

City Council Agenda

Grimes City Council
May 27, 2025 @ 5:30 PM
Grimes Community Center, 410 SE Main Street

Public Comment: If you would like to address the City Council during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the City Council. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. 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 in attending the meeting, please call 515-986-3036. Meetings will be recorded.

BUSINESS MEETING AGENDA

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 Proposed 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 05-0125 Approving Previous Meeting Minutes
    b. Resolution 05-0225 Claims Report $11,047,172.10
    c. Receiving and Filing Reports
        i. Finance Report for April 2025
        ii. Fire Department 2024 Annual Report
    d. Resolution 05-0325 Approving Payments for Professional Services
        i. Invoice #26 SVPA Architects - Grimes Public Safety Center $5,260.15
        ii. Invoice #17 Snyder & Associates, Inc. - Traffic Signal Network Communication Project $7,149.50
        iii. Invoice #OPN Architects, Inc. - Grimes Public Administration Building $57,399.77
        iv. Invoice #5 Nilles Associates, Inc. - Lion's Park Existing Survey and Flood Study $25,779.50

v. Invoice #7 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $30,921.61

vi. Invoice #30 McClure Engineering Company - Phase 1A Water System Improvements $3,262.57

vii. Invoice #21 Foth Infrastructure & Environment, LLC - SE 11th Street & S James Street Improvements $34,287.10

viii. Invoice #7 Foth Infrastructure & Environment, LLC - S James Street Improvements - SE 37th St. to SE 11th St. $98,588.30

e. Resolution 05-0425 Approving Capital Project Payment Requests

i. Pay Application #7 Renda Electric - Grimes Public Safety Center $104,975.00

ii. Pay Application #17 Preload LLC - Ground Storage Reservoir $33,875.10

iii. Pay Application #1 Midwest Automatic Fire Sprinkler Company - Grimes Public Safety Center $43,700.00

iv. Pay Application #4 Mid-American Glazing Systems - Grimes Public Safety Center $13,853.85

v. Pay Application #10 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center $116,426.30

vi. Pay Application #2 Hopkins Roofing - Grimes Public Safety Center $30,161.15

vii. Pay Application #4 Forrest & Associate, Inc. - Grimes Public Safety Center $109,810.37

viii. Pay Application #4 DDVI - Grimes Public Safety Center $186,795.84

ix. Pay Application #6 1st Interiors, Inc. - Grimes Public Safety Center $35,103.45

x. Pay Application #18 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $206,428.52

xi. Pay Application #10 Edge Commercial, LLC - GrimesPlex Buildings $98,020.39

xii. Pay Application #11 (Retainage) Edge Commercial, LLC - GrimesPlex Buildings $243,881.70

f. Resolution 05-0525 Approving Change Orders

i. Change Order #4 DDVI - Grimes Public Safety Center $436.59

ii. Change Order #2 Forrest & Associate, Inc. - Grimes Public Safety Center - $436.59

iii. Change Order #8 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $50,389.90

g. Resolution 05-0625 Approval of Requests from Grimes Chamber and Economic Development Related to Governor's Days

h. Resolution 05-0725 Approving Request for Street Closure for The Repair Companies Shop Auto Show During Governor's Days

i. Resolution 05-0825 Approving Request for Street Closure for a Block Party - NE Cypress Circle

j. Resolution 05-0925 Approving Request for Street Closure for a Block Party - NW Norton Street

k. Resolution 05-1025 Approving Request for Street Closure for a Block Party - NW 3rd Court

l. Resolution 05-1125 Approving Cigarette/Tobacco, Alternative Nicotine and Vapor Permits for 2025-2026

m. Resolution 05-1225 Approving State of Iowa Alcohol Licenses

n. Resolution 05-1325 Accepting Easements - Caymus Park - NE Destination Drive Extension

o. Resolution 05-1425 Hazardous Waste Storage License for Metro Waste Authority

p. Resolution 05-1525 Accepting Easements - JDS Property - South James and 19th Street Reconstruction

