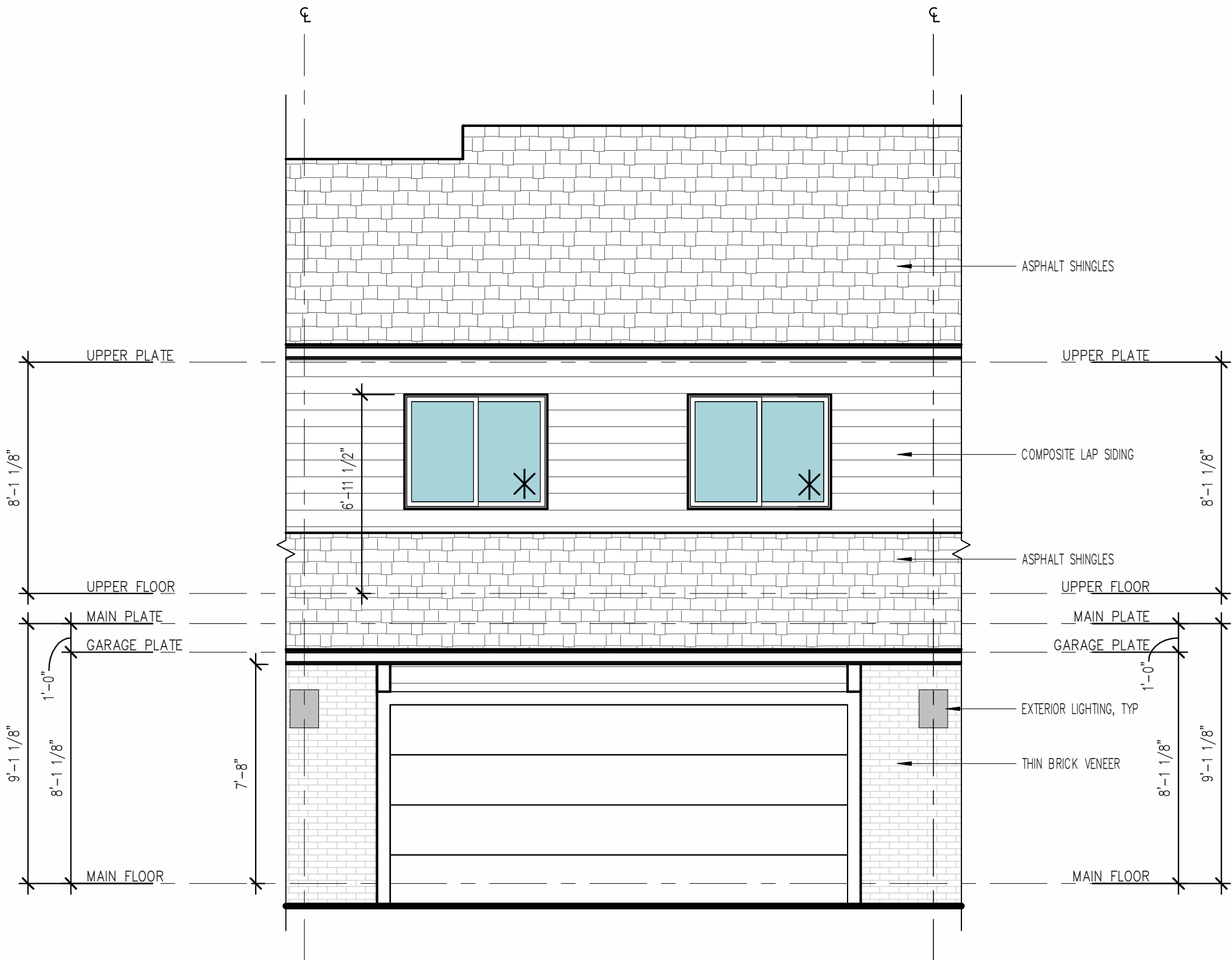


1 UNIT A – FRONT ELEVATION
1/4" = 1'-0"

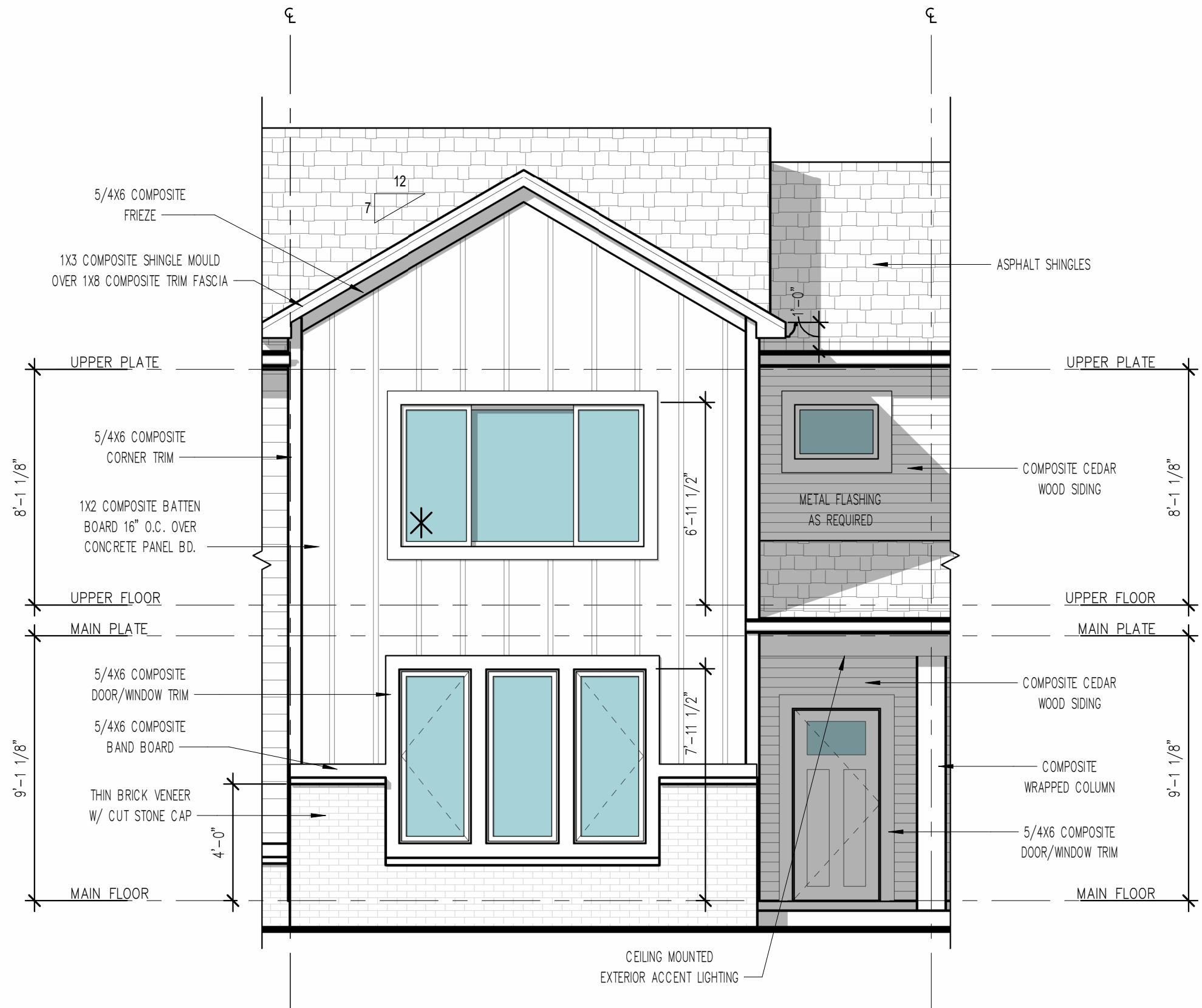
✱	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
	ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
	WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
	VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
	OUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
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WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
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 - SLIDING WINDOWS:
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 - SINGLE HUNG WINDOWS:
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 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



UNIT B – REAR ELEVATION
1/4" = 1'-0"



UNIT B – FRONT ELEVATION
1/4" = 1'-0"

	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
	ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
	WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
	VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
	GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
	HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
	ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.
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1. TYPICAL CONSTRUCTION ASSEMBLIES:

- A. **ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS
NOTED ON FLOOR PLANS.
- B. **CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. **EXTERIOR Siding WALL CONSTRUCTION:**
SIDING IS NOTED ON PLANS ON EXTERIOR WALLS ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. **EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP
ON 1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. **BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. **FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1" G
FLOOR SHEATHING ON 11/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
2. **WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
- A. **CASEMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CSMT
- B. **SLIDING WINDOWS:**
NOTED ON PLANS AS SL
- C. **SINGLE HINGE WINDOWS:**
NOTED ON PLANS AS SH
- D. **DOUBLE HINGE WINDOWS:**
NOTED ON PLANS AS DH
- E. **FIXED WINDOWS:**
NOTED ON PLANS AS FX
3. **DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-6" (U.O.N.)
- A. **WOOD JAMBS AND CASING:**
HINGED DOOR THRESHOLD OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) THRESHOLD OPENING TO BE MIN. 2 1/4"
WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) THRESHOLD OPENING TO BE 1" WIDER
THEN DOOR SIZE NOTED ON PLANS
- B. **BARS (BV) SEE MANUFACTURER FOR ROUGH OPENING**
- C. **GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THEN DOOR SIZE NOTED ON PLANS.

ALLERDESIGN.COM

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PROJECT PHASE:

PHASE 3

Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST

GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.14.24

DRAWN
AK/MB/NT

SHEET NAME
UNIT C - PARTIAL ELEVATIONS

SHEET NO.

A4.2



	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
	ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
	WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
	VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
	GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR MECHANICAL SYSTEM
	HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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TYPICAL NOTES:

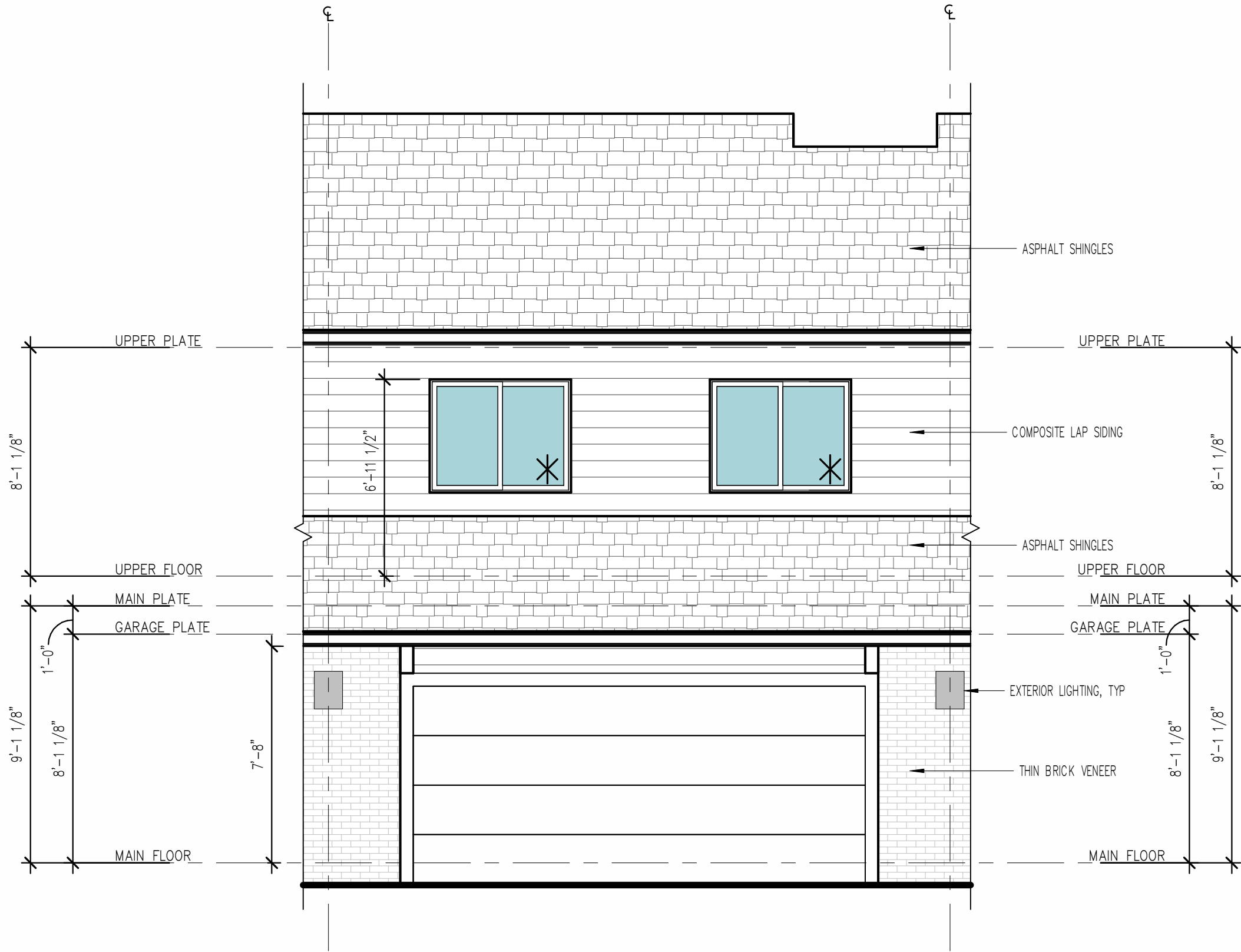
- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:
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ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

 - CASMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:

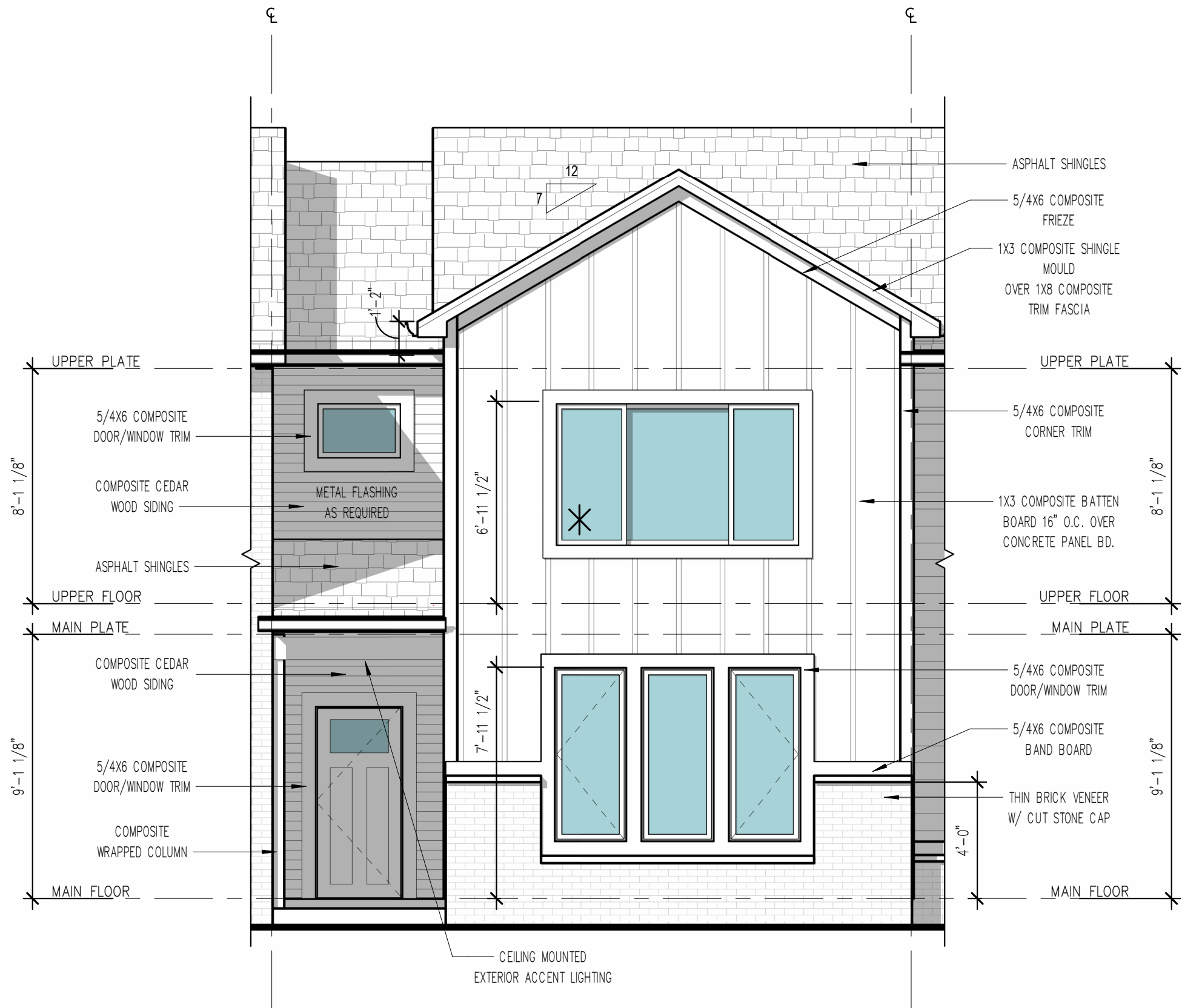
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
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BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



UNIT D – REAR ELEVATION

1/4" = 1'-0"



UNIT D – FRONT ELEVATION

1/4" = 1'-0"

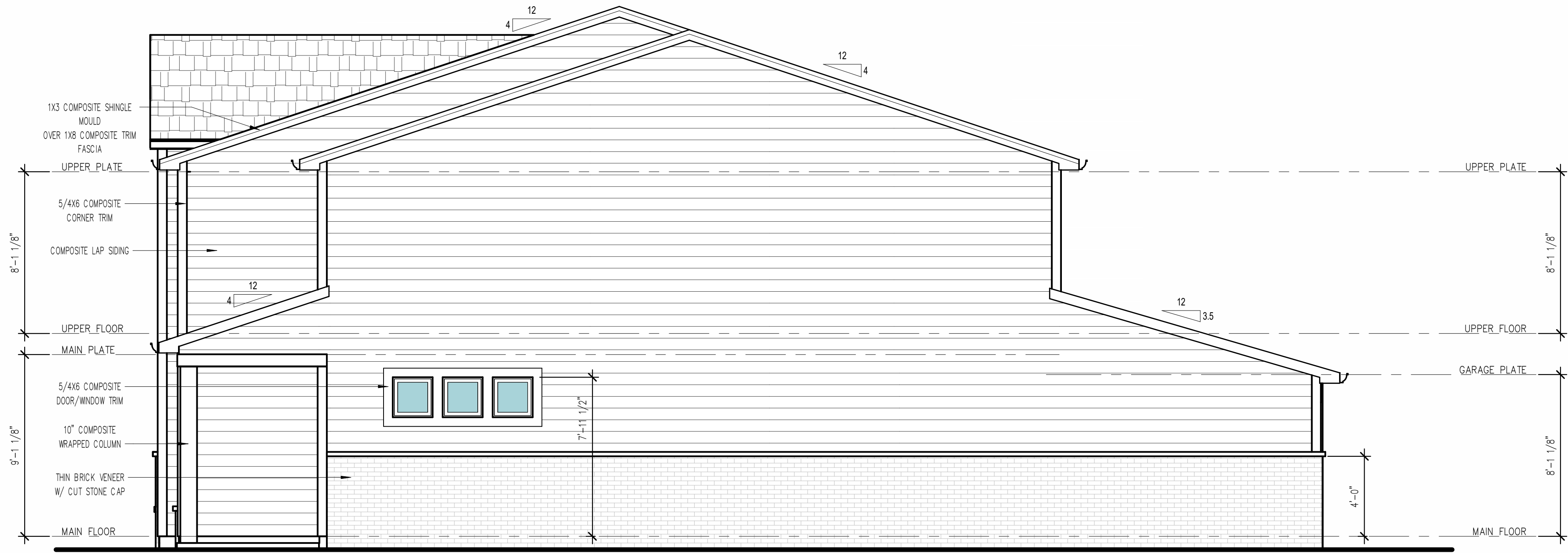
	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
	ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
	WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
	VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
	GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
	HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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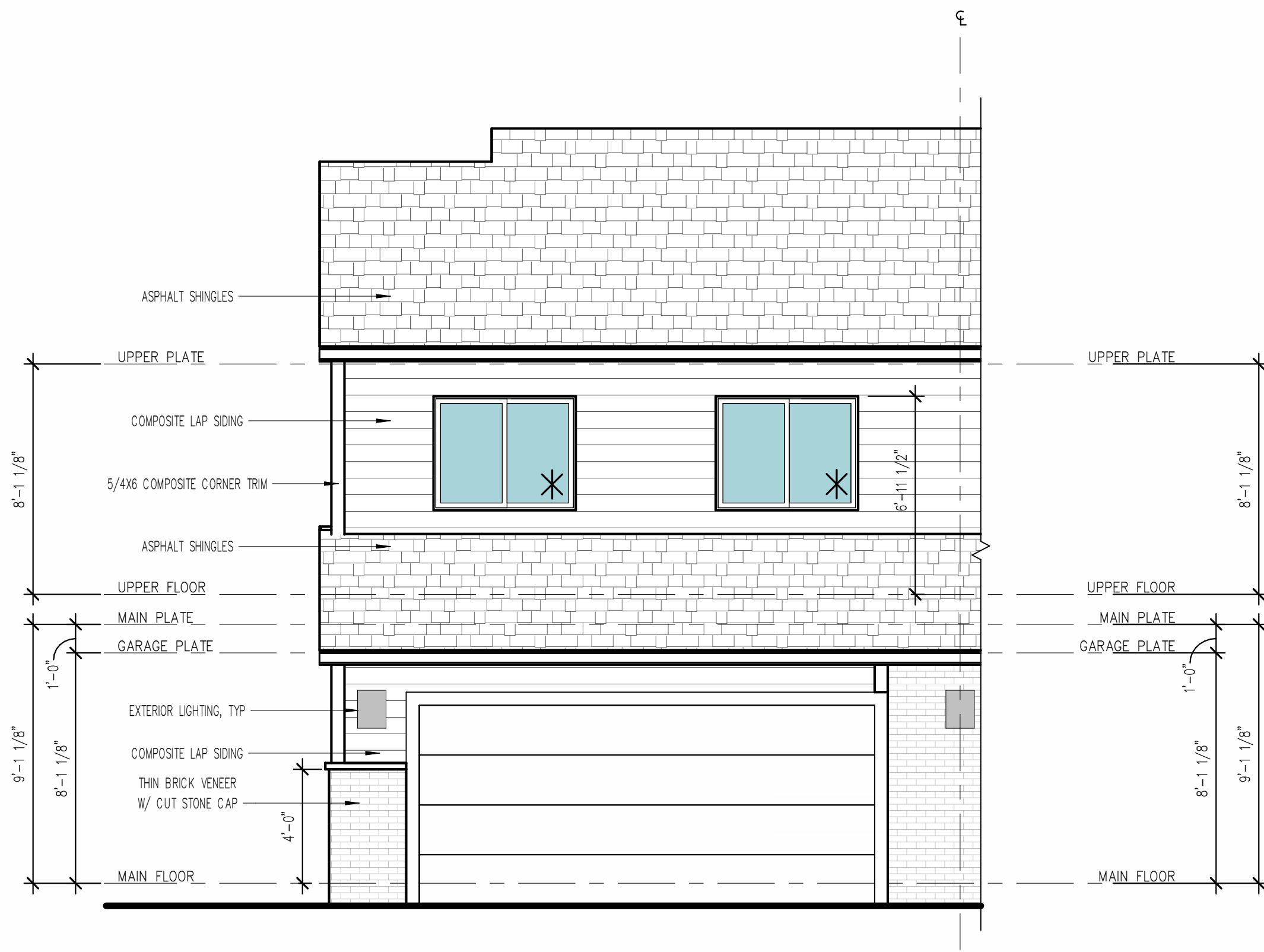
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TYPICAL NOTES:

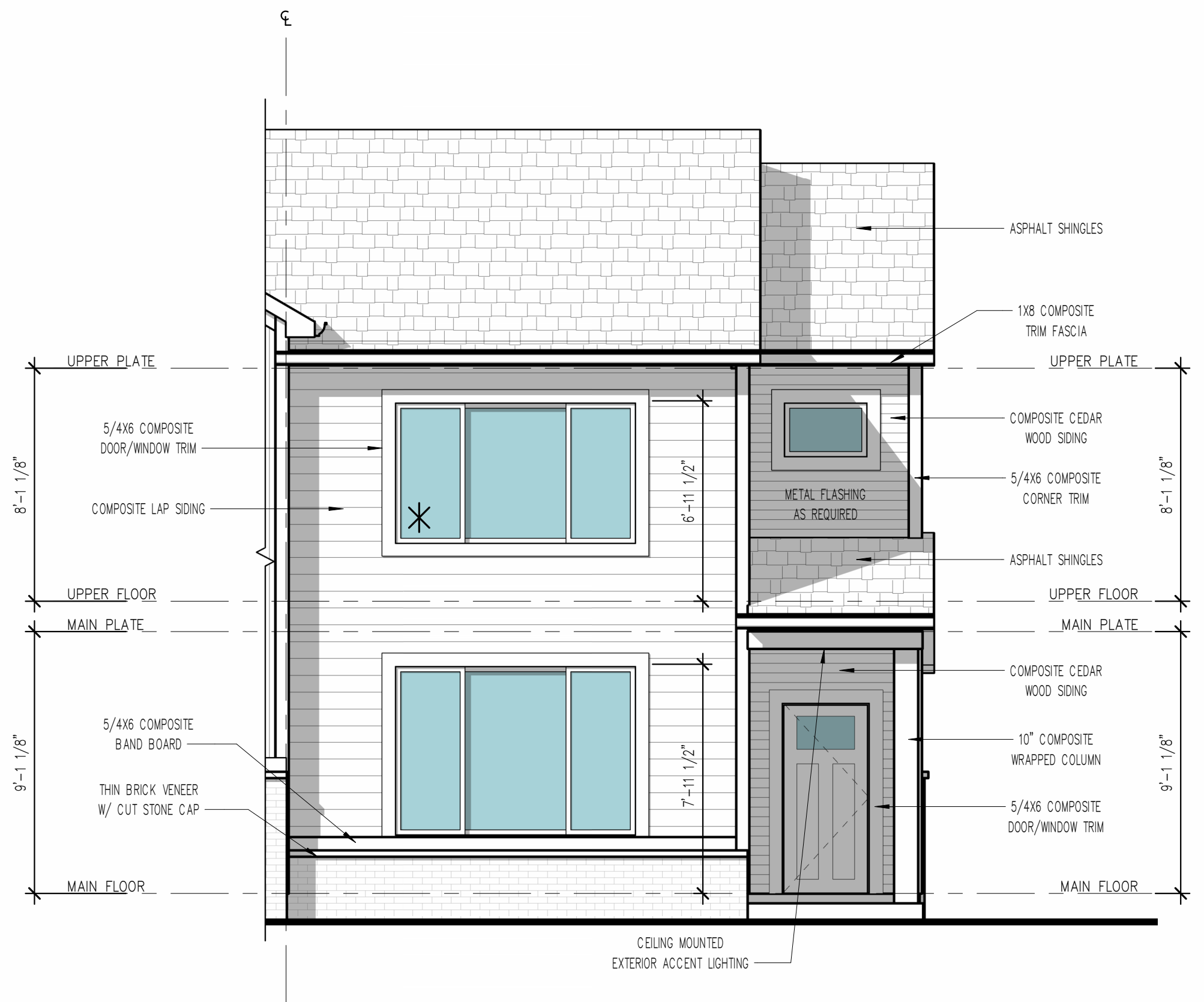
- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
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- DOORS:**
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ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



③ UNIT E – RIGHT ELEVATION
1/4" = 1'-0"



② UNIT E – REAR ELEVATION
1/4" = 1'-0"

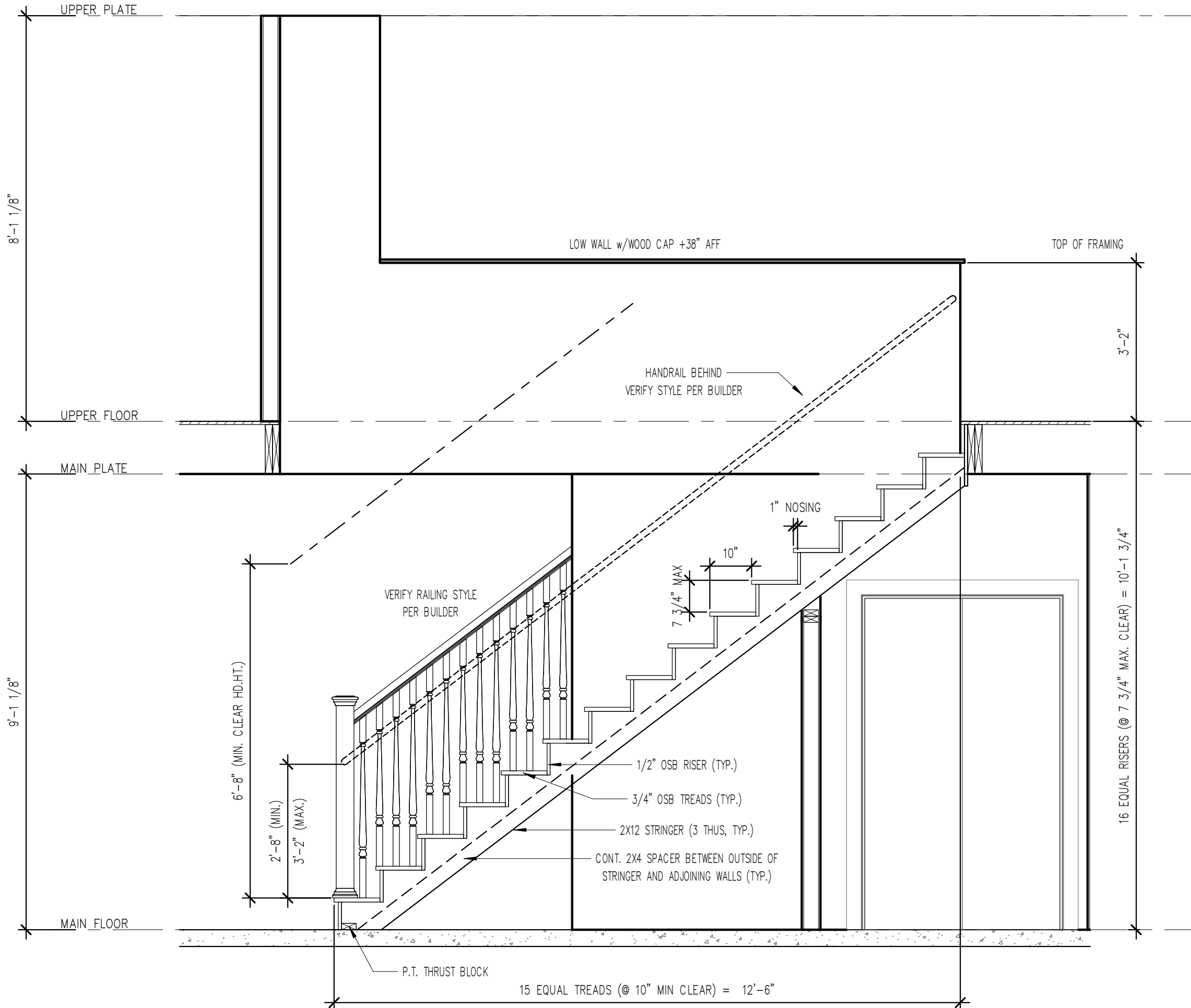


① UNIT E – FRONT ELEVATION
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✱	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
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TYPICAL NOTES:

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COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
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- B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR SIDING WALL CONSTRUCTION:
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ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
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- A. CASSETTMENT WINDOWS:
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NOTED ON PLANS AS SL
- C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:
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- E. FIXED WINDOWS:
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ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



1 STAIR SECTION (TYP.)

1/2" = 1'-0"

MIN. TREAD DEPTH:	10"
MAX. RISER HEIGHT:	7 3/4"
MIN. HEADROOM:	6'-8"
MAX. VARIANCE:	3/8"

HANDRAIL HEIGHTS: 34" TO 38"
HANDRAILS MAY ENCRoACH WIDTH OF STAIRS BY 4 1/2" MAX
HANDRAILS MAX CROSS SECTION = 2 5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

GA FILE NO. WP3640

GENERIC

1 HOUR

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE "X" WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF EITHER 2X3 OR 2X4 WOOD STUDS. TURNED FLATWISE, 24" O.C. WITH 6d CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (N.B.)

THICKNESS:
APPROX. WEIGHT:
FIRE TEST:
UL DESIGN U338

2 7/8"
7 PSF
UL 9-12-96

GA FILE NO. WP3605

GENERIC

1 HOUR FIRE

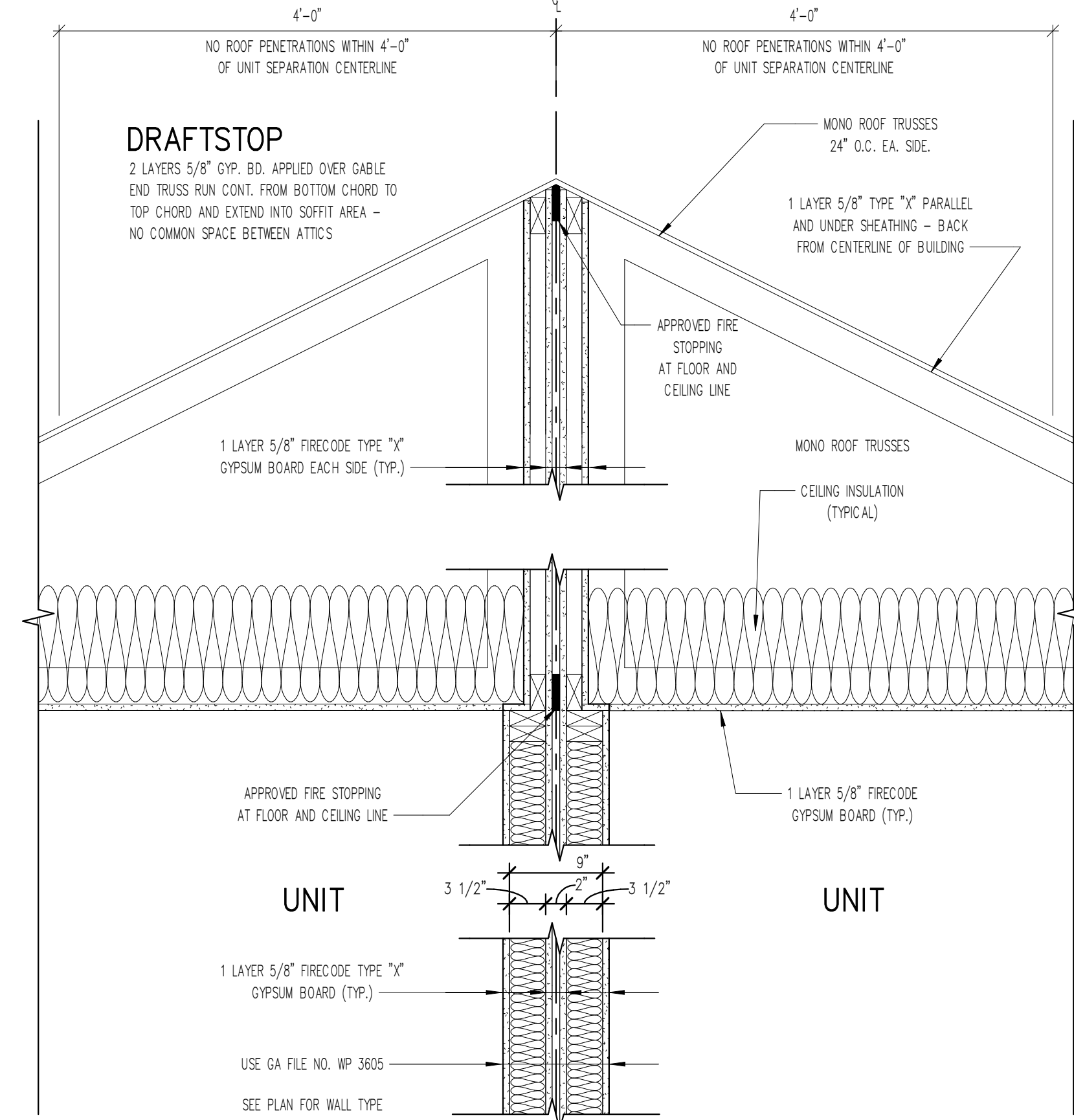
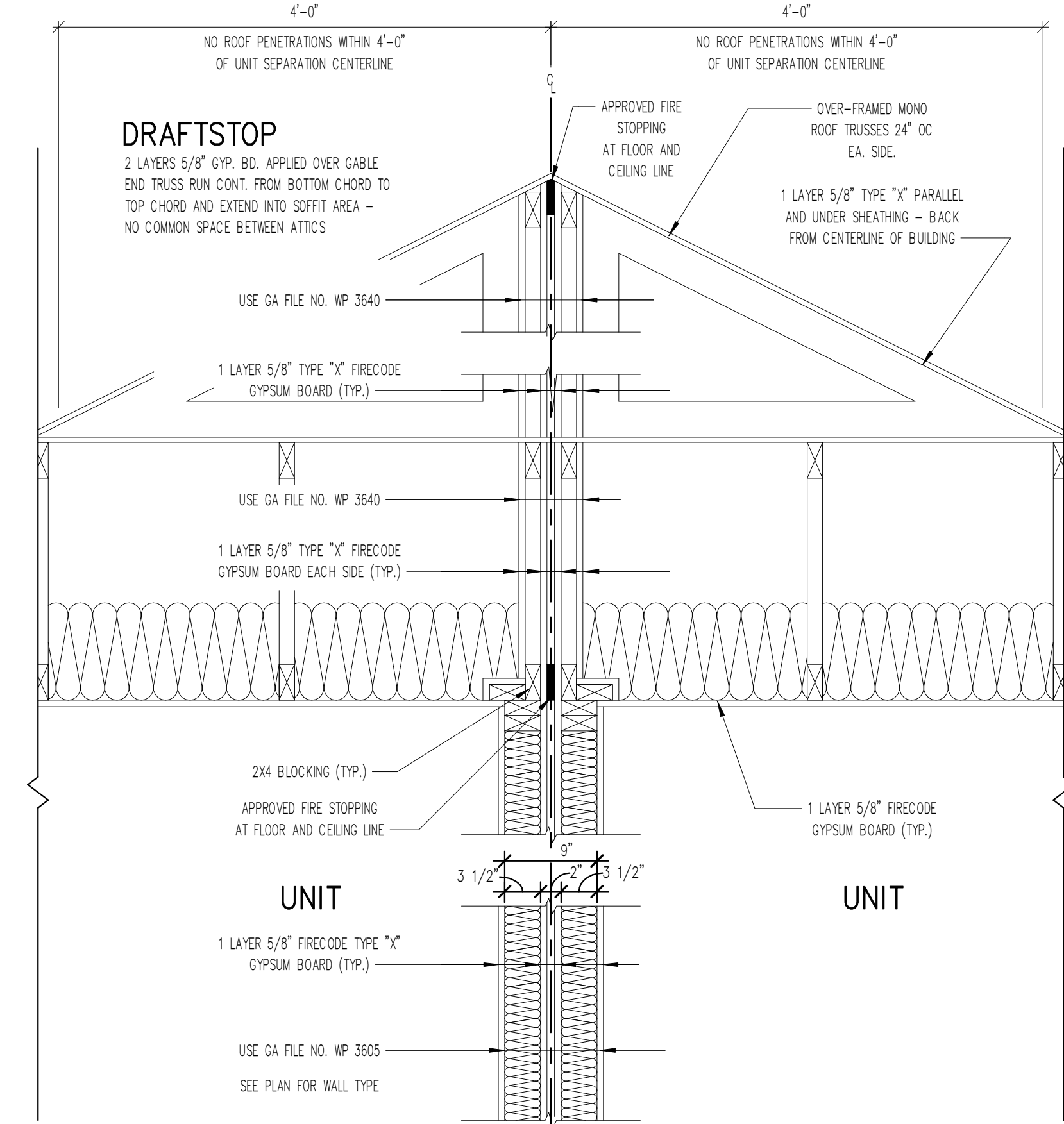
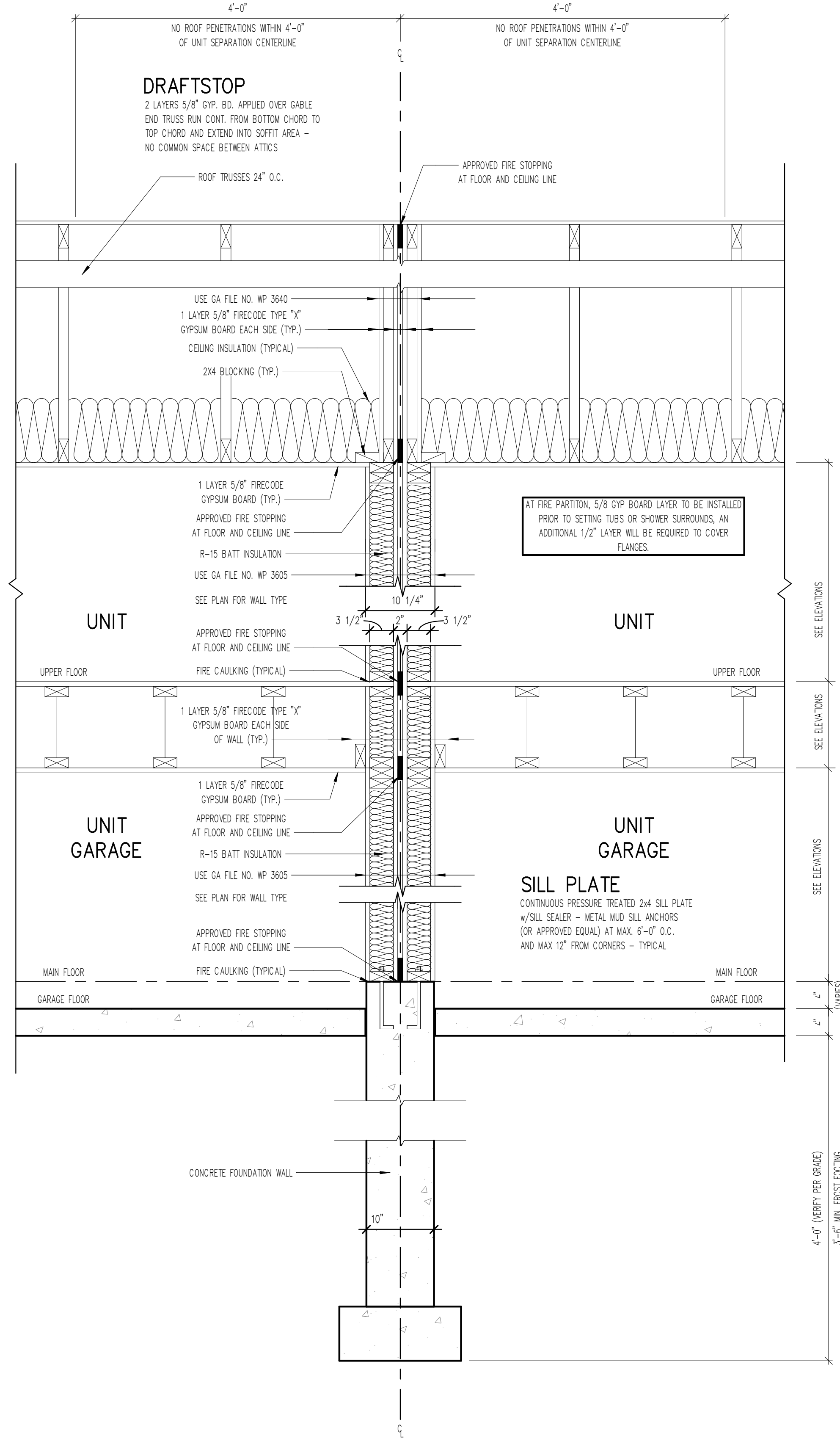
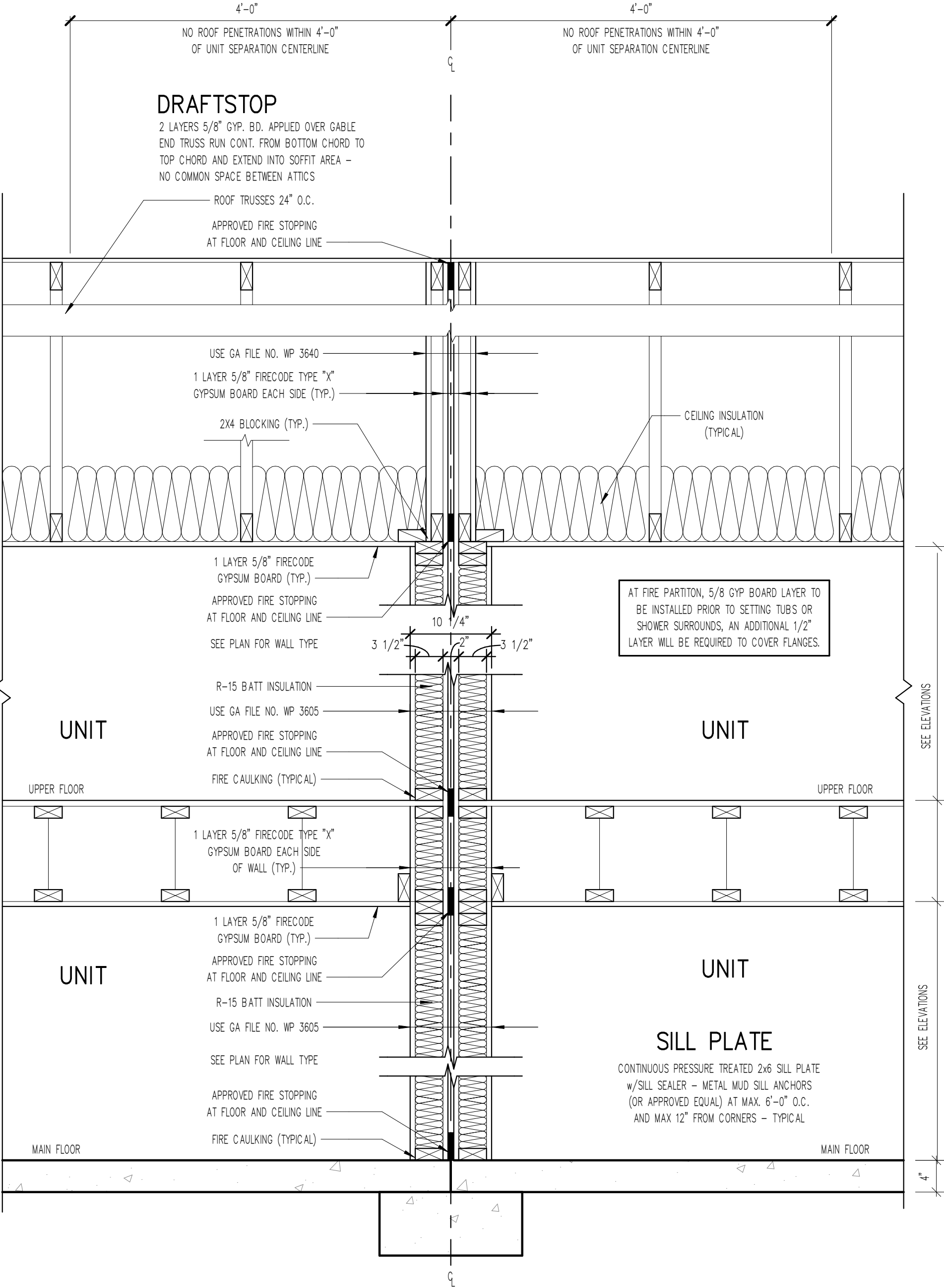
30 TO 34 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE "X" PLAIN OR REDECORATED GYPSUM WALLBOARD, WATER RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 6d COATED NAIL, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS OF SQUARE EDGE, BEVEL EDGE, OR PREDECORATED WALLBOARD MAY BE LEFT EXPOSED. JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD BEARING)

THICKNESS:
APPROX. WEIGHT:
FIRE TEST:
UL DESIGN U305;
ULC DESIGN W301
SOUND TEST:

4 7/8"
7 PSF
UL R1319-4--6, 6-17-52;
UL R2717-39, 1-20-86
UL R3501-52, 3-15-66
OR 64-8, 2-4-64



1 COMMON WALL SECTION AT UNITS (2X4)
1" = 1'-0"

2 COMMON WALL SECTION AT GARAGE (2X4)
1" = 1'-0"

3 COMMON GABLE SECTION AT GARAGE (2x4)

ALLER

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PROJECT PHASE:
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Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST
GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.14.24

DRAWN
AK/MB/NT

SHEET NAME
WALL SECTIONS

SHEET NO.
A6.0

Page 442 of 563

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON 1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)
 - CASSETTMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

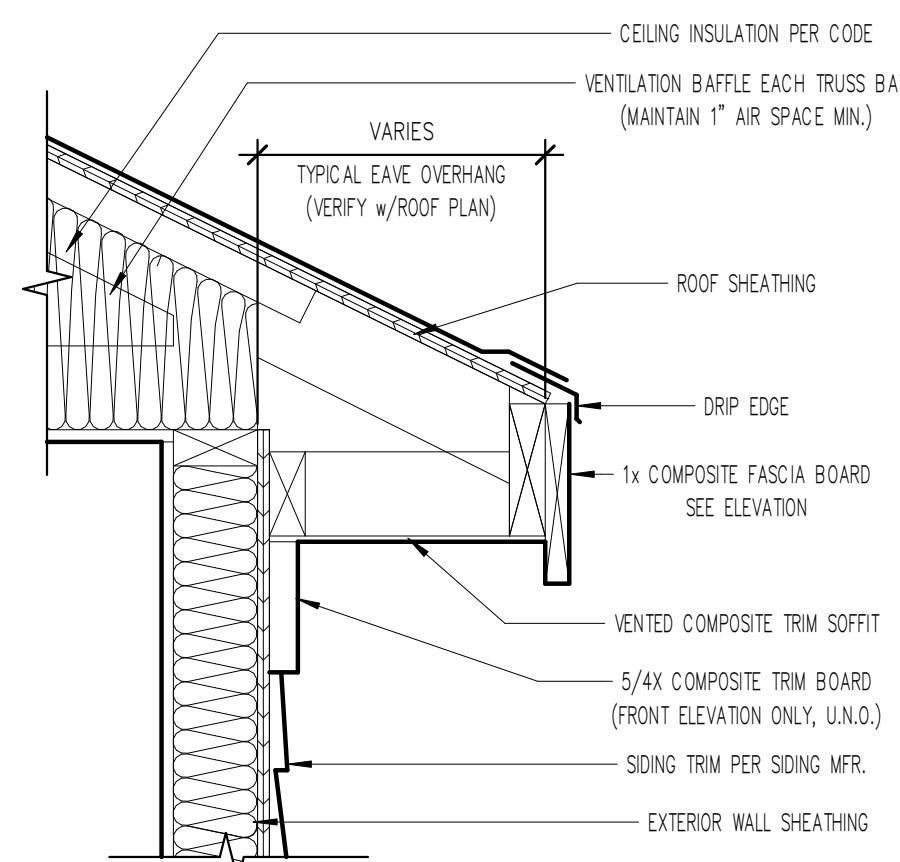
ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
WERE NOT ENGINEERED OR SIZED BY ALLER
DESIGN GROUP LLC, ITS OWNER, OR
EMPLOYEES BUT WAS PROVIDED BY OTHERS
AND IS THE RESPONSIBILITY OF THE BUILDER.**

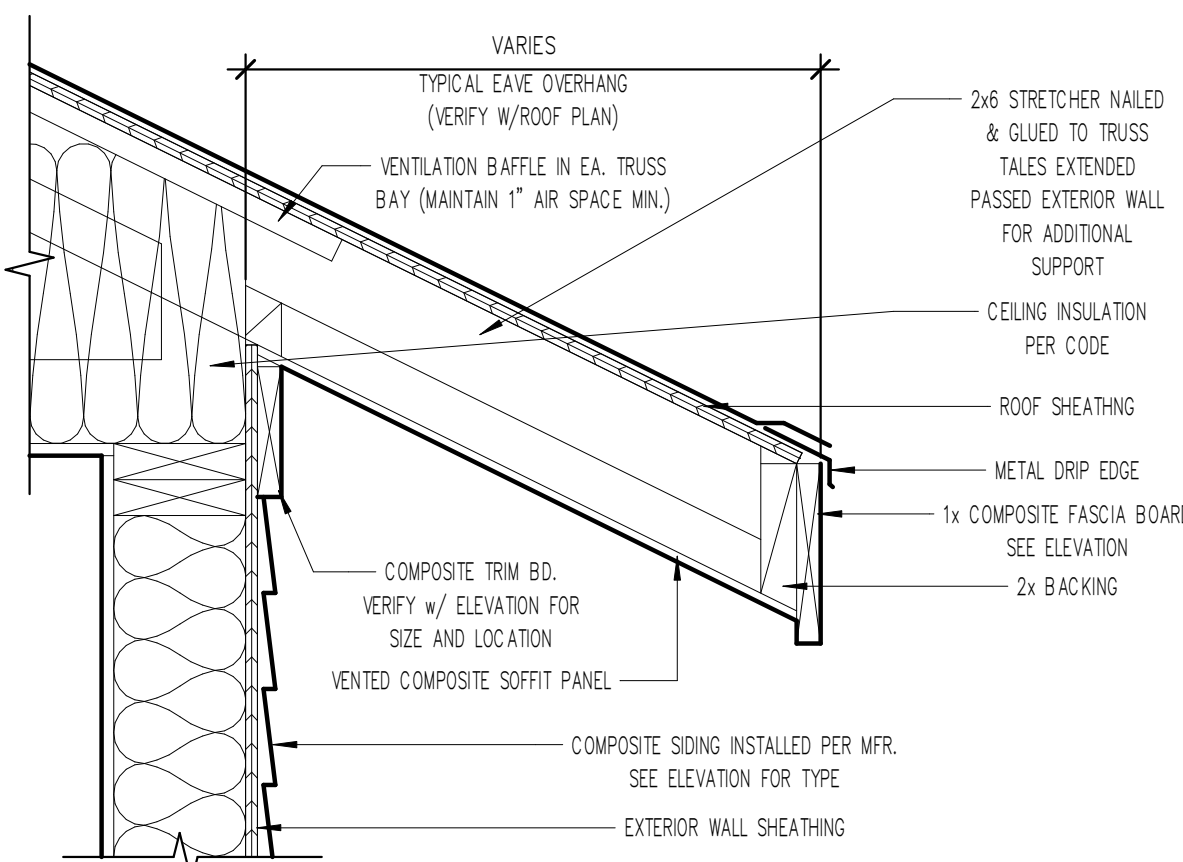
THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES
ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND
EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT
MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR
ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS
OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY
LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF
THESE DOCUMENTS. THEREFORE THE OWNER AND/OR
CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS,
STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.



EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

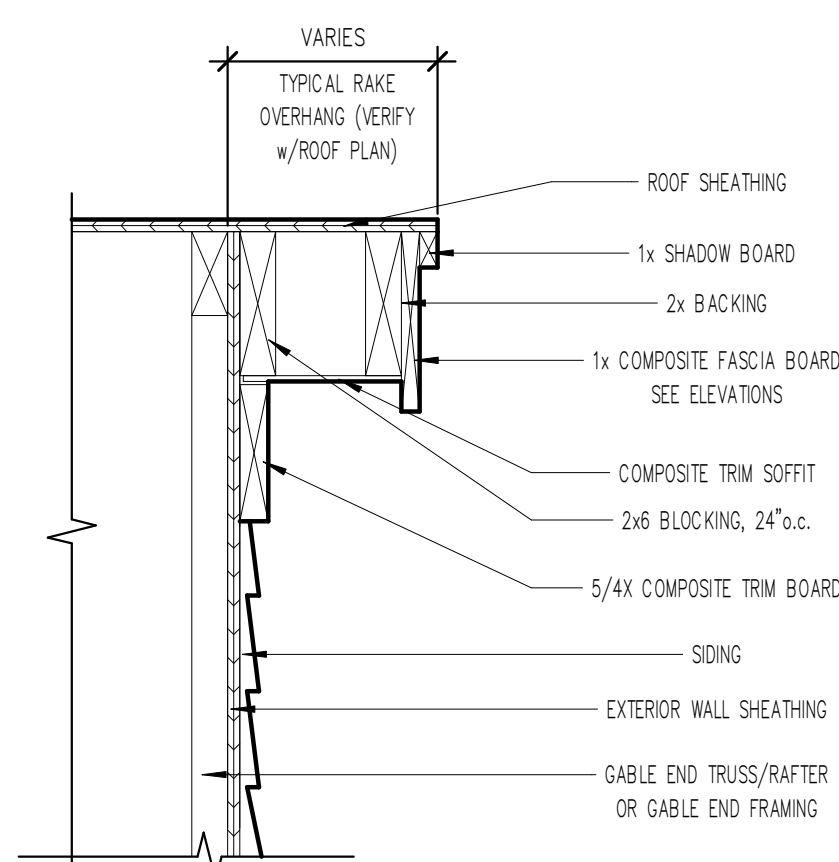
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



SLOPED EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

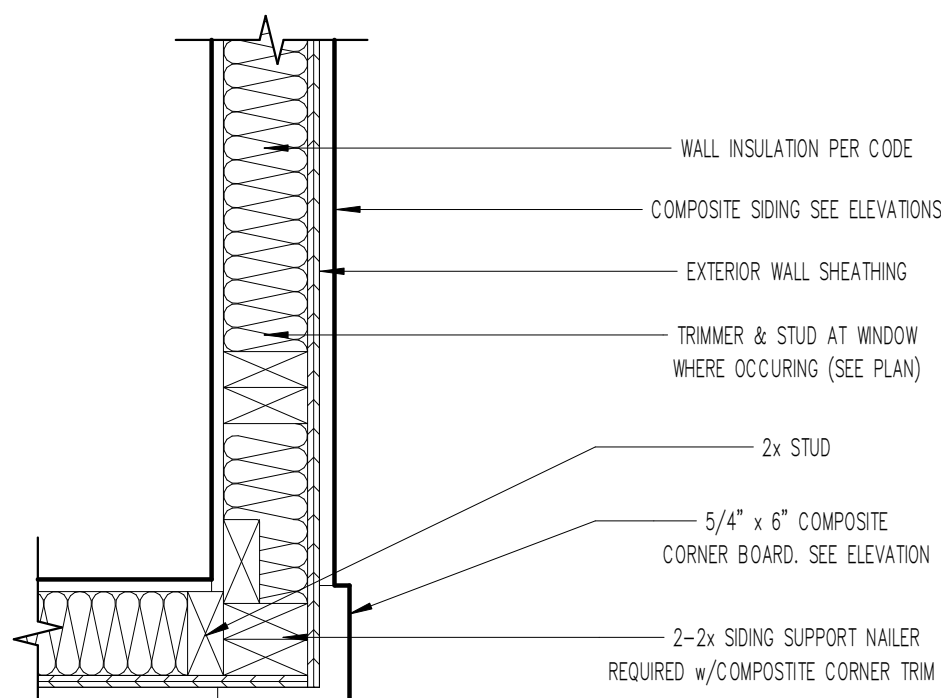
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



RAKE DETAIL, TYP UNO

1 1/2" = 1'-0"

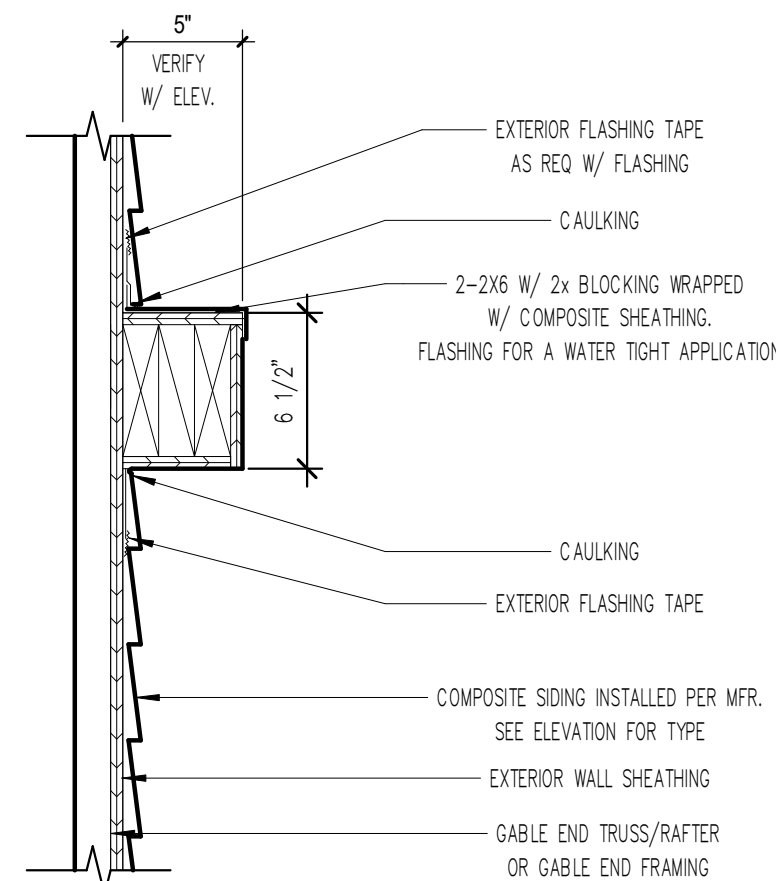
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



EXTERIOR CORNER DETAIL, TYP

1 1/2" = 1'-0"

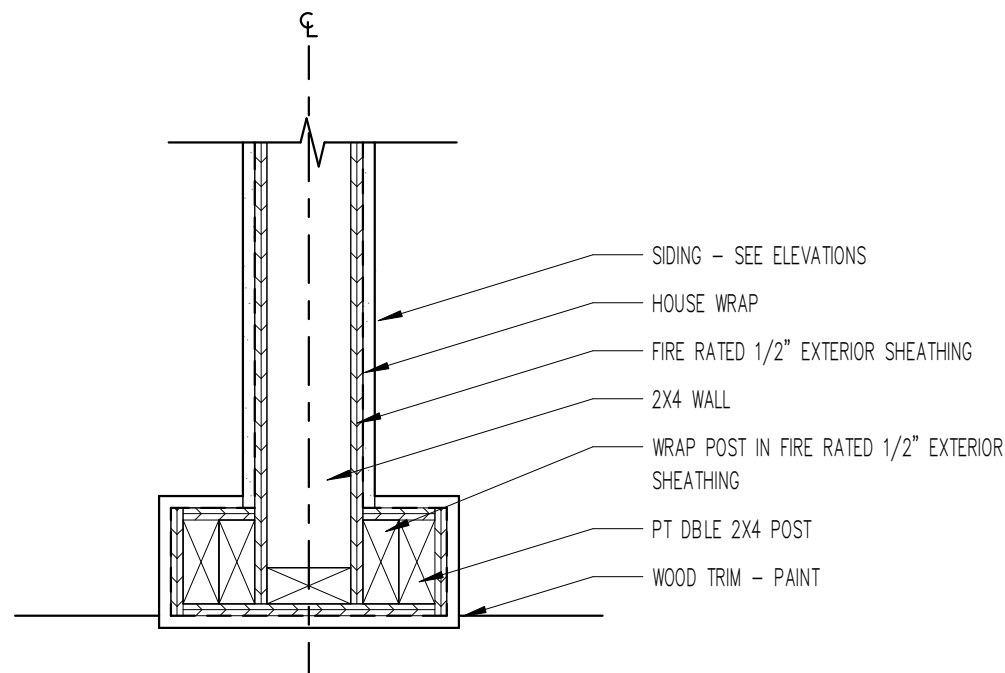
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



VALANCE DETAIL, TYP UNO

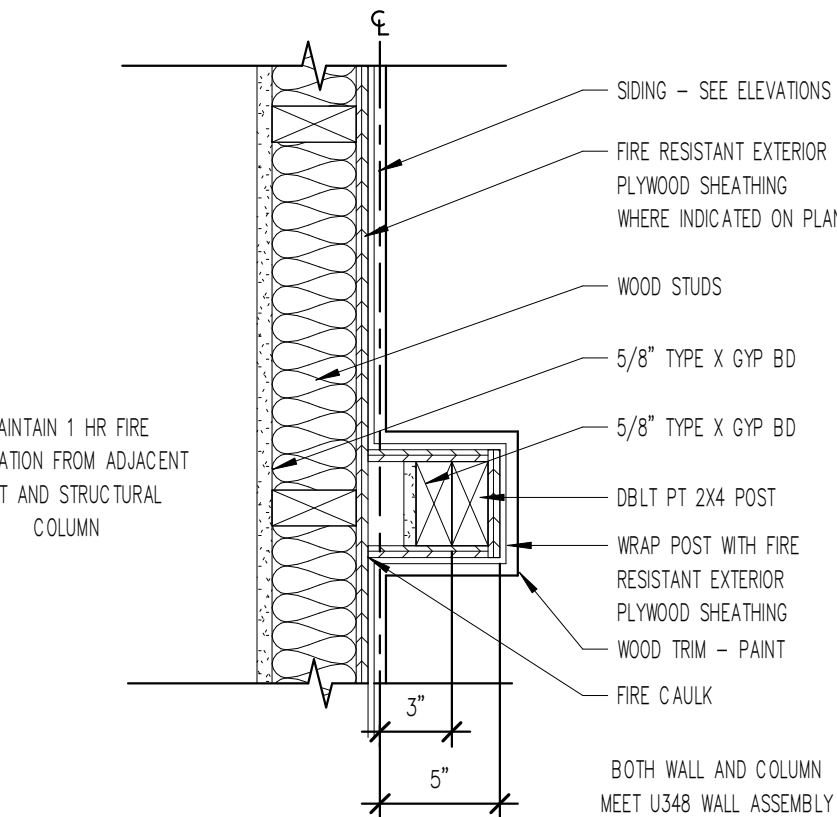
1 1/2" = 1'-0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



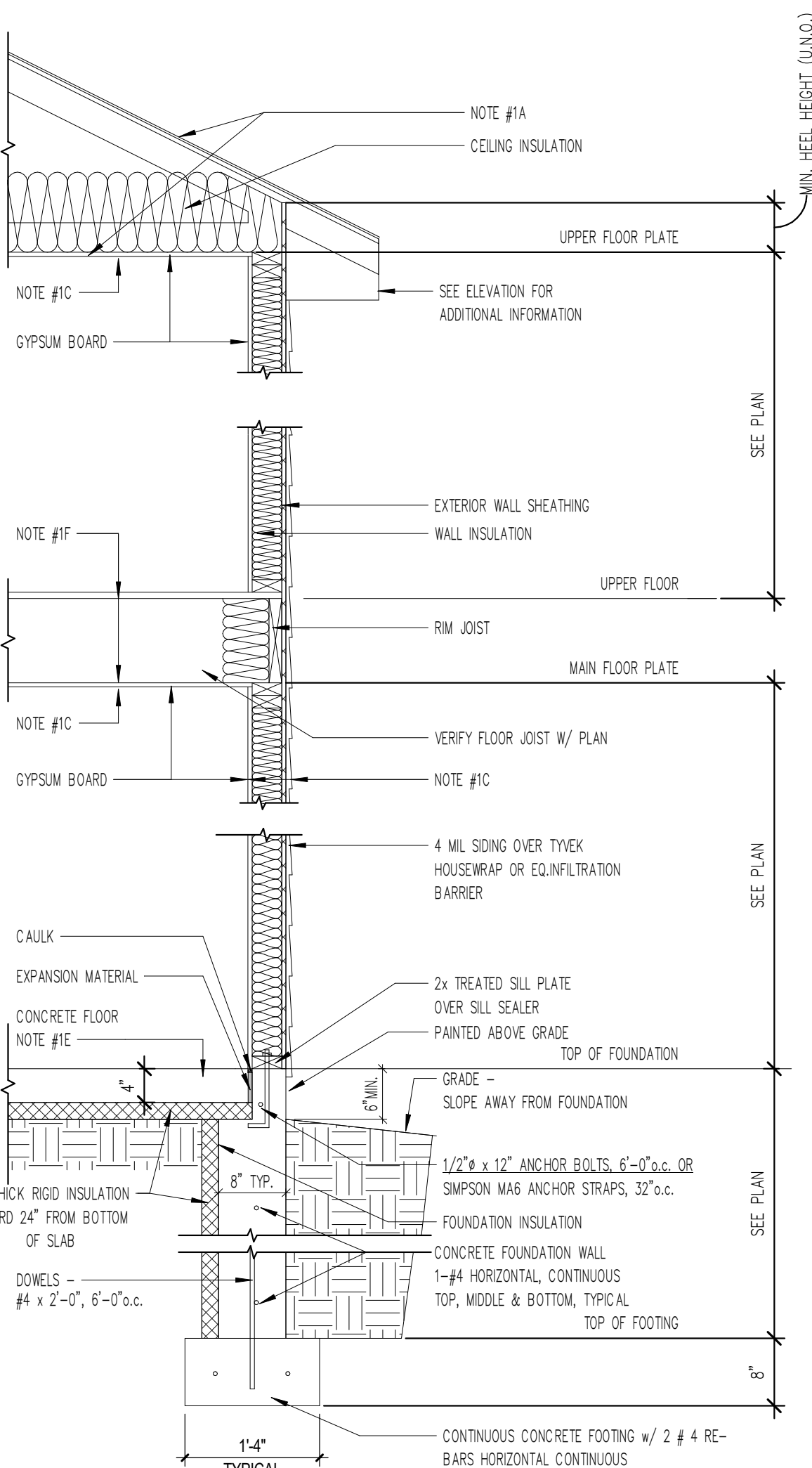
ENTRY POST DETAIL

1 1/2" = 1'-0"

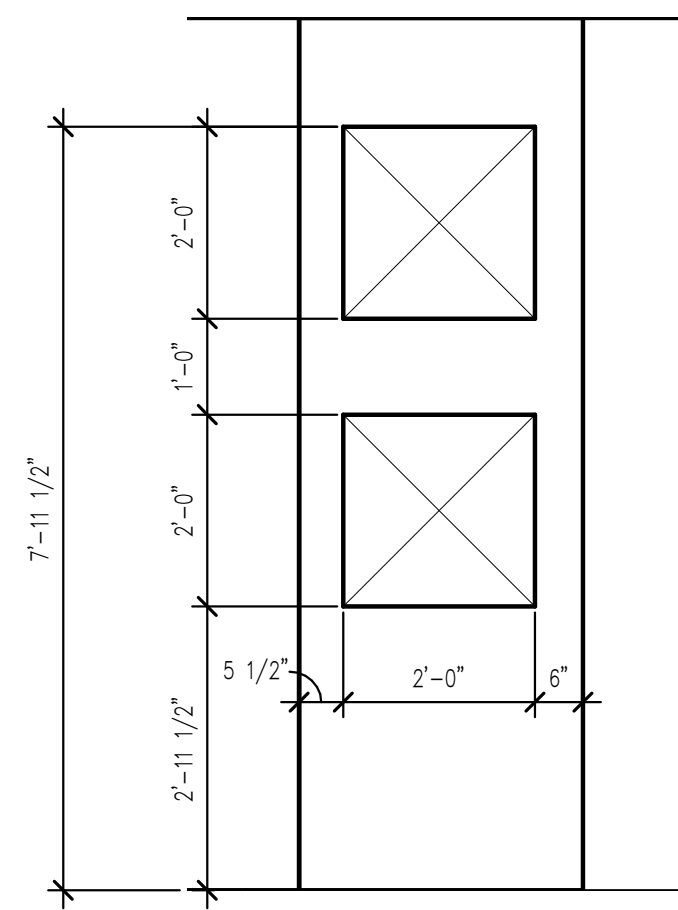


ENTRY POST @ WALL

1 1/2" = 1'-0"

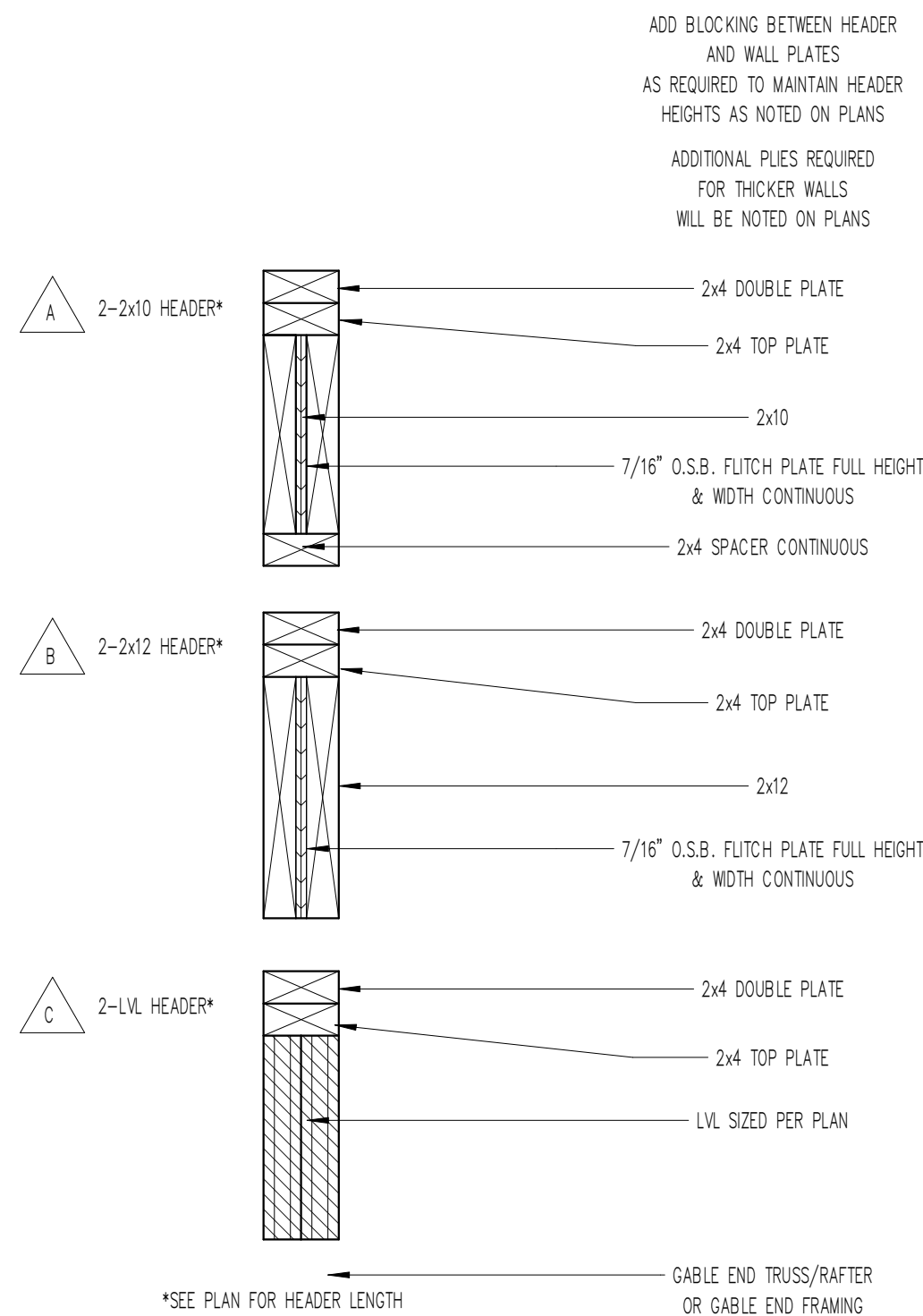


DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



ENTRY WALL ELEVATION

1/2" = 1'-0"

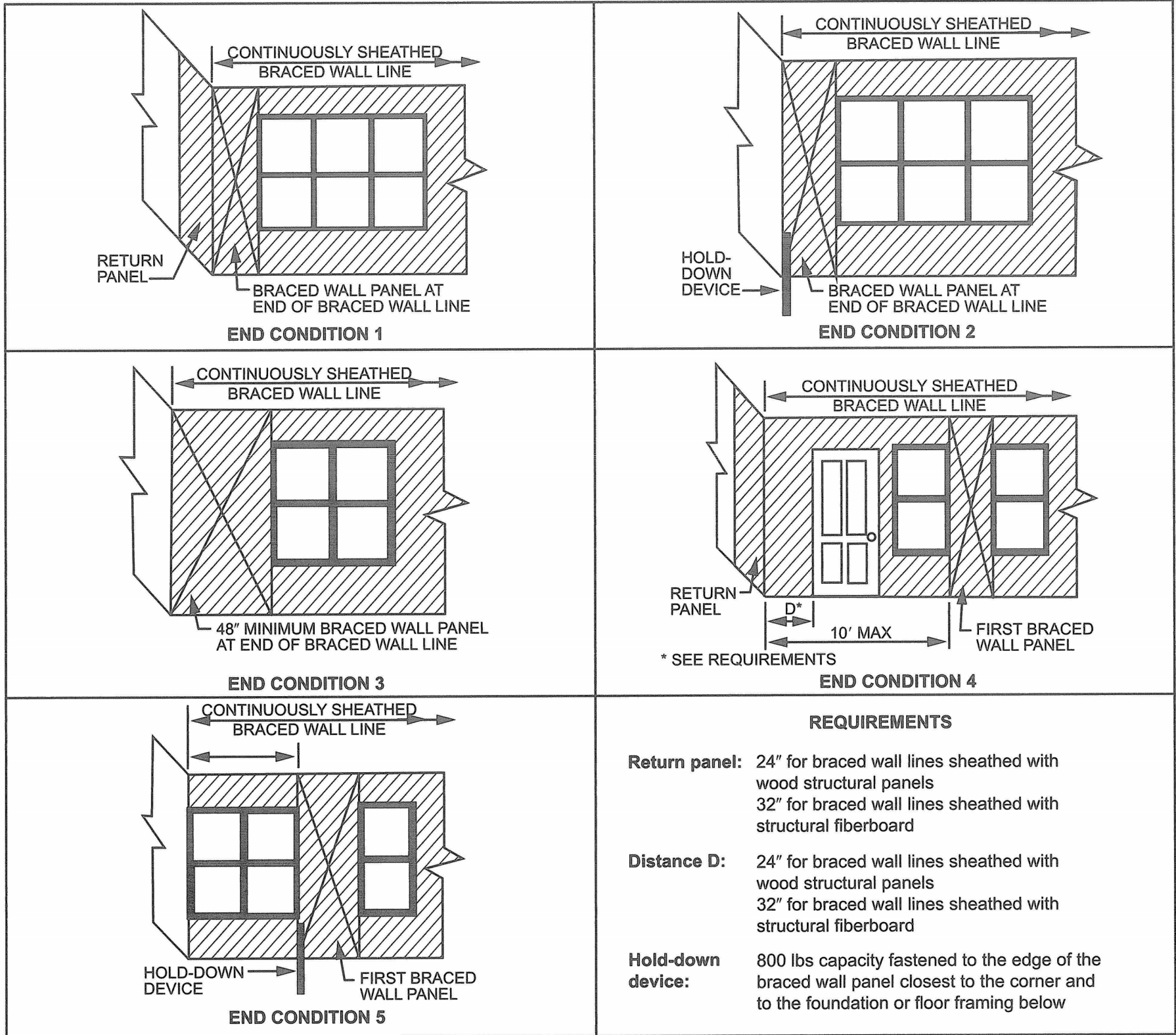


HEADER TYPES

1 1/2" = 1'-0"

TYPICAL NOTES:

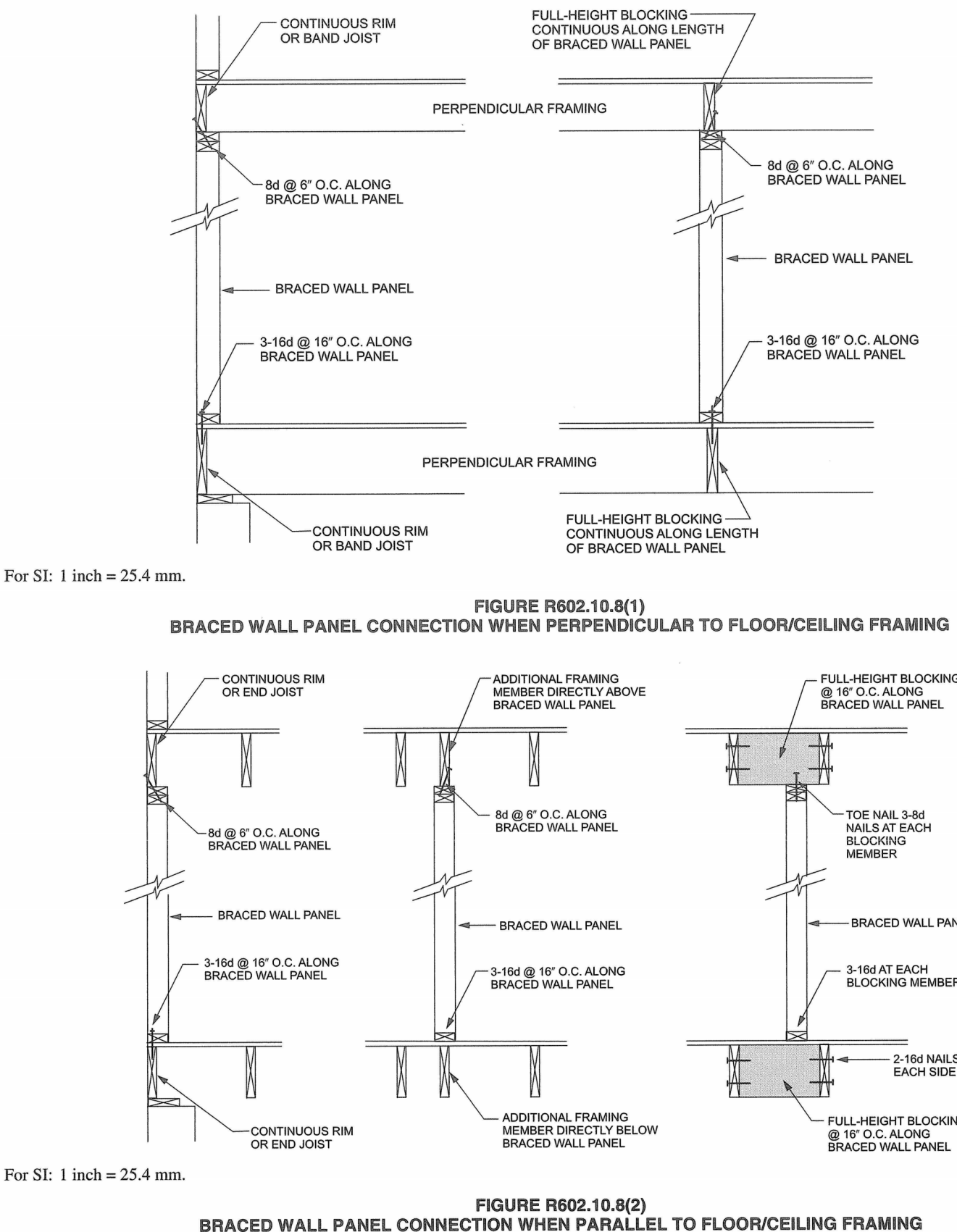
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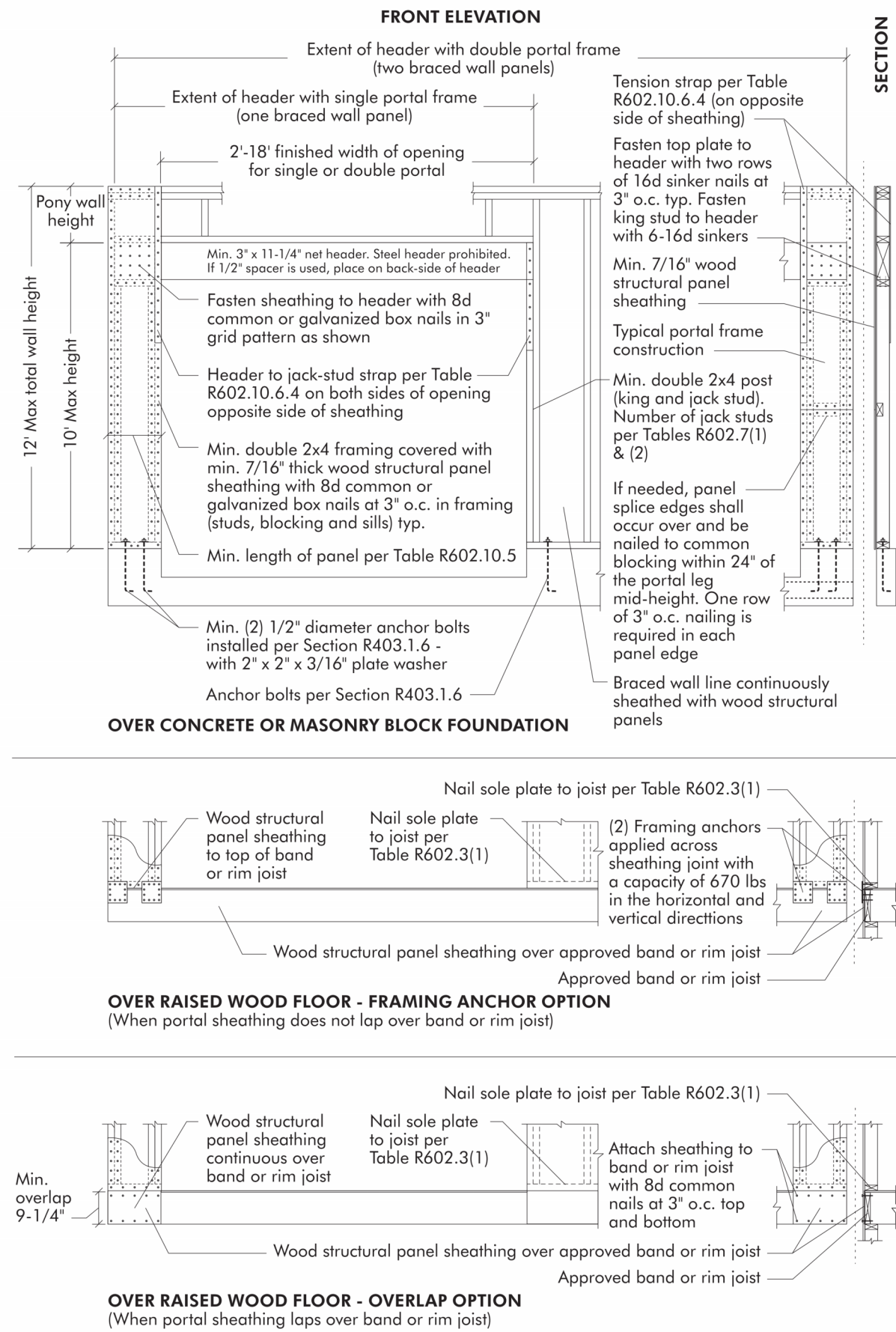
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

2 CS-END CONDITIONS

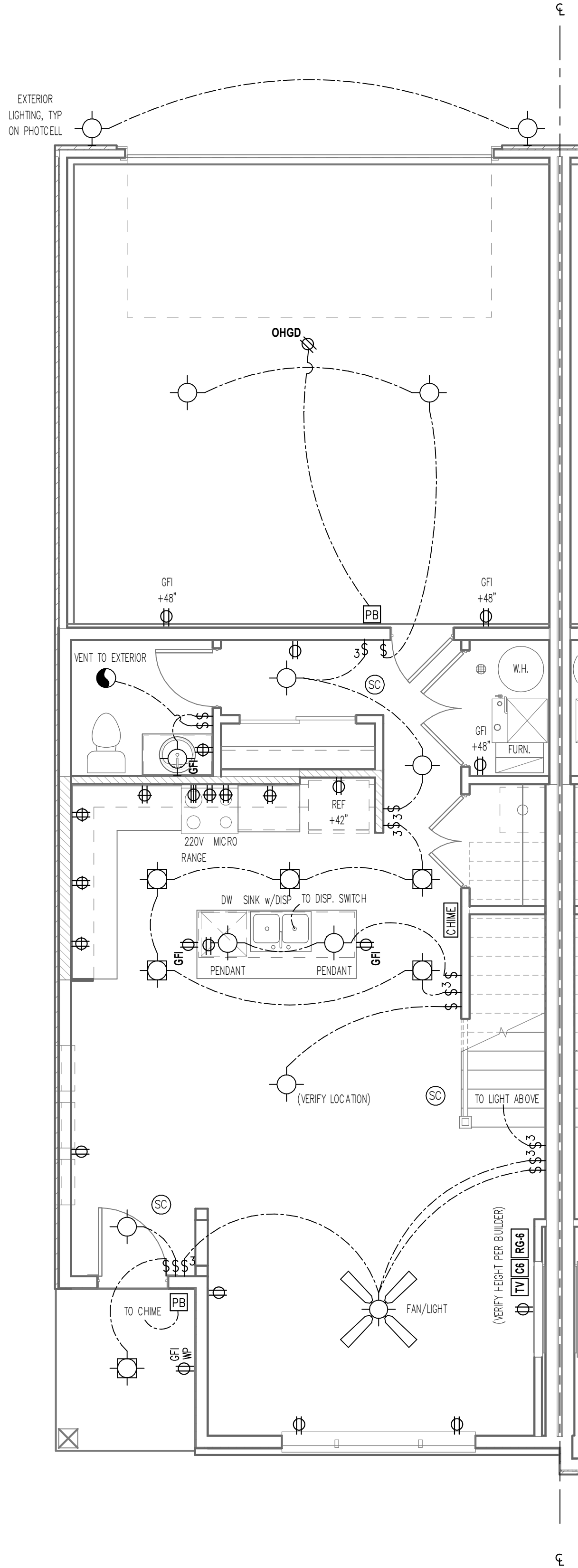


3 BRACED WALL PANEL CONNECTION

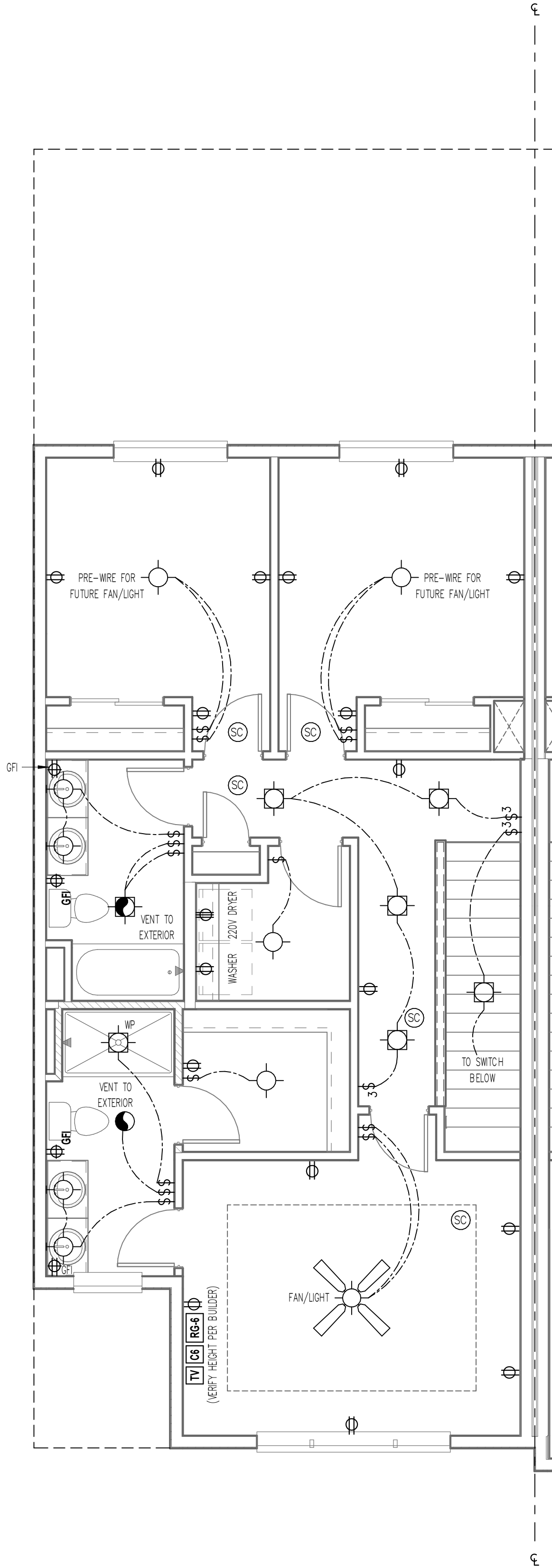


1 BRACING METHOD CS-PF

1 ELECTRICAL PLAN – MAIN FLOOR UNIT A
1/4" = 1'-0"



2 ELECTRICAL PLAN – UPPER FLOOR UNIT A
1/4" = 1'-0"



ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	WATERPROOF DUPLEX OUTLET
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	220 VOLT OUTLET
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	RHEOSTAT SWITCH
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE
	RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
	INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
	TRACK LIGHT
	FLOURESCENT LIGHT FIXTURE
	EXHAUST FAN (VENT TO EXTERIOR)
	EXHAUST FAN (VENT TO EXTERIOR)
	OUTLET FOR GARAGE DOOR OPENER
	CHIMES
	PUSH BUTTON
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
	TELEPHONE
	TELEVISION
	SMART PANEL KEYPAD
	CENTRAL VAC OUTLET
	THERMOSTAT
	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED - IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. SC THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

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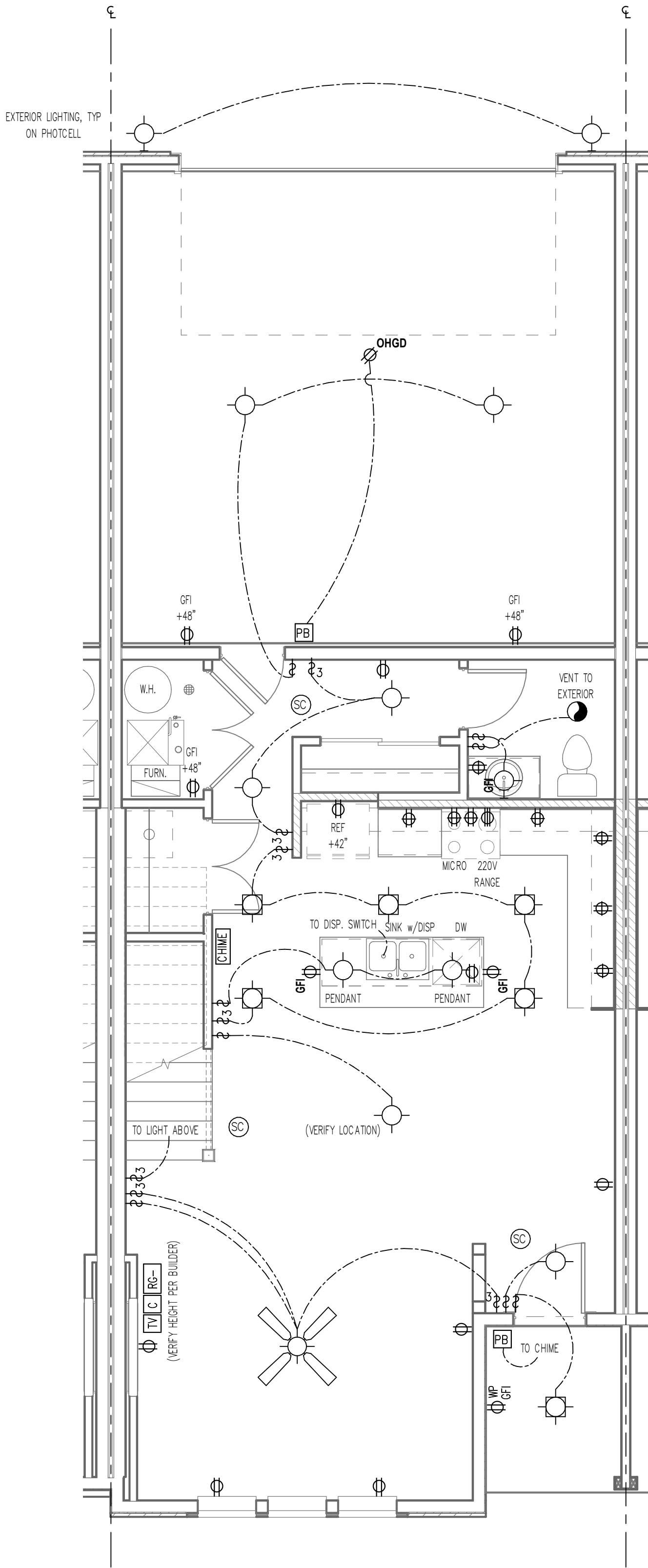
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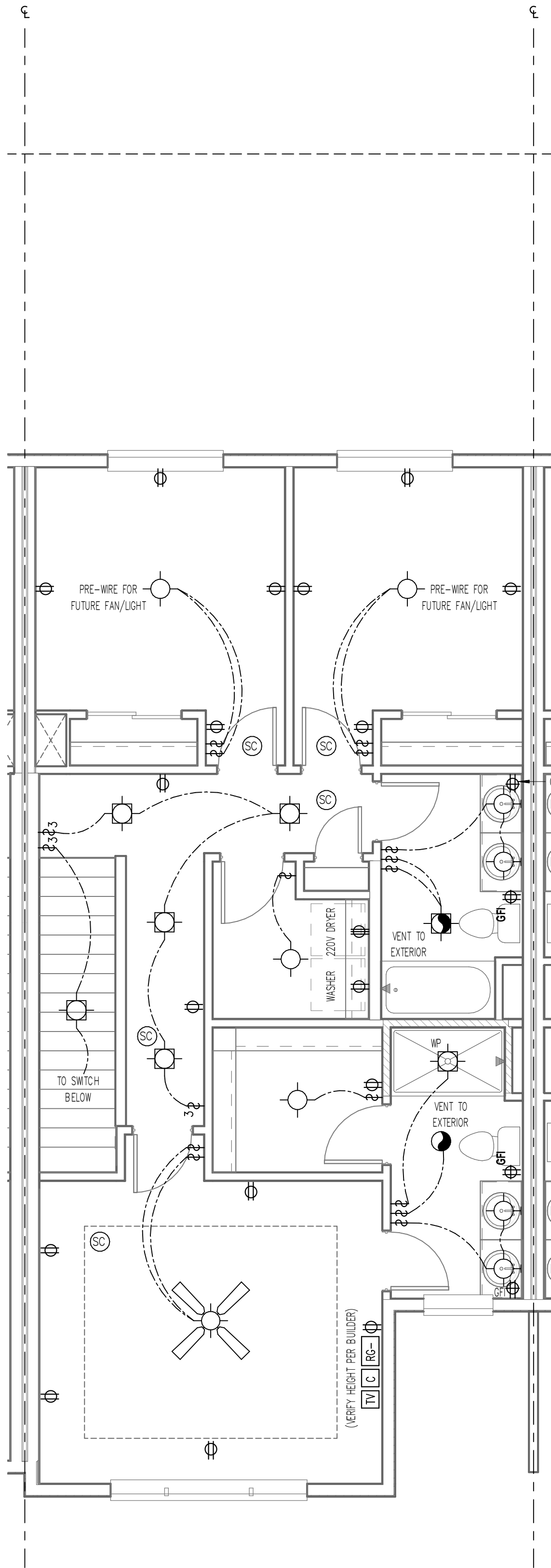
UNIT A - ELECTRICAL PLANS

SHEET NO.