q. Resolution 05-1625 to Make a One-Time Water and Sewer adjustment for a Customer

r. Resolution 05-1725 Approving Farm Tenant Crop Loss Agreement - Christensen

s. Resolution 05-1825 Appointing New Board of Appeals Member

t. Resolution 05-1925 Setting a Date for Public Hearing on an Ordinance Amending the Grimes Code of Ordinances Section 10-5 Cemetery

u. Resolution 05-2025 In Support of the DMAMPO Multijurusdictional Application to the US DOT's SS4A Grant Program

v. Resolution 05-2125 Approving Consent and Agreement to Improvements Within Overland Flowage Easement for Lot 5 of James Pointe Plat 2 - 204 NW 24th Lane

w. Resolution 05-2225 Approving Consent and Agreement to Improvements Within Overland Flowage Easement for Lot 30 of Chevalia Valley 2 - 108 NE 22nd Circle

x. Resolution 05-2325 Approving Consent and Agreement to Improvements Within Sanitary Sewer Easement for Lot 2 of Yonker Estates - 901 N James Street

y. Resolution 05-2425 Approving Consent and Agreement to Improvements Within Storm Sewer Easement for Lot 49 of Parkview Plaza Plat 5 - 303 NW 7th Street

z. Resolution 05-2525 Approving a Professional Services Agreement With Calhoun-Burns and Associates, Inc. for the 2025 and 2026 Bridge Inspection Programs.

aa. Resolution 05-2625 Approving Consent and Agreement to Improvements Within Surface Water Flowage Easement for Lot 37 of North Pointe Plat 2 - 2409 NE 11th Street

bb. Resolution 05-2725 Approving a Professional Services Agreement with Contech Engineered Solutions, LCC for the Lions Park Pedestrian Bridge

cc. Resolution 05-2825 Amend Contract for Professional Services Agreements with Confluence for the Lions Park – Phase One Project

dd. Resolution 05-2925 Approving Personnel Transactions

ee. Resolution 05-3025 Approving Annual Employee Benefit Policy and Authorizing or Ratifying HR Director Acts to Renew, Extend, or Sign Agreements for Employee Group Health Insurance and Ancillary Benefits

ff. Resolution 05-3125 Approving a Professional Services with McClure Engineering Company for SW 19th Street and SW Jazzwood Drive Functional Design

gg. Resolution 05-3225 Amend Contract for Professional Services Agreement with McClure Engineering Company For CIP Update, Standpipe Improvements, Booster Station Pump Upgrades, and On-Call Services

hh. Resolution 05-3325 Accepting the GrimesPlex Buildings

ii. Resolution 05-3425 Approving IT Department Policy Update

jj. Resolution 05-3525 Approval of an agreement with Tyler Technologies, Inc. to provide Enterprise Resource Planning (ERP) software and implementation services for the City

kk. Resolution05-3625 Approving JPMorgan Chase Bank Sponsorship Agreement - Hy-Vee Multiplex

PROPOSED ACTION ITEMS

1. Ziggi's Coffee Site Plan
2. Learning Care Group Preliminary Plat and Site Plan
3. Staff Reports
4. Mayor and City Council Reports
5. Adjournment

RESOLUTION 05-0125 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 05-0125

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, that:

1. The minutes of the previous meeting are hereby approved as presented.
2. The City Clerk shall ensure that the approved minutes are properly recorded and maintained as part of the official records of the City of Grimes.
3. The city Clerk shall also ensure compliance with all application publication and record-keeping requirements as outlined in Iowa law.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, April 22, 2025

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor Scott Mikkelsen April 22, 2025, at 5:32 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

   Present: Mayor: Scott Mikkelsen (via Zoom), Council Members: Eric Johansen (via Zoom), Ryan Burger, David Gisch, Laurie DePhillips
   Absent: NA

4. Approval of Agenda

   Mayor Mikkelsen asked for approval of the agenda.
   Moved by Borcherding, Second by DePhillips, to approve the agenda.
   Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

5. Public Forum

   No speakers addressed the Council during Public Forum.