E1



1 ELECTRICAL PLAN – MAIN FLOOR UNIT B
1/4" = 1'-0"



2 ELECTRICAL PLAN – UPPER FLOOR UNIT B
1/4" = 1'-0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- OUTLET FOR GARAGE DOOR OPENER
- CHIMES
- PUSH BUTTON
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TELEPHONE
- TELEVISION
- SMART PANEL KEYPAD
- CENTRAL VAC OUTLET
- THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

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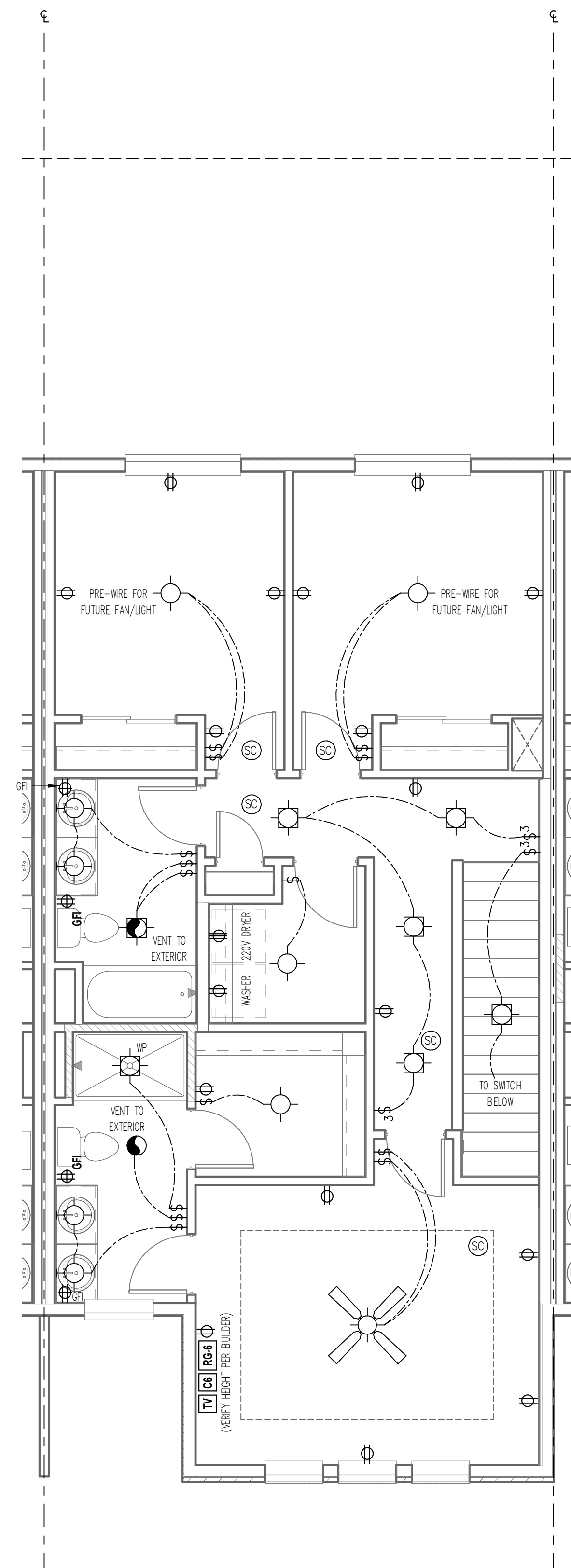
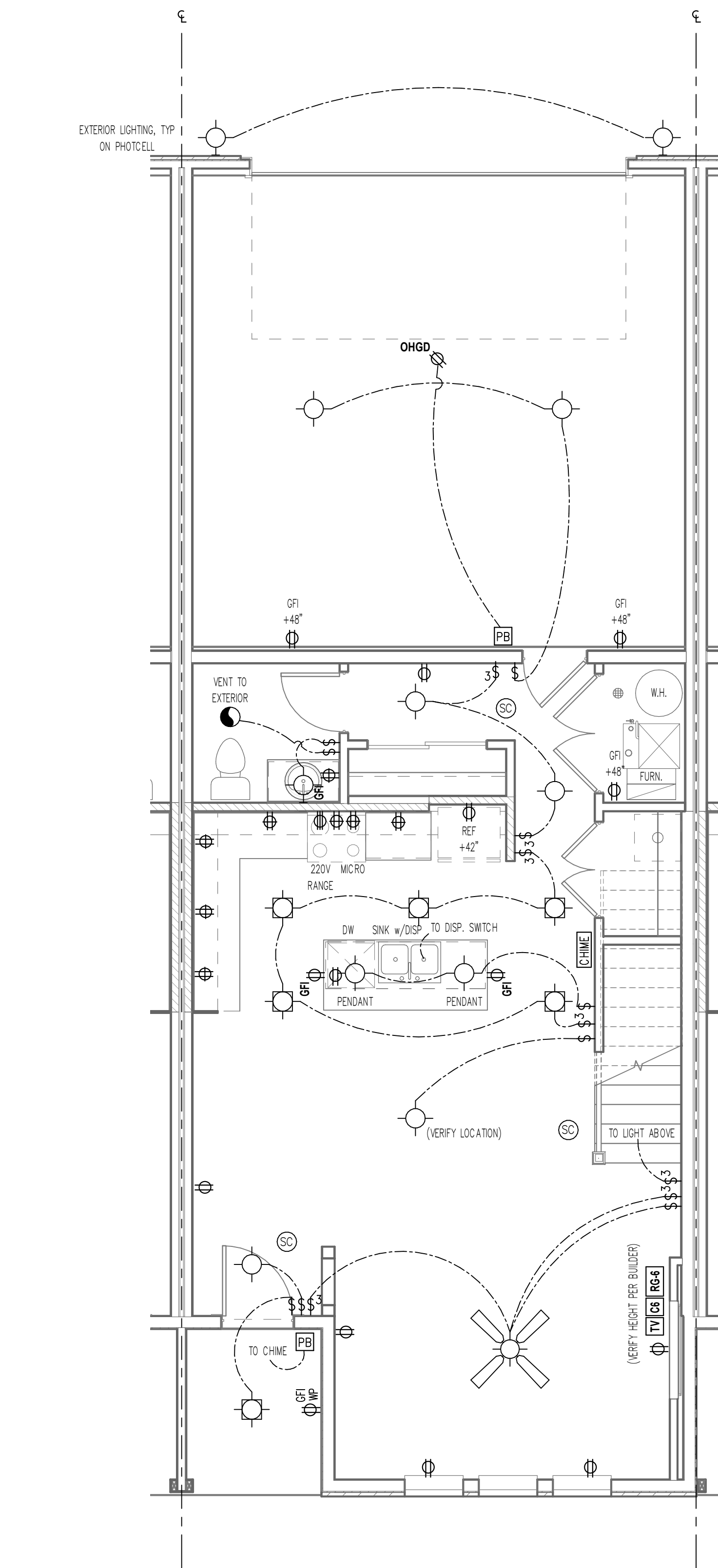
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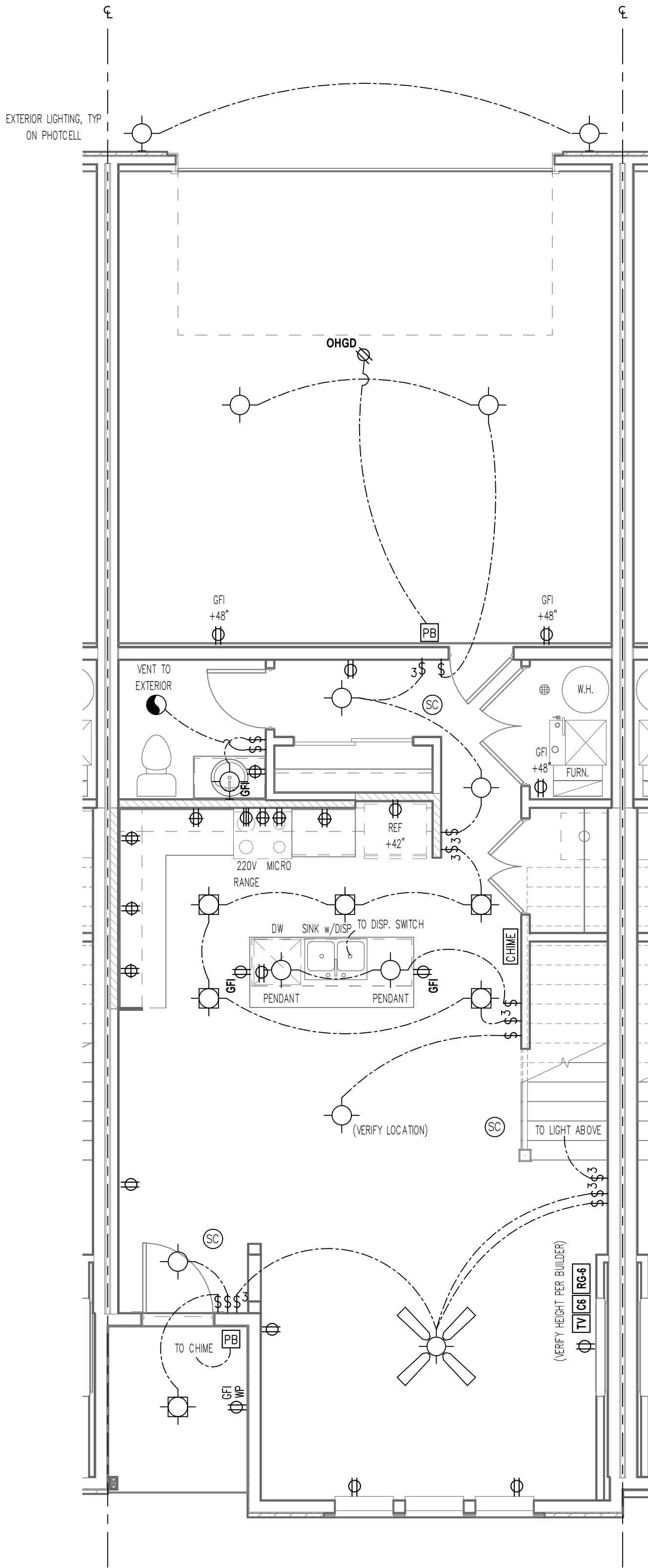
SHEET NAME
UNIT B - ELECTRICAL PLANS

SHEET NO.

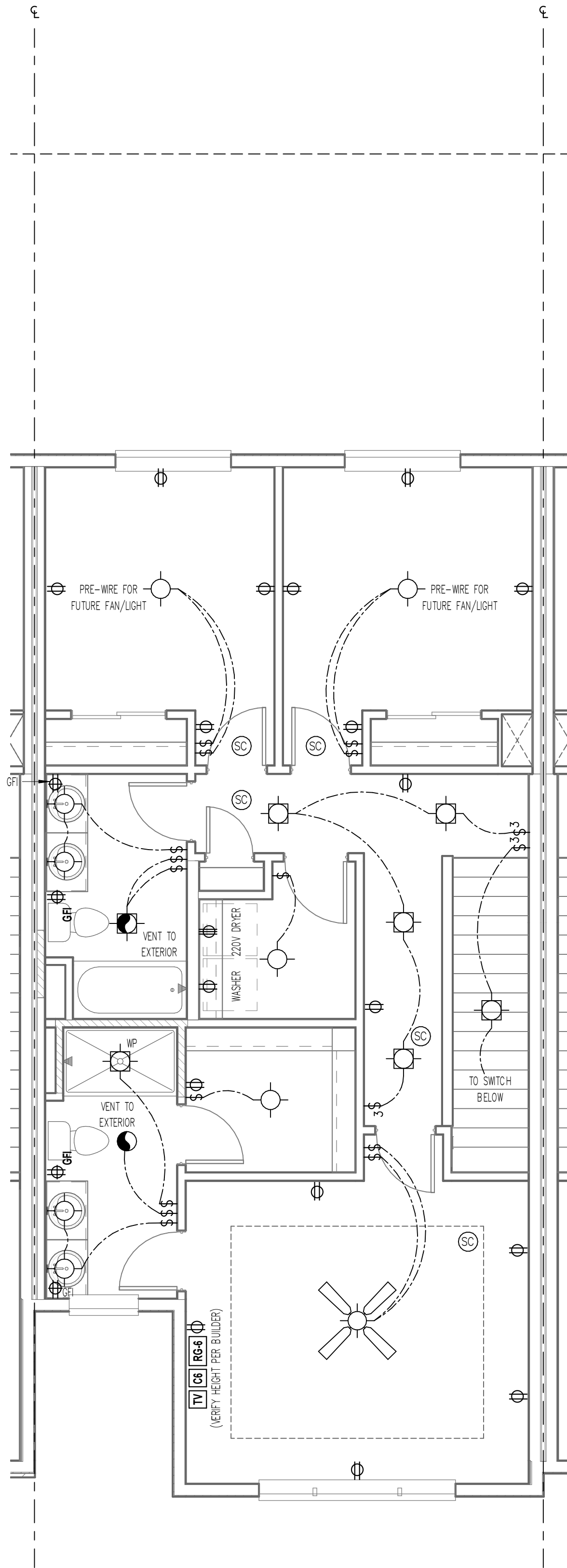
E2



1 ELECTRICAL PLAN – MAIN FLOOR UNIT D
1/4" = 1'-0"



2 ELECTRICAL PLAN – UPPER FLOOR UNIT D
1/4" = 1'-0"



- ### ELECTRICAL KEY
- DUPLEX CONVENIENCE OUTLET
 - DUPLEX OUTLET ABOVE COUNTER
 - WATERPROOF DUPLEX OUTLET
 - GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
 - HALF-SWITCHED DUPLEX OUTLET
 - 220 VOLT OUTLET
 - WALL SWITCH
 - THREE-WAY SWITCH
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 - RHEOSTAT SWITCH
 - CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
 - E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
 - WALL MOUNTED INCANDESCENT LIGHT FIXTURE
 - RECESSED INCANDESCENT LIGHT FIXTURE
 - RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
 - INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
 - TRACK LIGHT
 - FLOURESCENT LIGHT FIXTURE
 - EXHAUST FAN (VENT TO EXTERIOR)
 - EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
 - OUTLET FOR GARAGE DOOR OPENER
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 - COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
 - TELEPHONE
 - TELEVISION
 - SMART PANEL KEYPAD
 - CENTRAL VAC OUTLET
 - THERMOSTAT
 - CEILING FAN (PROVIDE ADEQUATE SUPPORT)
 - CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
 - ELECTRICAL PANEL

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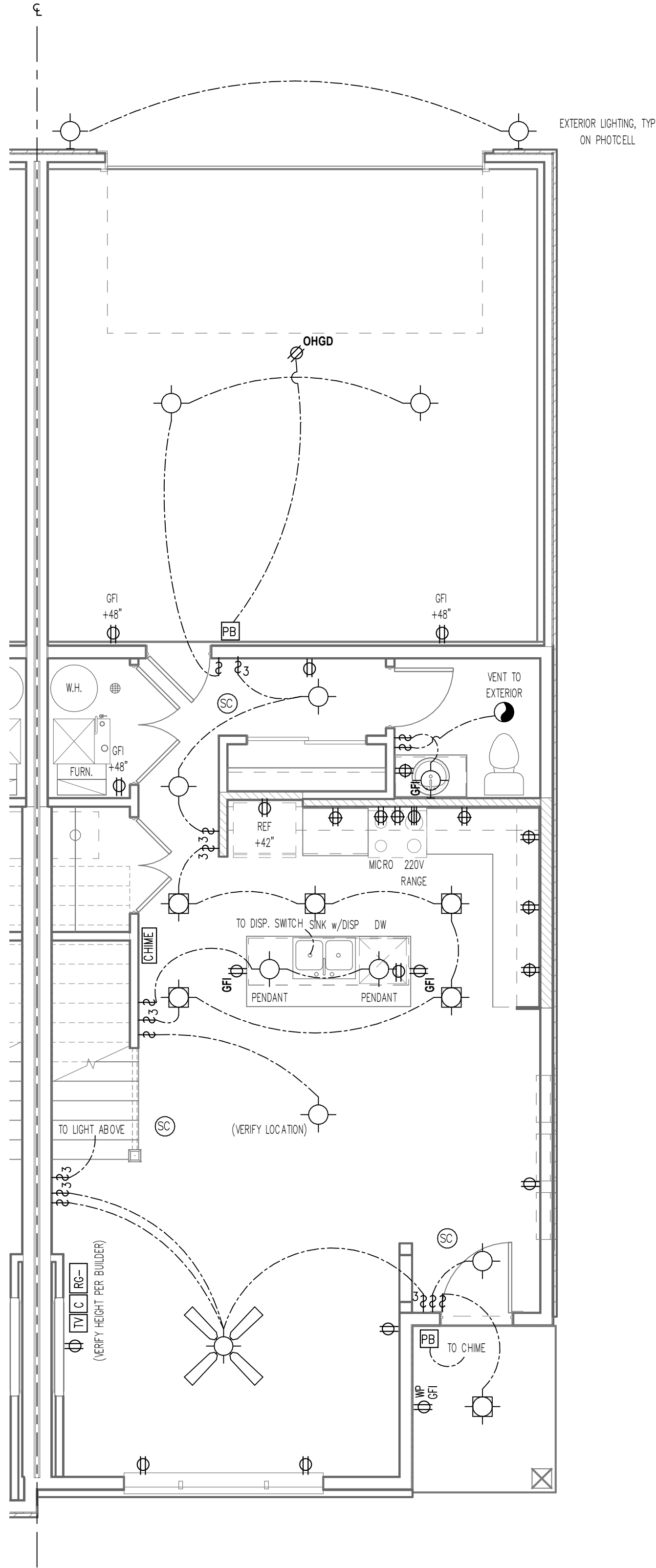
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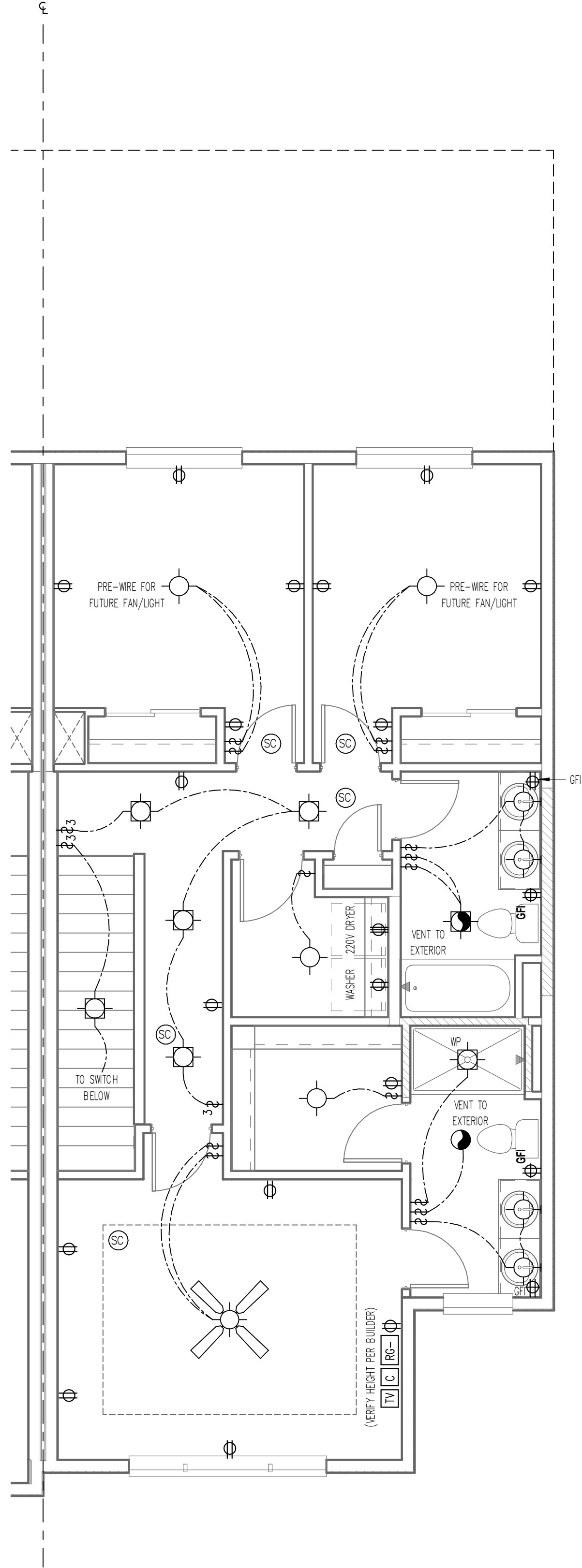
SHEET NAME
UNIT D - ELECTRICAL PLANS

SHEET NO.
E4

1 ELECTRICAL PLAN – MAIN FLOOR UNIT E
1/4" = 1'-0"



2 ELECTRICAL PLAN – UPPER FLOOR UNIT E
1/4" = 1'-0"



ELECTRICAL KEY

DUPLEX CONVENIENCE OUTLET

DUPLEX OUTLET ABOVE COUNTER

WATERPROOF DUPLEX OUTLET

GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET

HALF-SWITCHED DUPLEX OUTLET

220 VOLT OUTLET

WALL SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

RHEOSTAT SWITCH

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE

WALL MOUNTED INCANDESCENT LIGHT FIXTURE

RECESSED INCANDESCENT LIGHT FIXTURE

RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE

INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN

TRACK LIGHT

FLOURESCENT LIGHT FIXTURE

EXHAUST FAN (VENT TO EXTERIOR)

EXHAUST FAN/LIGHT (VENT TO EXTERIOR)

OUTLET FOR GARAGE DOOR OPENER

CHIMES

PUSH BUTTON

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

TELEPHONE

TELEVISION

SMART PANEL KEYPAD

CENTRAL VAC. OUTLET

THERMOSTAT

CEILING FAN (PROVIDE ADEQUATE SUPPORT)

CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)

ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED - IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. SC: THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALLER

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515.254.1181

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PROJECT PHASE:
PHASE 3

Grimes Townhomes (5-Plex)
301, 305, 309, 313, AND 317 SE 4TH ST
GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.14.24

DRAWN
AK/MB/NT

SHEET NAME
UNIT E - ELECTRICAL PLANS

SHEET NO.
E5

Page 449 of 563

PROJECT REQUIREMENTS

GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:

ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.

CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDERS.

THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.

ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEEP AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNERS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.

6

3D PERSPEC TIVE

5

WEST ELEVATION

1/4" = 1'-0"

4

SOUTH ELEVATION

1/4" = 1'-0"

3

NORTH ELEVATION

1/4" = 1'-0"

2

EAST ELEVATION

1/4" = 1'-0"

1

FIRST FLOOR PLAN

1/4" = 1'-0"

CONTACTS

OWNER:

KRM CUSTOM HOMES
10640 JUSTIN DR
URBANDALE, IA 50322
515.243.1191
KRMCUSTOMHOMES.COM

GENERAL CONTRACTOR:

KRM CUSTOM HOMES
10640 JUSTIN DR
URBANDALE, IA 50322
515.243.1191
KRMCUSTOMHOMES.COM

DESIGNER:

ALLER DESIGN GROUP
1840 NW 118TH ST STE 100
CLIVE, IA 50325
515.254.1181
ALLERDESIGN.COM

DESIGN DATA

IRC 2018 BUILDING PLANNING – CHAPTER 3:

LIVE LOADS

ROOF (SNOW) 30 PSF

WIND DESIGN

115 MPH (SEISMIC DESIGN CATEGORY – A)
WEATHERING – SEVERE

SOIL TEST (LOAD BEARING PRESSURE)

SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 2000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 1500 PSF

BUILDING MATERIALS

STRUCTURAL STEEL F_y = 36 KSI
REINFORCING STEEL F_y = 60 KSI

CONCRETE:

BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER F_c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS F_c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER F_c = 3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER F_c = 3000 PSI
AND GARAGE FLOOR SLABS F_c = 3000 PSI

FRAMING LUMBER:

2X6 AND LARGER F_b = 1200 PS
E = 1700 KSI
F_t = 625 PSI
2X4 AND MSC F_b = 1400 PS
E = 1700 KSI
F_t = 1000 PSI
2X6 STUDS F_b = 725 PSI
E = 1600 KSI
F_t = 675 PSI
2X4 STUDS F_b = 800 PSI
E = 1600 KSI
F_t = 600 PSI
MICRO-LAMS (1 1/2") F_b = 2800 PS
E = 2000 KSI

RESIDENTIAL CONVENTIONAL FOOTINGS

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS. VERIFICATION OF THIS DATA IS THE RESPONSIBILITY OF THE BUILDER.

17'-8"

10'-0"

1'-4"

15'-0"

1'-4"

17'-8"

TRASH ENCLOSURE

CMU WALLS, TYP

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:

A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS

B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD

C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD

D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON 1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD

E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS (SPACING AS NOTED ON FLOOR PLANS)
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD

2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

A. CASSETMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION. NOTED ON PLANS AS CMT

B. SLIDING WINDOWS:
NOTED ON PLANS AS SL

C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH

D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH

E. FIXED WINDOWS:
NOTED ON PLANS AS FX

3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

A. WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING

B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

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PROJECT PHASE:

PHASE 3

GRIMES APTS: TRASH ENCLOSURE

304 SE 3RD ST GRIMES IA

BUILDER

KRM DEVELOPMENT

PROJECT NO.

36400424

ISSUE DATE

10.02.24

DRAWN

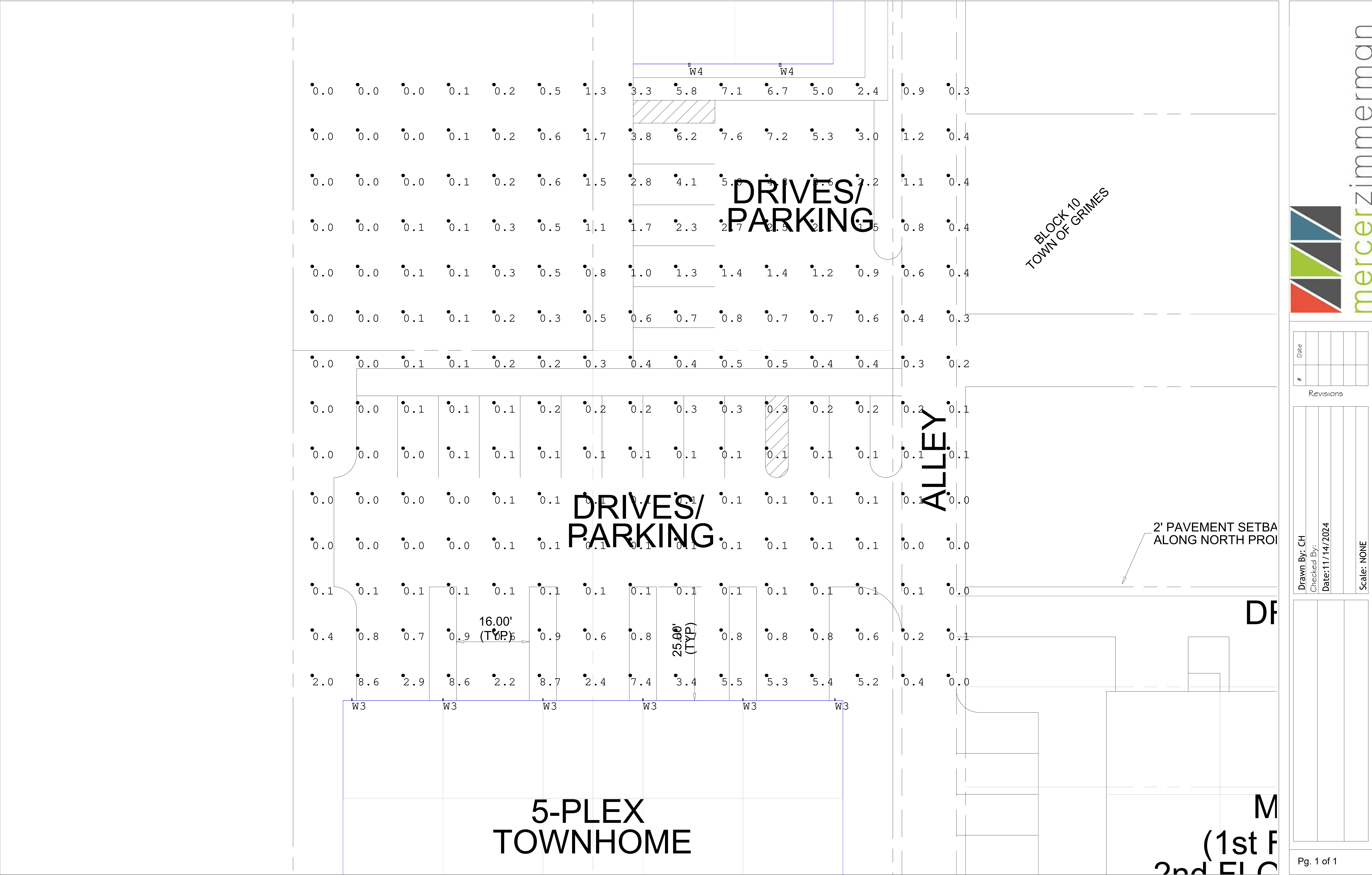
AK

SHEET NAME

FLOOR PLAN AND EXTERIOR ELEVATIONS

SHEET NO.

A1.0

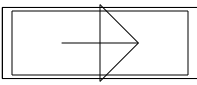
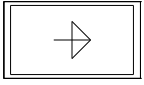


#	Revisions				
	Date				

Drawn By: CH	Checked By:	Date: 11/14/2024	Scale: NONE

NOTES: 10'X10' CALC GRID @ GRADE
25' AND 7.5' MOUNT HEIGHT

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	1.04	8.7	0.0	N.A.	N.A.

Luminaire Schedule				
Symbol	Qty	Label	Description	LLF
	6	W3	XTOR2B	0.900
	2	W4	XTOR8B	0.900

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM: Resolution 11-5024 Approving Final Plat of Hope Timber Villas Plat 1 and Certain Related Easements and Agreements

BACKGROUND: The applicant, Hope Timber, LLC, is requesting approval of a final plat for Hope Timber Villas Plat 1 located at the northeast corner of NW 2nd Street and NW Ridgewood Drive. The final plat consists of 11.97 acres with 88 development lots for detached townhome use, 6 private streets and right-of-way lots, and 4 outlots for private detention and ingress/egress, sanitary sewer, and water main easement.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning and Zoning Commission Recommendation of Approval - 011/05/2024

STAFF RECOMMENDATION: Staff recommends approval subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

RESOLUTION 11-5024 APPROVING FINAL PLAT OF HOPE TIMBER VILLAS PLAT 1 AND CERTAIN RELATED EASEMENTS AND AGREEMENTS

Grimes Resolution No. 11-5024

WHEREAS, the final plat and accompanying materials for Hope Timber Villas Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by Hope Timber, LLC, (the "Developer"); and

WHEREAS, approval of the preliminary plat of the Plat has previously been given by the Grimes City Council at a regular meeting thereof; and

WHEREAS, the Developer has requested final approval of the Plat; and

WHEREAS, the Grimes Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the Developer has not yet completed the installation of certain Public Improvements to be dedicated to the City, including sanitary sewer, water main, and sidewalks in the Plat, and the Developer has entered into an Agreement to Complete Public Improvements; and

WHEREAS, the Developer has submitted to the City of Grimes all necessary easements within the Plat; and

WHEREAS, the plat of Hope Timber Villas Plat 1 and the documents relating thereto comply in all other respects with the City of Grimes's Subdivision Ordinance.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That the plat of Hope Timber Villas Plat 1 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the following additional easements to be filed with the Plat:

1. Ingress/Egress, Water Main and Sanitary Sewer Easement
2. Public Utility Easement

BE IT FURTHER RESOLVED that the City of Grimes does hereby acknowledge the following additional easements to be filed with the Plat:

1. Declaration of Private Storm Sewer and Overland Flowage Easement; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Agreement to Complete Public Improvements; and

BE IT FURTHER RESOLVED that the required sidewalks and trails within the Plat are not now constructed, provided, however, that in no event shall a certificate of occupancy be issued on a lot within the Plat until all sidewalks on such lot that are required by the Plat are constructed. Issuance of the certificate of occupancy shall constitute the City's acceptance of such sidewalk or trail; and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all other associated agreements, and file the final plat of Hope Timber Plat 1, as well as any other documents related thereto, with the Polk County Recorder.

PASSED and APPROVED on November 26, 2024.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

DATE

November 5, 2024

PROJECT NAME

Hope Timber Villas Plat 1 – Final Plat

APPLICANT

Hope Timber, LLC

REQUESTED ACTION

Approval of the final plat, that will allow for the future subdivision of the 11.97-acre property.

LOCATION

Southeast corner of NW 5th Street and NW Ridgewood Drive

ZONING

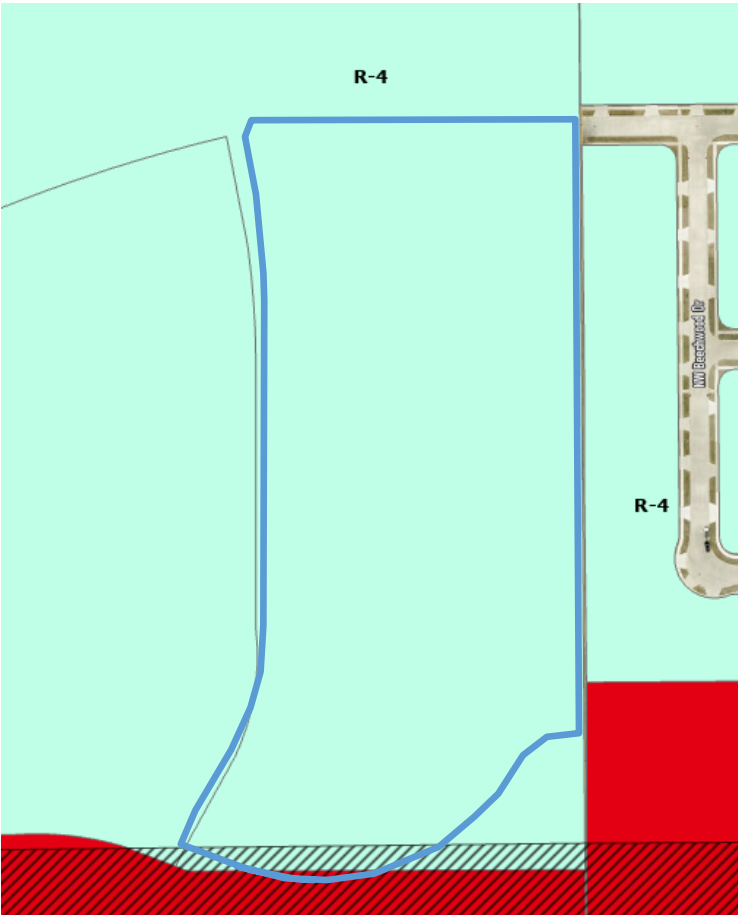
R-4 PUD – Medium Density Residential District

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

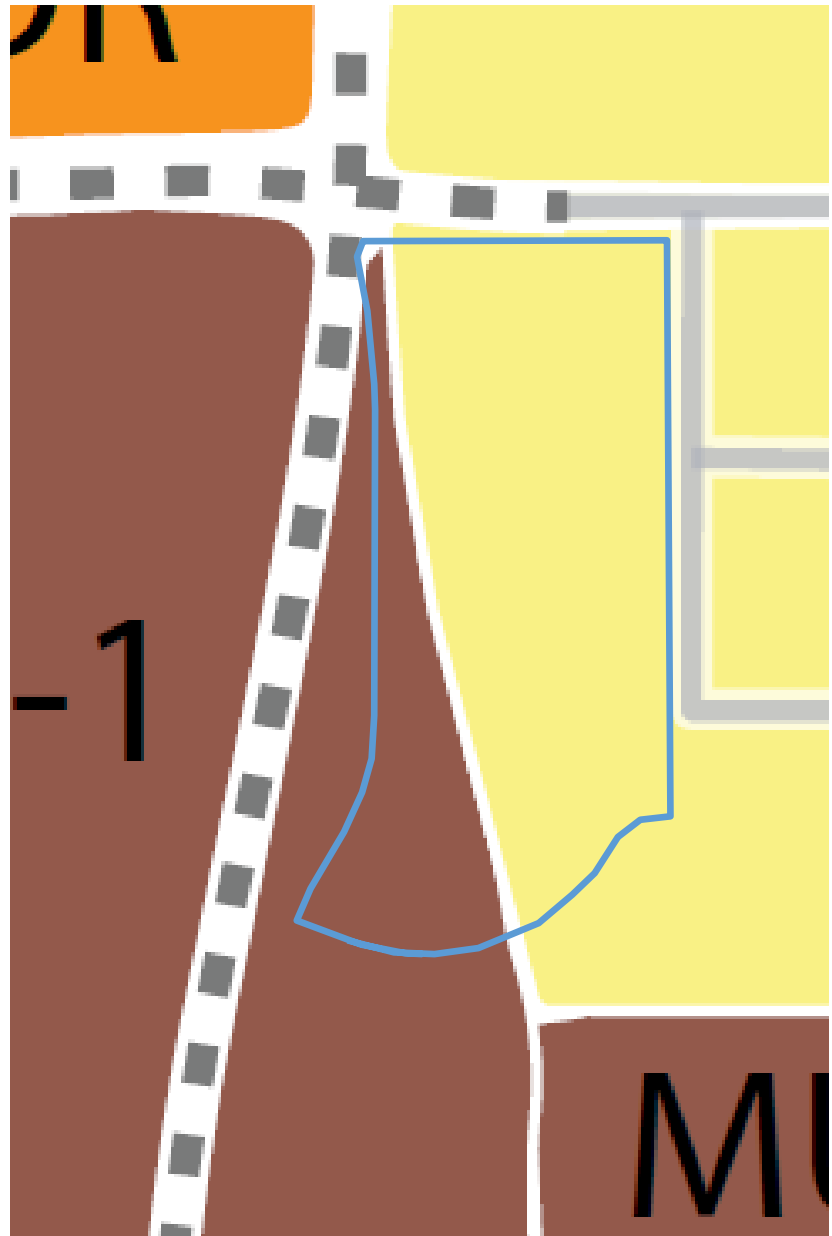
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR Light Density Residential and MDR Medium Density Residential	R-4 PUD and Transportation Corridor Mixed Use District Overlay
North	Vacant	LDR Light Density Residential	R-4 PUD
South	Vacant	MDR Medium Density Residential	C-2 and Transportation Corridor Mixed Use District Overlay
East	Single Family Residential	LDR Light Density Residential	R-4 PUD
West	Industrial	General Industrial	R-4 PUD

PARKS

Parkland dedication has been dedicated with the Hope Timber Plat 1 final plat.

Residents of this development will be near the existing Autumn Park and near future greenways and walking trails.

The site is consistent with the City of Grimes zoning map and future land use map.



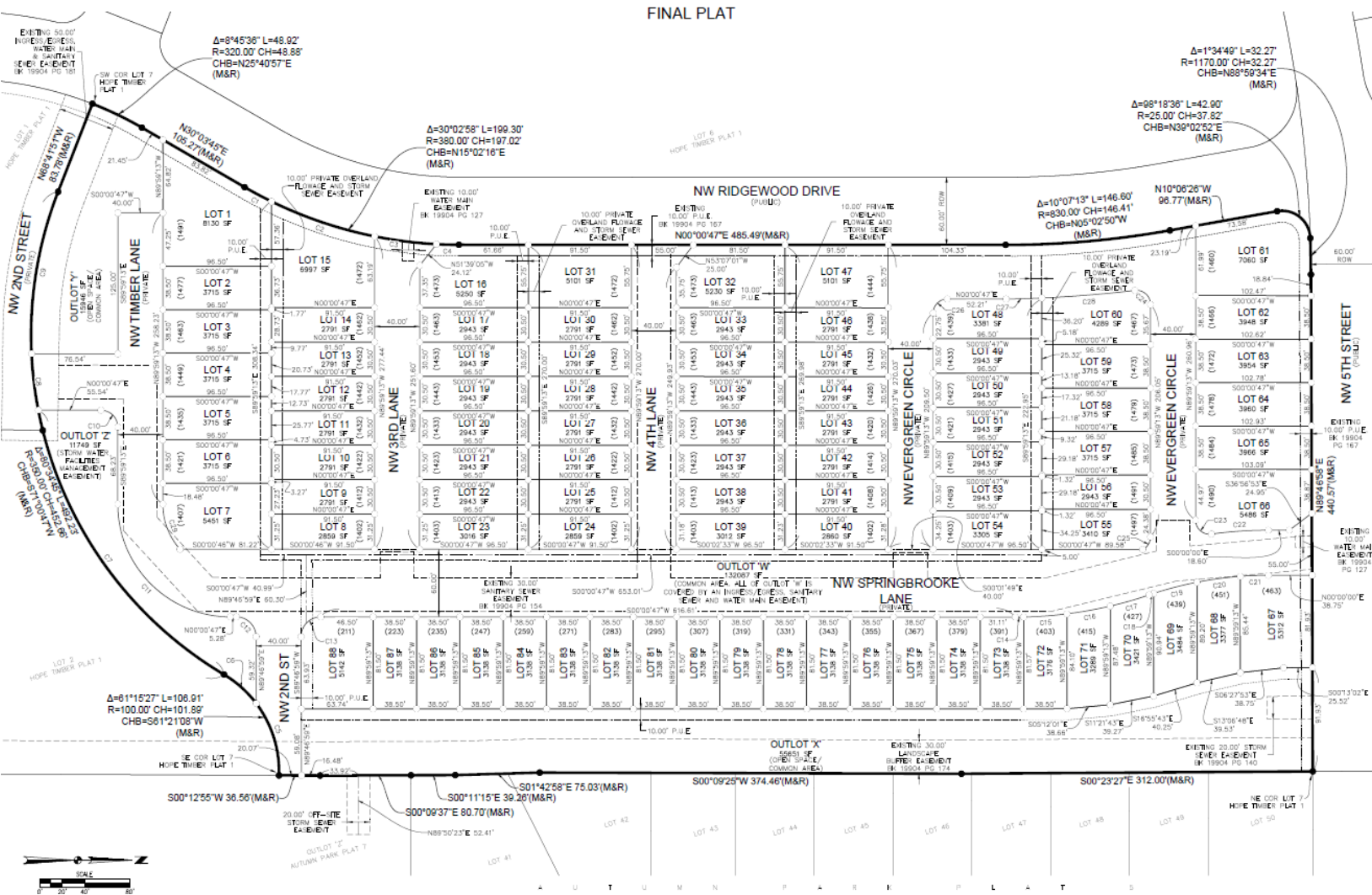
Future Land Use Map

Relation to Studies & Legal

Legal

- The site is subject to the Hope Timber development agreement.
- The site is using the Hope Timber Plat 1 performance bond. A majority of the public improvements that are within this bond have been completed within Hope Timber Plat 1. Therefore, there is an adequate amount of bond to cover the improvements within Hope Timber Villas Plat 1.
- Site was subject to fees for County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.

Site Layout



ACCESS

- Full access onto NW Ridgewood Drive from all NW 3rd Ln and NW 4th Ln.
- Full access onto NW Springbrooke Lane from NW Evergreen Cir, NW 4th Ln, NW 3rd Ln, NW Timber Ln, and NW 2nd Street.
- NW Springbrooke Lane has full access onto NW 2nd Lane on the East and South access points.
- NW Springbrooke Lane connects to NW 5th Street on the North access point.

PEDESTRIAN CONNECTIVITY

- Pedestrian connectivity will be provided and connect into the NW 5th Street and NW Ridgewood sidewalk network.
- Private sidewalks will also connect into the visitor parking areas within the site.

PLAT LAYOUT

- The site will consist of eighty eight (88) lots and four (4) outlots.

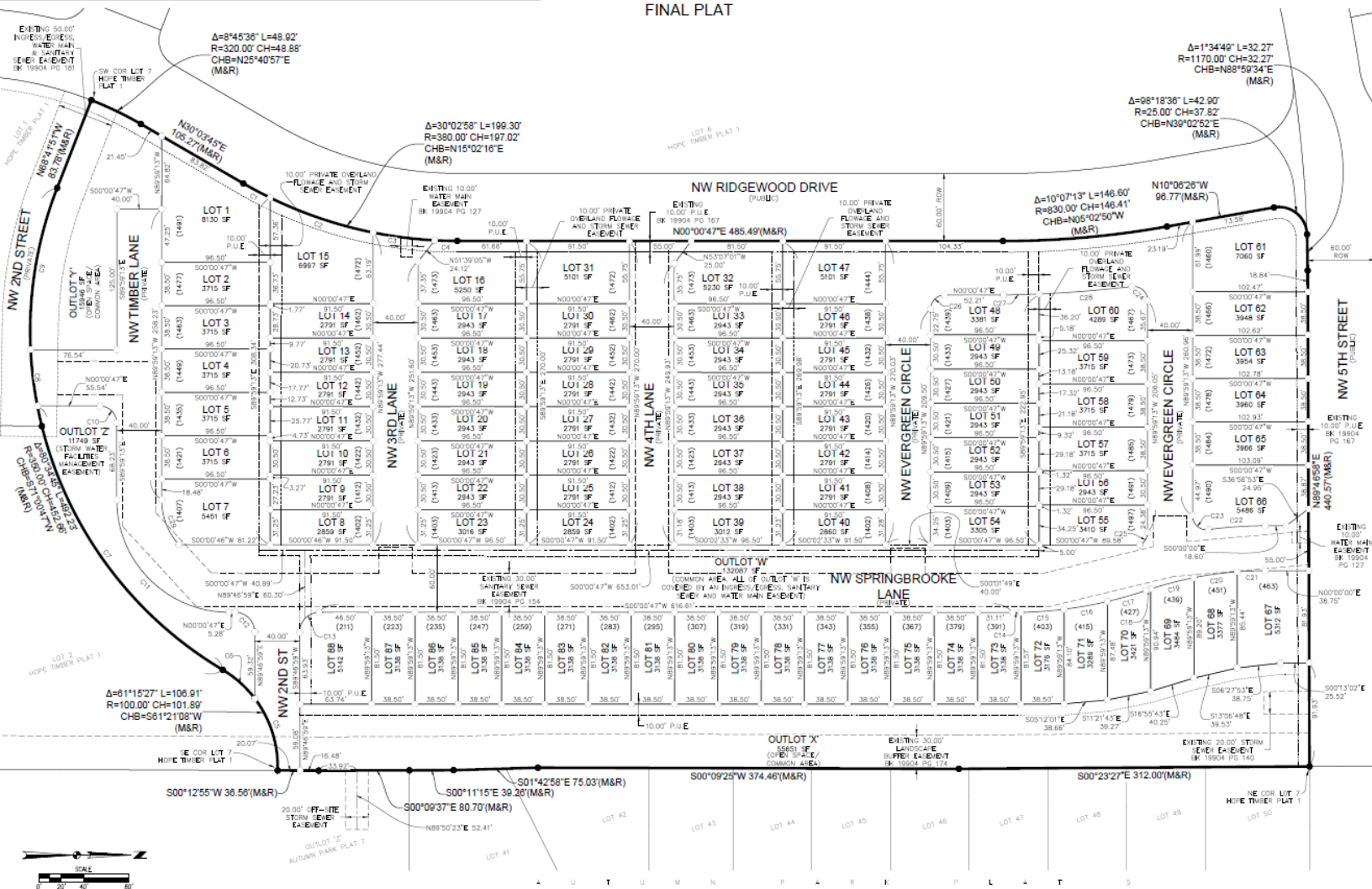
Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Hope Timber Villas Plat 1 final plat subject to any remaining staff comments.

Conclusion

The applicant is requesting to plat a final plat that will allow for the future Hope Timber Villas subdivision on the 11.97-acre property.



FILE: H:\2023\2312803\DWG\2312803-FINAL PLAT.DWG
DATE PLOTTED: 11/15/2024 12:08 PM
PLOTTER: HP DesignJet T1300
DRAWN BY: J. A. ERDAHL
CHECKED BY: J. A. ERDAHL
COMMENT: FINAL PLAT

INDEX LEGEND

LOCATION: LOT 7, HOPE TIMBER PLAT 1
GRIMES, POLK COUNTY, IOWA

REQUESTOR: HOPE TIMBER, LLC

PROPRIETOR: HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IOWA 50265

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

HOPE TIMBER VILLAS PLAT 1

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

OWNER / DEVELOPER

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IOWA 50265
CONTACT: ARASH RAZIZADEH
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM
PH: (515) 381-3925

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

EXISTING: PUD - MEDIUM DENSITY
RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

BULK REGULATIONS

SETBACKS:
FRONT: 30 FEET
SIDE: 15 FEET EACH SIDE/30 FEET TOTAL
REAR: 30 FEET
BUILDING SEPARATION: 10 FEET

DATE OF SURVEY

SEPTEMBER 5, 2024

PLAT DESCRIPTION

LOT 7, HOPE TIMBER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 11.97 ACRES (521,259 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

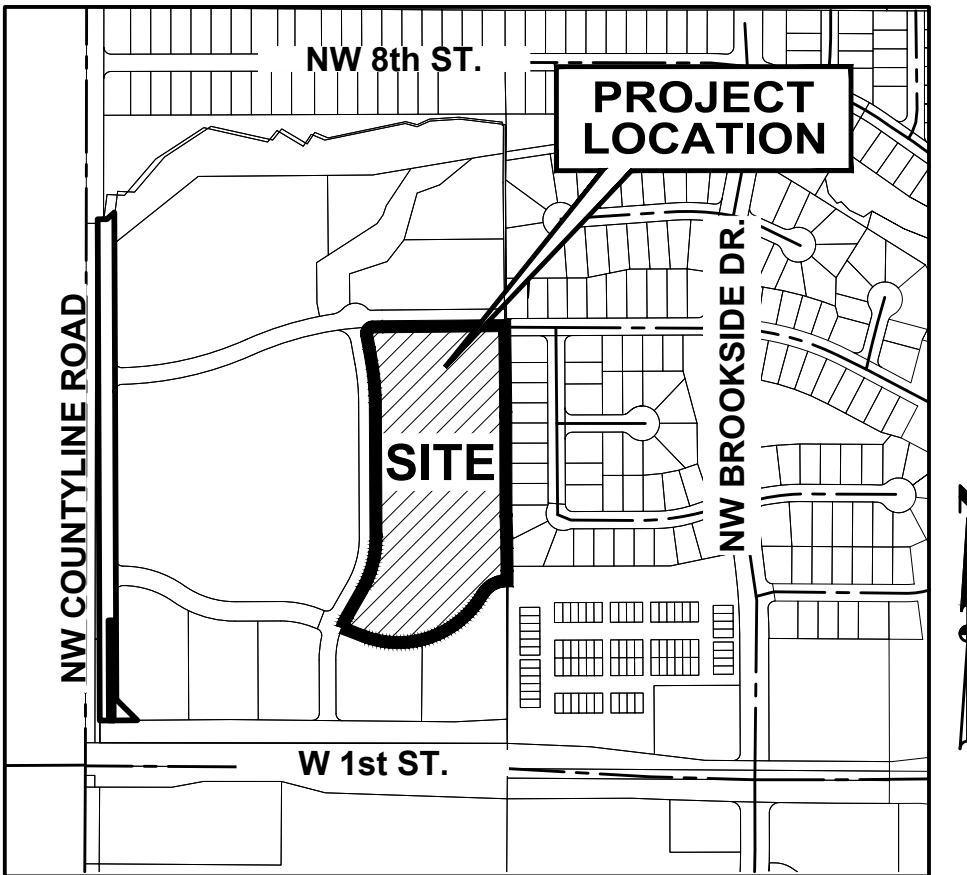
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	=====	

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°05'25"	380.00'	27.13'	N28°01'02"E	27.12'
C2	14°36'04"	380.00'	96.84'	N18°40'18"E	96.58'
C3	8°21'35"	380.00'	55.44'	S07°11'28"W	55.40'
C4	2°59'54"	380.00'	19.89'	N01°30'44"E	19.88'
C5	39°04'06"	100.00'	68.19'	N72°26'48"E	66.87'
C6	22°11'21"	100.00'	38.73'	S41°49'04"W	38.49'
C7	48°19'12"	350.00'	295.17'	S54°53'08"W	286.50'
C8	8°15'03"	350.00'	50.40'	N83°10'15"E	50.36'
C9	24°00'22"	350.00'	146.65'	N80°42'02"W	145.58'
C10	90°00'00"	15.00'	23.56'	N45°00'47"E	21.21'
C11	90°00'00"	100.00'	157.08'	N45°00'47"E	141.42'
C12	89°46'12"	17.50'	27.42'	N44°53'53"E	24.70'
C13	90°13'48"	17.50'	27.56'	N45°06'07"W	24.80'
C14	1°08'41"	370.00'	7.39'	N00°33'33"W	7.39'
C15	5°58'48"	370.00'	38.62'	N04°07'18"W	38.60'
C16	6°03'34"	370.00'	39.13'	N10°08'29"W	39.11'
C17	5°33'25"	370.00'	35.88'	N15°56'59"W	35.87'
C18	0°44'03"	330.00'	4.23'	N18°21'40"W	4.23'
C19	6°54'37"	330.00'	39.80'	N14°32'20"W	39.78'
C20	6°44'58"	330.00'	38.87'	N07°42'32"W	38.85'
C21	4°20'03"	330.00'	24.96'	N02°10'01"W	24.96'
C22	7°50'39"	370.00'	50.65'	S03°55'19"E	50.62'
C23	97°51'25"	12.50'	21.35'	S41°05'04"W	18.85'
C24	96°44'34"	12.50'	21.11'	N41°38'30"E	18.69'
C25	63°30'36"	12.50'	13.86'	S58°13'55"E	13.16'
C26	90°00'00"	12.50'	19.63'	N44°59'13"W	17.68'
C27	1°37'05"	1126.03'	31.80'	N01°42'23"W	31.80'
C28	4°12'51"	1126.03'	82.82'	N04°37'21"W	82.80'
C29	41°48'43"	60.00'	43.79'	S69°06'26"W	42.82'

PROFESSIONAL LAND SURVEYOR
JONATHAN A. ERDAHL, P.L.S.
28686
IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS CHECKED 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.

DATE _____

CERTIFICATE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

HOPE TIMBER VILLAS PLAT 1
FINAL PLAT

1 / 2
2312.803

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JONATHAN A. ERDAHL, P.L.S.
TECH: JONATHAN A. ERDAHL, P.L.S.
REVIEW: JONATHAN A. ERDAHL, P.L.S.

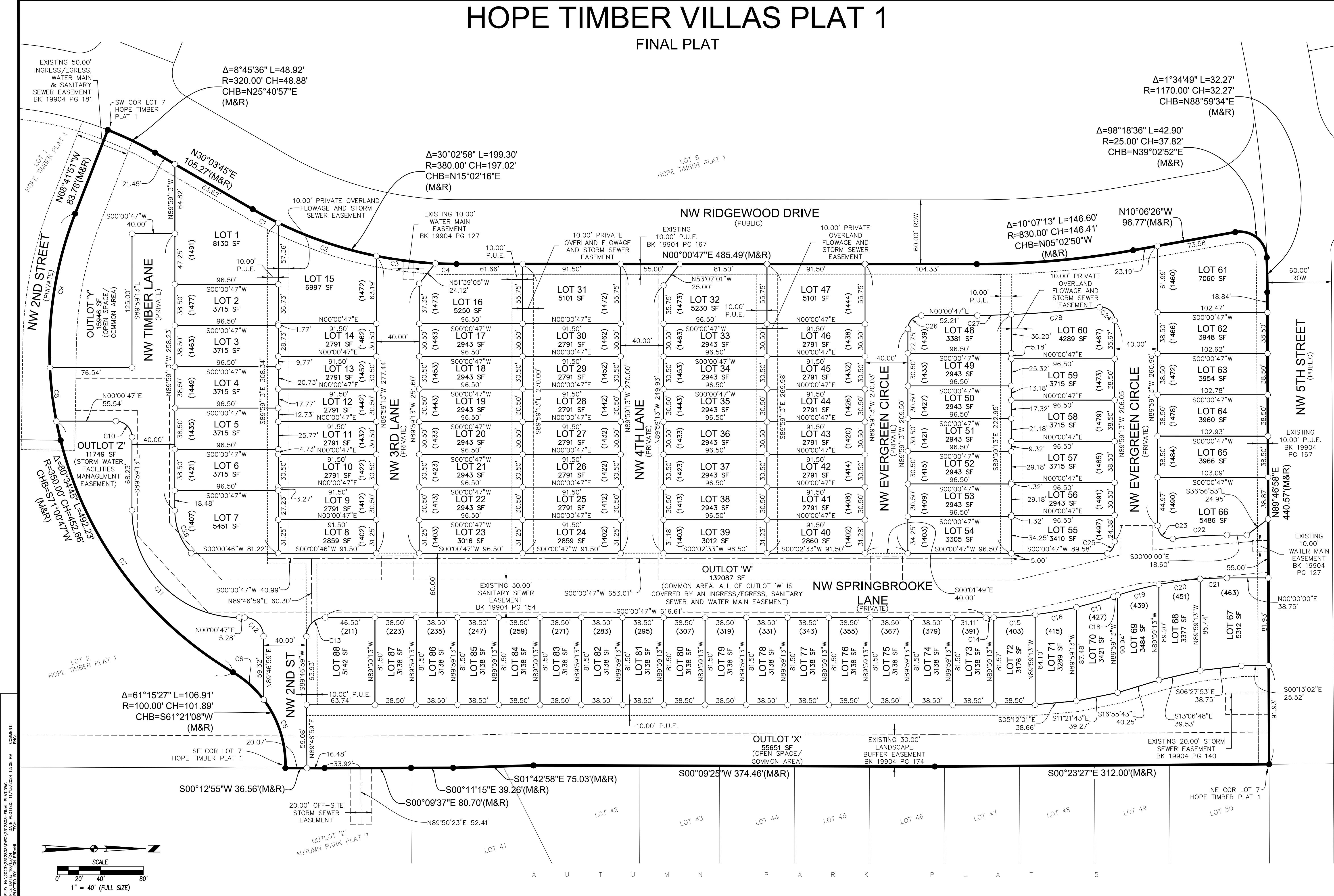
REVISIONS

DATE	REVISIONS
10/15/24	UPDATED
10/01/24	UPDATED
09/06/24	PREPARED

AREA ABOVE RESERVED FOR RECORDER

HOPE TIMBER VILLAS PLAT 1

FINAL PLAT



DATE

10/15/24

REVISIONS

10/15/24

10/15/24

10/15/24

TECH:

ENGINEER:

REVIEW:

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

HOPE TIMBER VILLAS PLAT 1

FINAL PLAT

2

2

2312.803

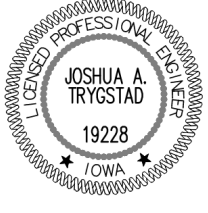
WHEN RECORDED RETURN TO: City of Grimes, Iowa, Attn: City Clerk, 101 NE Harvey Street, Grimes, Iowa 50111

Preparer Information: Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, Iowa 50322, (515) 369-4400

SPACE ABOVE THIS LINE FOR RECORDER

Hope Timber Villas

LOT #	MPE	LOT #	MPE	LOT #	MPE	LOT #	MPE
1	991.00	26	984.50	51	977.50	76	978.50
2	990.00	27	985.00	52	976.50	77	979.50
3	989.00	28	986.00	53	975.50	78	980.00
4	988.00	29	987.00	54	975.00	79	980.50
5	987.00	30	988.00	55	975.00	80	981.00
6	986.00	31	988.50	56	975.50	81	981.50
7	983.50	32	983.50	57	976.50	82	982.00
8	983.50	33	983.00	58	977.50	83	982.50
9	983.50	34	982.00	59	978.00	84	982.50
10	984.50	35	981.50	60	978.50	85	983.00
11	986.00	36	981.00	61	976.50	86	983.00
12	987.00	37	980.00	62	976.00	87	982.50
13	988.00	38	979.50	63	975.50	88	981.50
14	989.00	39	979.50	64	975.00		
15	990.00	40	979.50	65	974.50		
16	988.50	41	979.50	66	974.00		
17	988.00	42	980.00	67	972.00		
18	987.00	43	981.00	68	974.00		
19	986.00	44	981.50	69	974.50		
20	985.00	45	982.00	70	975.50		
21	984.50	46	983.00	71	976.00		
22	983.50	47	983.50	72	976.50		
23	982.50	48	978.50	73	977.00		
24	982.50	49	978.50	74	977.50		
25	983.50	50	978.00	75	978.00		

	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.	
	_____ JOSHUA A. TRYGSTAD, P.E.	_____ DATE
	LICENSE NUMBER 19228	
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024	
	PAGES OR SHEETS COVERED BY THIS SEAL: _____ ALL SHEETS	

Preparer Information: Alivia Hoodjer, Assistant Planner, City of Grimes 410 SE Main Street Suite 102, Grimes, IA 50111
Return to: Rachel Greving, City Clerk, City of Grimes, 101 NE Harvey Street, Grimes, IA 50111

**AGREEMENT TO COMPLETE PUBLIC IMPROVEMENTS
HOPE TIMBER VILLAS PLAT 1**

THIS AGREEMENT made and entered into as of the ____ day of _____, 2024 by and between Hope Timber, LLC ("Developer"), and the City of Grimes, Iowa, an Iowa municipal corporation ("Grimes").

WHEREAS, Developer has submitted to Grimes a final plat entitled Hope Timber Villas Plat 1 ("Plat") for its consideration and approval; and

WHEREAS, Chapter 409A of the Iowa Code provides that Grimes may require Developer to bring all streets to a grade acceptable to the City Council and may also require the installation of water, sanitary sewer, storm sewer, pavement, sidewalks, trails, and street lights improvements before the Plat is approved; and

WHEREAS, certain such public improvements have not yet been completed by Developer to the satisfaction of Grimes; and

WHEREAS, Developer is desirous of installing such public improvements in accordance with the regulations and requirements of Grimes and is desirous of having said Plat finally approved by Grimes prior to completion of said improvements subject to the terms and conditions of this Agreement; and

WHEREAS, Grimes is desirous of granting final approval of said Plat subject to the terms and conditions of this Agreement.

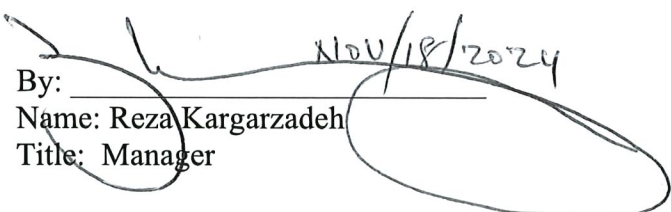
NOW, THEREFORE, for and in consideration of Grimes granting final approval of the Plat and in further consideration of the mutual promises and covenants herein contained, the parties hereto do hereby agree as follows:

1. Developer shall complete the work specified in the approved construction plans and drawings for the Plat including the installation of the for the water, sanitary sewer, and sidewalk improvements (collectively, the "Improvements"). All work shall be performed in accordance with Grimes specifications and shall be completed prior to May 31, 2025.
2. Developer agrees to pay to Grimes upon receipt of a bill therefor, an amount equal to all actual costs incurred by the City of Grimes for legal services, engineering services and services of other persons or entities employed by the City, or any way involved in, the review and inspection of said Plat and public utility extensions contemplated thereby including but not limited to streets, sidewalks, water lines, sanitary sewer lines, storm sewer lines, street lights, electrical lines, gas lines, cablevision lines, telephone lines, water retention areas and all other improvements intended for public use or benefit or to be constructed or caused to be constructed by Developer.
3. Developer, in order to secure the full and timely completion of the Improvements as defined in paragraph 1 and to secure the payments referred to in paragraph 2 above, hereby previously provided a letter of credit to the City of Grimes in the amount of \$1,690,000 for the public improvements within the Hope Timber Plat 1. Such bond shall be applied to the public improvements within Hope Timber Villas Plat 1, in which the bond may be drawn upon by Grimes in order to complete the Improvements, in the event of a breach of this Agreement by Developer.
4. Developer hereby agrees that Grimes shall not issue any building permits within the Plat until bacteria testing is completed and passed.
5. Developer hereby agrees that Grimes shall not issue any permanent certificates of occupancy within the Plat until the Improvements as defined in paragraph 1 have been completed as set forth in this Agreement.
6. Developer further agrees that at the time the public improvements are accepted, Developer shall cause 4-year maintenance bonds to be issued to the City in connection with the Improvements defined in paragraph 1.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

Hope Timber, LLC

CITY OF GRIMES, IOWA

By: 
Name: Reza Kargarzadeh
Title: Manager

By _____
Scott Mikkelsen, Mayor

ATTEST:

Rachel Greving, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 18 day of November, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Reza Kargarzadeh to me personally known, who, being by me duly sworn, did say that she is the Manager of Hope K Farms, LLC and that said instrument was signed on behalf of the said company by authority of its managers and the said person acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



Amanda Harwell

Notary Public in and for the State
of Iowa
My commission expires: 6/21/27

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 2024, before me, _____, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ passed by the City of Grimes City Council on the ____ day of _____, 2024, and that Scott Mikkelsen and Rachel Greving acknowledged the execution of said instrument to be their voluntary act and deed and the voluntarily act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State
of Iowa
My commission expires: _____



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

November 19, 2024

Civil Design Advantage

Attn: Josh Trygstad

4121 NW Urbandale Dr

Urbandale, Iowa 50322

RE: Hope Timber Villas Plat 1

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Final Plat for the Hope Timber Villas Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide \$2000 final plat review fee.~~
- ~~2. Add addresses for each lot. See address map provided.~~
- ~~3. Label NW 2nd Street south of Lot 88 and label width.~~
- ~~4. Add an "E" at the end of Springbrooke in "Springbrooke Lane". Remove the separate "E" after Lane.~~
A survey map showing a portion of NW Springbrooke Lane. The map includes lot numbers 2860, 33, and 34. It shows a street layout with a north arrow and various survey measurements. The text "NW SPRINGBROOKE LANE (PRIVATE)" is visible on the map.
~~5. Label new water and sanitary sewer easements.~~
- ~~6. Label overland flowage and storm sewer easements as private.~~
- ~~7. Will all public improvements be complete prior to recording the plat? Inspection will be required to ensure all punchlist items are completed. If improvements are not complete, an Agreement to Complete and bond will be required.~~

Legal Comments:

Following documentation shall be submitted for review and recorded with any final plat as applicable:

1. ~~A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens, or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.~~
2. ~~A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.~~
3. ~~A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.~~ Not applicable.
4. ~~A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.~~
5. ~~Approval of the subdivision name from the County, if required.~~
6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk will be provided after the approval
7. ~~Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.~~
 - a. ~~Public Utility Easement~~
 - b. ~~Private Overland Flowage and Storm Sewer Easement~~
 - c. ~~Water Main Easement~~
 - d. ~~Sanitary Sewer Easement~~
 - e. ~~Ingress/Egress Easement~~
8. ~~Declaration and Covenants, Restrictions, and Easements, if applicable.~~
9. ~~A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat.~~

- ~~10. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable.~~
11. Four (4) year maintenance bonds for public improvements. **The 4-year maintenance bonds can be provided after construction has finished.**
- ~~12. Executed electric and gas distribution agreements.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: November 20, 2024
(1 PDF of Final Plat and Legals)

PLANNING & ZONING: November 5, 2024 at 5:30

COUNCIL MEETING: November 26, 2024 at 5:30

Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer
Assistant Planner

INGRESS/EGRESS, WATER MAIN AND SANITARY SEWER EASEMENT
Recorder's Cover Sheet

Preparer Information: Christopher R. Pose, 505 5th Avenue, Suite 1005, Des Moines, IA 50309 (515) 243-8157

Taxpayer Information: Hope Timber, LLC, 1548 S. 45th Street, West Des Moines, IA 50265

Return To: City of Grimes
101 NE Harvey St.
Grimes, Iowa 50111
Phone (515) 986-3036

Grantor: Hope Timber, LLC

Grantee: City of Grimes, Iowa

Legal Description: See Exhibit "A".

Document or instrument number of previously recorded documents:

INGRESS/EGRESS, SANITARY SEWER AND WATER MAIN EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner(s) ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (the "**City**"), a perpetual easement and right-of-way under, over, on, through, across and within the following described real estate:

*See attached Exhibit "A" ("**Easement Area**"),*

for the purpose of the City having ingress and egress for constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining a water main and sanitary sewer, together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area. Sanitary sewers and the water main are for the purpose of serving areas as from time to time may be determined by the City.

This Easement ("**Easement**") shall be subject to the following terms and conditions:

1. **INTERFERENCE WITH USE.** Grantor shall not take any action which interferes with or detracts from the City's use of the Easement Area or rights granted in this Easement. Grantor shall not erect, construct, place or permit any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City. The City shall have the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area, or may require the Grantor to do so at Grantor's sole expense.
2. **CHANGE OF GRADE PROHIBITED.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, or may require the Grantor to do so at Grantor's sole expense.
3. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area.
4. **MAINTENANCE.** The City shall not be responsible for any surface maintenance of the land located within the Easement Area whatsoever and that responsibility shall remain with the Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.
5. **RESTORATION OBLIGATIONS.** The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall

be limited to grading and one application of seed or other appropriate groundcover, and shall not including replacement of any trees or shrubs. Subsequent restoration and maintenance shall be the responsibility of the Grantor at the Grantor's sole expense. The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any private improvements or structures placed or located within the Easement Area.

6. **LIABILITY.** Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold the City, its employees, agents and representatives, harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.
7. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
8. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
9. **APPROVAL BY CITY COUNCIL.** This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) Grantor has good and lawful authority to convey the same; and (iii) Grantor covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

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

Signed this ____ day of _____, 2024.

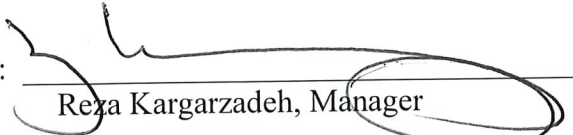
[SIGNATURE PAGE(S) FOLLOW]

GRANTOR:

HOPE TIMBER, LLC

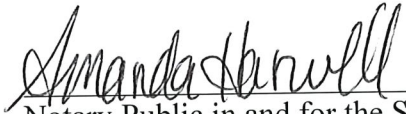
an Iowa limited liability company

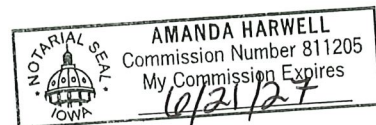
By:


Reza Kargarzadeh, Manager

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this 14 day of Nov, 2024, before me, a Notary Public, in and for the State of Iowa, personally appeared Reza Kargarzadeh, to me personally known, who being by me duly sworn did say that that person is the Manager of Hope Timber, LLC, an Iowa limited liability company and that said instrument was signed on behalf of Hope Timber, LLC by authority of its members and the said Reza Kargarzadeh acknowledged the execution of said instrument to be the voluntary act and deed of Hope Timber, LLC by it voluntarily executed.


Notary Public in and for the State of Iowa



ACCEPTANCE BY CITY

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, _____, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 20____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20____.

City Clerk of Grimes, Iowa

EXHIBIT A
Legal Description

ALL OF OUTLOT 'W', HOPE TIMBER VILLAS PLAT 1, AN OFFICIAL
PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

**DECLARATION OF PRIVATE STORM SEWER AND OVERLAND FLOWAGE
EASEMENT
Recorder's Cover Sheet**

Preparer Information: Christopher R. Pose, 505 5th Avenue, Suite 1005, Des Moines, IA 50309 (515) 243-8157

Taxpayer Information: Hope Timber, LLC, 1548 S. 45th Street, West Des Moines, IA 50265

Return To: City of Grimes
101 NE Harvey St.
Grimes, Iowa 50111
Phone (515) 986-3036

Grantor: Hope Timber, LLC

Grantee: Lot Owners or Developers of Timber Ridge Villas Plat 1

Legal Description: See Exhibit "A".

Document or instrument number of previously recorded documents:

**DECLARATION OF PRIVATE STORM SEWER AND OVERLAND FLOWAGE
EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner(s) (“**Grantor**”), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby declare a perpetual easement and right-of-way under, over, on, through, across and within the following described real estate:

*See Exhibit A, attached (“**Easement Area**”),*

for the purpose of the allowing for constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining storm sewer, together with all necessary structures and appurtenances thereto and overland flowage of stormwater as needed to be under, over, on, through, across and within said Easement Area.

This Easement (“**Easement**”) shall be subject to the following terms and conditions:

1. **INTERFERENCE WITH USE.** No owner of Lots subject to this easement or developer shall take any action which interferes with or detracts from the use of the Easement Area or rights granted in this Easement. No owner of Lots or a developer shall erect, construct, place or permit any fence or other structure under, over, on, through, across or within the Easement Area nor shall there be any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area.
2. **CHANGE OF GRADE PROHIBITED.** There shall not be a change of grade, elevation or contour of any part of the Easement Area.
3. **MAINTENANCE.** A Lot owner shall be responsible for any surface maintenance of the land located within the Easement Area.
4. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor’s heirs, successors and assigns.

Grantor does HEREBY COVENANT that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

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

Signed this 14 day of Nov, 2024.

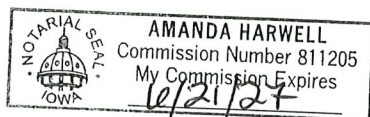
GRANTOR:

Hope Timber, LLC,
an Iowa limited liability company

By [Signature] Nov 14 / 2024
Name: Reza Kargarzadeh, Manager

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this 14 day of Nov, 2024, before me, a Notary Public, in and for the State of Iowa, personally appeared Reza Kargarzadeh, to me personally known, who being by me duly sworn did say that that person is the Manager of Hope Timber, LLC, an Iowa limited liability company and that said instrument was signed on behalf of Hope Timber, LLC by authority of its members and the said Reza Kargarzadeh acknowledged the execution of said instrument to be the voluntary act and deed of Hope Timber, LLC by it voluntarily executed.



[Signature]
Notary Public in and for the State of Iowa

EXHIBIT "A"
LEGAL DESCRIPTION

THE SOUTH 10.00 FEET OF LOTS 8 THROUGH 14, 24 THROUGH 30, 40 THROUGH 46 AND 55 THROUGH 60, HOPE TIMBER VILLAS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THE SOUTH 10.00 FEET OF LOTS 15, 31 AND 47, EXCEPT THE WEST 10.00 FEET THEREOF, HOPE TIMBER VILLAS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

**PUBLIC UTILITY EASEMENT
Recorder's Cover Sheet**

Preparer Information: Christopher R. Pose, 505 5th Avenue, Suite 1005, Des Moines, IA 50309 (515) 243-8157

Taxpayer Information: Hope Timber, LLC, 1548 S. 45th Street, West Des Moines, IA 50265

Return To: City of Grimes
101 NE Harvey St.
Grimes, Iowa 50111
Phone (515) 986-3036

Grantor: Hope Timber, LLC

Grantee: City of Grimes, Iowa

Legal Description: See Exhibit "A".

Document or instrument number of previously recorded documents:

PUBLIC UTILITY EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner(s) ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (the "**City**"), and to all public utilities who may require use of the Easement Area as defined herein, a perpetual easement and right-of-way under, over, on, through, across and within the real estate legally described as:

*See Exhibit A, attached ("**Easement Area**"),*

for the purpose of locating public utilities as may be authorized by franchise, permitted, established, formed, acquired, owned, or operated by the City, including but not limited to, electrical, natural gas, telephone, cable television, water, sanitary sewer, storm sewer, utility services, data transmission utility services, and any other service permitted by the City, together with all necessary structures and appurtenances ("**Public Utilities**"), and to permit and allow the City, and other utility providers authorized or permitted by the City ("**Utility Providers**"), to enter at any time upon, over, under, through, and across into said Easement Areas to use as much of the surface and sub-surface thereof to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair (including the right to place and build Public Utilities or to connect and/or join said Public Utilities and appurtenances thereto) and to forever maintain Public Utilities whenever necessary, under, over, on, through, across and within said Easement Area.

This Easement ("**Easement**") shall be subject to the following terms and conditions:

1. **INTERFERENCE WITH USE.** Grantor shall not take any action which interferes with or detracts from the City's use of the Easement Area or rights granted in this Easement. Grantor shall not erect, construct, place or permit any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City. The City shall have the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area, or may require the Grantor to do so at Grantor's sole expense.
2. **CHANGE OF GRADE PROHIBITED.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, or may require the Grantor to do so at Grantor's sole expense.

3. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area.
4. **MAINTENANCE.** The City shall not be responsible for any surface maintenance of the land located within the Easement Area whatsoever and that responsibility shall remain with the Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed. Additionally, the City shall have no obligation to perform any maintenance, repairs or restoration in connection with any improvements owned by Utility Providers.
5. **RESTORATION OBLIGATIONS.** The City or Utility Providers shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and one application of sod, grass, or other appropriate groundcover, and shall not include replacement of any trees or shrubs. Subsequent restoration and maintenance shall be the responsibility of the Grantor at the Grantor's sole expense. The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any private improvements or structures placed or located within the Easement Area.
6. **LIABILITY.** Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.
7. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
8. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
9. **APPROVAL BY CITY COUNCIL.** This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

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

Signed this ____ day of _____, 20__.

[SIGNATURE PAGE(S) FOLLOW]

GRANTOR:

Hope Timber, LLC,
an Iowa limited liability company

By [Signature] NOV/14/2024
Name: Reza Kargarzadeh, Manager
Title: Manager

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this 14 day of Nov, 2024, before me, a Notary Public, in and for the State of Iowa, personally appeared Reza Kargarzadeh, to me personally known, who being by me duly sworn did say that that person is the Manager of Hope Timber, LLC, an Iowa limited liability company and that said instrument was signed on behalf of Hope Timber, LLC by authority of its members and the said Reza Kargarzadeh acknowledged the execution of said instrument to be the voluntary act and deed of Hope Timber, LLC by it voluntarily executed.



[Signature]
Notary Public in and for the State of Iowa

ACCEPTANCE BY CITY

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, _____, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 20____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20____.

City Clerk of Grimes, Iowa

EXHIBIT A
Legal Description

THE NORTH 10.00 FEET OF LOTS 1 THROUGH 7, 16 THROUGH 23, 32 THROUGH 39, AND 48 THROUGH 54, HOPE TIMBER VILLAS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THE SOUTH 10.00 FEET OF LOT 88, HOPE TIMBER VILLAS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THE WEST 10.00 FEET OF OUTLOT 'X', HOPE TIMBER VILLAS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THAT PART OF OUTLOT 'W' BEING THE WESTERLY EXTENSION OF THE NORTH 10.00 FEET OF LOTS 48 THROUGH 54, HOPE TIMBER VILLAS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

A PART OF OUTLOT 'W', HOPE TIMBER VILLAS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS A 10.00-FOOT-WIDE EASEMENT BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 54, SAID HOPE TIMBER VILLAS PLAT 1; THENCE SOUTH 89°59'13" EAST, 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'47" WEST, 653.01 FEET TO REFERENCE POINT 'A'; THENCE NORTH 89°46'59" EAST, 60.30 FEET TO THE WEST LINE OF LOT 88, SAID HOPE TIMBER VILLAS PLAT 1 AND A POINT OF TERMINUS; BEGINNING AT REFERENCE POINT 'A'; THENCE SOUTH 00°00'47" WEST, 40.99 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT SHALL SHORTEN OR EXTEND TO THE WEST LINE OF SAID LOT 88. SAID EASEMENT CONTAINS 0.17 ACRES (7,502 SQUARE FEET).

DATE

November 21, 2024

PROJECT NAME

The Allure on 44

APPLICANT

The Allure on 44, LLC

REQUESTED ACTION

Approval of site plan and preliminary plat to divide existing lot into 2 lots and construct five 60-unit apartment buildings, a clubhouse, and 10 garage structures on the 16.69-acre property.

LOCATION

Southwest corner of NW Ridgewood Drive and NW 5th Street

ZONING

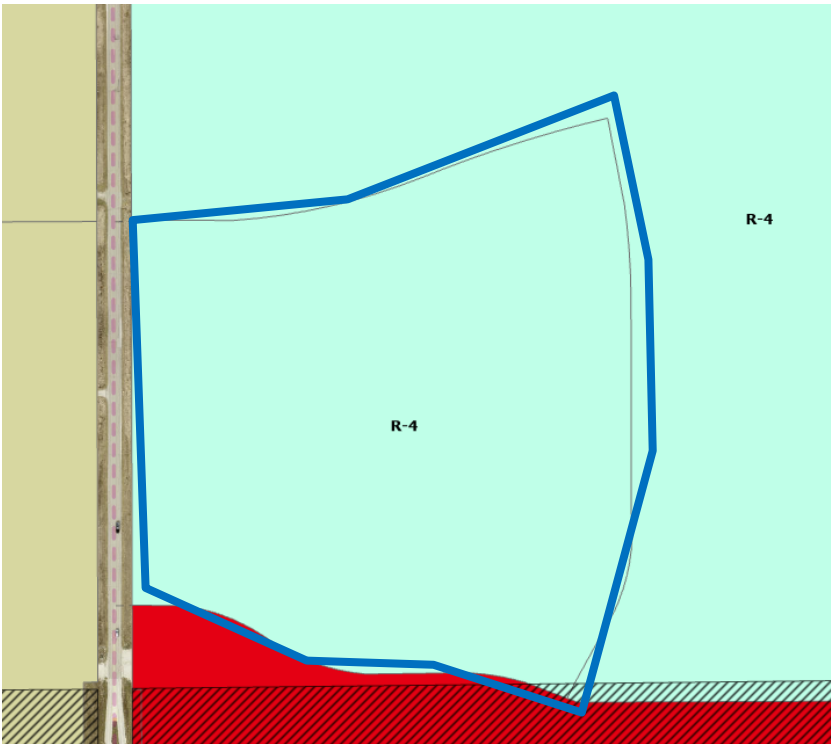
R-4 PUD – High Density Residential District

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

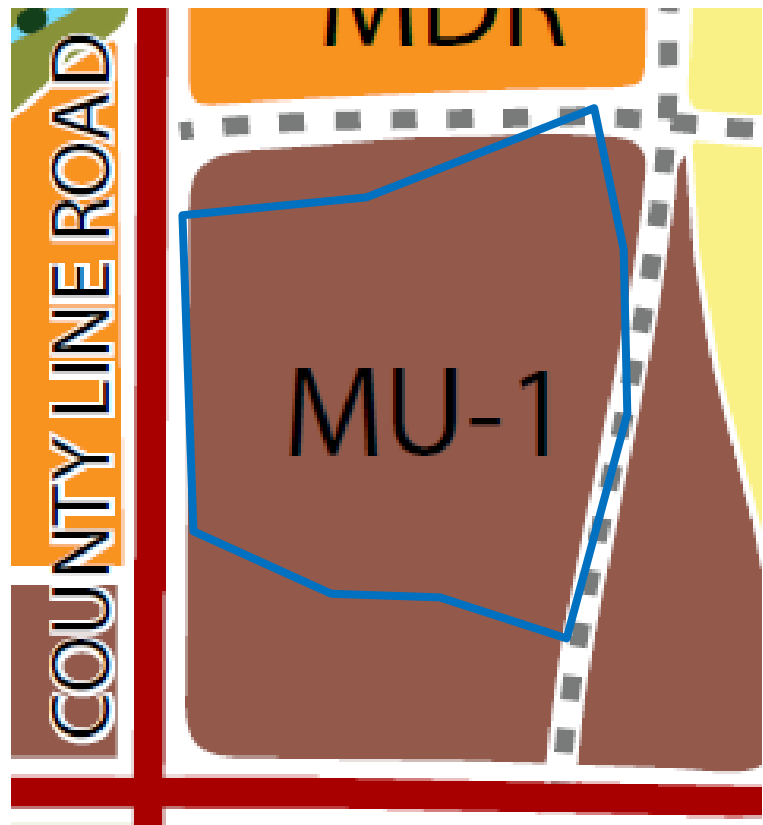
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	MU-1 Mixed Use 1	R-4 PUD
North	Vacant	MDR Medium Density Residential	R-4 PUD
South	Vacant	MU-1 Mixed Use 1	C-2 and Transportation Corridor Mixed Use Overlay District
East	Vacant	MDR Medium Density Residential and LDR Light Density Residential	R-4 PUD
West	Agriculture	MDR Medium Density Residential	A-1 Agriculture

PARKS

Residents of this development will be near the existing Autumn Park and near future greenways and walking trails.

Parkland dedication has been dedicated with the Hope Timber Plat 1 final plat.



Future Land Use Map

Relation to Legal

Legal

- A lot tie agreement will accompany this project to tie Lot 1 and Lot 2.
- The site is subject to the Hope Timber development agreement.
- Site was subject to fees for County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.

Site Layout

ACCESS

- Full access driveway off of NW 5th Street
- Full access driveway off of NW Ridgewood Drive
- Full access driveway off of the private NW 2nd Street

PEDESTRIAN CONNECTIVITY

Private sidewalks will connect to the NW Ridgewood Dr, NW 2nd St, and NW 5th St public sidewalk networks.

LIGHTING

Parking lot lights are provided throughout the site in parking islands to provide adequate lighting for circulation and parking areas. There will also be wall pack lighting on the apartment buildings and garages.

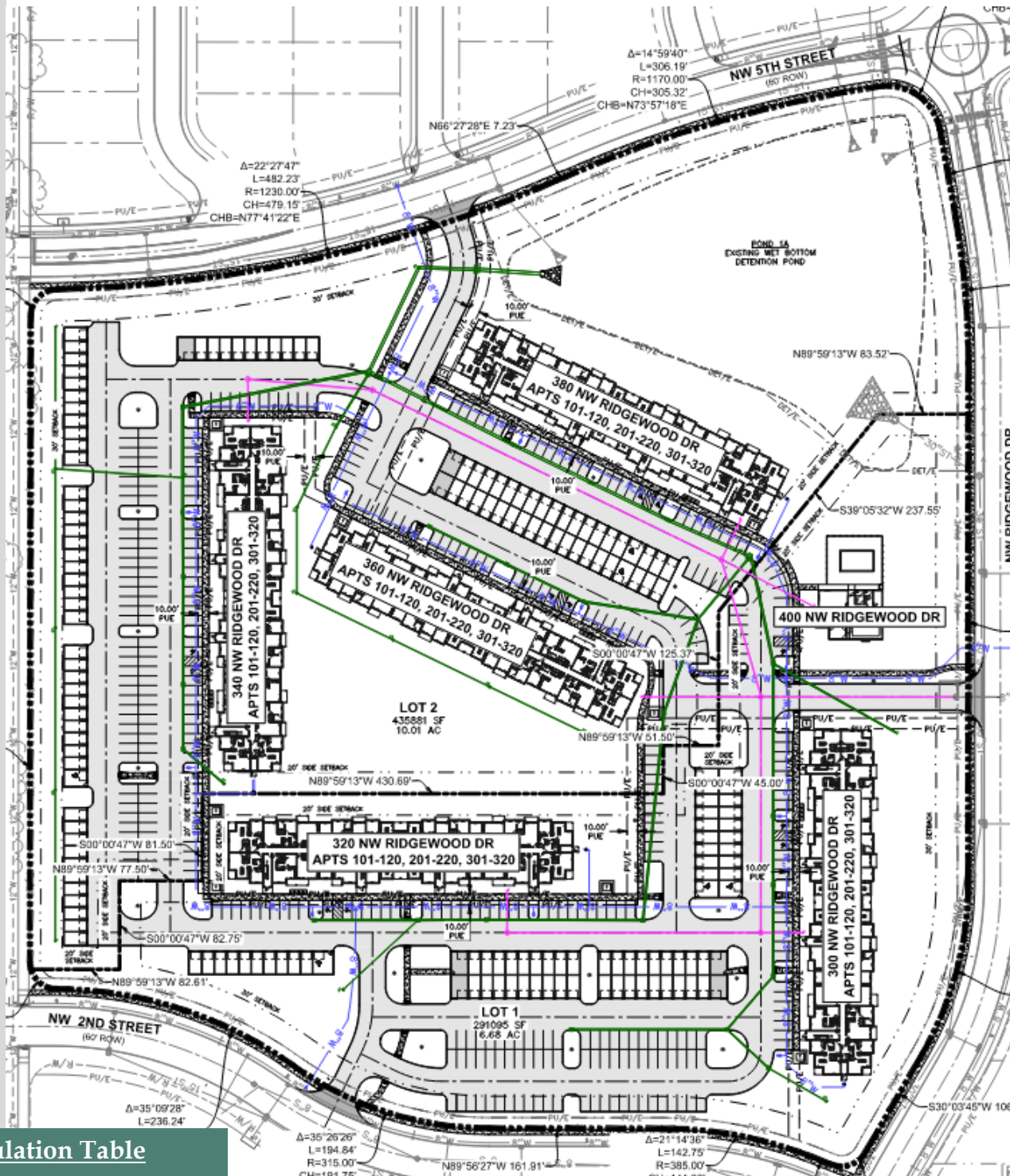
BUILDING SETBACKS

Front Setback	30 Feet
Side Setback	20 Feet
Rear Setback	30 Feet
Parking Setback	10 Feet

Parking Calculation Table

Required	Proposed
Lot 1: 204 stalls	Lot 1: 228 stalls
Lot 1 ADA: 7 stalls	Lot 1 ADA: 8 stalls
Lot 2: 306 stalls	Lot 2: 306 stalls

Site Layout

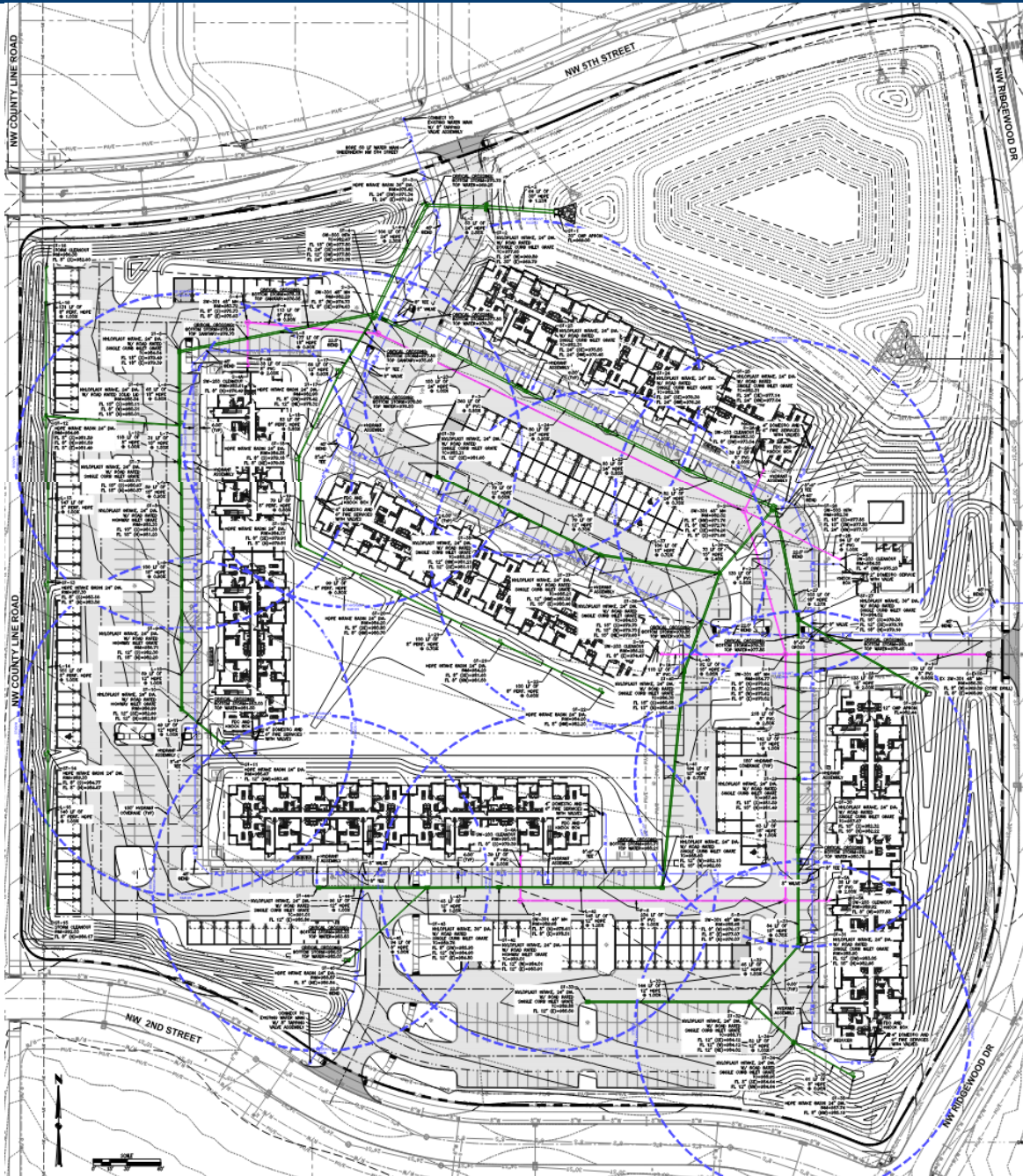


PARKING:

- Provided parking includes both garage and surface parking stalls.
- Trash enclosures will be located in designated fire-rated garage stalls throughout the complex.

Utilities Plan

Utilities Map



SANITARY

Sewer connection for the site will be connected to the existing sanitary sewer at the access drive on NW Ridgewood Drive.

WATER

Private water service will connect from the existing water main near the access drive on the East side of NW Ridgewood Drive. The complex is required to have FDCs.

STORM WATER

Detention will be provided at the NE corner of the site in the wet bottom pond that will be undisturbed throughout construction.

Landscaping Plan

Landscaping Map



LANDSCAPING

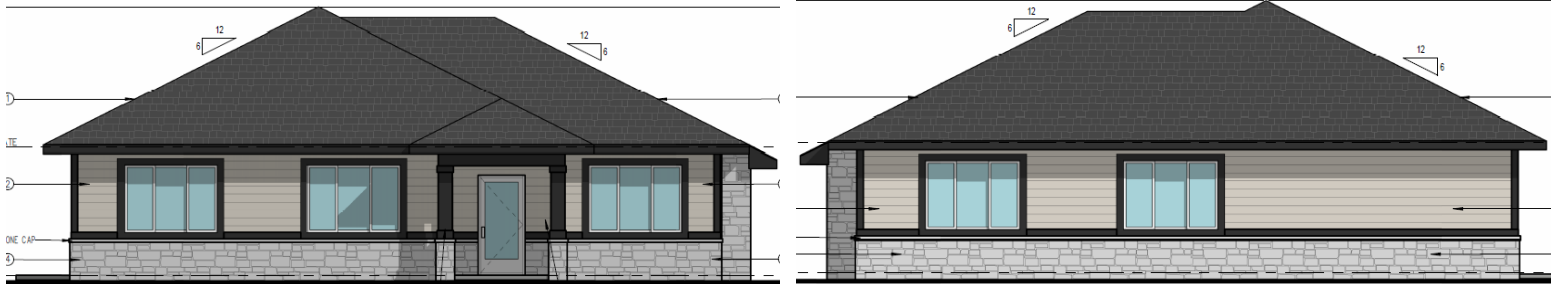
Landscaping will be provided within the site and on all street frontages. The perimeter landscaping on site will be provided to meet the minimum requirements for street trees, the future NW County Line Road landscape buffer, and open space requirements. Plantings will help with buffering between the residential areas and vehicular traffic on all street frontages. The landscaping within the site will be provided to meet the minimum requirements for open space planting requirements and will improve the aesthetics of the development.

Architecture

Apartment Building Front



Clubhouse Building Front (West) and Rear (East)



Garage Building Front



BUILDING & ELEVATIONS

The buildings will consist of stone and brick veneer and fiber cement lap siding materials. Canopies on the apartment buildings will cover the front entrance doors and the rear patio spaces. The canopy on the clubhouse covers the entrance of the building and matches consistently with the primary apartment building facades. The garage buildings match consistently with the aesthetics of the apartment buildings and clubhouse.

DUMPSTER ENCLOSURE

Trash is planned to be stored within the garage buildings throughout the complex, therefore there is no enclosure in elevations proposed. Garage stalls dedicated to trash will have accessible sidewalks and pedestrian doors to ensure access.

LIGHTING

Wall pack lighting will be provided on the all sides of the apartment buildings, near garage doors, as well as within the designated parking lot areas to provide adequate lighting for resident circulation areas and parking areas.

Material Board



Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Allure on 44 site plan subject to any remaining staff comments.

Conclusion

- Five 60-unit apartment buildings, a clubhouse, and 10 garage structures are proposed on the 16.69-acre property.
- The complex will consist of stone and brick veneer and fiber cement lap siding materials. The buildings and structures on site will match in colors and aesthetics to provide consistency.
- Adequate landscaping and plantings are provided to create an aesthetically pleasing frontage on all sides of the site and within, to provide buffering of vehicular traffic for residents of this community, and to meet the minimum landscaping requirements.
- Fees and parkland dedication has previously been paid for and allocated within the Hope Timber Plat 1 final plat.

Apartment Building Rear



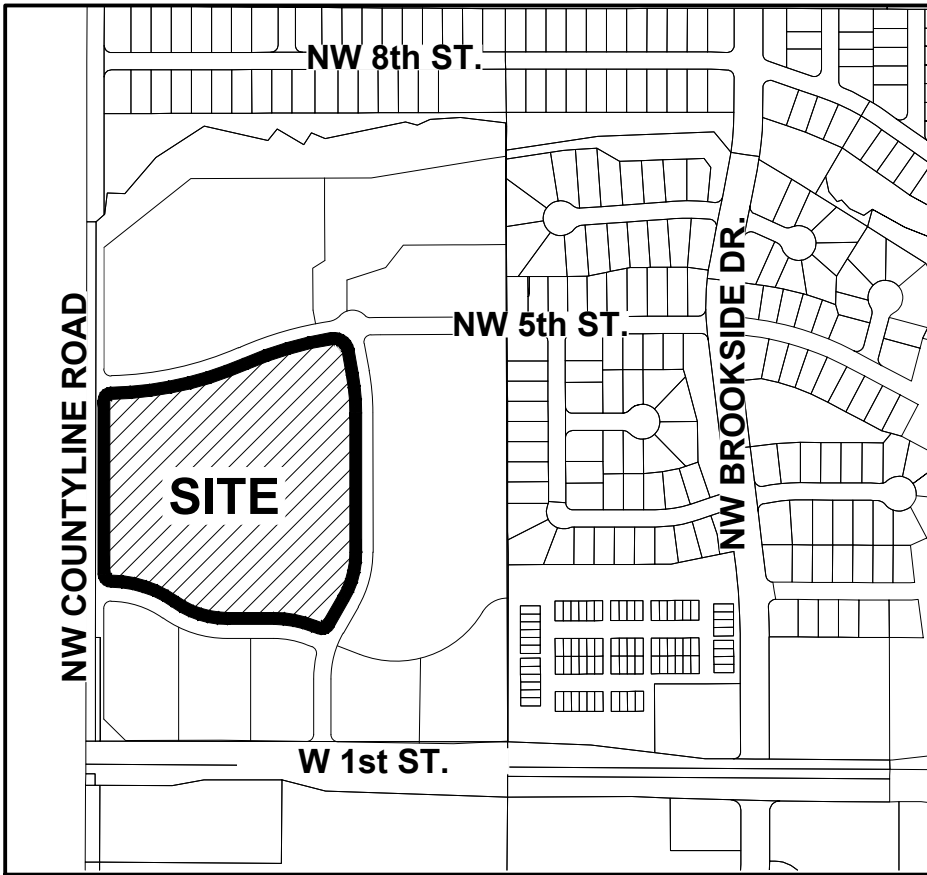
Apartment Building Sides



FILE: H:\2024\2405417\OWC SITE PLAN\2405417-COVER-REF-DETAILS.DWG
PLOT DATE: 11/19/2024 12:37 PM
PLOTTER: HP
PLOTTER: BR: RANDON HUBER
PLOTTER: TDR: ENG

PRELIMINARY PLAT / SITE PLAN FOR: THE ALLURE ON 44 GRIMES, IOWA

VICINITY MAP NOT TO SCALE



GRIMES, IOWA

OWNER

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

APPLICANT

THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131
CONTACT: JOHN LARSON
PH: (515) 491-4090

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JOSH TRYGSTAD
EMAIL: JOSH.T@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIE.M@CDA-ENG.COM
PH: (515) 369-4400

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = NOVEMBER 2024
ANTICIPATED FINISH DATE = AUGUST 2026

SUBMITTAL DATES

FIRST SUBMITTAL: 09/11/2024
SECOND SUBMITTAL: 10/01/2024
THIRD SUBMITTAL: 10/17/2024
FOURTH SUBMITTAL: 10/31/2024
FIFTH SUBMITTAL: 11/19/2024

LEGAL DESCRIPTION

LOT 6, HOPE TIMBER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 16.69 ACRES (726,976 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

PUD - HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

PROJECT SITE ADDRESS

LOT 6 - HOPE TIMBER PLAT 1

PROPOSED USE

APARTMENTS

DEVELOPMENT SUMMARY

AREA: 16.69 ACRES (726,976 SF)

LOT 1: 6.68 ACRES (291,095 SF)
LOT 2: 10.01 ACRES (435,881 SF)

ZONING: PUD - HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

BUILDING SEPARATION: 16 FEET
MAX. BUILDING HEIGHT: 45 FEET (3 STORIES)

OPEN SPACE CALCULATION:

LOT 1
TOTAL AREA: = 291,095 SF (6.68 AC.)
APARTMENTS = 35,120 SF
GARAGES = 19,020 SF
PARKING LOT = 90,402 SF
SIDEWALK = 8,320 SF
OPEN SPACE PROVIDED = 138,233 SF (47%)
OPEN SPACE REQUIRED = 116,438 SF (40%)

LOT 2
TOTAL AREA: = 435,881 SF (10.01 AC.)
APARTMENTS = 52,680 SF
GARAGES = 25,045 SF
PARKING LOT = 101,026 SF
SIDEWALK = 9,780 SF
OPEN SPACE PROVIDED = 247,350 SF (57%)
OPEN SPACE REQUIRED = 174,353 SF (40%)

UNITS:

LOT 1: 120 UNITS (17.96 UNITS PER ACRE)
LOT 2: 180 UNITS (17.98 UNITS PER ACRE)

PARKING:

LOT 1:
TOTAL REQUIRED = 204 SPACES
TOTAL PROVIDED = 228 SPACES
(161 SURFACE SPACES)
(67 GARAGE SPACES)

ADA SPACES REQUIRED= 7 SPACES
ADA SPACES PROVIDED= 8 SPACES
(5 SURFACE SPACES)
(3 GARAGE SPACES)

LOT 2:
TOTAL REQUIRED = 306 SPACES
TOTAL PROVIDED = 306 SPACES
(214 SURFACE SPACES)
(92 GARAGE SPACES)

ADA SPACES REQUIRED= 8 SPACES
ADA SPACES PROVIDED= 9 SPACES
(6 SURFACE SPACES)
(3 GARAGE SPACES)

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	PRELIMINARY PLAT
C1.2	SITE REFERENCE PLAN
C2.0-C2.1	DIMENSION PLAN
C3.0-C3.1	GRADING PLAN
C3.2-C3.4	GRADING DETAILS
C4.0-C4.1	UTILITY PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0	DETAILS
L1.0-L1.2	LANDSCAPE PLAN

DATE OF SURVEY

01/09/2023

BENCHMARKS

- CITY OF GRIMES STANDARD BM F6M-001; BURY BOLT ON THE FH AT THE NE CORNER OF 'Y' AVENUE AND HWY 44 INTERSECTION. ELEV.=1005.57
- CITY OF GRIMES STNADARD BM F6N-001; BURY BOLT ON THE FH ON THE NORTH SIDE OF HWY 44 NAD SW BROOKSIDE DRIVE INTERSECTION. ELEV.=986.76

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 155 & 160 OF 555
MAP NUMBER= 19153C0160F & 19153C0155F
EFFECTIVE DATE= FEBRUARY 1, 2019

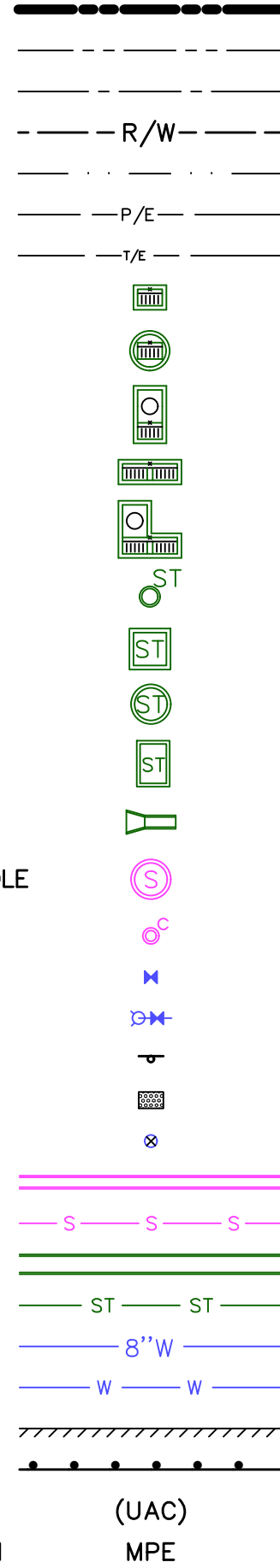
UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

GENERAL LEGEND

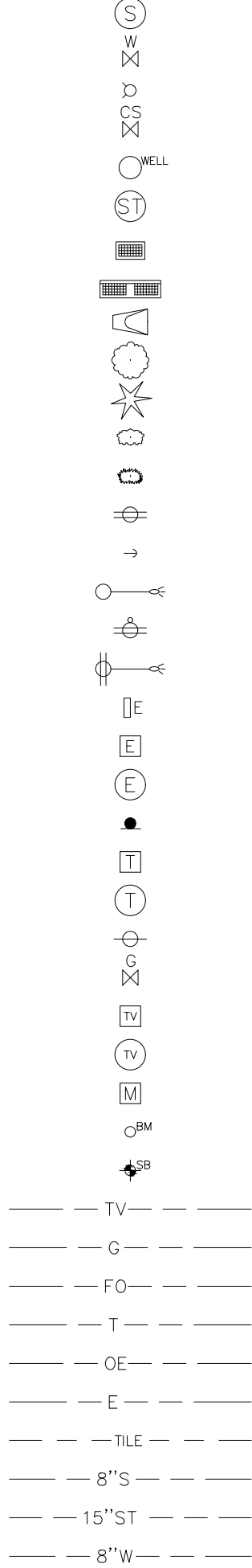
PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED
MINIMUM PROTECTION ELEVATION



EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE



REFER TO CONSTRUCTION MATERIALS TESTING REPORT NO. 232072HTH (08/08/2023) FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

JOSHUA A. TRYGSTAD
19228
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.

JOSHUA A. TRYGSTAD, P.E. DATE
LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0-C6.0

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2405.417

IOWA ONE CALL

1-800-292-8989
www.iowaonecall.com

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT
ENGINEER: BDH

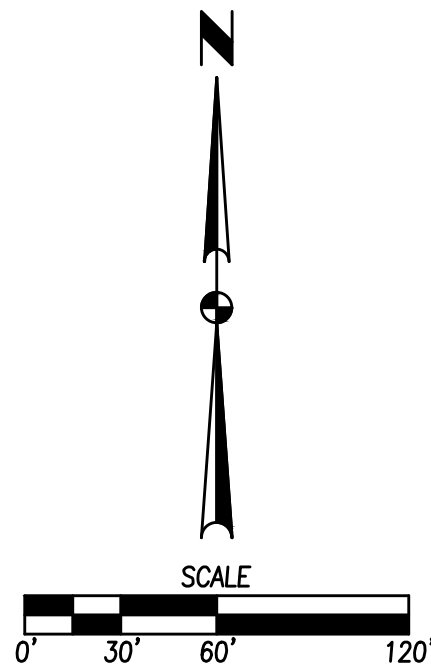
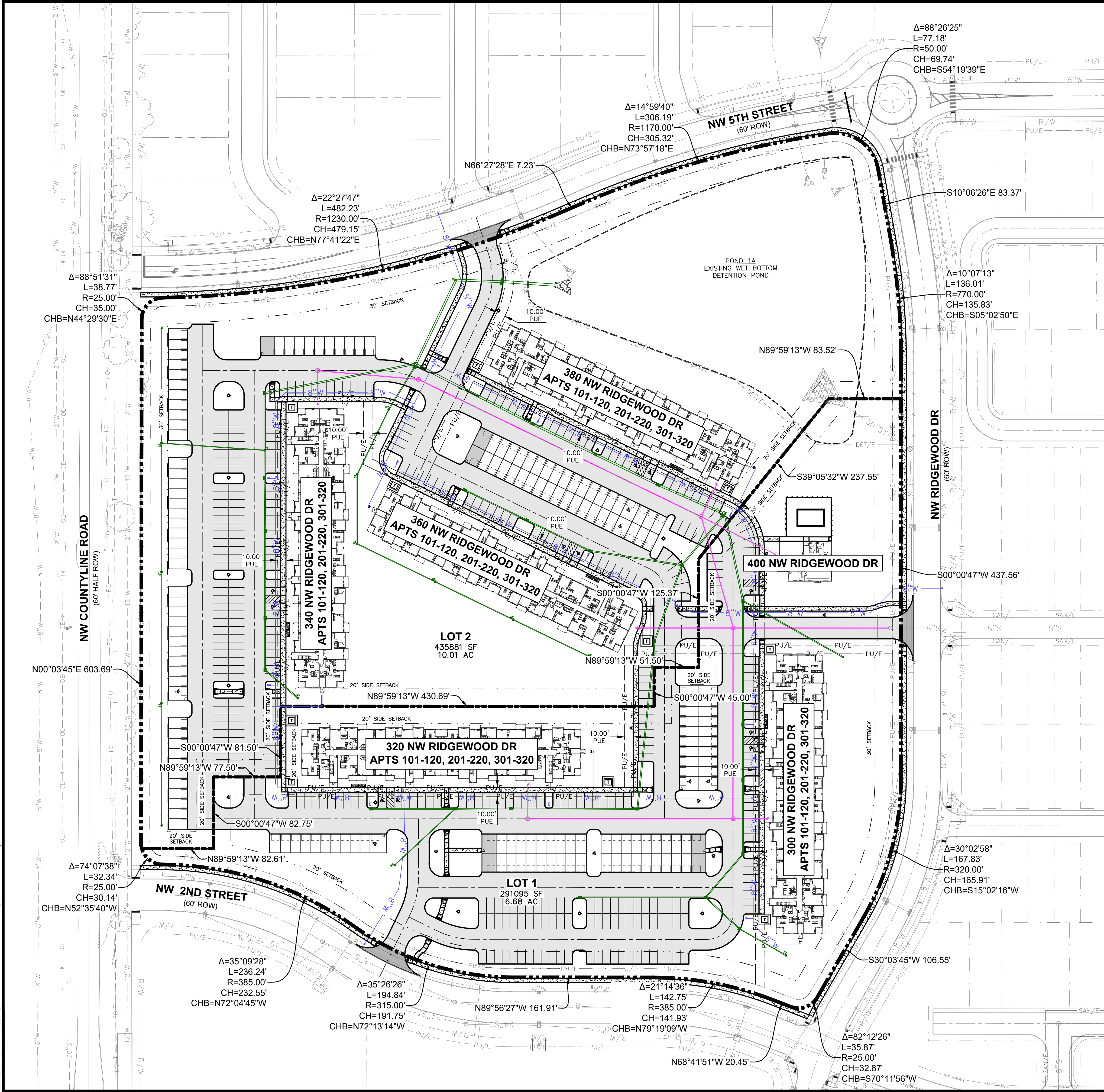


GRIMES, IOWA

THE ALLURE ON 44
COVER

C1.0
2405.417

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PLOTTER: BR: BRANON HUBER TECH ENVIRONMENT



DEVELOPMENT SUMMARY

AREA: 16.69 ACRES (726,976 SF)
LOT 1: 6.68 ACRES (291,095 SF)
LOT 2: 10.01 ACRES (435,881 SF)

ZONING: PUD – HIGH DENSITY RESIDENTIAL DISTRICT (HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

BUILDING SEPARATION: 16 FEET
MAX. BUILDING HEIGHT: 45 FEET (3 STORIES)

OPEN SPACE CALCULATION:
LOT 1
TOTAL AREA: = 291,095 SF (6.68 AC.)
APARTMENTS = 35,120 SF
GARAGES = 19,020 SF
PARKING LOT = 90,402 SF
SIDEWALK = 8,320 SF
OPEN SPACE PROVIDED = 138,233 SF (47%)
OPEN SPACE REQUIRED = 116,438 SF (40%)

LOT 2
TOTAL AREA: = 435,881 SF (10.01 AC.)
APARTMENTS = 52,680 SF
GARAGES = 25,045 SF
PARKING LOT = 101,026 SF
SIDEWALK = 9,780 SF
OPEN SPACE PROVIDED = 247,350 SF (57%)
OPEN SPACE REQUIRED = 174,353 SF (40%)

UNITS:
LOT 1: 120 UNITS (17.96 UNITS PER ACRE)
LOT 2: 180 UNITS (17.98 UNITS PER ACRE)

PARKING:
LOT 1:
TOTAL REQUIRED = 204 SPACES
TOTAL PROVIDED = 228 SPACES
(161 SURFACE SPACES)
(67 GARAGE SPACES)
ADA SPACES REQUIRED= 7 SPACES
ADA SPACES PROVIDED= 8 SPACES
(5 SURFACE SPACES)
(3 GARAGE SPACES)
LOT 2:
TOTAL REQUIRED = 306 SPACES
TOTAL PROVIDED = 306 SPACES
(214 SURFACE SPACES)
(92 GARAGE SPACES)
ADA SPACES REQUIRED= 8 SPACES
ADA SPACES PROVIDED= 9 SPACES
(6 SURFACE SPACES)
(3 GARAGE SPACES)

DATE

11/19/24

10/31/24

10/17/24

10/01/24

09/11/24

FIFTH SUBMITTAL

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

ENGINEER: BDH

ENGINEER: JAT

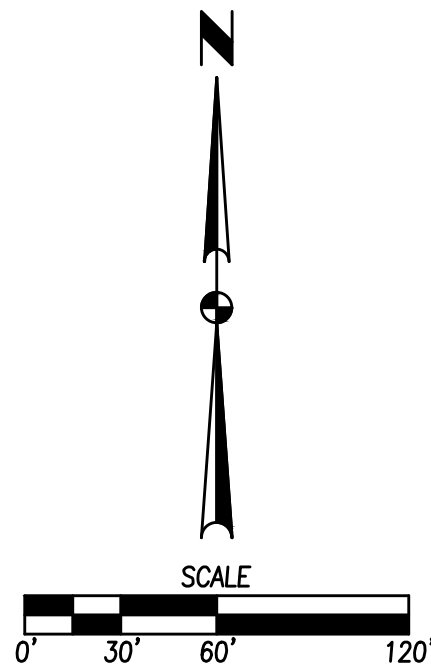
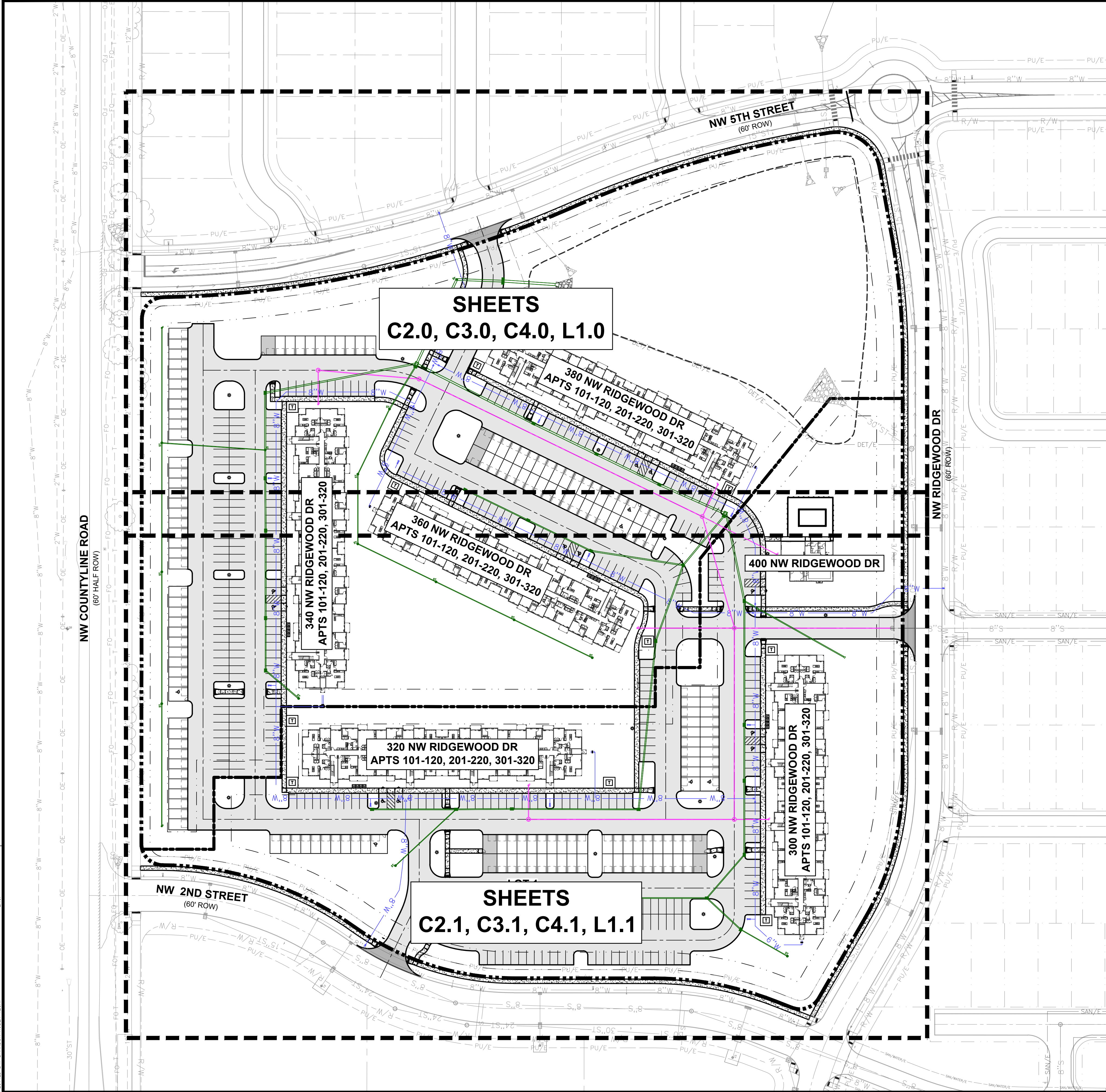
THE ALLURE ON 44

PRELIMINARY PLAT

C1.1

2405.417

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PLOT DATE: 11/19/2024 12:37 PM
DRAWN BY: BRANDON HUBER TECH. ENGINEER



CITY OF GRIMES STANDARD NOTES

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
- THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
- RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT: SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

SANITARY SEWER NOTES:

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSIDE SANITARY MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
- SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

WATER MAIN NOTES:

- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER, NPT THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- THE CITY OF GRIMES SHALL BE RESPONSIBLE FOR THE FILLING OF THE WATER MAIN.
- NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
- ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
- PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATER MAIN PER IDNR REQUIREMENT.

DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF GRIMES
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DATE

11/19/24

10/31/24

FIFTH SUBMITTAL

10/17/24

FOURTH SUBMITTAL

10/07/24

THIRD SUBMITTAL

09/11/24

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

SITE REFERENCE PLAN

C1.2

2405.417

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GENERAL NOTES

1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.

13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. 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.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT NOTES

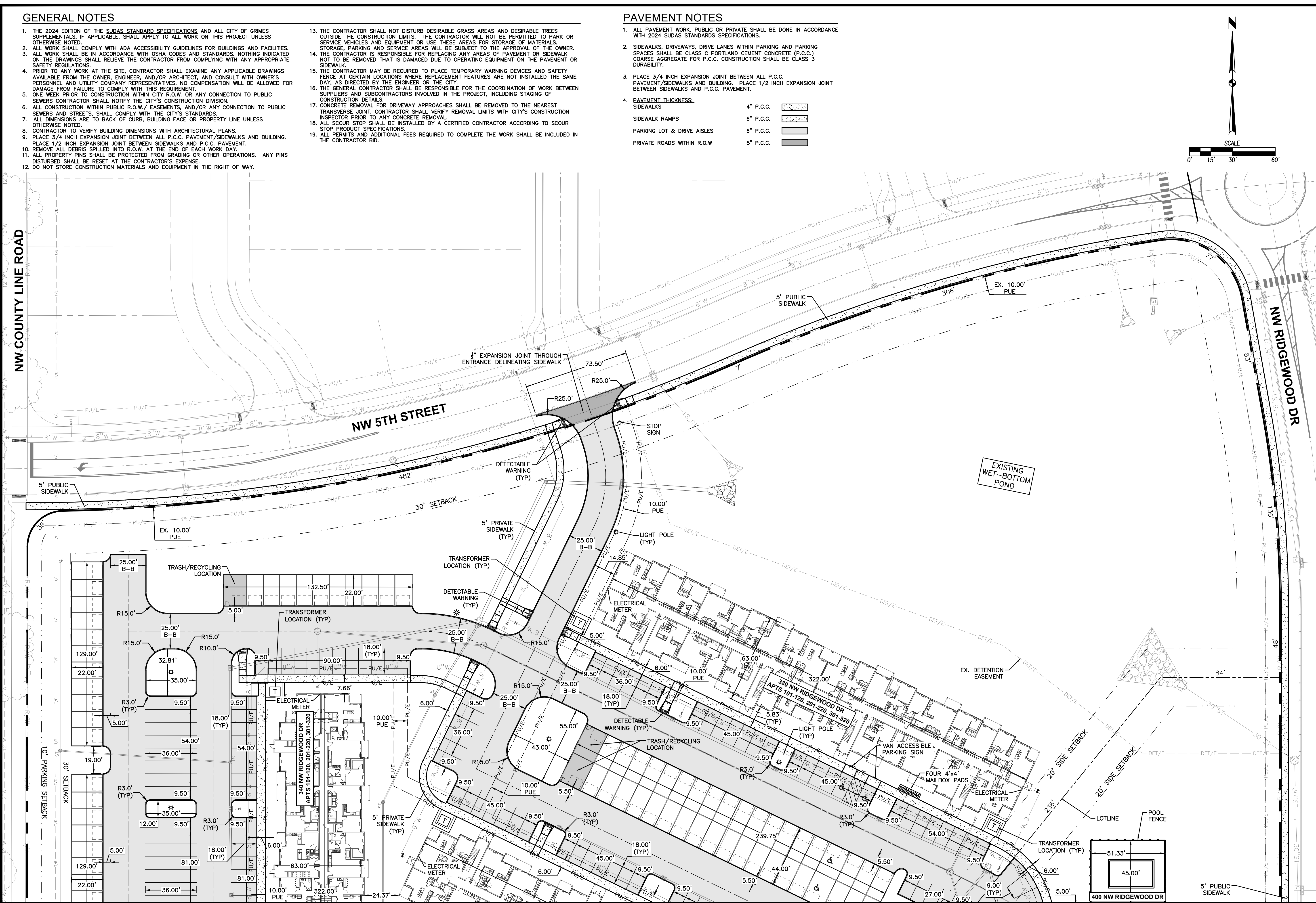
1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH 2024 SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
4. PAVEMENT THICKNESS:
SIDEWALKS 4" P.C.C.
SIDEWALK RAMP 6" P.C.C.
PARKING LOT & DRIVE AISLES 6" P.C.C.
PRIVATE ROADS WITHIN R.O.W 8" P.C.C.

NW COUNTY LINE ROAD

NW 5TH STREET

NW RIDGEWOOD DR

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PLOTTER: HP PLOTTER
PLOTTER: HP PLOTTER



DATE

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10/07/24

SECOND SUBMITTAL

09/11/24

FIRST SUBMITTAL

08/11/24

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT

ENGINEER: BDH

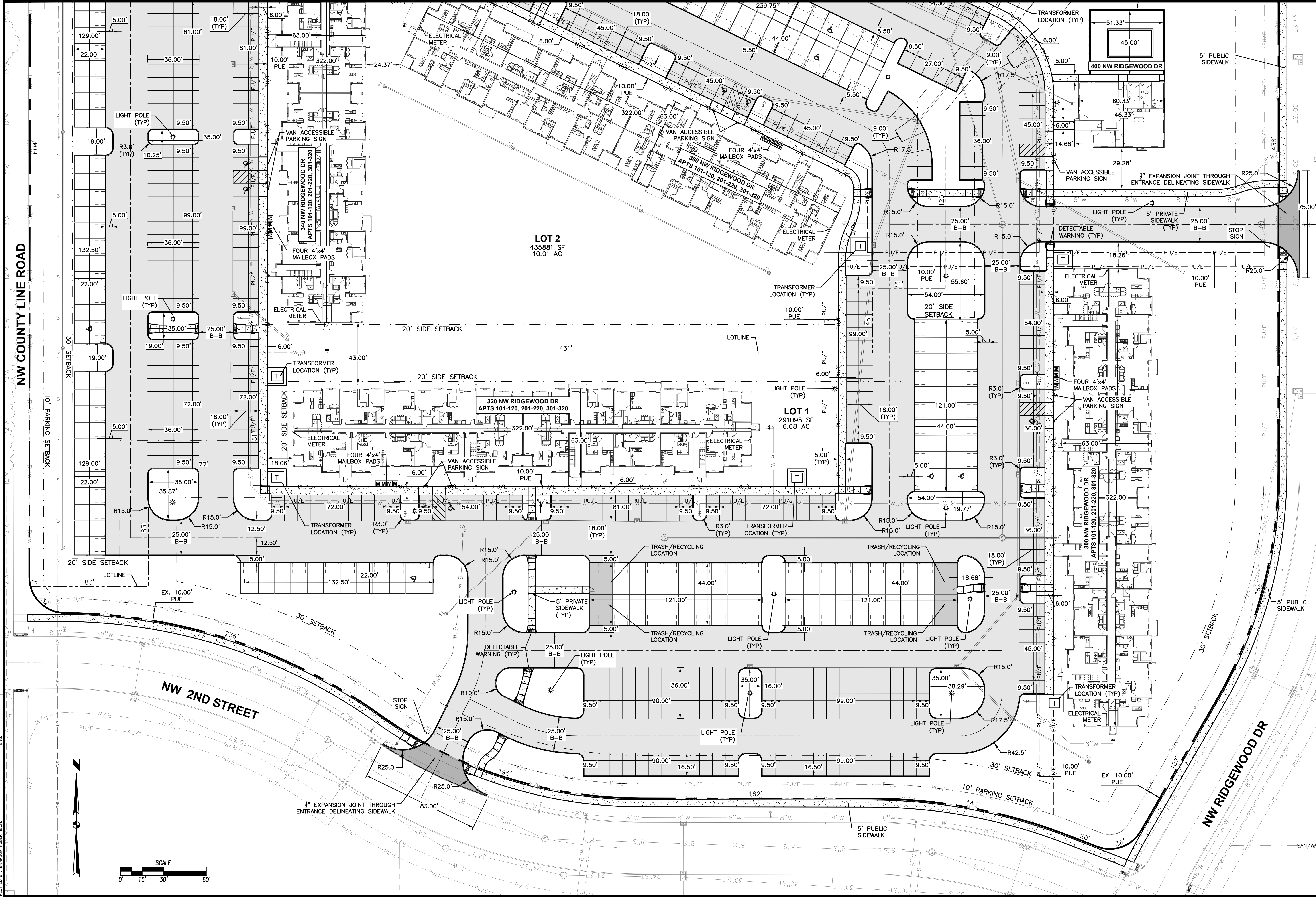
THE ALLURE ON 44

DIMENSION PLAN

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DATE	
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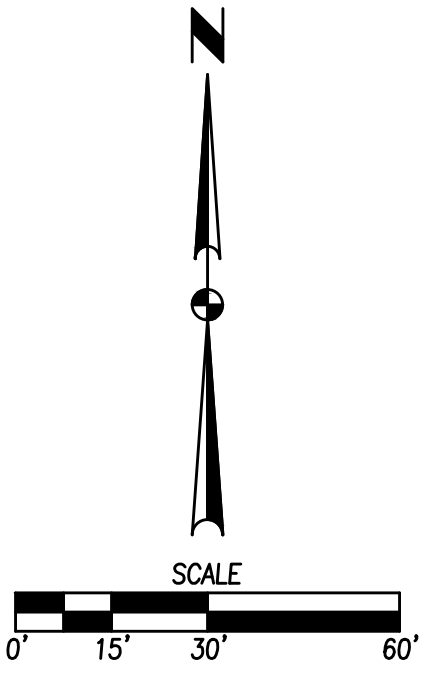
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GRIMES, IOWA
CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44
DIMENSION PLAN

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAYEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

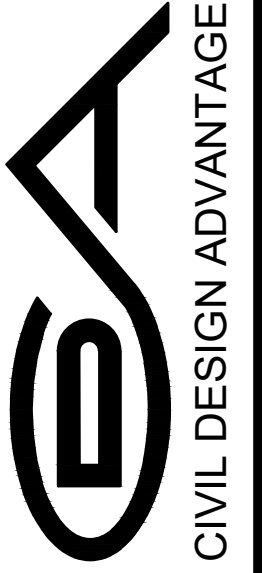


HOPE TIMBER PLAT 1
EX. POND 1A
NORMAL POOL = 968.00
100-YR ELEV. = 973.86

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PLOTTER: HP DesignJet T120
DRAWN BY: RANDON HUBER
CHECKED BY: JAT

DATE	
11/19/24	FIFTH SUBMITTAL
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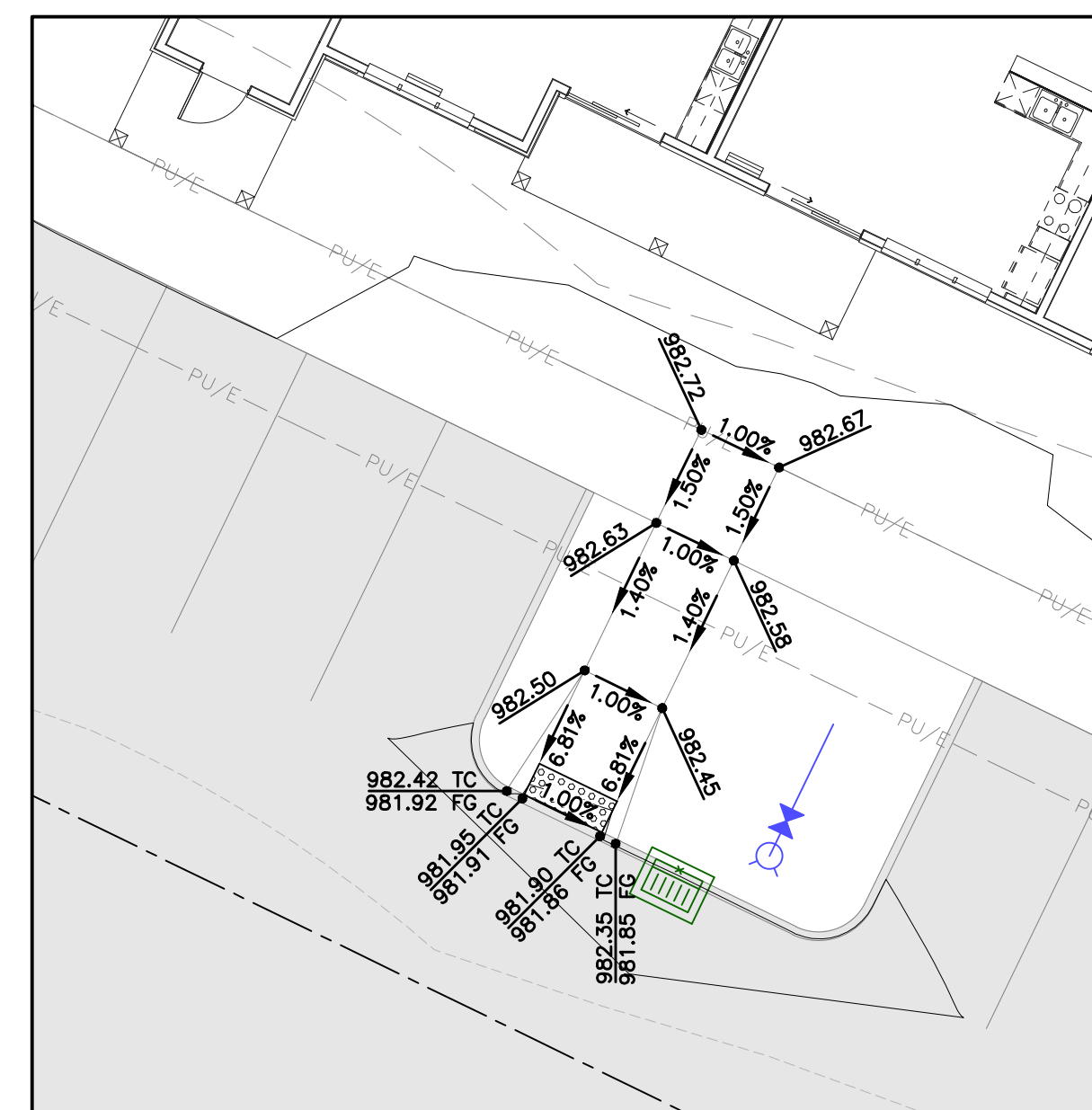
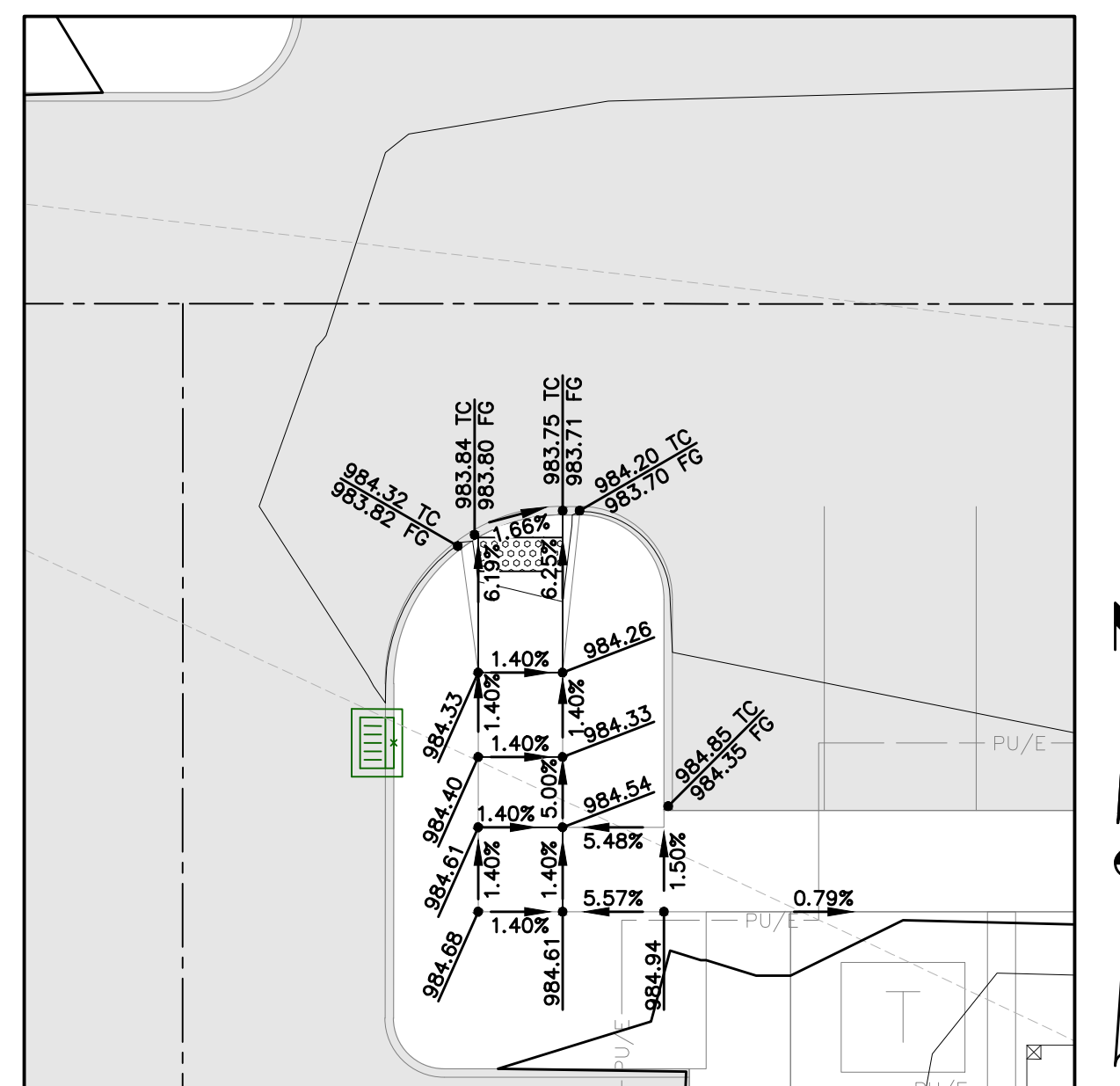
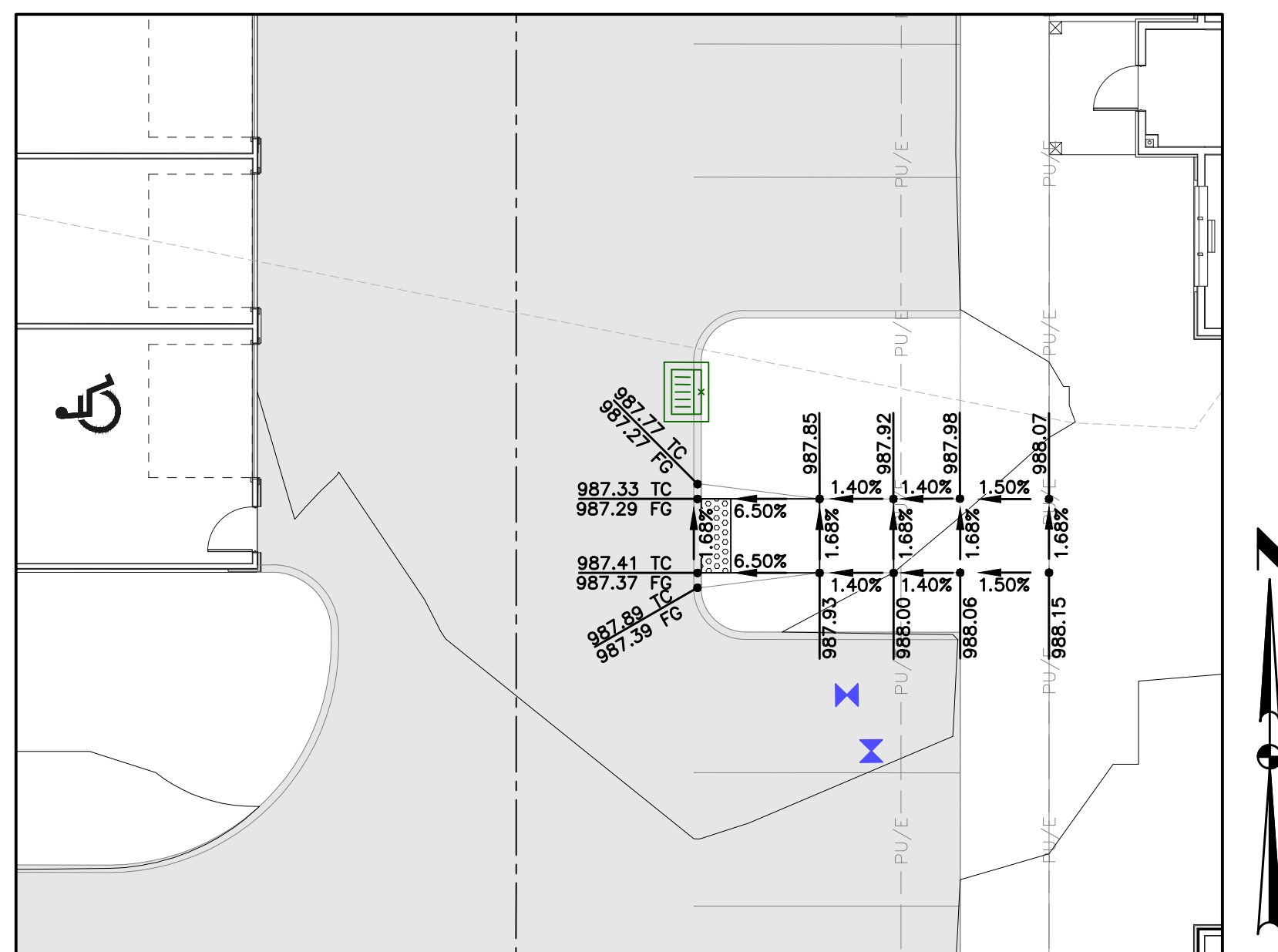
4121 NW URBANDALE DRIVE
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ENGINEER: JAT
ENGINEER: BDH



GRIMES, IOWA

THE ALLURE ON 44
GRADING PLAN

C3.0
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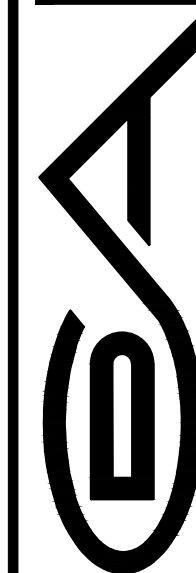


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GRIMES. IOWA

THE ALLURE ON 44

GRADING DETAILS

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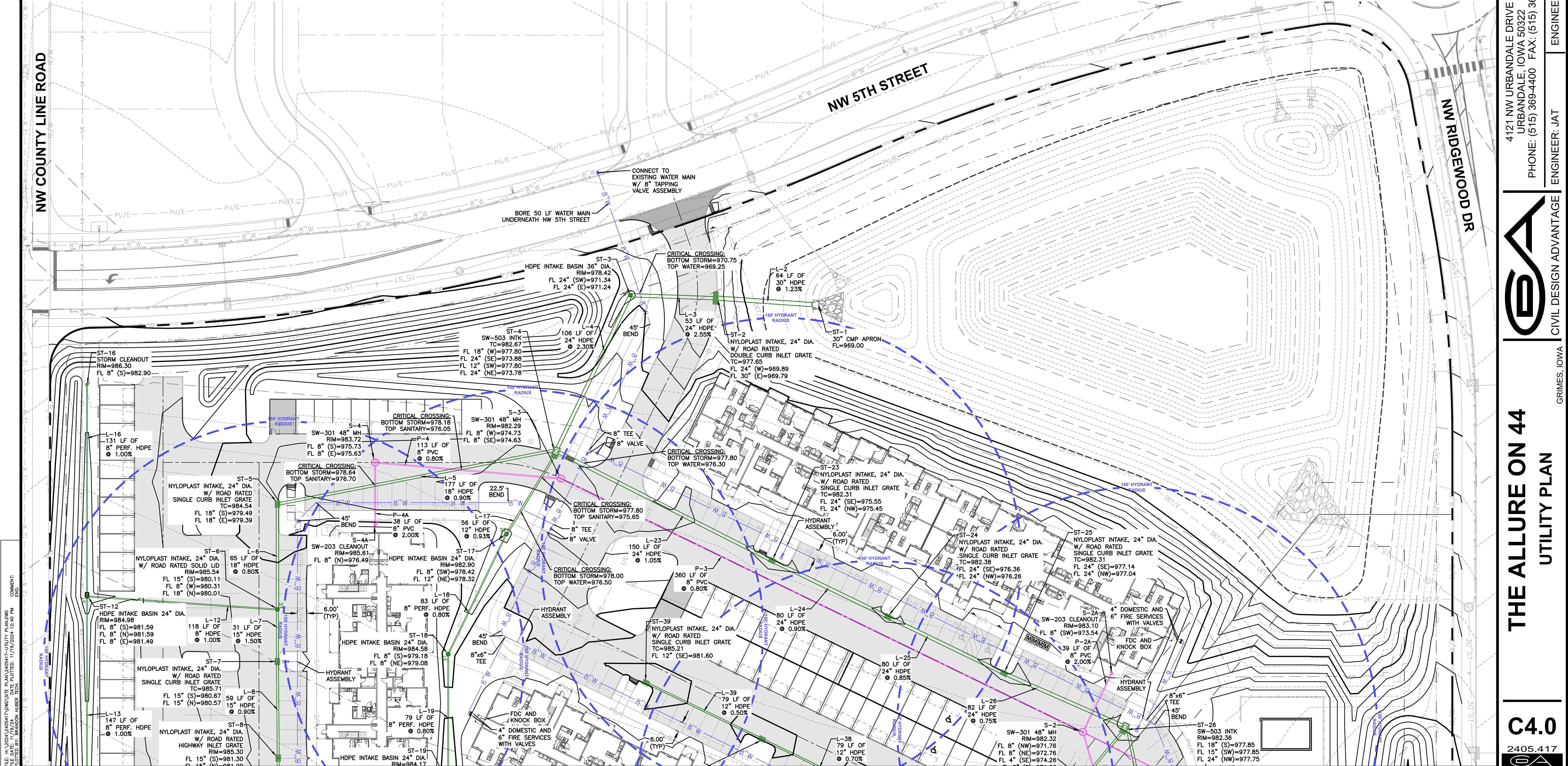
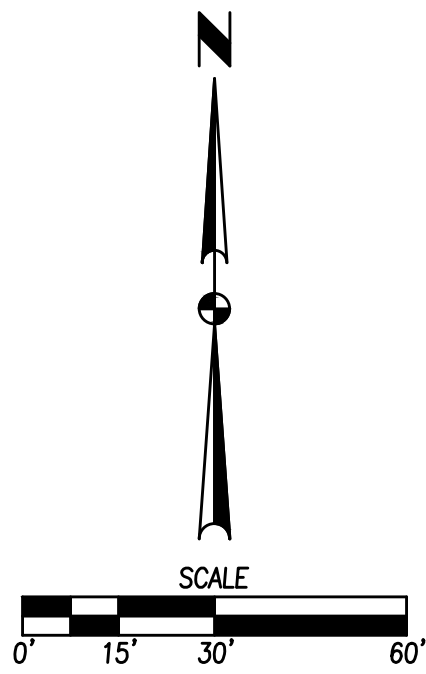
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UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- 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 LOCATIONS 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 IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	WATER MAIN, TRENCHED, PVC, 8" DIA	LF	3,126
2	WATER MAIN, TRENCHLESS, PVC, 8" DIA	LF	100
3	WATER SERVICES	EA	6
4	VALVE, 8" DIA	EA	10
5	8" TAPPING VALVE ASSEMBLY	EA	3
6	FIRE HYDRANT ASSEMBLY	EA	10
7	SANITARY SEWER GRAVITY MAIN, 4" DIA, PVC	LF	94
8	SANITARY SEWER GRAVITY MAIN, 8" DIA, PVC	LF	1,498
9	SW-203, SANITARY CLEANOUT	EA	6
11	SW-301, SANITARY MANHOLE 48" DIA.	EA	6
12	STORM SEWER, TRENCHED, 8" HDPE	LF	1,303
12	STORM SEWER, TRENCHED, 12" HDPE	LF	1,020
13	STORM SEWER, TRENCHED, 15" HDPE	LF	942
14	STORM SEWER, TRENCHED, 18" HDPE	LF	345
15	STORM SEWER, TRENCHED, 24" HDPE	LF	551
16	STORM SEWER, TRENCHED, 30" HDPE	LF	64

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
17	STORM SEWER, NYLOPLAST INTAKE, 24" DIA.	EA	24
18	STORM SEWER, NYLOPLAST INTAKE, 36" DIA.	EA	3
19	STORM SEWER, SW-503 INTAKE	EA	2
20	STORM SEWER, HDPE INTAKE BASIN, 24" DIA.	EA	12
21	STORM SEWER, 12" CMP APRON	EA	1
22	STORM SEWER, 30" CMP APRON	EA	1
23	STORM CLEANOUT	EA	2



FILE: H:\2024\2405417\01\01 SITE PLAN\2405417-UTILITY PLANNING
 COMMENTS: SEE SHEET 2405417-01 FOR UTILITY LOCATIONS
 PLOTTED BY: BRANDON HUBER DATE PLOTTED: 11/19/2024 12:40 PM

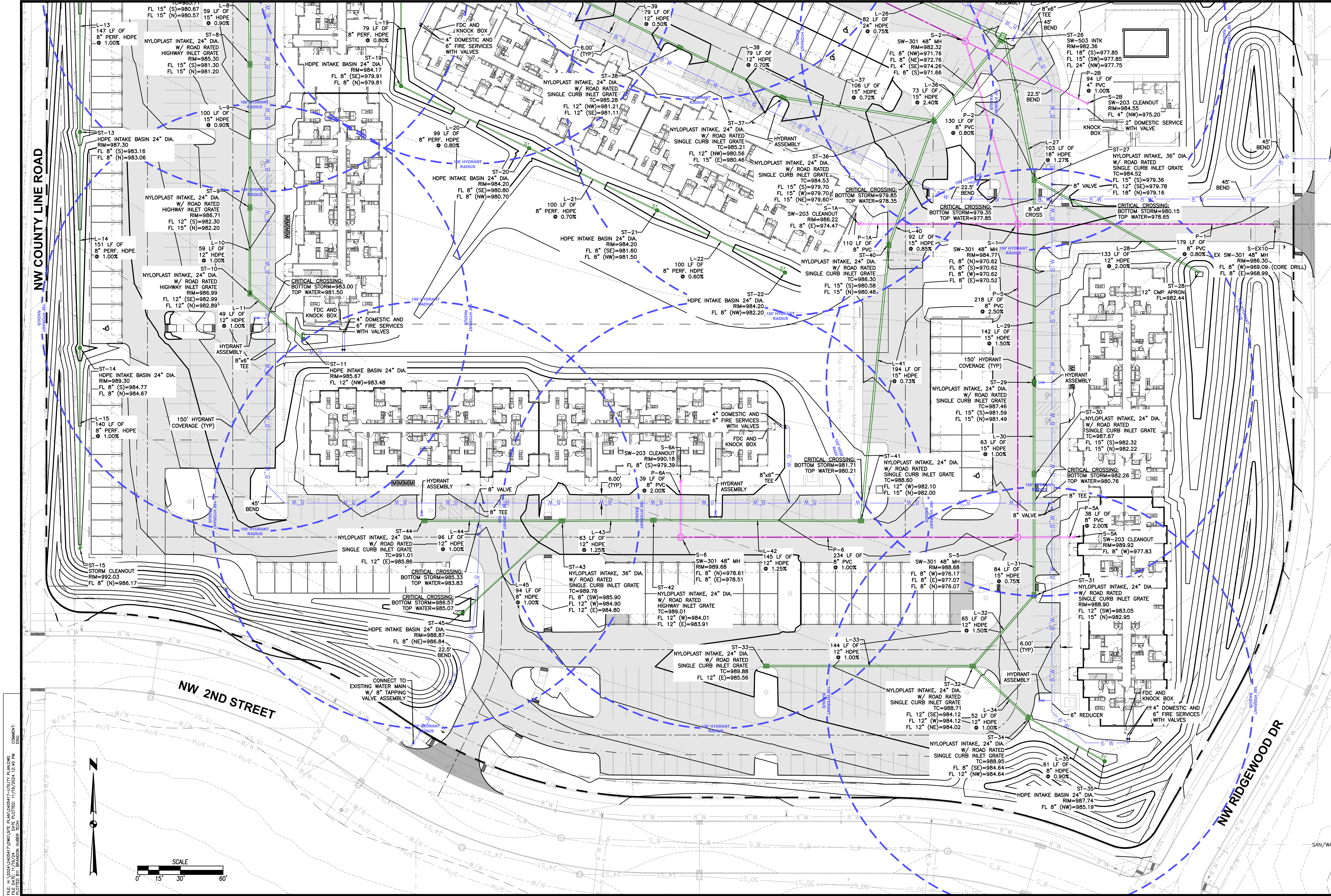
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JAT



CIVIL DESIGN ADVANTAGE
 GRIMES, IOWA

THE ALLURE ON 44 UTILITY PLAN

C4.0
 2405.417



FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-UTILITY PLANNING
COMMENTS: DWG
PLOT: 11/19/2024 12:40 PM
PLOTTER: BR: BRADON HUBER TECH

DATE

11/19/24

FIFTH SUBMITTAL

10/31/24

FOURTH SUBMITTAL

10/31/24

THIRD SUBMITTAL

10/01/24

FIRST SUBMITTAL

09/11/24

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER: JAT

ENGINEER: BDH

THE ALLURE ON 44

UTILITY PLAN

C4.1

2405.417

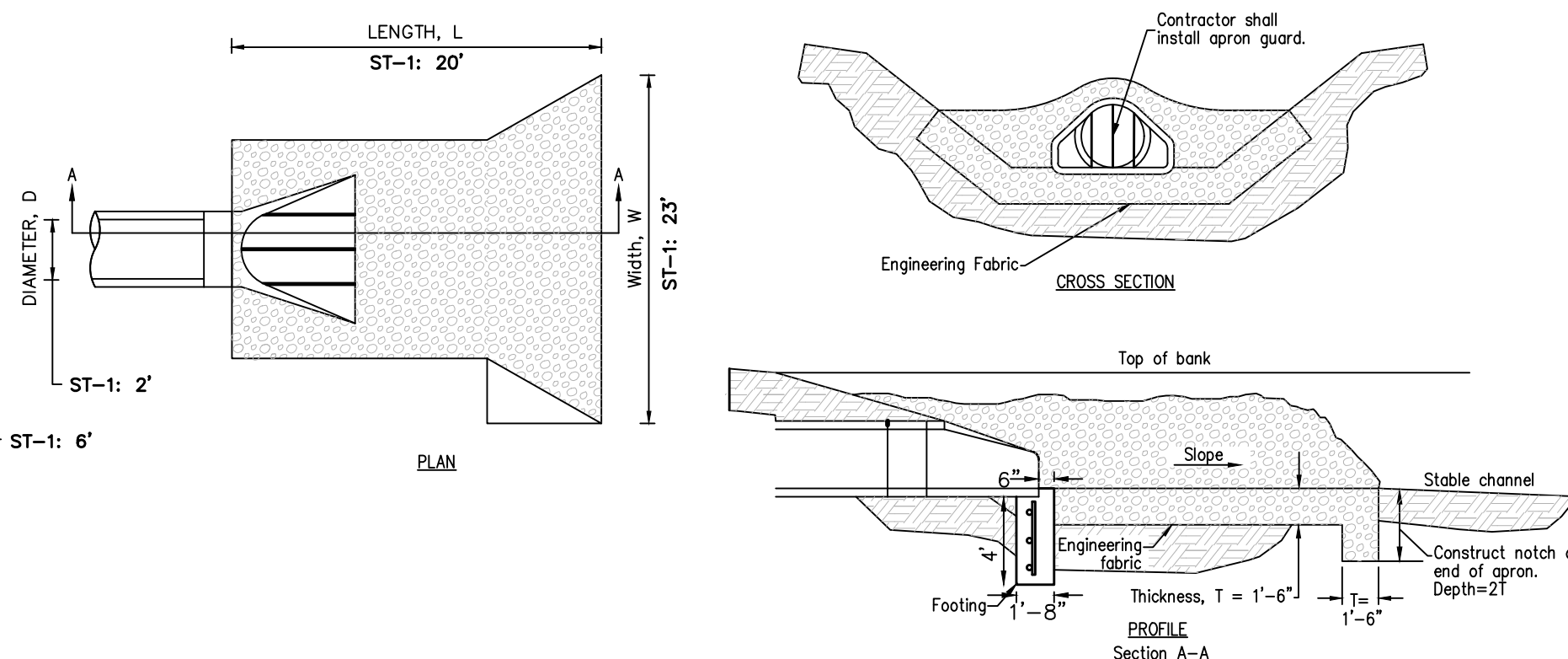
Page 506 of 563

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,060
2	FILTER SOCK	LF	900
3	SEEDING, FERTILIZING, AND MULCHING	AC	10.15
4	INLET PROTECTION DEVICES	EA	51
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STABILIZATION SEED (TYPE 4)	AC	10.15
7	RIP RAP PLACEMENT	TON	15
8	PERMANENT TRM	SF	17,700

<u>DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±1000 FT</u>	
TOTAL AREA DISTURBED TO DISCHARGE POINT	14.74 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	53,064 CU FT
VOLUME PROVIDED IN SILT FENCE (2060 LF @ 4.5 CU FT/LF OF FENCE)	9,270 CU FT
VOLUME PROVIDED IN EX TSB #1A	182,044 CU FT
TOTAL VOLUME PROVIDED	191,314 CU FT

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

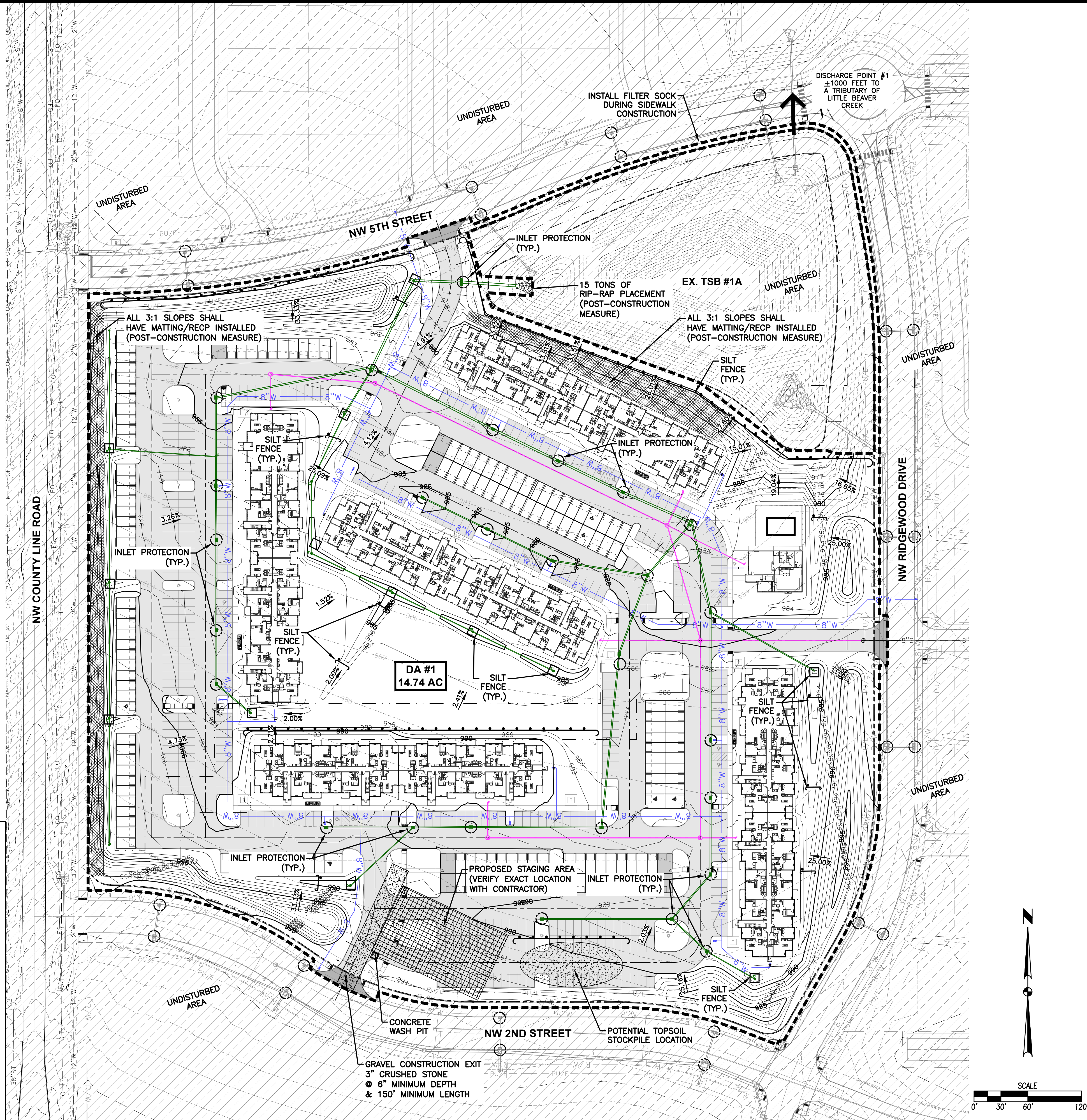
DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS			
FILTER SOCK		STRAW MAT	
SILT FENCE		UNDISTURBED AREA	
INLET PROTECTION		RIP-RAP	
PORTABLE RESTROOM		GRAVEL ENTRANCE	
EXISTING STANDPIPE		STAGING AREA	
CONCRETE WASHOUT PIT		TEMPORARY SEDIMENT BASIN	



NOTE:

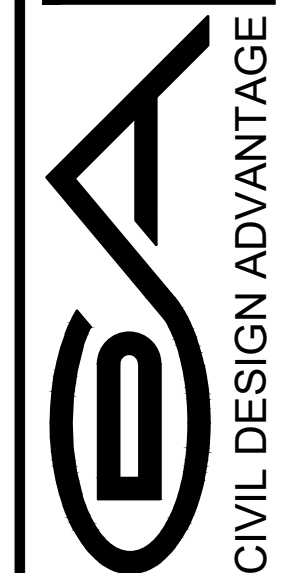
- THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
- INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

NOT TO SCALE



	DATE
FIFTH SUBMITTAL	11/19/24
FOURTH SUBMITTAL	10/31/24
THIRD SUBMITTAL	10/17/24
SECOND SUBMITTAL	10/01/24
FIRST SUBMITTAL	09/11/24

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT ENGINEER: BDH

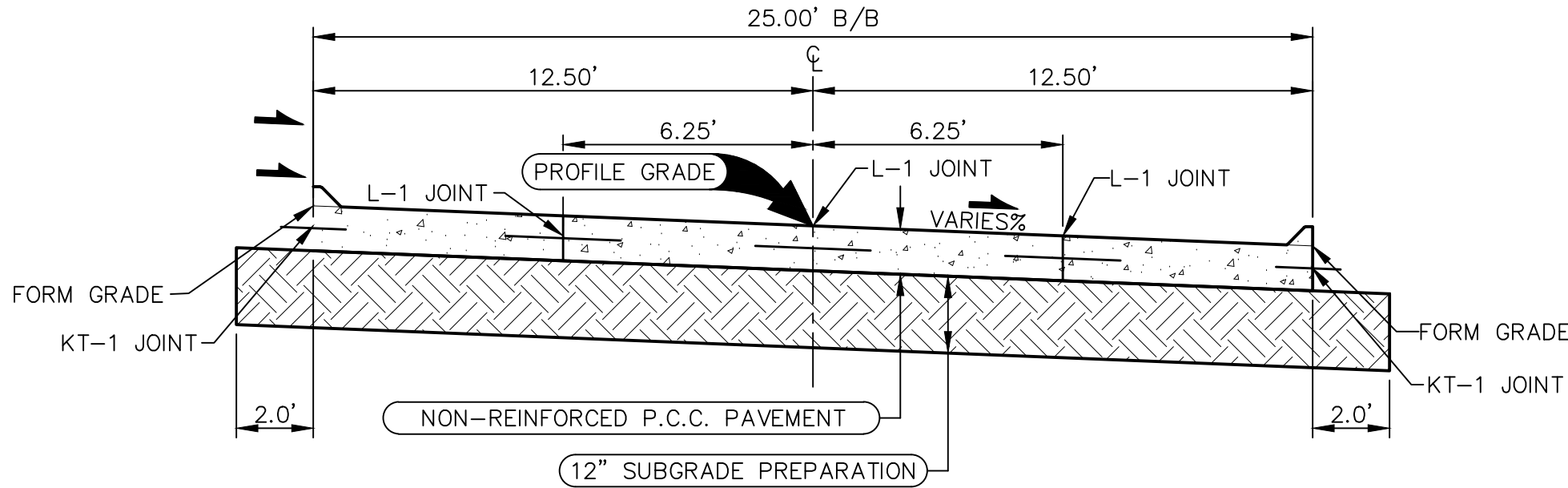
AN.
GRIMES, IOWA

THE ALLURE ON 44

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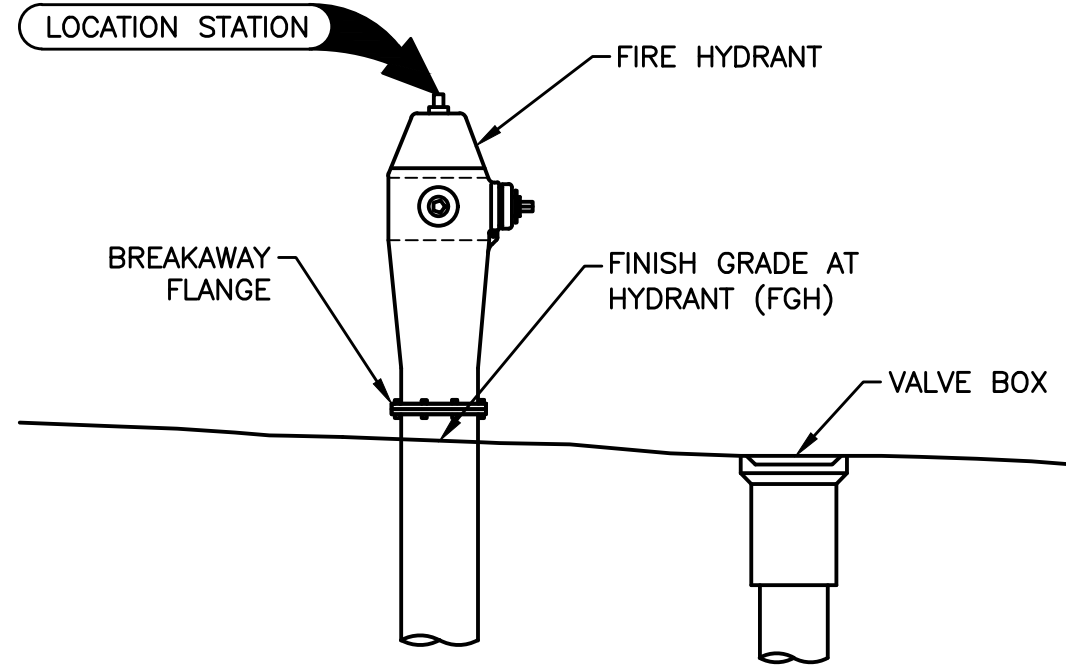
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DATE: 11/19/2024
PLOTTER: HP DesignJet T1200
PLOTTER: HP DesignJet T1200
PLOTTER: HP DesignJet T1200
PLOTTER: HP DesignJet T1200



- NOTES:
1. PREPARE SUBGRADE IN 2-6" LIFTS.
 2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - PRIVATE 25' B/B P.C.C. ROADWAY

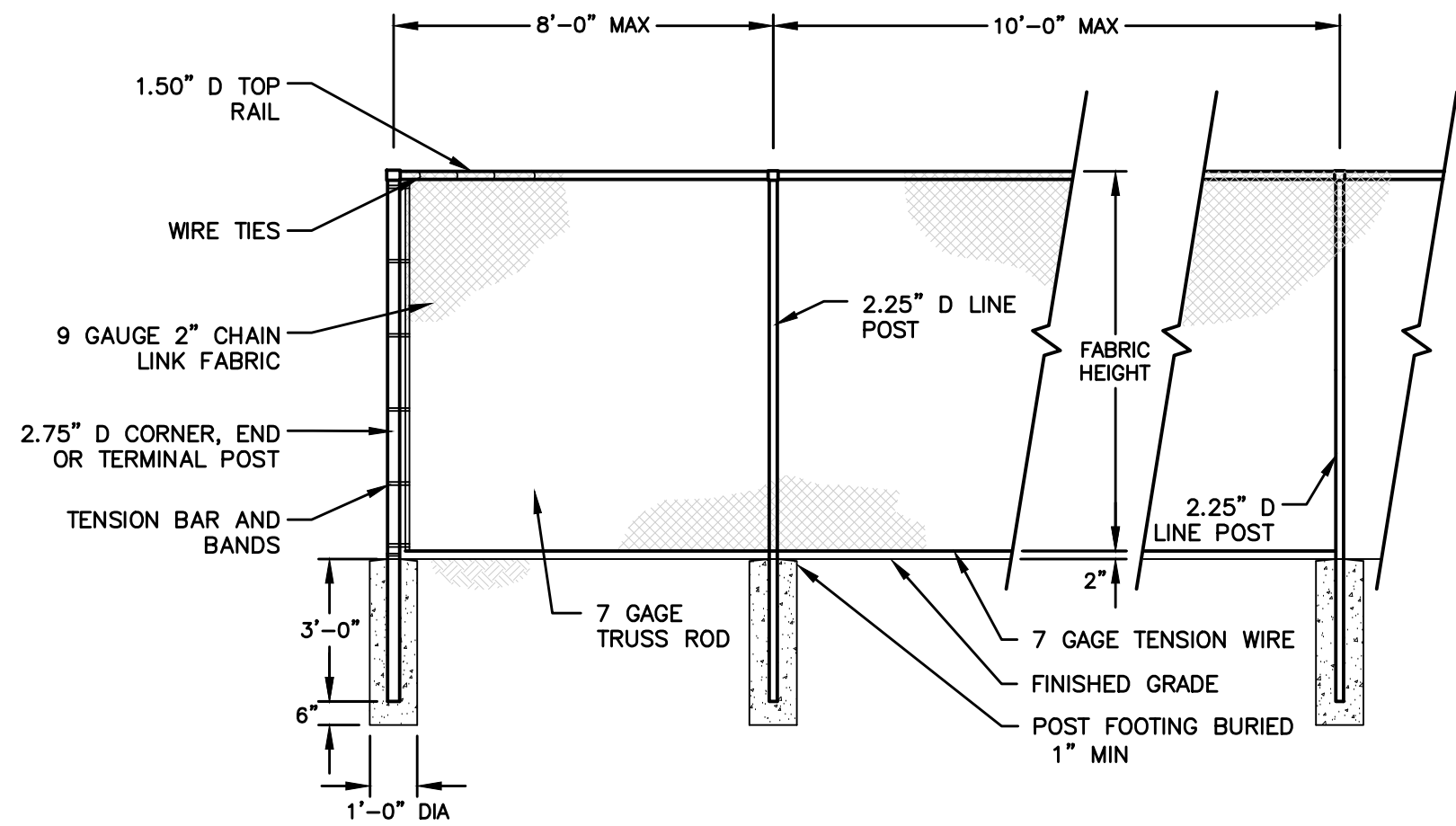
NOT TO SCALE



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

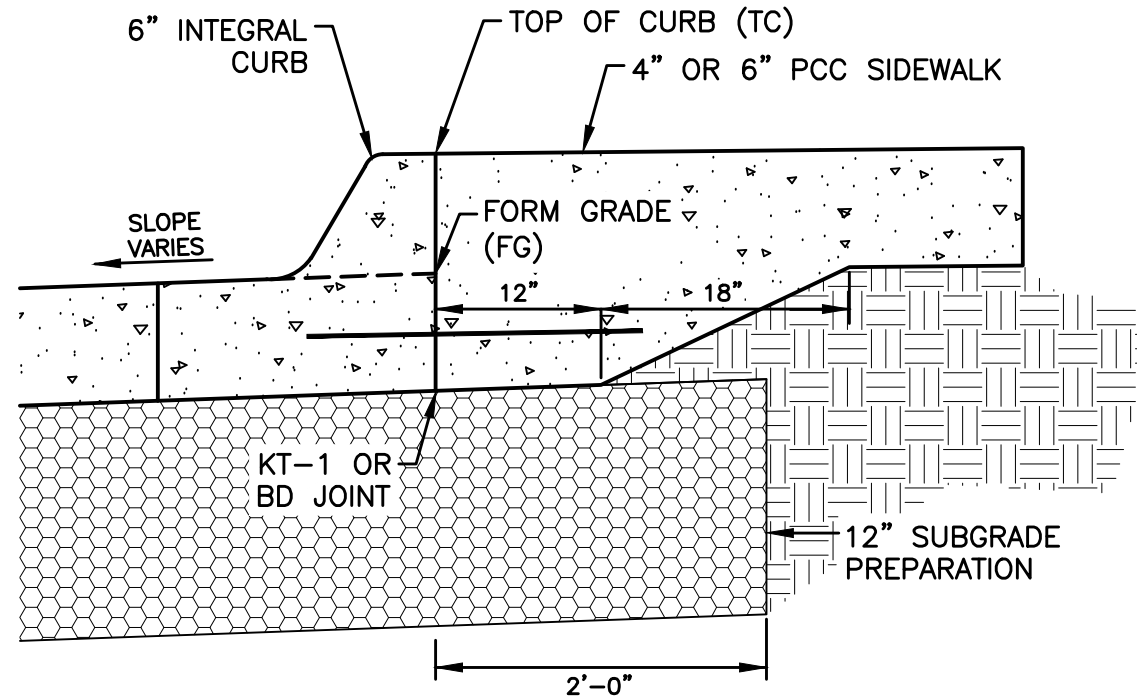
NOT TO SCALE



- NOTES:
1. ALL POLYVINYL CHLORIDE (PVC) COATED FENCE MATERIALS (FRAMEWORK, FENCE FABRIC, FITTINGS, TENSION WIRES, ETC.) SHALL BE BLACK.

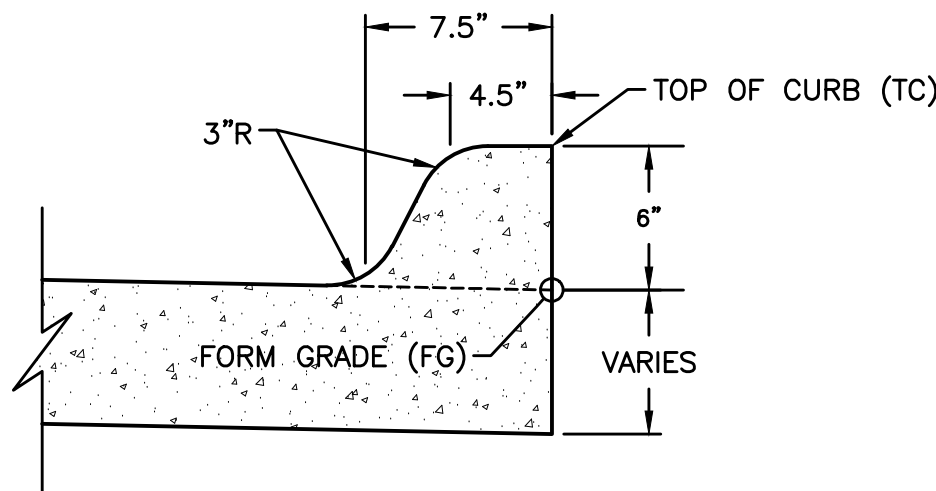
POOL FENCE - 6' CHAIN LINK

NOT TO SCALE



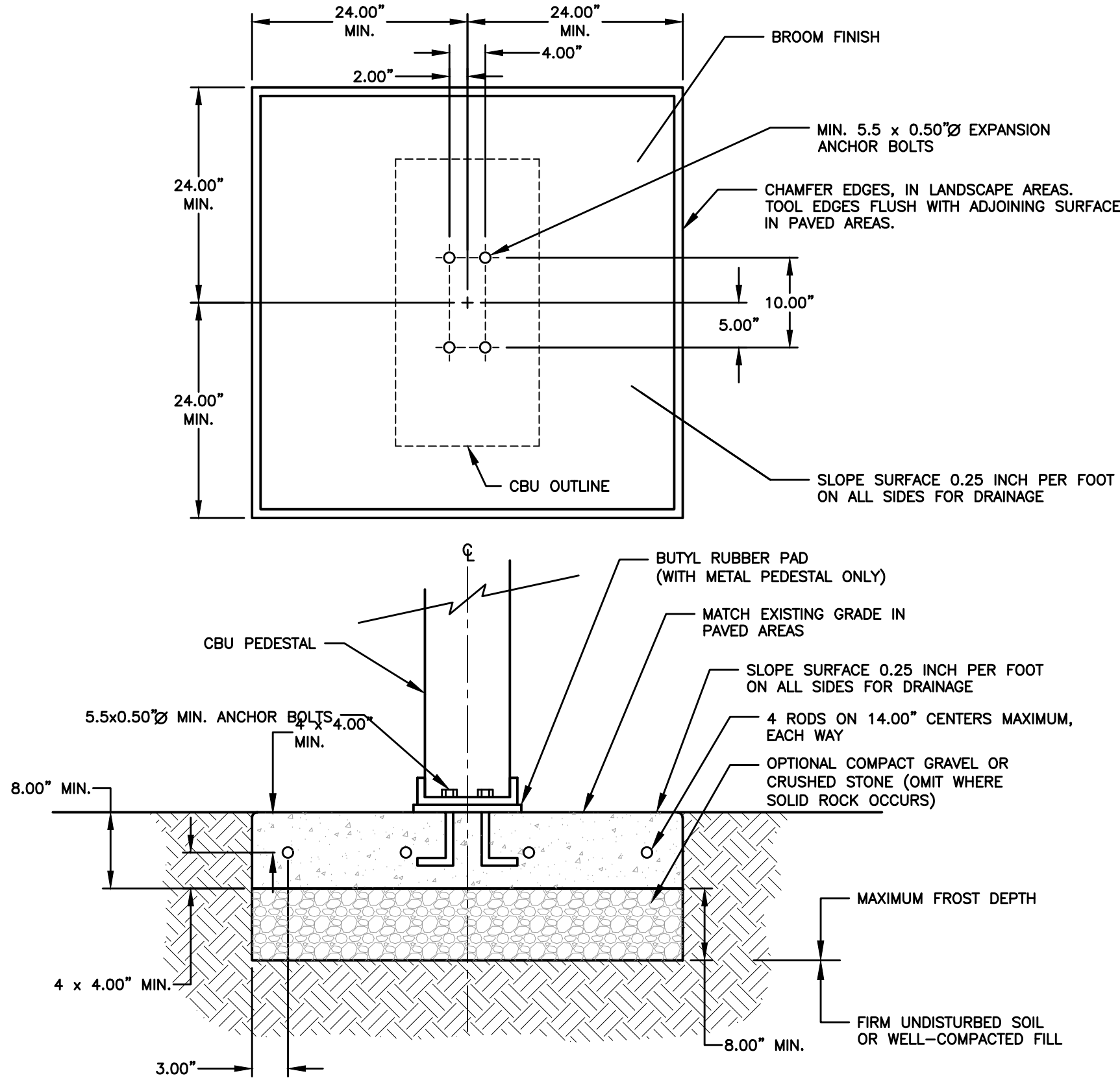
6" INTEGRAL CURB AND SIDEWALK

NOT TO SCALE



INTEGRAL 6" STANDARD CURB

NOT TO SCALE



- NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
A. HILTI KWIK BOLT (WWW.US-HILTI.COM) 1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".
C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE

DATE	DESCRIPTION	ENGINEER
11/19/24	FIFTH SUBMITTAL	BDH
10/31/24	FOURTH SUBMITTAL	JAT
10/17/24	THIRD SUBMITTAL	JAT
10/07/24	SECOND SUBMITTAL	JAT
09/11/24	FIRST SUBMITTAL	JAT

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT

GRIMES, IOWA

THE ALLURE ON 44
DETAILS

C6.0
2405.417

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-LANDSCAPE PLAN 2 LOTS.DWG
DATE PLOTTED: 11/20/2024 3:49 PM
PLOTTER: HP DesignJet T1100e
DRAWN BY: RANDON HUBER TECH

PLANT SCHEDULE LOT 1				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
AC	9	White Fir	Abies concolor	B&B, 6' HEIGHT
JE	2	Eastern Redcedar	Juniperus virginiana	B&B, 6' HEIGHT
PB	7	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PG	13	Colorado Blue Spruce	Picea pungens 'Glaucous'	B&B, 6' HEIGHT
ORNAMENTAL TREES				
CI	2	Flame Thrower® Eastern Redbud	Cercis canadensis 'NC2016-2'	B&B, 1.5" CALIPER
MP	6	Prairie Fire Crab Apple	Malus x 'Prairie Fire'	B&B, 1.5" CALIPER
MS	6	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	14	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES				
AA	9	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
BN	2	River Birch Multi-Trunk	Betula nigra	B&B, 1.5" CALIPER, MULTI-STEM
GI	6	Skyline® Honey Locust	Gleditsia triacanthos inermis 'Skycole'	1.5" CALIPER 8' (MIN. HEIGHT)
GK	7	Kentucky Coffeetree	Gymnocladus dioica	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
LT	9	Tulip Poplar	Liriodendron tulipifera	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
OB	3	Swamp White Oak	Quercus bicolor	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QB2	12	Northern Red Oak	Quercus borealis	1.5" CALIPER 6' (MIN. HEIGHT)
QR	8	Red Oak	Quercus rubra	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
TA	2	American Sentry Linden	Tilia americana 'McK SENTRY'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
SHRUBS				
BW	22	Winter Gem Japanese Boxwood	Buxus microphylla japonica 'Winter Gem'	CONT, 3 GAL
EC	2	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 5 GAL
HB	29	Babo® Panicle Hydrangea	Hydrangea paniculata 'ILVOBO'	CONT, 5 GAL
JF	8	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
JO	50	Old Gold Juniper	Juniperus chinensis 'Old Gold'	CONT, 3 GAL
SM	12	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	CONT, 3 GAL
VD	12	Arrowwood Viburnum	Viburnum dentatum 'Arrowwood'	CONT, 5 GAL
GRASSES				
MG	188	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	24" HEIGHT

PLANT SCHEDULE LOT 2				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
AC	16	White Fir	Abies concolor	B&B, 6' HEIGHT
JE	3	Eastern Redcedar	Juniperus virginiana	B&B, 6' HEIGHT
PB	4	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PG	13	Colorado Blue Spruce	Picea pungens 'Glaucous'	B&B, 6' HEIGHT
PS	4	White Pine	Pinus strobus	B&B, 6' HEIGHT
ORNAMENTAL TREES				
CE	11	Eastern Redbud Multi-Trunk	Cercis canadensis	B&B, 1.5" CALIPER
MP	13	Prairie Fire Crab Apple	Malus x 'Prairie Fire'	B&B, 1.5" CALIPER
MS	11	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	14	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES				
AA	12	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
BN	4	River Birch Multi-Trunk	Betula nigra	B&B, 1.5" CALIPER, MULTI-STEM
GI	10	Skyline® Honey Locust	Gleditsia triacanthos inermis 'Skycole'	1.5" CALIPER 8' (MIN. HEIGHT)
GK	4	Kentucky Coffeetree	Gymnocladus dioica	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
LT	17	Tulip Poplar	Liriodendron tulipifera	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
OB	4	Swamp White Oak	Quercus bicolor	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QB2	10	Northern Red Oak	Quercus borealis	1.5" CALIPER 6' (MIN. HEIGHT)
QR	7	Red Oak	Quercus rubra	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
SB2	4	Black Willow	Salix nigra	1.5" CALIPER 6' (MIN. HEIGHT)
TA	8	American Sentry Linden	Tilia americana 'McK SENTRY'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
UL	6	Accolade Elm	Ulmus japonica x wilsoniana 'Morton' TM	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
SHRUBS				
BW	15	Winter Gem Japanese Boxwood	Buxus microphylla japonica 'Winter Gem'	CONT, 3 GAL
EC	58	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 5 GAL
HB	22	Babo® Panicle Hydrangea	Hydrangea paniculata 'ILVOBO'	CONT, 5 GAL
JF	36	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
JO	41	Old Gold Juniper	Juniperus chinensis 'Old Gold'	CONT, 3 GAL
SB	4	Gold Mound Spirea	Spiraea x bumalda 'Goldmound'	CONT, 3 GAL
VD	2	Arrowwood Viburnum	Viburnum dentatum 'Arrowwood'	CONT, 5 GAL
GRASSES				
MG	143	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	24" HEIGHT

LANDSCAPE REQUIREMENTS

LOT 1

SITE AREA: 6.68 AC (291,095 SF)
OPEN SPACE REQUIRED: 116,438 SF (40%)

OPEN SPACE REQUIREMENTS

A MINIMUM OF ONE (1) TREE PER ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED OPEN SPACE SHALL BE PROVIDED.

FOUNDATION PLANTINGS SHALL BE PROVIDED FOR UNITS FACING PUBLIC STREETS FOR THE PUBLIC STREET FACING FACADES ONLY.

REQUIRED TREES 117 TREES*

PROVIDED
OPEN SPACE TREES 117 TREES
SHRUBS 162 SHRUBS

*REQUIRED STREET TREES AND BUFFER TREES MAY COUNT TOWARD THE REQUIRED OPEN SPACE TREES.

STREET TREES

ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF LOT FRONTAGE AND LOCATED BETWEEN THE SIDEWALK AND STREET. STREET TREES SHALL BE A COMBINATION OF DIVERSE SPECIES WITH NO MORE THAN FIVE (5) SIMILAR SPECIES IN A SINGLE GROUP.

REQUIRED STREET TREES
(1,690 LF)
34 TREES

PROVIDED 34 TREES

LOT 2

SITE AREA: 10.01 AC (435,881 SF)
OPEN SPACE REQUIRED: 174,353 SF (40%)

OPEN SPACE REQUIREMENTS

A MINIMUM OF ONE (1) TREE PER ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED OPEN SPACE SHALL BE PROVIDED.

FOUNDATION PLANTINGS SHALL BE PROVIDED FOR UNITS FACING PUBLIC STREETS FOR THE PUBLIC STREET FACING FACADES ONLY.

REQUIRED TREES 175 TREES*

PROVIDED
OPEN SPACE TREES 175 TREES
SHRUBS 190 SHRUBS

*REQUIRED STREET TREES AND BUFFER TREES MAY COUNT TOWARD THE REQUIRED OPEN SPACE TREES.

BUFFERS AND STREET TREES

THIRTY (30) FOOT LANDSCAPE BUFFERS SHALL PROVIDE THE FOLLOWING NUMBER OF TREES PER FIFTY (50) FEET OF LINEAR BUFFER: ONE (1) OVERSTORY TREE, TWO (2) UNDERSTORY TREES AND ONE (1) EVERGREEN TREE.

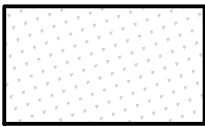
ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF LOT FRONTAGE AND LOCATED BETWEEN THE SIDEWALK AND STREET. STREET TREES SHALL BE A COMBINATION OF DIVERSE SPECIES WITH NO MORE THAN FIVE (5) SIMILAR SPECIES IN A SINGLE GROUP.

REQUIRED WEST 30' BUFFER STREET TREES
OVERSTORY TREES (640 LF) (1,544 LF)
EVERGREEN TREES 13 TREES 31 TREES
UNDERSTORY TREES 26 TREES

PROVIDED
OVERSTORY TREES 14 TREES 31 TREES
EVERGREEN TREES 13 TREES
UNDERSTORY TREES 26 TREES

LANDSCAPE NOTES

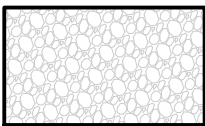
- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS SHOWN.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL EDGING SHALL BE 6" STEEL EDGING.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.



INDICATES SUDAS TYPE 1 PERMANENT LAWN SEED MIX



INDICATES SOD



INDICATES 4" DEPTH ROCK MULCH OVER MIRAFI WEED BLANKET. ROCK TO BE SELECTED BY OWNER.



DATE					
	11/19/24	10/31/24	10/17/24	10/01/24	09/11/24
	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
ENGINEER: BDH



GRIMES, IOWA

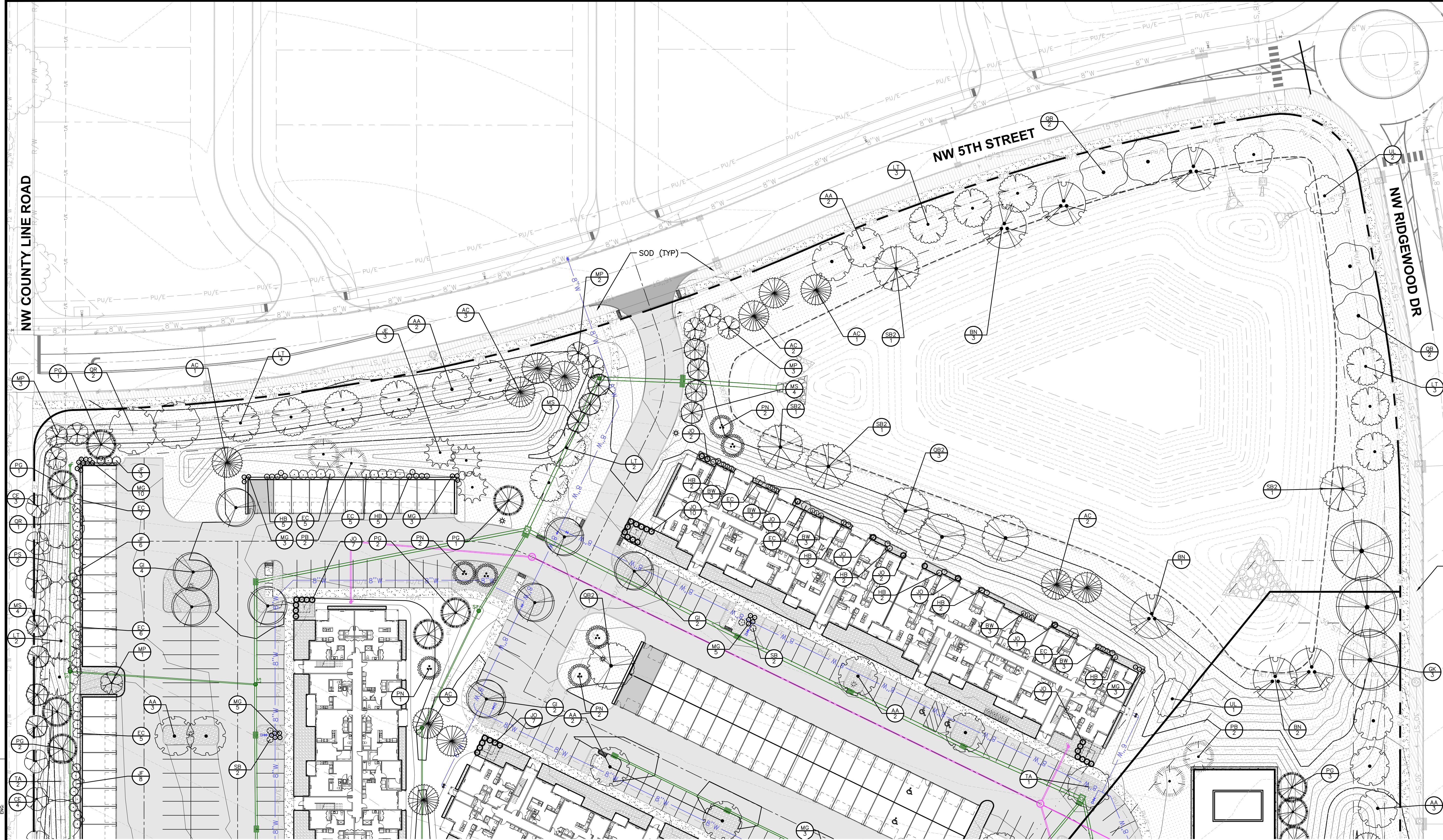
THE ALLURE ON 44
LANDSCAPE PLAN

L1.0

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FILE: H:\2024\2405417\00\01 SITE PLAN\2405417-LANDSCAPE PLAN 2 LOTS.DWG
DATE: 11/20/2024 3:50 PM
PLOTTER: HP DesignJet T1100
PLOTTER: BR: BRANON HUBER TECH



THE ALLURE ON 44
LANDSCAPE PLAN

L1.1
2405.417



GRIMES, IOWA

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
ENGINEER: BDH

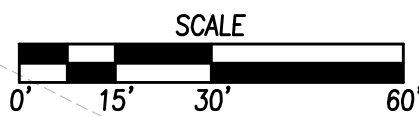
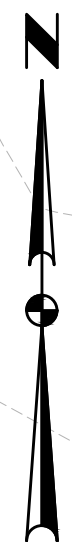
DATE	
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL
10/01/24	SECOND SUBMITTAL
09/11/24	FIRST SUBMITTAL

FILE: H:\2024\2405417\OWC SITE PLAN\2405417-LANDSCAPE PLAN 2 LOTS.DWG
DATE: 11/20/2024 3:50 PM
PLOTTER: BR: BRANCON HUBER TECH
DRAWN BY: JAT

NW COUNTY LINE ROAD

NW 2ND STREET

NW RIDGEWOOD DR



SOD (TYP)

SOD (TYP)

THE ALLURE ON 44

LANDSCAPE PLAN

L1.2

2405.417

GRIMES, IOWA

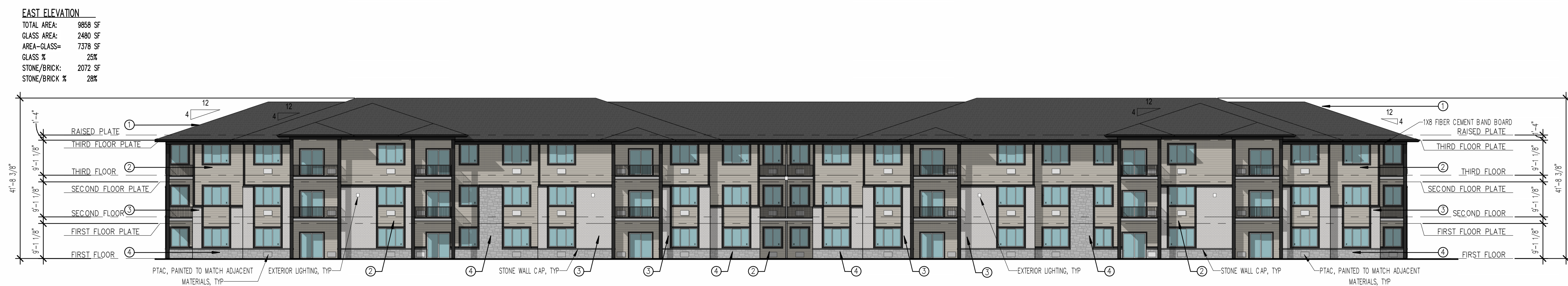


ENGINEER: JAT

ENGINEER: BDH

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

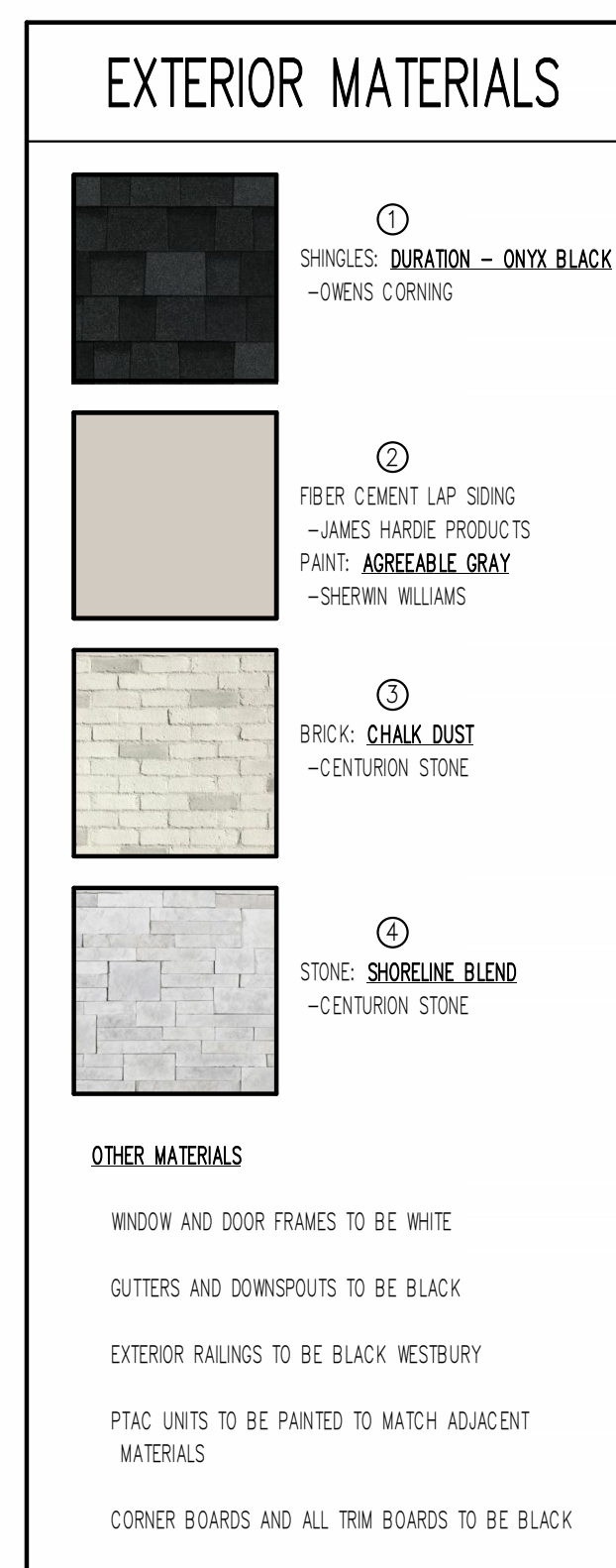
DATE	
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL
10/07/24	SECOND SUBMITTAL
09/11/24	FIRST SUBMITTAL



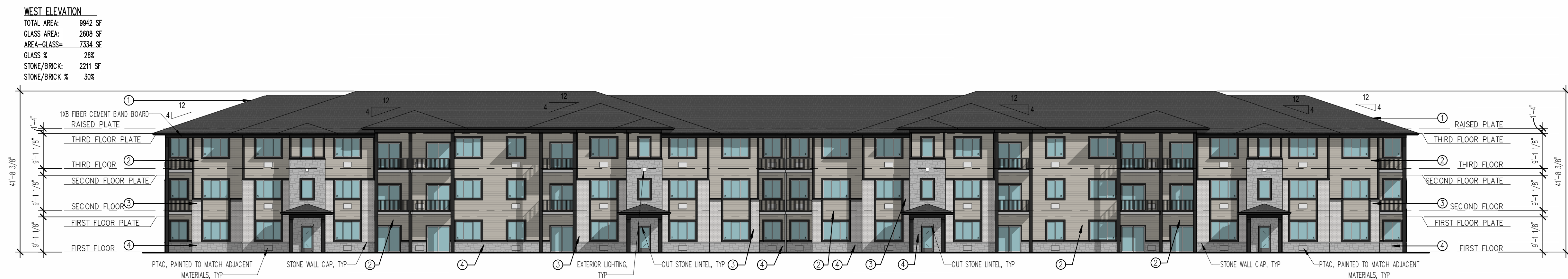
EAST ELEVATION

$$1/16'' = 1'-0''$$


② NORTH ELEVATION

$$1/16'' = 1'-0''$$


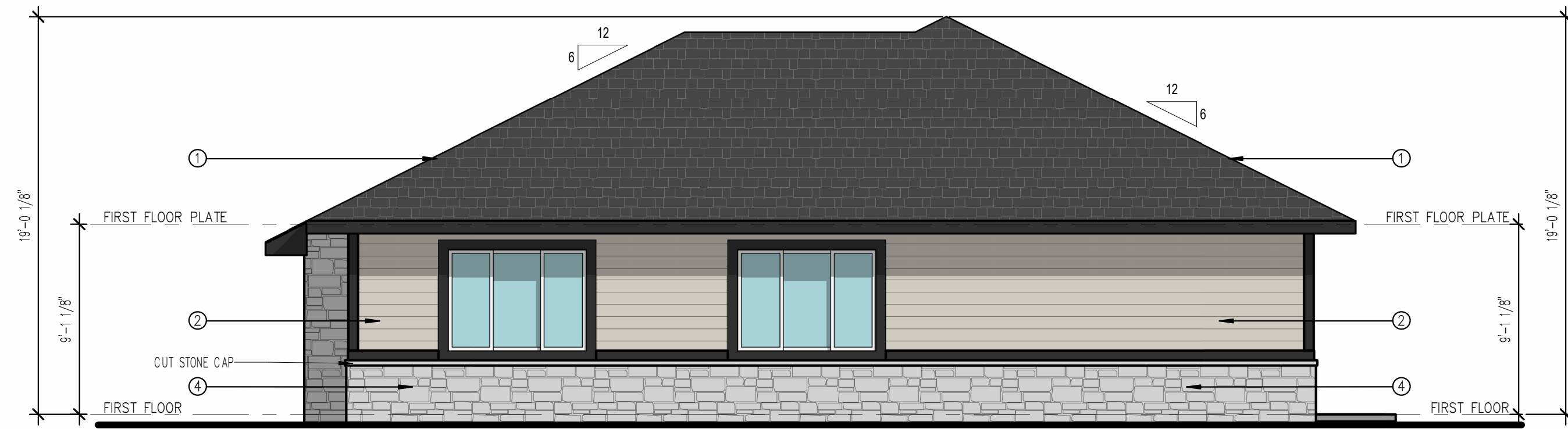
— SOUTH ELEVATION

$$1/16'' = 1'-0''$$


WEST ELEVATION

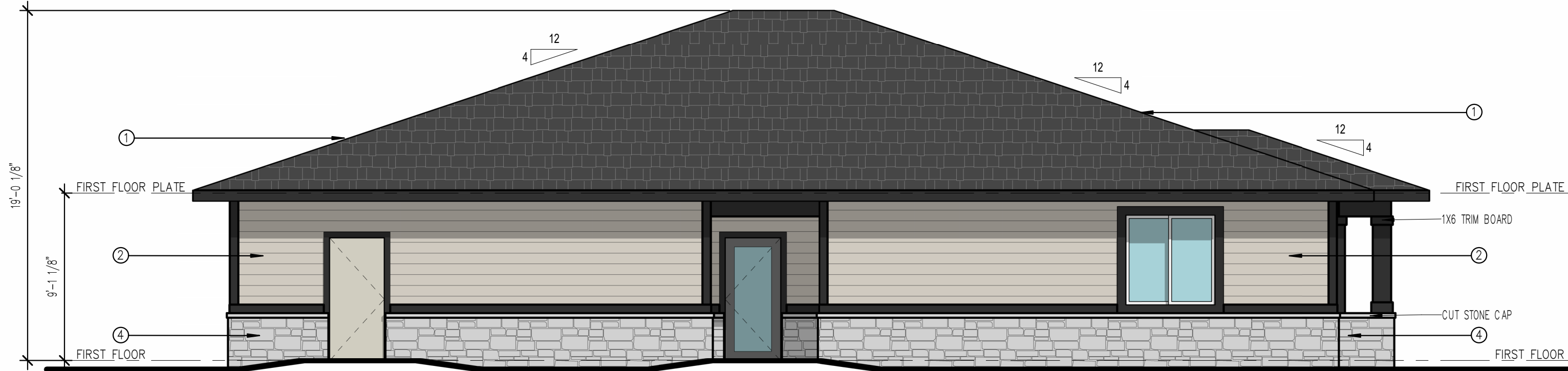
1/16" = 1'-0"

EAST ELEVATION:
TOTAL AREA: 440 SF
GLASS AREA: 64 SF
TOTAL - GLASS= 376 SF
GLASS % 15%
STONE/BRICK AREA: 160 SF
STONE/BRICK % 43%



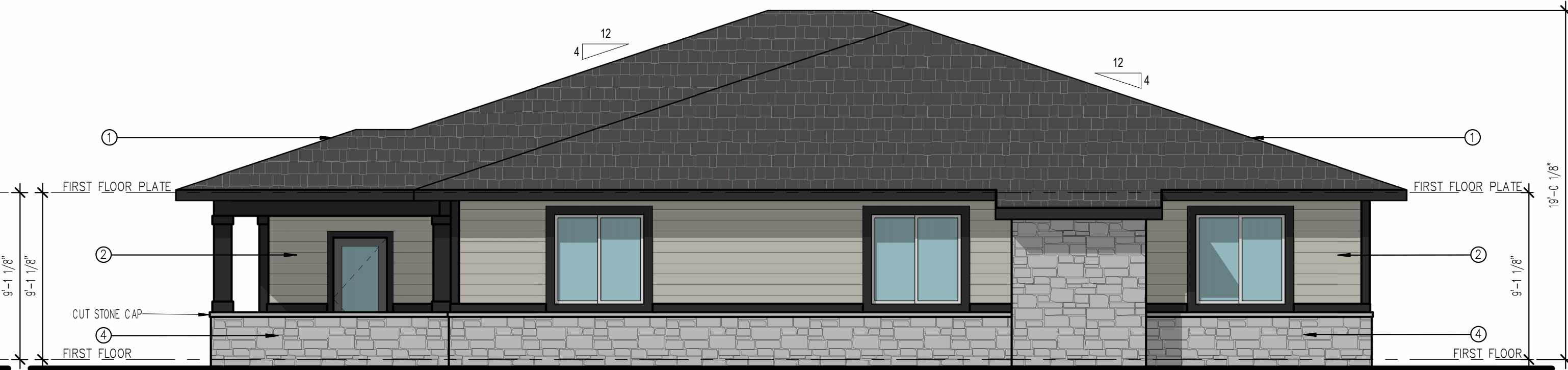
4 EAST ELEVATION
3/16" = 1'-0"

NORTH ELEVATION:
TOTAL AREA: 560 SF
GLASS AREA: 44 SF
TOTAL - GLASS= 516 SF
GLASS % 8%
STONE/BRICK AREA: 174 SF
STONE/BRICK % 34%



2 NORTH ELEVATION
3/16" = 1'-0"

SOUTH ELEVATION:
TOTAL AREA: 565 SF
GLASS AREA: 78 SF
TOTAL - GLASS= 486 SF
GLASS % 14%
STONE/BRICK AREA: 230 SF
STONE/BRICK % 47%

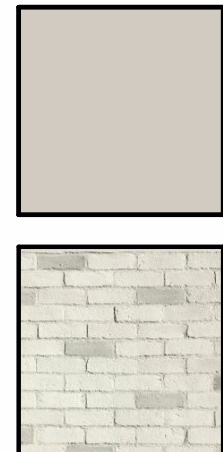


3 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS



SHINGLES: DURATION - ONYX BLACK
-OWENS CORNING



FIBER CEMENT LAP SIDING
-JAMES HARDIE PRODUCTS
PAINT: AGREEABLE GRAY
-SHERWIN WILLIAMS



BRICK: CHALK DUST
-CENTURION STONE



STONE: SHORELINE BLEND
-CENTURION STONE

OTHER MATERIALS

WINDOW AND DOOR FRAMES TO BE WHITE

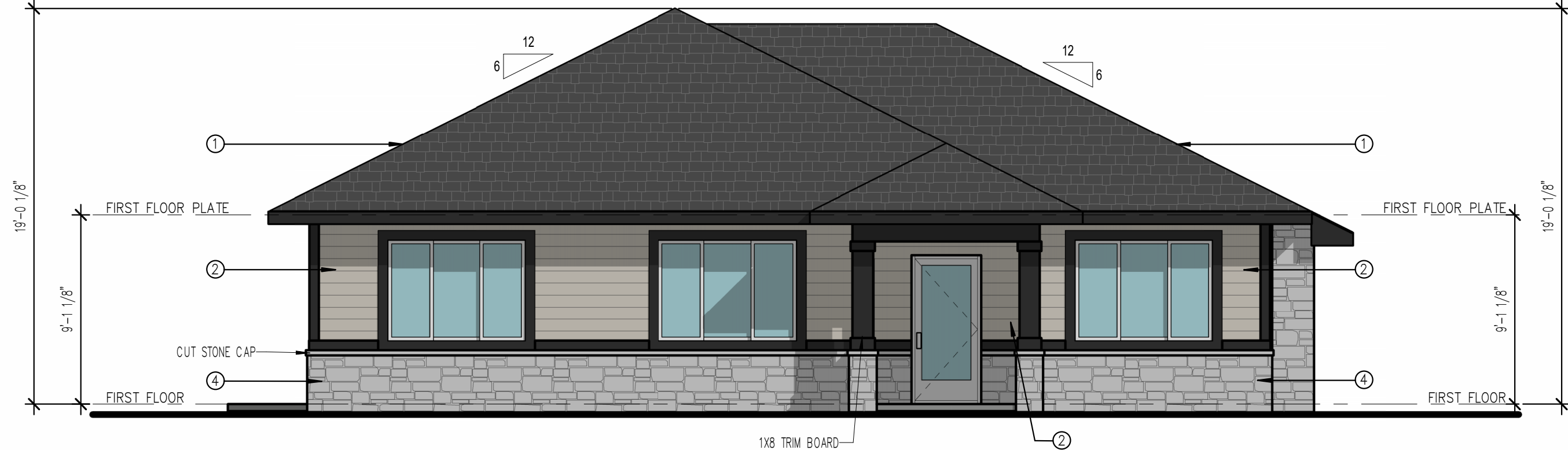
GUTTERS AND DOWNSPOUTS TO BE BLACK

EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND ALL TRIM BOARDS TO BE BLACK

WEST ELEVATION:
TOTAL AREA: 441 SF
GLASS AREA: 111 SF
TOTAL - GLASS= 330 SF
GLASS % 25%
STONE/BRICK AREA: 150 SF
STONE/BRICK % 45%



1 WEST ELEVATION
3/16" = 1'-0"

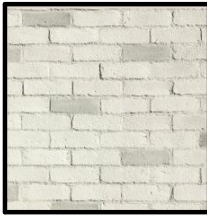
EXTERIOR MATERIALS



①
SHINGLES: **DURATION - ONYX BLACK**
-OMENS CORNING



②
FIBER CEMENT LAP SIDING
-JAMES HARDIE PRODUCTS
PAINT: **AGREEABLE GRAY**
-SHERWIN WILLIAMS



③
BRICK: **CHALK DUST**
-CENTURION STONE



④
STONE: **SHORELINE BLEND**
-CENTURION STONE

OTHER MATERIALS

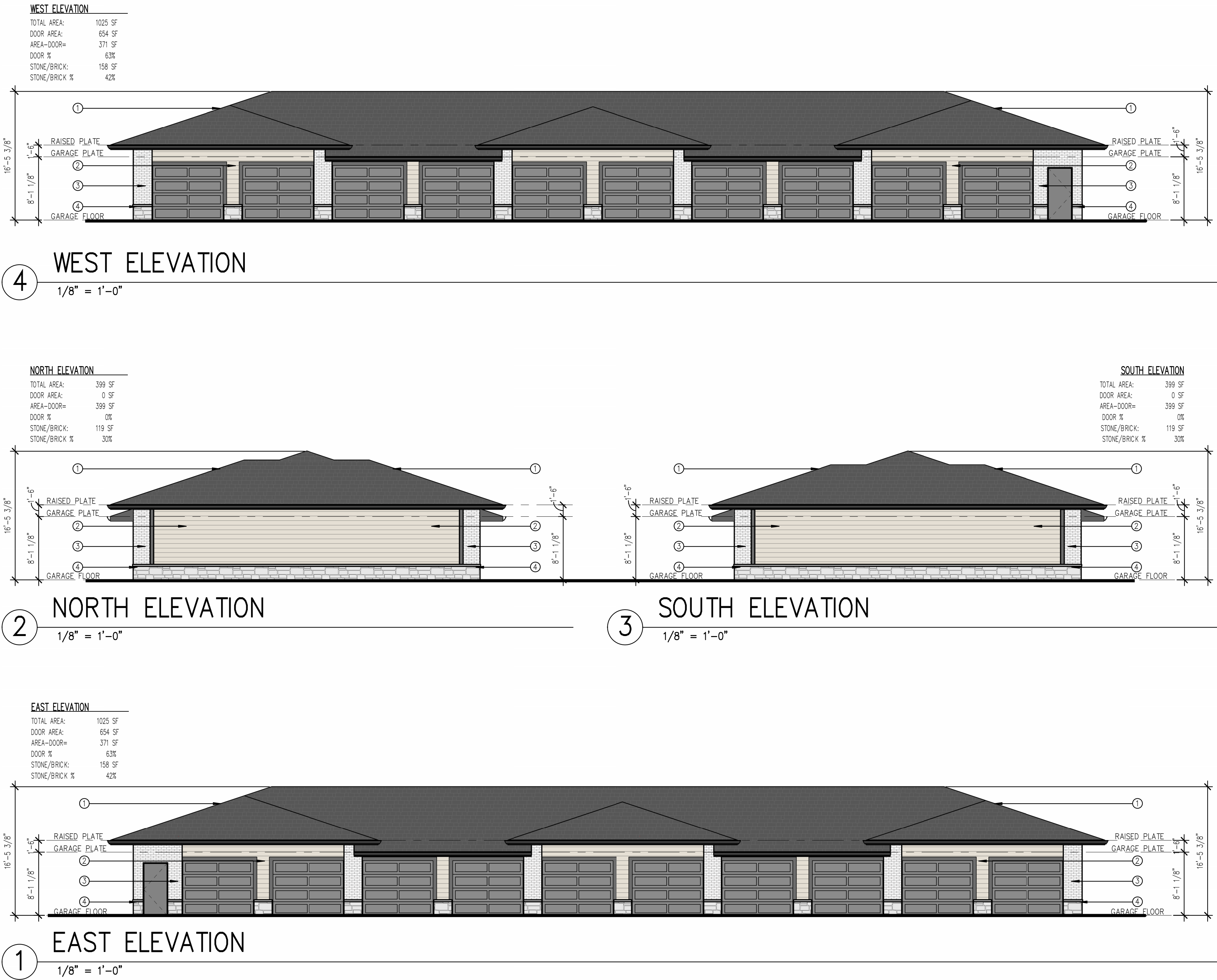
WINDOW AND DOOR FRAMES AND TRIM TO BE WHITE

GUTTERS AND DOWNSPOUTS TO BE BLACK

EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND TRIM BOARDS TO BE BLACK



Approval Drawings

Lighting Package

Allure on 44

Michael Hammer Electrical Services, Inc.
Panora, Iowa
515-490-9985

BILL OF MATERIAL

Date: 9/30/2024

Project: Allure on 44

LIGHT FIXTURE SCHEDULE				
QTY	Type	MFG	Description	Comments
4	1P2	BEACON	VP-1-160L-115-4K7-2-UNV-A-DBT	
			SSS-B-20-40-A-1-B3-DBT (3' CONCRETE BASE)	
2	1P3	BEACON	VP-1-160L-115-4K7-3-UNV-A-DBT	
			SSS-B-20-40-A-1-B3-DBT (3' CONCRETE BASE)	
1	1P4W	BEACON	VP-1-160L-115-4K7-4W-UNV-A-DBT	
			SSS-B-20-40-A-1-B3-DBT (3' CONCRETE BASE)	
15	2P5	BEACON	VP-1-160L-115-4K7-5QW-UNV-A-DBT	
			SSS-B-20-40-A-1-B3-DBT (3' CONCRETE BASE)	
94	W1	ILP	SWP-2L-U-40-BRZ	
55	W2	ILP	SWP-5L-U-40-BRZ	

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

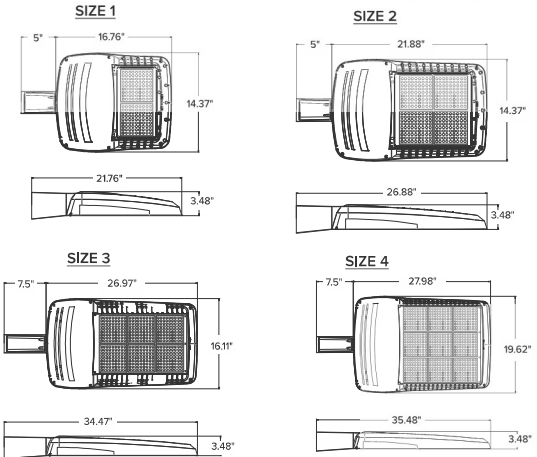
CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICROSTRIKE | STRIKE



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

WARRANTY

- 5 year warranty



DATE: LOCATION:

TYPE: PROJECT:

CATALOG #: 1P2, 1P3, 1P4W

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG #

VP		1					
Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens 320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens 480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT Black Matte Textured	F Fusing	NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
A_ Arm mount for round pole ²	BLS Black Gloss Smooth	2PF Dual Power Feed	NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT Dark Bronze Matte Textured	2DR Dual Driver	NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}
A_U Universal arm mount for round pole ²	DBS Dark Bronze Gloss Smooth	TE Toolless Entry	WIR LightGRID+ In-Fixture Module ^{3,4}
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	BC Backlight Control ⁸	WIRSC LightGRID+ Module and Occupancy Sensor ^{3,4}
AA_U Adjustable arm mount for round pole ²	LGS Light Grey Gloss Smooth	TB Terminal Block	Stand Alone Sensors
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Gloss Textured		BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
AD_U Decorative upswept arm mount for round pole ²	PSS Platinum Silver Smooth		BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured		BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K Knuckle	WHS White Gloss Smooth		7PR 7-Pin Receptacle ⁴
T Trunnion	VGT Verde Green Textured		7PR-SC 7-Pin Receptacle with shorting cap ⁴
WB Wall Bracket, horizontal tenon with MAF	Color Option		3PR 3-Pin twist lock ⁴
WM Wall mount bracket with decorative upswept arm	CC Custom Color		3PR-SC 3-Pin receptacle with shorting cap ⁴
WA Wall mount bracket with adjustable arm			3PR-TL 3-Pin PCR with photocontrol ⁴
			Programmed Controls
			SCP_F Sensor Control Programmable, 8F or 40F ⁹
			ADD AutoDim Timer Based Dimming ⁴
			ADT AutoDim Time of Day Dimming ⁴
			Photocontrols
			PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

3 – Networked Controls cannot be combined with other control options

4 – Not available with 2PF option

5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls

7 – Not available with 480V

8 – BC not available on 4F and type 5 distributions

9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.



VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #: 1P2, 1P3, 1P4W	

STRIKE OPTIC – ORDERING GUIDE

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG #							
VP							
Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	36L-39 ⁸ 5500 lumens 36L-55 ⁸ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm	FR Auto Front Row	BLANK No Rotation	UNV 120-277V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens	27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow 5QW Type 5 Square Wide 5QM Type 5 Square Medium	L Optic rotation left R Optic rotation right	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		3 Size 3	108L-215 ⁸ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens	5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	5W Type 5 Wide (Round) 5RW Type 5 Rectangular C Corner Optic TC Tennis Court Optic		
		4 Size 4	162L-320 40000 lumens 162L-365 ¹⁰ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁸ 60000 lumens CLO Custom Lumen Output ¹				

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface A_ Arm mount for round pole ³ ASQU Universal arm mount for square pole A_U Universal arm mount for round pole ³ AAU Adjustable arm for pole mounting (universal drill pattern) AA_U Adjustable arm mount for round pole ³ ADU Decorative upswept Arm (universal drill pattern) AD_U Decorative upswept arm mount for round pole ³ MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket, horizontal tenon with MAF WM Wall mount bracket with decorative upswept arm WA Wall mount bracket with adjustable arm	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	F Fusing E Battery Backup ^{1,2,7,8,9} 2PF Dual Power Feed 2DR Dual Driver TE Toolless Entry BC Backlight Control TB Terminal Block	NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5} NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5} NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{4,5} WIR LightGRID+ In-Fixture Module ^{4,5} WIRSC LightGRID+ Module and Occupancy Sensor ^{4,5} Stand Alone Sensors BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens BTSO-12F Bluetooth® Programmable, BTSMP-OMNIO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 7PR 7-Pin Receptacle ⁴ 7PR-SC 7-Pin Receptacle with shorting cap ⁴ 3PR 3-Pin twist lock ⁴ 3PR-SC 3-Pin receptacle with shorting cap ⁴ 3PR-TL 3-Pin PCR with photocontrol ⁴ Programmed Controls SCP_F Sensor Control Programmable, 8F or 40F ¹¹ ADD AutoDim Timer Based Dimming ⁴ ADT AutoDim Time of Day Dimming ⁴ Photocontrols PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Battery temperature rating -20C to 55C

3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

4 – Networked Controls cannot be combined with other control options

5 – Not available with 2PF option

6 – Not available with 480V

7 – Not available with 347 or 480V

8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts

10 – Some voltage restrictions may apply when combined with controls

11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.



DATE: LOCATION:

TYPE: PROJECT:

CATALOG #: 1P2, 1P3, 1P4W

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

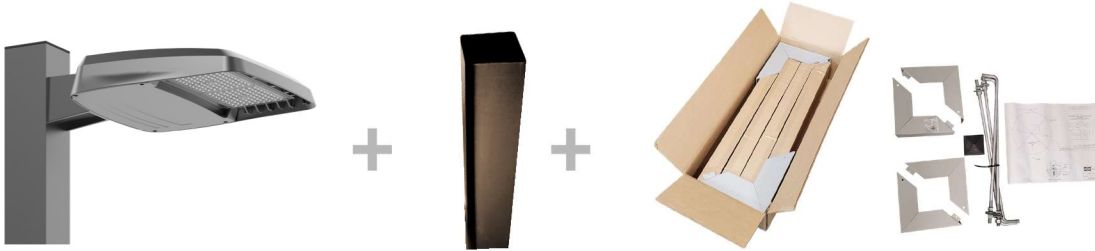
CATALOG #

Accessory Type		Size	Option	Color	Current Control Solutions — Accessories (Sold Separately)		
SHD	Shield	1	Size 1	HSS-90-B	House Side Shield 90 Back	NX Lighting Controls ☐ NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120—480VAC LightGRID+ Lighting Control ☐ WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110—480VAC ☐ SCP-REMOTE Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor For additional information related to these accessories please visit currentlighting.com/beacon . Options provided for use with integrated sensor, please view specification sheet ordering information table for details.	
		2	Size 2	HSS-90-F	House Side Shield 90 Front		
		3	Size 3	HSS-90-S	House Side Shield 90 Side		
		4	Size 4	HSS-270-BSS	House Side Shield 270 Back/Side/Side		
				HSS-270-FSS	House Side Shield 270 Front/Side/Side		
				HSS-270-FSB	House Side Shield 270 Front/Side/Back		
				HSS-360	House Side Shield 360		
		BC		Back Light Control			
		MTG	Mounting	A	Arm Mount for square pole/flat surface		
				ASQU	Universal Arm Mount for square pole		
AAU	Adjustable Arm for pole mounting						
ADU	Decorative upswept Arm						
RPA	Round Pole Adapter						
MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm						
K	Knuckle						
T	Trunnion						
WB	Wall Bracket (compatible with universal arm mounts)						
Accessory Type			Option	Color Option			
MSC	Miscellaneous		BIRD SPK	Bird Spike	CC	Custom Color	

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY LIGHT GRID⁺

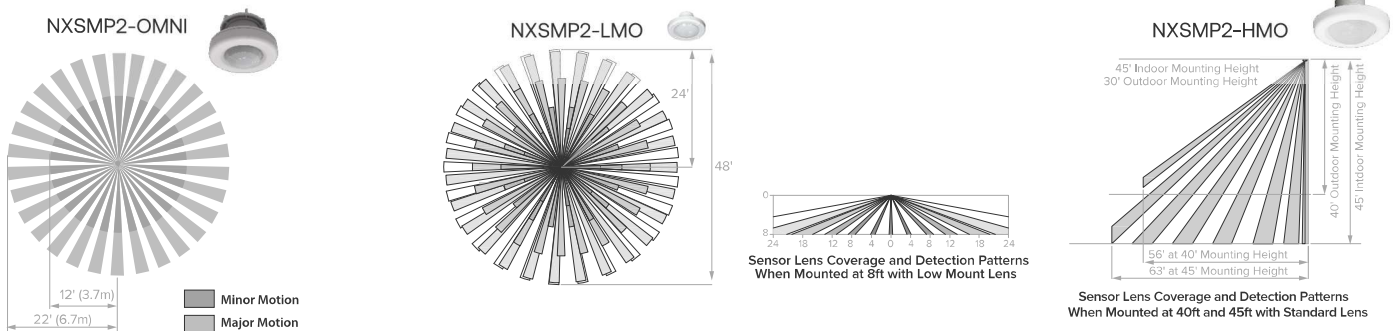
Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
		Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFMIRID-UNV	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-IRID-UV
	NXW	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
	NXWS12F	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
	WIR-RME-L	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
	WIRSC	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMO-OMNI-O
	BTS-14F	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMO-LMO
	BTS-40F	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMO-HMO

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	"Passcode Factory Passcode: HubbN3T!"	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



VIPER Area/Site

VIPER LUMINAIRE

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US

CONTROLS TECH SUPPORT **Wattstopper®** (7:00 AM - 7:00 PM)

FSP-Lx Lens Modules for FSP-2xx S



Apple App



Google Play

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

x Series PIR Occupancy Sensors

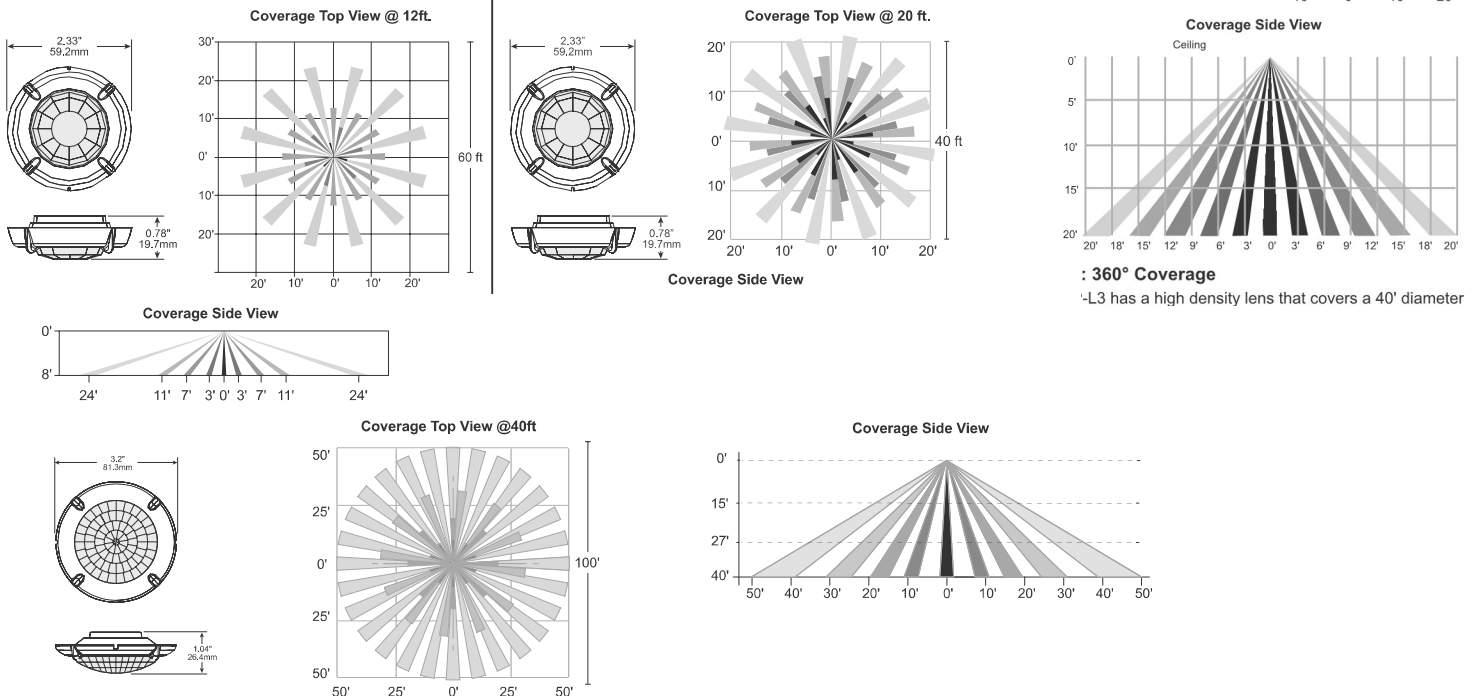
P-2xx Series PIR Occupancy Sensors

Operating Temperature-

IP Rating when mounted to su

	Control Option Ordering Logic & Description		Control Option Functionality								Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming		
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD
	ADT	AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT
	7PR	7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	7PR-SC
	3PR	3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	3PR-SC
	3PR-TL	3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-	3PR-TL

COVERAGE PATTERNS FOR SCP_F



VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier	Micro Strike Lumen Multiplier				Strike Lumen Multiplier			
			CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
0°C	32°F	1.03	2700K	—	0.841	—	2700K	0.9	0.81	0.62
10°C	50°F	1.01	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659
20°C	68°F	1.00	3500K	—	0.900	—	3500K	0.959	0.894	0.711
25°C	77°F	1.00	4000K	1	0.926	0.699	4000K	1	0.9	0.732
30°C	86°F	0.99	5000K	1	0.937	0.791	5000K	1	0.9	0.732
40°C	104°F	0.98	AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier			
			Amber	0.710			Amber	See Amber Spec Sheet		

VIPER Area/Site

VIPER LUMINAIRE

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: 1P2, 1P3, 1P4W

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

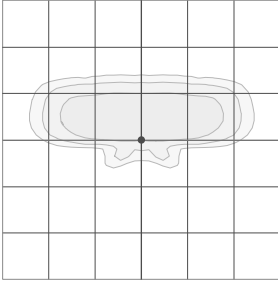
VIPER Area/Site

VIPER LUMINAIRE

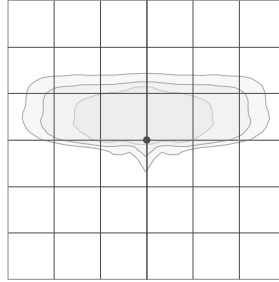
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

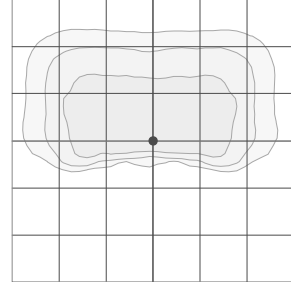
Type 2



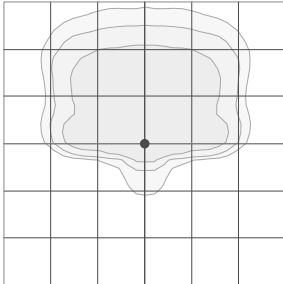
Type 3



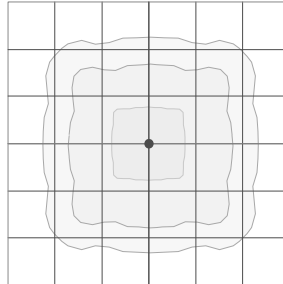
Type 4 Wide



Type 4F



Type 5QW



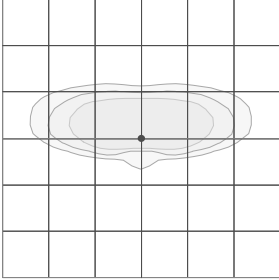
VIPER Area/Site

VIPER LUMINAIRE

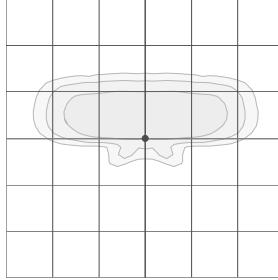
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

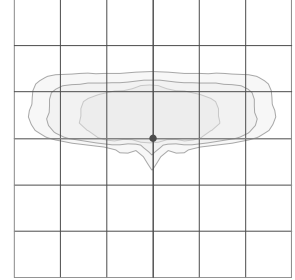
Type FR – Front Row/Auto Optic



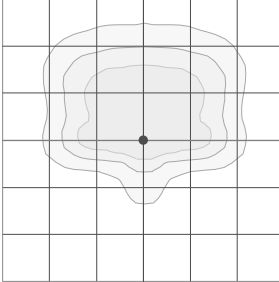
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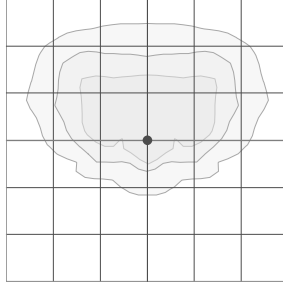
Type 3



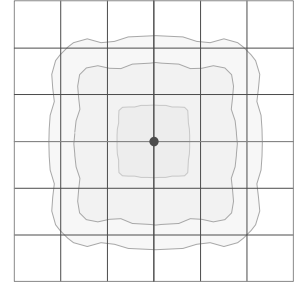
Type 4 Forward



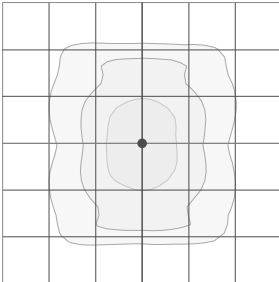
Type 4 Wide



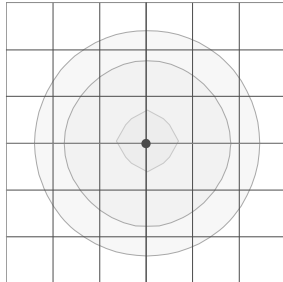
Type 5QM



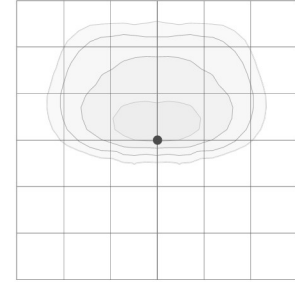
Type 5RW (rectangular)



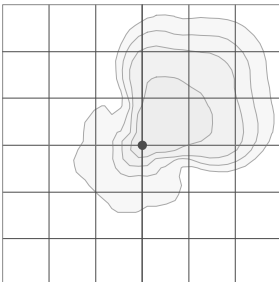
Type 5W (round wide)



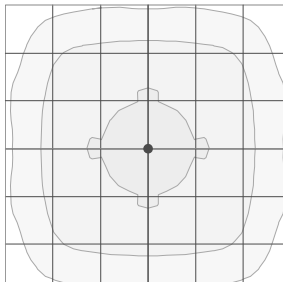
Type TC



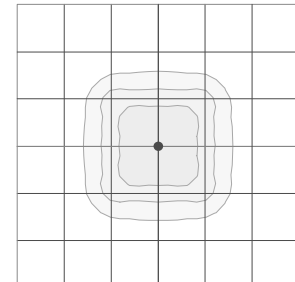
Type Corner



Type 5QW



Type 5QN

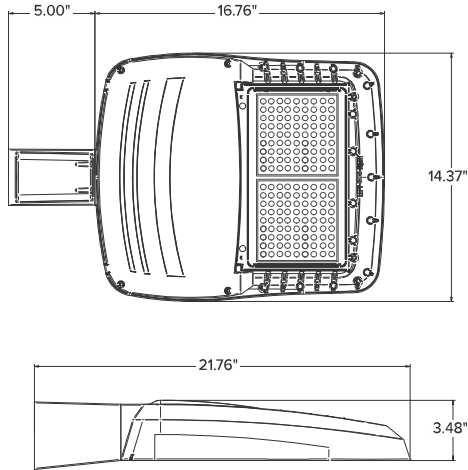


VIPER Area/Site

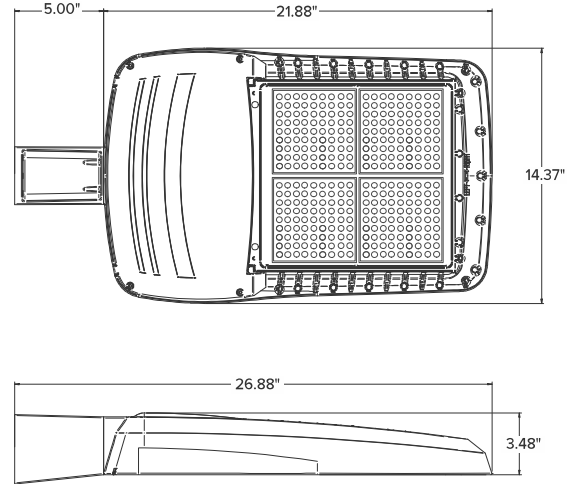
VIPER LUMINAIRE

DIMENSIONS

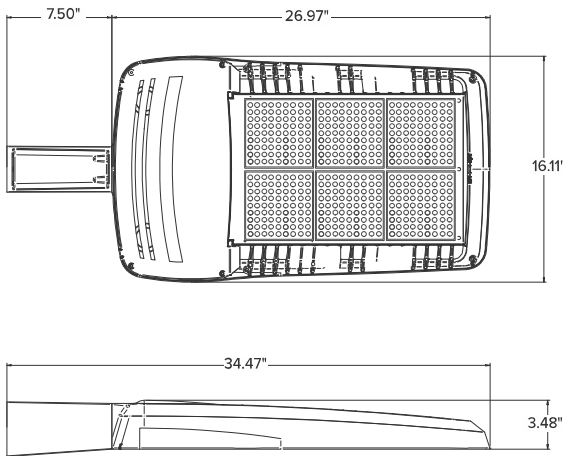
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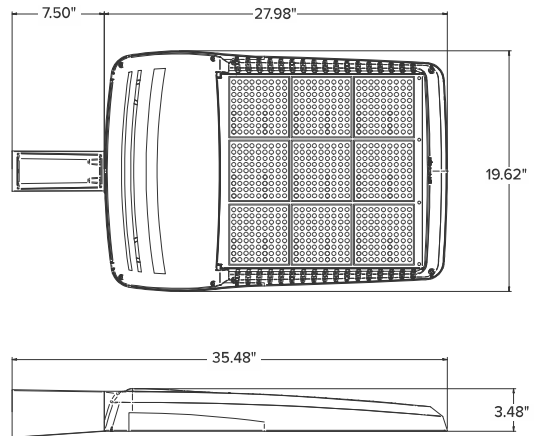
SIZE 2



SIZE 3



SIZE 4



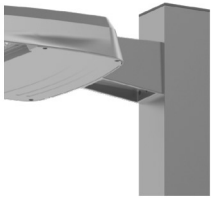
	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

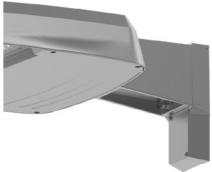
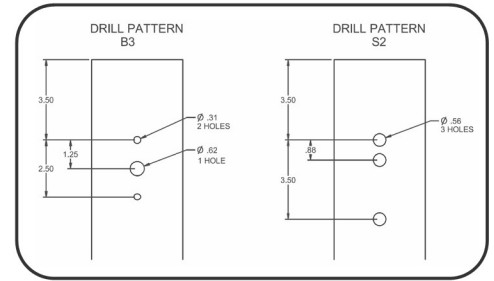
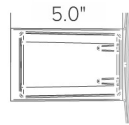
VIPER LUMINAIRE

MOUNTING



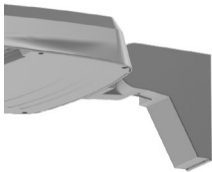
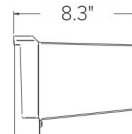
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



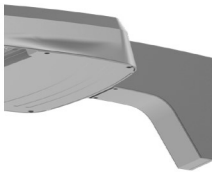
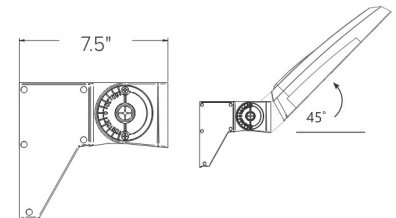
ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



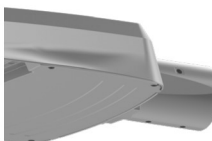
AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



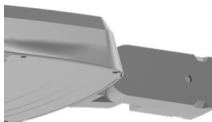
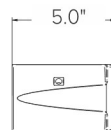
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



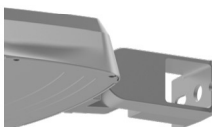
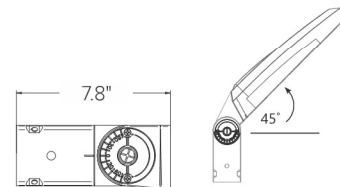
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



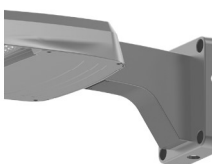
K-KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



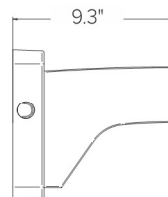
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

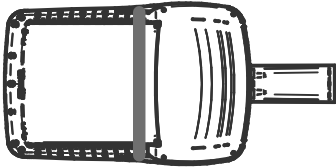
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

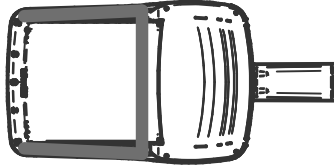
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

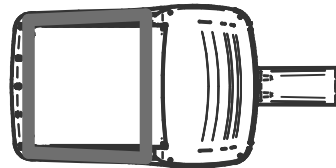
VPR2x HSS-90-B-xx



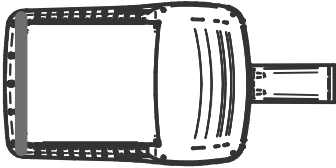
VPR2x HSS-270-BSS-xx



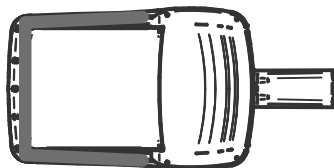
VPR2x HSS-360-xx



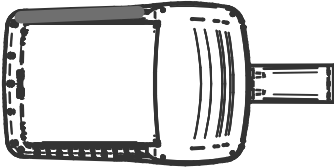
VPR2x HSS-90-F-xx



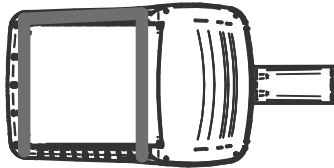
VPR2x HSS-270-FSS-xx



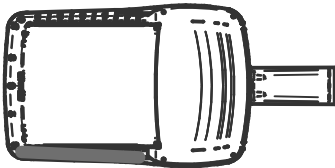
VPR2x HSS-90-S-xx



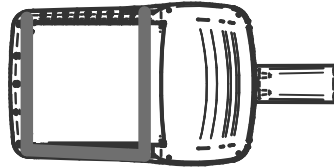
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx





SSS-B Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #: SSS-B-20-40-A-1-B3-DBT	

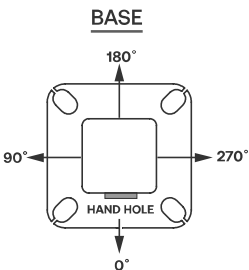
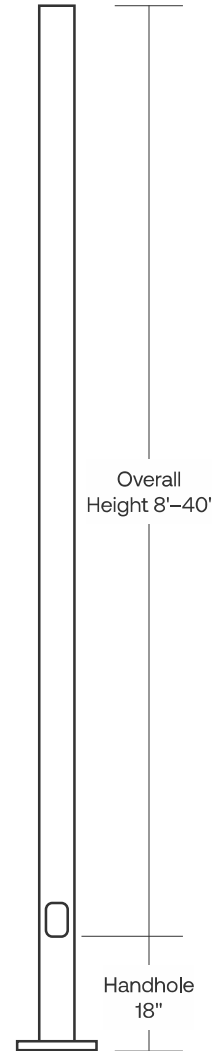
SPECIFICATIONS

CONSTRUCTION

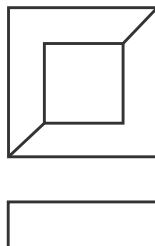
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
 - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
1 x 36 x 4 — TAB-36-M38
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

INSTALLATION

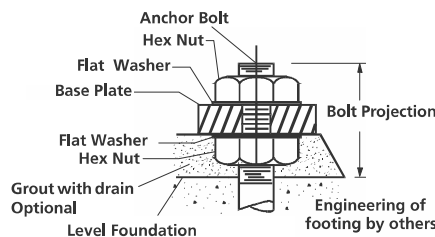
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location



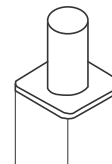
BASE COVER



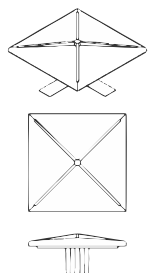
BASE DETAIL



TENON



POLE CAP



SSS-B Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #: SSS-B-20-40-A-1-B3-DBT	

ORDERING INFORMATION

Example: SSS-B-25-40-A-2L-S2-DBT-UL

SSS-B	20		A	1	B3	DBT	
Series	Height	Shaft	Thickness	Mounting	Drill Pattern	Finish	Options
SSS-B Square Straight Steel Pole Beacon	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix A - .125" Wall B - .188" Wall C - .250" Wall	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR ¹ Removable Tenon (2.375" x 4.25") OT Open Top (includes pole cap)	B1 Cruiser, "AM" arm B3 2 bolt (2-1/2" spacing), Viper "A" arm S2 2 bolt (3-1/2" spacing), Viper "AD" arm UDP Universal Drill Pattern	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGT Light Grey Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color ²	GF1 ³ 20 Amp GFCI Receptacle and Cover EHH ³ Extra Handhole C05 ³ .5" Coupling C07 ³ .75" Coupling C20 ³ 2" Coupling MPB ³ Mid-pole Luminaire Bracket VM1 ⁴ Mode vibration dampener VM2 ⁵ 2nd mode vibration dampener LAB Less Anchor Bolts UL UL Certified

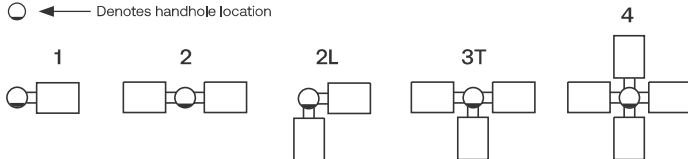
Accessories (Order Separately)

- ☐ VM2S08 Field-installed 2nd mode vibration dampener - 8 ft
- ☐ VM2S12 Field-installed 2nd mode vibration dampener - 12 ft
- ☐ VM2S16 Field-installed 2nd mode vibration dampener - 16 ft
- ☐ VM2S20 Field-installed 2nd mode vibration dampener - 20 ft
- ☐ VM2S25 Field-installed 2nd mode vibration dampener - 25 ft

- 1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBTT.
- 2 Custom colors available; RAL number preferable
- 3 Specify option location using logic found on page 3 (Option Orientation).
- 4 VM1 recommended on poles 20' and taller with EPA of less than 1.
- 5 There will be a weld witness mark on the side of the pole with the Factory installed VM2

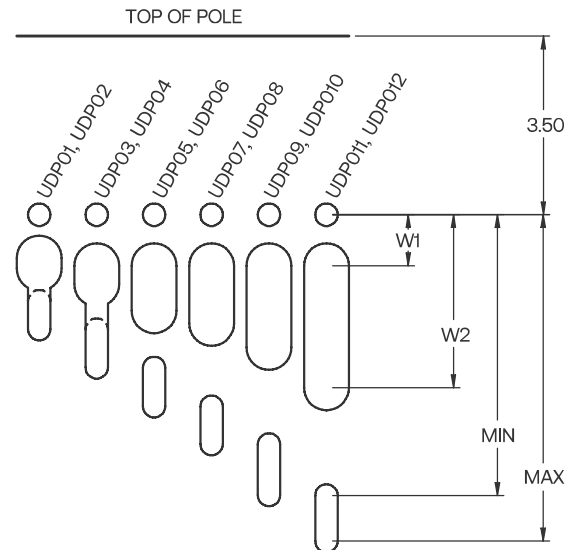
MOUNTING ORIENTATION

○ ← Denotes handhole location



DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)



Two Bolt Mounting with Center Wireway						
Mounting Hardware	Universal Mounting Patterns					
3/8" or less	UDP01	UDP03	UDP05	UDP07	UDP09	UDP011
7/16" to 1/2"	UDP02	UDP04	UDP06	UDP08	UDP10	UDP12
"Min" Attachment Dimension	1.69	2.25	3.00	3.76	4.50	5.50
"Max" Attachment Dimension	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.13	2.60	3.00

SSS-B Series Poles

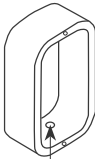
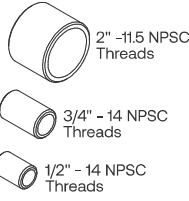
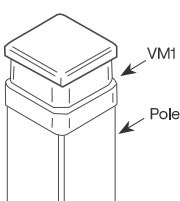
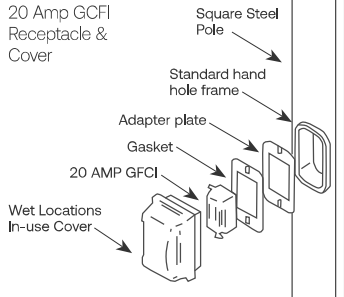
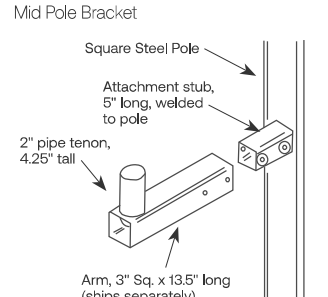
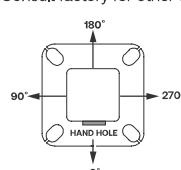
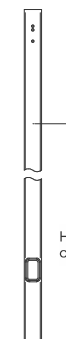
SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #: SSS-B-20-40-A-1-B3-DBT	

ORDERING INFORMATION (CONTINUED)

CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT (LBS)
	FEET	METERS								
SSS-B-10-40-A-XX-XX	10	3.0	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	629

- Notes:**
- Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.
 - For more information about pole vibration and vibration dampeners, please consult factory.
 - Unwrap poles immediately upon receipt to avoid condensation build up and possible corrosion.
 - ¹ There will be a weld witness mark on the side of the pole with the Factory installed VM2.

EHH Extra handhole  Provision for Grounding	C05 / C07 / C20 Coupling 	VM1 1st mode vibration dampener  Field Installed Pole Top dampener designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.	VM2¹ 2nd mode vibration dampener  Factory installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.	VM2SXX Field-installed 2nd mode vibration dampener  VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24'
GFI 20 Amp GCFI Receptacle & Cover 	MPB Mid Pole Bracket 	Option Orientation Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C05 should be ordered as: SSS-B-20-40-A-TA-DBT-C05-0-15 (5" coupling on the handhole/arm side of pole, 15' up from the pole base) 1' spacing required between option. Consult factory for other configurations.  		

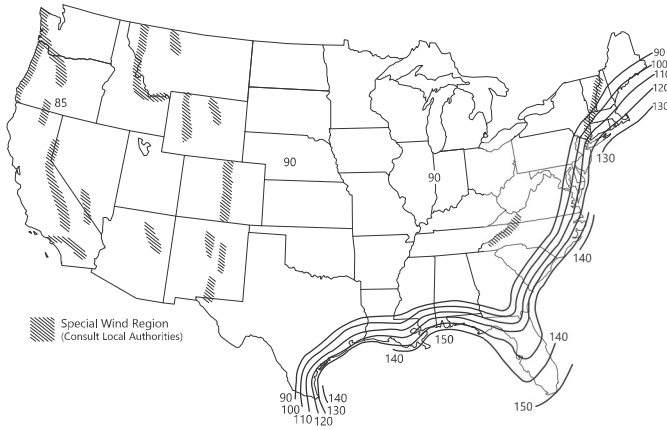
SSS-B Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #: SSS-B-20-40-A-1-B3-DBT	

WIND MAPS

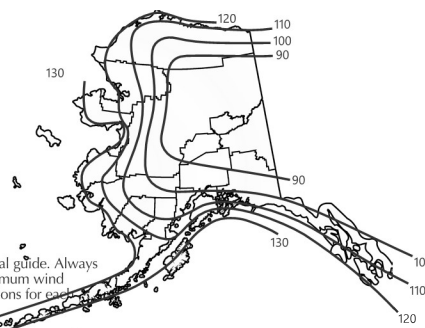
ASCE7-05 WIND MAP



HAWAII – 105 mph
PUERTO RICO – 145 mph

*Printed with permission from ASCE

ALASKA REGION WIND MAP





SSS-B Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #: SSS-B-20-40-A-1-B3-DBT	

NOTES

Wind-speed Website disclaimer:

Current has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third party website provides a useful starting point for analyzing wind conditions, Current has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Current does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. <http://windspeed.atcouncil.org>

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Current Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations.
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Project Name:	Part Number:	Type:
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VALUE SLIM WALL PACK

LED SLIM PROFILE WALL PACK

W1 - SWP-2L-U-CCTS-BRZ
W2 - SWP-5L-U-CCTS-BRZ

FEATURES

- Low profile die-cast aluminum housing
- Bronze polyester powder coat finish (std.)
- Custom and factory select colors available¹
- Isolated optical compartment with tempered glass lens and silicone gaskets
- 90° adjustable Type IV distribution or Optional IDA fixed model²
- Quick mount bracket standard for easy surface mount installation
- Three ½" coin plugs on sides for conduit or electronic photocell
- 120-277V Universal Voltage or 347V-480V High Voltage³
- 0-10V Dimmable Driver (std.)
- Deep box 10W CEC Title 20 compliant battery backup & cold weather battery¹
- Optional Field Adjustable Output device (FAO) allows individual luminaire lumen output control
- 3000K, 4000K & 5000K CCT Selectable via Integral selector
- >70 Color Rendering Index (CRI)
- Calculated L₇₀ >100,000 hrs @ 25°C per TM-21-11
- IP65 Rated Luminaire
- 5 Year Warranty (std); 10 Year Warranty Optional
- ETL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire

¹ Contact factory for pricing and availability

² Fixed 3000K CCT model only

³ 347-480V available in 5L, 8L, 10L Lumen Packages Only



Small



Large



*With FAO10V accessory



SUITABLE APPLICATIONS

- Pedestrian Walkways
- Building Entrances
- Multi-use Facilities
- Industrial Facilities
- Parking Lots
- Storage Facilities
- Institutions
- Schools
- Loading Docks

ORDERING GUIDE:

SERIES	LUMENS	DRIVER	CCT	FINISH	WARRANTY
☒ SWP Value Slim Wall Pack	☒ 2L ☐ 3L ☒ 5L ☐ 8L ☐ 10L	☒ U 120-277V ☐ HV ¹ 347-480V	☒ CCTS Selectable CCT (5000K, 4000K, 3000K) ☐ 30 ³	☐ BRZ Bronze ☐ BLK ⁴ Black ☐ WHT ⁴ White ☐ SLV ⁴ Silver	☐ BLANK 5 Year ☐ 10YR ^{7,8} 10 Year

OPTIONS

Factory Installed		Ship with Accessories	
☐ SP1 ^{2,6}	10kA Max Univolt Surge Protection	☐ SWP-FAO10V	Field Adjustable Output via 0-10V Wires
☐ SP2 ^{2,6}	22kA Max 120-277V Surge Protector	☐ SWP-ARM3-xxx	Pole Mount Arm Kit, 3" long (xxx=BRZ, BLK, WHT, SLV)
☐ IDA ³	Dark Sky IDA Fixture Seal of Approval	☐ SWP-BPS-xxx	18x9 Beauty Plate Kit, Small (xxx=BRZ, BLK, WHT, SLV)
☐ LEDBB ^{1,2}	10W UNIV Battery Backup (32°-100°F)	☐ SWP-BPL-xxx	18x9 Beauty Plate Kit, Large (xxx=BRZ, BLK, WHT, SLV)
☐ LEDBBCT ^{1,2}	20W UNIV CT Battery Backup (-4°-122°F)		

Controls

☐ PCU² Electronic UNIV Photocell (120-277V)

¹ 5L, 8L, 10L Lumen Packages Only

² Not available with HV option

³ Fixed to 3000K CCT and no angle adjustability for

IDA Compliance. Must choose 30 CCT and IDA option to qualify

⁴ Contact Factory for pricing and availability

⁵ Does not qualify for DLC

⁶ SP1/SP2 specified in combination with battery backups, separate surge protectors are required per electrical line

⁷ Contact Factory for more details

⁸ Requires additional surge protection (SP1, SP2, SP480V2); For additional details see general terms and conditions



QUICK SHIP ITEMS:

SERIES	LUMENS	DRIVER	COLOR	FINISH
☐ SWP Value Slim Wall Pack	☐ 2L ☐ 3L ☐ 5L ☐ 8L ☐ 10L	☐ U 120-277V	☐ CCTS Selectable CCT (5000K, 4000K, 3000K)	☐ BRZ Bronze



VALUE SLIM WALL PACK

LED SLIM PROFILE WALL PACK

LED SYSTEMS INFO¹	3000K			4000K			5000K			Watts²	Replaces
Part Numbers	Lumens	Efficacy	Bug Rating	Lumens	Efficacy	Bug Rating	Lumens	Efficacy	Bug Rating		
SWP-2L-U-CCTS	2,465 lm	122 lm/W	B1-U0-G0	2,649 lm	139 lm/W	B1-U0-G0	2,493 lm	125 lm/W	B1-U0-G0	20 W	100W MH
SWP-3L-U-CCTS	3,160 lm	134 lm/W	B2-U0-G0	3,310 lm	145 lm/W	B2-U0-G0	3,226 lm	136 lm/W	B2-U0-G0	24 W	150W MH
SWP-5L-U-CCTS	5,396 lm	135 lm/W	B2-U0-G0	5,669 lm	147 lm/W	B2-U0-G0	5,515 lm	137 lm/W	B2-U0-G0	40 W	175W MH
SWP-8L-U-CCTS	8,254 lm	138 lm/W	B3-U0-G1	8,678 lm	150 lm/W	B3-U0-G1	8,455 lm	141 lm/W	B3-U0-G1	60 W	250W MH
SWP-10L-U-CCTS	10,141 lm	136 lm/W	B3-U0-G1	10,581 lm	147 lm/W	B3-U0-G1	10,335 lm	138 lm/W	B3-U0-G1	75 W	320W MH
¹LED Chips are frequently updated therefore values are nominal											
²Electrical data at 25C (77F). Actual wattage may differ by +/-10%.											

SPECIFICATIONS

CONSTRUCTION

Value Slim Wall Pack luminaire features a sleek low-profile die-cast aluminum housing with matching housing styles for both a small and medium size housings. Value Slim is protected with a durable Bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling (Consult factory for availability of alternate finishes). The Adjustable head pivots up to 90° to allow for more forward throw illumination (IDA option eliminates the adjustability). Universal quick mount bracket eliminates the need to drill through the luminaire housing ensuring reliable IP65 ingress protection and fast hands-free mounting via hanging mechanism. One-piece silicone gasket seals door and back box.

ELECTRICAL

High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac). L70 >100,000 hrs. in accordance of IESNA TM-21-11 Projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 2.5kV surge rating. Optional Field Adjustable Output (FAO) accessory allows for individual lumen output control with 7 adjustable light levels per lumen package. 10W CEC Title 20 compliant battery backup & cold weather battery option available. 120-277V 10W CEC Title 20 compliant battery backup & cold weather battery options provide 90 minutes of constant power to the LED system, ensuring code compliance.

INSTALLATION

The Value Slim Wall Pack features a universal quick mount bracket, allowing for effortless installation to standard 3½" to 4" round/octagonal, 4" square, single gang, masonry junction boxes or vertical surface mounting (secured by four lag bolts (supplied by others)). ½" NPT conduit entry points allow for surface-conduit or thru-branch wiring. Back box is an authorized electrical wiring compartment. Fixture leads exit the back of the casting through a poke-in water-tight grommet. Integral CCT selector allows for toolless CCT tuning at installation.

OPTICS

The isolated silicone sealed optical chamber utilizes a proprietary high-reflective white molded baffle. Optical assembly features an impact-resistant tempered glass lens and meets IESNA requirements for full cutoff compliance. Available in five lumen packages and CCT selectable via an integral CCT selector switch (3000K, 4000K, & 5000K). The Adjustable head pivots up to 90° to allow for more forward throw illumination. IDA option is fixed 3000K and does not allow for head pivoting (full-cutoff).

THERMAL

The Value Slim Wall Pack features an array of High-efficacy mid-power LED's on a metal core circuit board. The LED board is mounted directly to a cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +40°C (-40°F to 104°F) Operating temperature for standard battery backup: 0°C to +50°C (+32°F to +122°F), Cold Weather battery backup: -20°C to +50°C (-4°F to +122°F).

CONTROLS

Three ½" NPT apertures allow for field or factory installed 120-277V universal electronic photocell.

CERTIFICATIONS

UL Listed for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5 Year Warranty Standard; 10 Year Warranty Optional ([Terms and Conditions apply](#)).



VALUE SLIM WALL PACK

LED SLIM PROFILE WALL PACK

ADDITIONAL FEATURES & OPTIONS



Quick Mount Bracket



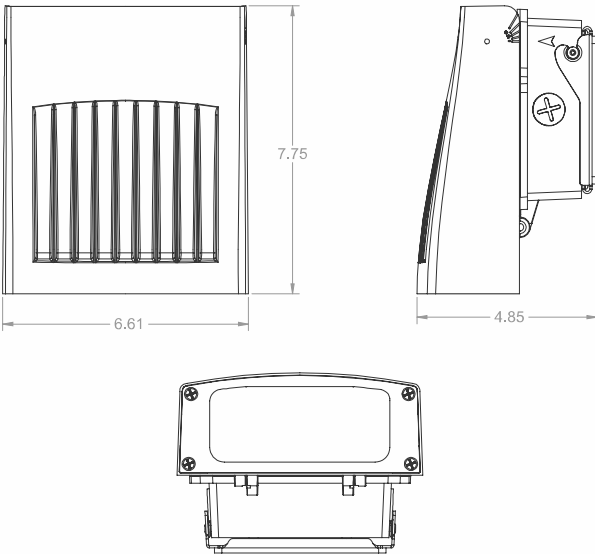
90° Adjustable Type IV Distribution



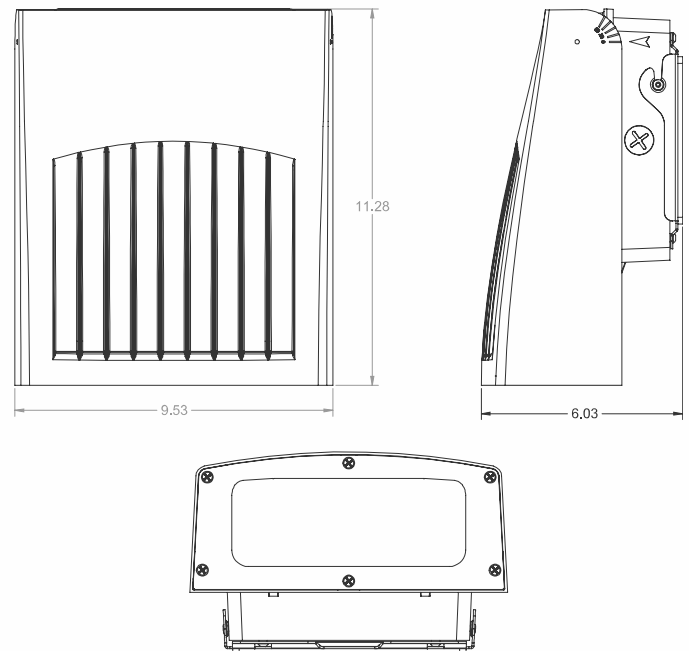
Optional Beauty Plate

LINE DRAWINGS

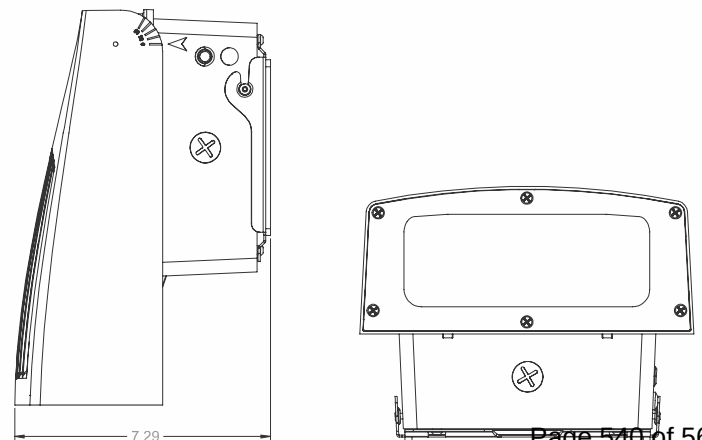
2L & 3L Small Housing



5L, 8L & 10L Large Housing



Large with Deep Box Cold Temp Battery Backup





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

November 20, 2024

Civil Design Advantage

Attn: Josh Trygstad

4121 NW Urbandale Dr

Urbandale, IA 50322

RE: The Allure On 44

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Site Plan for The Allure on 44. Based on the review of the provided submittal materials, staff have the following comments:

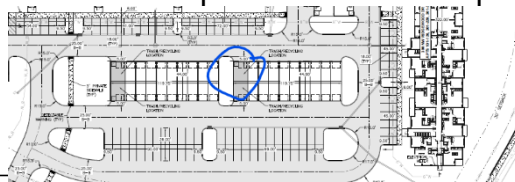
General Comments:

- ~~1. Add addresses for each lot. See address maps provided.~~
- ~~2. Note that CAD Files will be required with the final plan set.~~
- ~~3. Observation fee template will be provided with the final review of the plans.~~
- ~~4. Provide site plan review fees (\$2000 site plan, \$2000 preliminary plat, \$1200 SWMP, \$250 SWPPP).~~
- ~~5. Please provide building elevations specific for the site. Several of the submittals are for other communities.~~
- ~~6. Note that the buildings will not be reviewed for other than architectural esthetics. Full building code review will occur with the building permit applications submittals.~~
- ~~7. Building Plans will need to be designed to the 2021 IBC.~~
- ~~8. Please provide a new SWMP. Note that the SWMP with Hope Timber was written for the public infrastructure along the streets. It did not include any infrastructure on the private streets. Verify that the existing basins will work with the new layout.~~

9. ~~Provide estimated construction schedule.~~
10. ~~Provide utility quantities table. Please provide with next submittal.~~
11. ~~Provide demo plan. Show curb cut lengths for each driveway entrance.~~
12. ~~For the property split, the property line should be centered on drive aisles or parking striping to make a clean split. Right now, the proposed angled property line makes it so one property owns portions of parking spaces, etc.~~
13. ~~Provide a preliminary plat sheet showing setbacks, open space, parking counts, etc. of each lot and proposed easements. Please show the standards for each lot to demonstrate that they meet the zoning requirements. Please provide open space requirements and provided open space calculations for each lot. Please update after the lot lines have been adjusted.~~
14. ~~Provide photometric plan and spec sheets for parking and building lighting. Provide photometric plan.~~
15. A lot tie agreement will need to be completed. If that is not in the best interest of the client, easements will need to be acquired for all utilities to ensure that utilities on each lot can operate independently of each other, i.e. if water needs to be shut off on one lot, it won't affect water service to the other lot.
Response: A lot tie agreement will be executed with the final plat of the property.
16. ~~Ensure that the bulk regulations are met for each site after the lot lines have been adjusted.~~

Site Plan Comments:

1. ~~Label locations of dumpster enclosures. Trash and recycling are required. Provide enclosure details. Please spread the dumpster location out more evenly across the site. The north two buildings do not have enclosures nearby. Staff suggests moving the dumpster location below to the east side of the garage structure. Staff also questions if the dumpsters are accessible for~~



- ~~the garage trucks.~~
2. ~~Please address curved storm sewer line. Should a cleanout be added?~~



3. ~~A separate NPDES permit is highly recommended as a compliance visit from the state or national department could lead to a more thorough inspection of either the entire site or even this separate project depending on the reason for the visit. Provide NPDES permit once applicant closes on the property.~~
4. ~~Provide a SWPPP and SWPPP Checklist with next submittal. Checklist provided.~~
5. ~~Please show frost protected landing outside the proposed entrances. Grimes amendment 11-11-2 (1010.1.6.1).~~
6. ~~Each building has two ADA units, one located on each half of the building. This means that there are two required ADA entrances into each building. Please move the ADA parking spaces as close as possible to the middle entrances into the building. Please move the ADA parking stalls at 360 NW Ridgewood Dr to one of the middle ADA designated building entrances.~~
7. ~~Provide ADA parking at each building.~~
8. ~~Provide the minimum number of ADA parking spaces in surface parking.~~
9. ~~How are the ADA garage stalls accessible? They do not appear to be accessible. Please demonstrate ADA access routes. The route from the ADA garage spaces shall be as close as possible to an accessible sidewalk route and the ADA designated building units.~~

Sheet #C1 Cover Page Comments:

1. ~~Bulk regulations~~
 - a. ~~Add parking setback to bulk regulations.~~
 - b. ~~No bulk heights listed. (Based on side setback requirements for R-3 High, assuming 2 or 3 story). Add height to bulk regulations.~~
2. ~~Verify that the number of parking spaces listed matches the plans. Lot 2 total on drawing is 306. Please update parking development summary calculations.~~

Sheet C1.1:

- ~~1. Label existing wet bottom pond.~~
- ~~2. Please label the building setback lines for each lot.~~
- ~~3. 320 NW Ridgewood Dr does not meet the 30' rear yard setback.~~
- ~~4. Lot 2 does not meet the minimum parking requirements based on the number of units.~~
- ~~5. Lot 1 does not meet the density calculation.~~
- ~~6. A possible alternative to splitting the lots may be to establish a condominium regime.~~
- ~~7. Please provide open space calculations for each lot once lots have been adjusted.~~

Sheet #C2 Dimension Plan Comments:

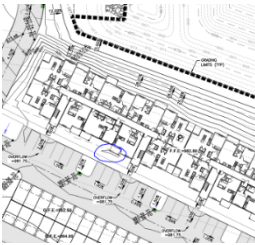
- ~~1. Provide lot dimensions for property lines in C2 Dimension Plan.~~
- ~~2. Label radii for drive aisle turns.~~
- ~~3. Label transformer locations. Have they been coordinated with MidAmerican? What size is proposed and which direction will the access door face. Please provide details once known.~~
- ~~4. Label mailbox locations. Have they been coordinated with the post office? Ensure locations are ADA accessible.~~
- ~~5. Provide stop signs out to the public streets.~~
- ~~6. Label ADA parking sign locations.~~
- ~~7. Label water/electric meter and AC unit locations. Label AC unit locations.~~

Sheet C 2.1:

- ~~8. Provide sidewalk connection to the clubhouse from the parking lot.~~

Sheet C3.0:

- ~~9. Provide ADA ramps internal to the site to allow accessible circulation throughout the site and out to the public sidewalks.~~
- ~~10. Provide ADA parking slope and cross slope details.~~
- ~~11. Provide 5' safety shelf on the north side of the NE apartment building.~~
- ~~12. At the NE building, is the grade line below an error?~~



Sheet C3.2:

- ~~1. Provide ramp slope and cross slope details.~~
- ~~2. Please revise the cross slopes on Detail D.~~
- ~~3. Label cross slopes on Detail I.~~

Sheet C3.3:

- ~~1. Provide grade details for all ramps. Please provide cross slopes for Detail M.~~
- ~~2. Based on the overall grading plan, there appears to be an issue with the cross slope on the east ramp in Detail L to provide an ADA route to and from the garage to the west.~~

Sheet C4.0 and C4.1:

- ~~3. The FDC at the west building is not within 100' of a hydrant. Please revise.~~

- ~~4. Are FDC locations permitted for the west and south buildings? Obstructed by parking. Staff is currently verifying FDC requirements with the fire department. FDC locations are accepted by the fire department.~~
- ~~5. Provide coverage hydrant radii.~~
- ~~6. Label knock box locations. Please label clubhouse knock box location.~~
- ~~7. Show valve and curb stop to separate fire and domestic services.~~
- ~~8. Label critical crossings. Provide detail labels.~~
- ~~9. Show water and sanitary service to the clubhouse.~~
- ~~10. Please show light pole locations.~~

Sheet #C5 Comments:

- ~~1. Provide the following:
 - a. Downslope perimeter controls
 - b. Intake protection at all intakes (paved, area, flared end, and external).
Still missing intake protection for external intakes.
 - c. Velocity Controls—recommended in drainage swales.
 - d. Ensure matting is installed on slopes 3:1 or greater. Area around 380 NW Ridgewood and 400 NW Ridgewood?
 - e. Include standpipe for ponds on projects 10 acres or greater. Ensure detail is provided in plan set.~~

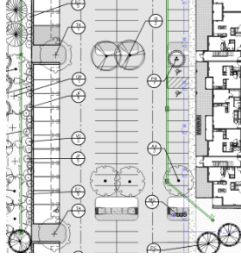
Sheet C6.0:

- ~~1. Provide fencing detail for the pool.~~
- ~~2. Mesh fabric is not permitted on fences. Please confirm that no fabric will be attached to the chainlink.~~

Sheet L1.0-L1.1:

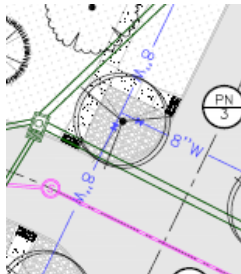
- ~~1. Add foundation plantings along the north side of the NE apartment building and north garages.~~
- ~~2. Move trees at least 5' from hydrants. Consider moving tree out of island where hydrants are located and move elsewhere onsite. Ensure all trees are 5' or more away from any fire hydrants.~~

3. Please relocate the trees on the West side out of the pavement.

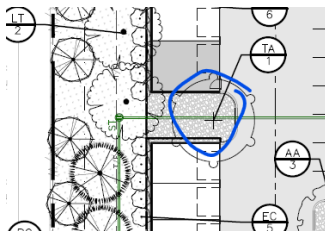


4. Move trees away from the water main at the south driveway entrance.

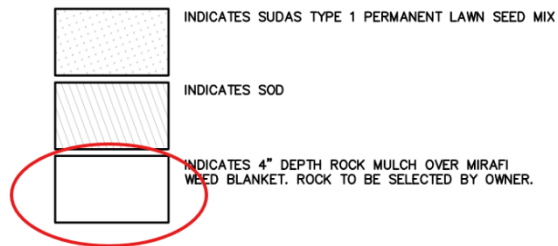
5. There are planting and utility conflicts along the north entrance drive into the site. Move plantings to avoid conflicts. Suggest moving tree to avoid water line.



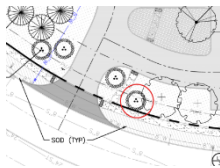
6. The west landscape buffer trees conflict with the storm sewer. Please revise. Suggest relocating this tree.



7. Label groundcover throughout the site (sod vs mulch/rock). Update legend to show the rock symbol.



8. ~~Ensure all plantings are outside of the PUE. There are a few that encroach the easement. Please adjust trees on the east side of the south entrance drive.~~



9. ~~Verify plant quantities in planting schedule. Ensure that the planting schedule quantities are reflected in the provided quantities in the landscaping requirements. The planting schedule and quantities are correct. Please update as needed when the lot lines are adjusted.~~

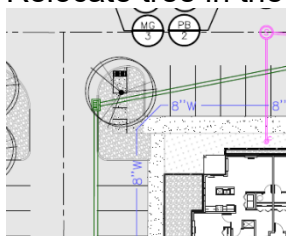
10. ~~Relocate trees that are placed in the undisturbed basin area.~~

11. ~~Shift PN trees so the canopy spread does not interfere with sidewalks and sidewalk circulation.~~

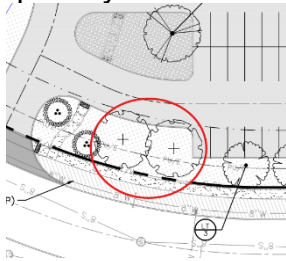
12. ~~We recommend that trees are 5' or more away from any utility lines. There appears to be plantings very near or on utility lines.~~

13. ~~Please provide required landscaping calculations for each lot to demonstrate compliance.~~

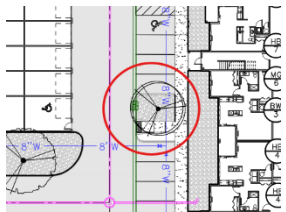
14. ~~Relocate tree in the sidewalk at the NW corner of 340 NW Ridgewood Dr.~~



15. Please label 2 QR trees in Lot 1. They are currently reflected in the plant quantity for lot 1.



16. Please label GI tree in site plan. It is currently reflected in the plant quantity for lot 1.



17. For lot 1 plant schedule quantities the following are missing a planting within the landscape drawing. Ensure that the plant quantities for each lot on the drawing reflect quantities in the plant schedule for each lot (and vice versa).

- a. AC—qty 9 (missing 1 on lot 1 drawing)
- b. PB—qty 8 (missing 1 on lot 1 drawing)
- c. MS—qty 7 (missing 1 on lot 1 drawing)
- d. GK—qty 8 (missing 1 on lot 1 drawing)
- e. QB2—qty 12 (missing 1 on lot 1 drawing)

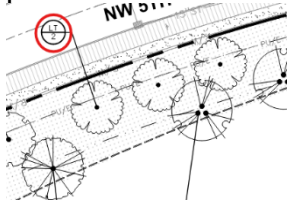
18. For lot 2 plant schedule quantities, the following have one additional planting within the landscape drawing. Ensure that the plant quantities for each lot on the drawing reflect quantities in the plant schedule for each lot (and vice versa).

- a. GK—qty 3 (one additional on drawing in lot 2)
- b. QB2—qty 9 (one additional on drawing in lot 2)

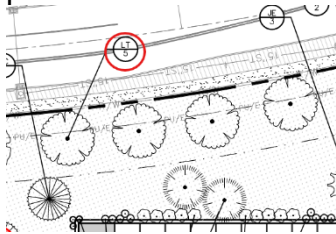
19. Please change quantity to 1 for AA on drawing. Correct quantity is listed in the plant schedule for lot 2.



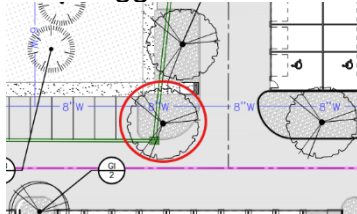
~~20. Please change quantity to 3 for LT on drawing. Correct quantity is listed in the plant schedule for lot 2.~~



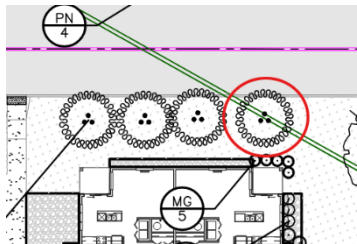
~~21. Please change quantity to 4 for LT on drawing. Correct quantity is listed in the plant schedule for lot 2.~~



~~22. Staff suggests the tree moves 5' away from storm line.~~



~~23. Move tree off of storm line. Suggest the tree moves 5' away from storm line.~~



Architecture:

- ~~1. Provide color drawings.~~
- ~~2. Provide material percentages. Minimum 25% brick/stone required on all building faces, less windows/doors.~~

3. ~~Provide specific drawing for this project with update material callouts.~~

4. Clubhouse

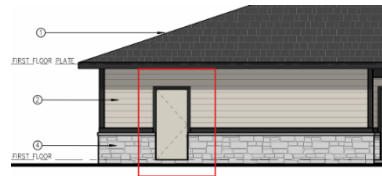
a. ~~Label building height.~~

b. ~~Label cardinal directions for each building face.~~

c. ~~Label lighting locations.~~

d. ~~Not able to verify material square footage/percentages. Please provide scale.~~

e. ~~What is this supposed to be on the North elevation? If a door, where is the slab? Please verify.~~



f. ~~Please verify area square footage for East elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:~~

- i. ~~Total area: 435 sf~~
- ii. ~~Glazing area: 64 sf~~
- iii. ~~Area glazing: 371 sf~~
- iv. ~~Stone/brick area: 157 sf~~
- v. ~~Stone/brick %: 42%~~

g. ~~Please verify area square footage for North elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:~~

- i. ~~Total area: 560 sf~~
- ii. ~~Glazing area: 48 sf~~
- iii. ~~Area glazing: 512 sf~~
- iv. ~~Stone/brick area: 175 sf~~
- v. ~~Stone/brick %: 34%~~

h. ~~Please verify area square footage for South elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:~~

- i. ~~Total area: 554 sf~~
- ii. ~~Glazing area: 108 sf~~
- iii. ~~Area glazing: 446 sf~~
- iv. ~~Stone/brick area: 223 sf~~
- v. ~~Stone/brick %: 50%~~

i. ~~Please verify area square footage for West elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:~~

- i. ~~Total area: 433 sf~~
- ii. ~~Glazing area: 119 sf~~
- iii. ~~Area glazing: 314 sf~~
- iv. ~~Stone/brick area: 144 sf~~
- v. ~~Stone/brick %: 46%~~

5. Apartment Buildings

a. ~~Label height.~~

b. ~~Label lighting locations.~~

c. ~~Not able to verify material square footage/percentages. Please provide scale.~~

d. ~~Please ensure that exterior materials key matches the labels on drawings.~~

e. ~~Please verify material. If not the currently provided masonry, please update materials legend and label on drawings.~~



f. ~~Please verify total area square footage for East elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:~~

- i. ~~Total area: 9,845 sf~~
- ii. ~~Glazing area: 2,442 sf~~
- iii. ~~Area glazing: 7,403 sf~~

- iv. ~~Stone/brick area: 2,044 sf~~
- v. ~~Stone/brick %: 28%~~

g. ~~Please verify area square footage for North elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:~~

- i. ~~Total area: 1,910 sf~~
- ii. ~~Glazing area: 345 sf~~
- iii. ~~Area glazing: 1,565 sf~~
- iv. ~~Stone/brick area: 520 sf~~
- v. ~~Stone/brick %: 33%~~

h. ~~Please verify area square footage for South elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:~~

- i. ~~Total area: 1,910 sf~~
- ii. ~~Glazing area: 366 sf~~
- iii. ~~Area glazing: 1,544 sf~~
- iv. ~~Stone/brick area: 573 sf~~
- v. ~~Stone/brick %: 37%~~

i. ~~Please verify area square footage for West elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:~~

- i. ~~Total area: 9,960 sf~~
- ii. ~~Glazing area: 2,638 sf~~
- iii. ~~Area glazing: 7,322 sf~~
- iv. ~~Stone/brick area: 2,163 sf~~
- v. ~~Stone/brick %: 30%~~

6. Garages

a. ~~Please provide elevations for garage products for this specific project with updated materials to match the character of the primary buildings.~~

b. ~~Provide colored drawings.~~

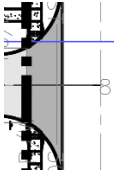
c. ~~Is this trim supposed to be white? Would recommend changing the color to match the tan-colored siding.~~



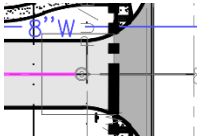
ELEVATION

Engineering:

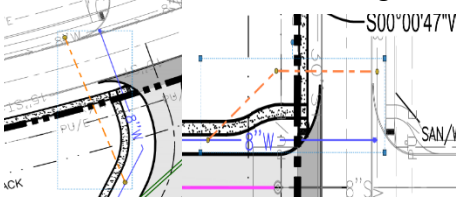
1. ~~All entrances shall have 1/2" expansion joints delineating the sidewalk through the entrance drives.~~



2. ~~Verify connection can be made to the sanitary manhole per City of Grimes standards at the east driveway.~~



3. ~~Recommend moving the valves out of the pavement on the tie-ins.~~



SWMP:

1. ~~Provide intake spread spreadsheets.~~
2. ~~Provide 100-yr storm sewer sizing spreadsheet.~~
3. ~~Storm sewer spreadsheet: ST-28 accumulated equivalent area should be equal 0.969. Please update all downstream areas.~~
4. ~~Intake Drainage Map: Provide contour elevation labels.~~

SWPPP:

1. **Keep maps in SWPPP up to date with each plan submittal.**
2. **All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.**

- ~~3. Include a signed copy of the owner's certification statement.~~
4. Include a site supervisor contact once known.
5. Include a SWPPP monitoring contact once known.
- ~~6. Include signature on NOI.~~
- ~~7. Include IDNR letter of authorization once available.~~
- ~~8. Include signature on City of Grimes SWPPP certification.~~
- ~~9. Provide construction schedule once known.~~
- ~~10. Include filled out copy of inspector qualifications sheet once known.~~
11. Include filled out stormwater pollution prevention training log once known.
- ~~12. Include blank inspection report from company responsible for SWPPP monitoring.~~

Lighting Plan

- ~~1. Please provide specs for the light fixtures.~~
- ~~2. Please verify that the lights will be downcast and not be angled outward.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: November 22, 2024
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: November 5, 2024 at 5:30

COUNCIL MEETING: November 26, 2024 at 5:30

Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer
Assistant Planner

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM:

BACKGROUND: Currently, the Mayor and Council terms are unbalanced, where the Mayor and 3 Council members are on one election cycle while two council members are on another. The aim of the proposed ordinance is to provide for a rebalancing of terms so that the Mayor and 2 Council members are up for reelection, then 3 Council members are up on the opposite cycle. The proposal is to accomplish this rebalancing by providing for a one-time 2-year term for one of the council seats open in 2025. Thereafter, it would revert to a 4-year term and, going forward, three elected officials would be up every two years.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Rachel Greving



ORDINANCE ____

AN ORDINANCE AMENDING THE GRIMES CODE OF ORDINANCES SECTION 1-2-4 RELATING TO THE ELECTION OF CITY COUNCILMEMBERS

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA

SECTION 1. Purpose. The purpose of this Ordinance is to amend the Grimes Code of Ordinances relating to election of City Councilmembers to balance the number elected in the overlapping bi-annual election of city officials.

SECTION 2. Amendment. Grimes Code of Ordinances Chapter is amended by adding a new Section 1-2-4 as underlined:

1-2-4 Number and Term of Council:

The Council consists of five (5) Council Members elected at large for overlapping terms of four (4) years, except for the city election scheduled on November 4, 2025, when the open at large Council positions shall be filled as follows:

1. **Two 4 Year Term Positions**-Two four (4) year term Council positions will be filled by the top two candidates receiving the most votes for those positions.
2. **One 2 Year Term Position**-One two (2) year term Council position will be filled by the candidate receiving the most votes for that position.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ___ day of ___ and approved on this ___ day of ___, 2024.

Scott Mikkelsen, Mayor

Jake Anderson, Acting City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 11/26/2024

AGENDA ITEM:

BACKGROUND: This proposed ordinance aligns purchasing authority provisions with the state code, it modernizes certain titles, human resource practices, reporting structures, and provides for a contractual relationship with outsourced legal services.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Rachel Greving



GRIMES ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GRIMES CODE OF ORDINANCES SECTIONS RELATING TO RESPONSIBILITIES OF CITY OFFICERS

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA

SECTION 1. Purpose. The purpose of this Ordinance is to amend the Grimes Code of Ordinances relating to the duties and responsibilities of city officials, to more accurately state the current and/or preferred management of the city, and to eliminate unnecessary duplication or inconsistency with the Iowa Code specifications for those offices.

SECTION 2. Amendment. Grimes Code of Ordinances Chapter are amended as underlined or stricken:

A. Sections 2-3-3(1) relating to the Council is amended as follows:

Approved Action by Council. Passage of an ordinance, amendment, or resolution requires an affirmative vote of not less than a majority of the Council members. A motion to spend public funds in excess of ~~ten thousand dollars (\$10,000.00)~~ one hundred thousand (\$100,000) on any one project, or a motion to accept public improvements and facilities upon their completion also requires an affirmative vote of not less than a majority of the Council members. Each Council member's vote on an ordinance, amendment or resolution must be recorded.

B. Section 2-3-5 relating to the Council is amended and subsequently to be renumbered, as follows:

The Council shall appoint the following officials and prescribe their powers, duties, compensation, and term of office:

1. City Clerk
2. City Attorney
3. City Administrator
4. ~~City Treasurer~~
5. Zoning Board of Adjustment
6. Zoning Administrator

C. Sections 2-4-1 to 2-4-14 relating to the City Clerk are deleted, and 2-4-1 and 2-4-2 are replaced as follows:

2-4-1 Appointment and Compensation:

~~At its first meeting in January following the regular City election the Council shall appoint by majority vote a City Clerk to serve for a term of two (2) years. The Council shall appoint by majority vote a City Clerk to serve at the discretion of the City Manager.~~ The Clerk shall receive such compensation as established by resolution of the Council.

2-4-2 Powers and Duties: General:

The City Clerk is responsible for performing all duties and responsibilities prescribed to the City Clerk by the Iowa Code, Grimes Code of Ordinances, City Policy and the City Manager.

D. Title 2-5 and all of its Sections relating to the Financial Director are deleted.

E. Sections 2-6-1 to 2-6-11 relating to the City Attorney are deleted, and Section 2-6-1 is replaced as follows:

The Council shall adopt a resolution, by majority vote, approving a professional services agreement for municipal legal services. The professional services agreement shall be for a term not to exceed four (4) years. The professional services agreement shall provide a scope of services, responsibilities, performance expectations and compensation.

F. Title 2-7 shall be renamed “City Manager”, and the Sections amended as follows:

2-7-1 Appointment:

The City ~~Manager Administrator~~ is to be appointed by a majority vote of the entire Council. ~~The person so appointed shall be an at-will employee and shall serve at the pleasure of the Council. The Administrator City Manager shall hold office at the discretion of the Council and shall be subject to removal by a majority vote of the entire Council. The City Administrator may or may not have a contract with the City of Grimes. The determination of whether to have a contract with the City Manager Administrator is wholly within the discretion of the Council. The City Manager Administrator shall be subject to the City's Employee Handbook, unless otherwise specified within a contract between the City and the City Manager. However, nothing in the City Employee's Handbook shall remove the Administrator from the "at-will" employment status.~~

2-7-2 Compensation:

The City ~~Manager Administrator~~ shall receive compensation as the Council shall fix from time to time by resolution.

2-7-3 Duties:

The duties of the ~~City Manager Administrator~~ are as follows:

1. Be directly responsible to the Mayor and the Council for the administration of municipal affairs. All departmental administration requiring attention of the Council shall be brought before the Council by the

City Manager Administrator. All Council involvement in departmental administration initiated by the Council must be coordinated through the City Manager Administrator.

2. Supervise and direct the official conduct of departments and employees of the City, ~~specifically including the street, sewer, building and zoning inspectors, water and administration departments.~~

...

2-7-4 Assignment of Duties in Absence of City Manager Administrator:

If the City Manager's Administrator's position is vacant, the City Manager's Administrator's duties outlined in Section 2-7-3 shall be assigned as follows:

1. The Council shall appoint an Interim City Manager Administrator who will be considered an at-will employee and serve at the pleasure of the Council. The Interim City Manager Administrator shall be subject to removal by a majority vote of the entire Council. The Interim City Manager Administrator shall not be subject to an existing City's employee handbook, and shall be considered an administrative employee. The Interim City Manager Administrator shall be responsible for the duties outlined under Sections 2-7-3(1), (2), (4), (8), (10), (12), (13), (14), (15), (17) and (18).
2. The Interim City Manager Administrator and ~~Financial Director~~ shall be jointly responsible for the duties outlined under Sections 2-7-3(4) and (5).

2-7-5 Compensation of Interim City Manager Administrator:

If a vacancy exists in the City Manager's Administrator's position, the Interim City Manager Administrator shall be compensated pursuant to the same method outlined for the City Manager Administrator under Section 2-7-2.

G. Title 2-8 and all of its Sections relating to City Treasurer are deleted.

H. There is nothing in this ordinance that is intended to create a vacancy in any city position, and any city official name changes or changes in duties are not designed to change the current employment or contract status of any current city official employee. In addition, the city code of ordinance administrator is directed to treat any references to "City Administrator" that may be subsequently found in the code of ordinances after adoption of this amendment to the code of ordinances, as a typographical error, and change the reference to "City Manager."

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ___ day of ___ and approved on this ___ day of ___, 2024.

Scott Mikkelsen, Mayor

Rachel Greving, City Clerk