6. Approval of the Consent Agenda

   a. Resolution 04-2125 Approving Previous Meeting Minutes
   b. Resolution 04-2225 Claims Report $4,282,460.82
   c. Receiving and Filing Reports
      i. Finance Report for March 2025
   d. Resolution 04-2325 Approving Payments for Professional Services
      i. Invoice #6 McClure Engineering Company - SE 41st Street and SE Park Drive Extension $76,925.54
      ii. Invoice #9 McClure Engineering Company - CIP Update, Standpipe Imp., Booster Station Upgrades & On-Call Services $34,003.22
      iii. Invoice #29 McClure Engineering Company - Phase 1A Water System Improvements $17,345.39
      iv. Invoice #7 OPN Architects, Inc. - Grimes Public Administration Building
      v. $78,618.72
      vi. Invoice #26 Snyder & Associates, Inc. - NE Destination Dr & NE Beaverbrooke Blvd Improvements $6,679.50
      vii. Invoice #25 SVPA Architects - Grimes Public Safety Center $11,886.70
      viii. Invoice #1 Weitz Company - Grimes Public Administration Building $31,840.00

ix. Invoice #12 Weitz Company - Grimes Public Safety Center $74,290.00

e. Resolution 04-2425 Approving Capital Project Payment Requests
   i. Pay Request #5 1st Interiors, Inc. - Grimes Public Safety Center $4,047.00
   ii. Pay Request #17 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $124,692.14
   iii. Pay Request #3 DDVI - Grimes Public Safety Center $97,052.54
   iv. Pay Request #3 Forrest & Associate, Inc. - Grimes Public Safety Center $95,004.75
   v. Pay Request #1 Hopkins Roofing - Grimes Public Safety Center $163,467.17
   vi. Pay Request #9 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center$78,374.05
   vii. Pay Request #3 Mid-American Glazing Systems - Grimes Public Safety Center$1,884.80
   viii. Pay Request #16 Preload, LLC - Ground Storage Reservoir $74,580.70
   ix. Pay Request #6 Renda Electric - Grimes Public Safety Center $27,550.00
   x. Pay Request #2 RW Excavating Solutions - Little Beaver Creek Improvements$36,698.98
f. Resolution 04-2525 Approving Change Orders
   i. Change Order #7 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements Increasing $33,507.32
   ii. Change Order #2 RW Excavating Solutions - Little Beaver Creek Improvements Decreasing -$17,511.70
g. Resolution 04-2625 Approving State of Iowa Alcohol Licenses
h. Resolution 04-2725 Approving the Purchase of Street Paint
i. Resolution 04-2825 Approving the Severance of Certain Real Estate from the City of Grimes - Des Moines Christian School Property
j. Resolution 04-2925 Approving National Public Works Week
k. Resolution 04-3025 Approving Offer to Purchase and Agreement - Bowlin - SE Little Beaver Dr and SE 4th St Reconstruction
l. Resolution 04-3125 Approving Fiscal Year 2024-2025 Spring Transfers
m. Resolution 04-3225 Approving a Professional Services Agreement with Foth Infrastructure and Environment, LLC for the SW 19th Street SRF Sponsored Pond
n. Resolution 04-3325 Accepting an Informal Proposal for the NW 10th Court HMA Overlay Project
o. Resolution 04-3425 Pre-approving the Application for 427B Industrial Property Tax Exemption for Investment Located at 501 SW 37th Street
p. Resolution 04-3525 Approving Personnel Transactions
q. Resolution 04-3625 Approving Consent and Agreement to Improvements Within Surface Water Flowage Easement for Lot 38 of Chevalia Valley - 2510 NE Chevalia Ct
r. Resolution 04-3725 to Make a One-Time Water and Sewer Adjustment for a Customer
s. Resolution 04-3825 Approving an Amendment to the Professional Services Agreement with Confluence Inc for the Grimes 2050 Comprehensive Plan to Include a Retail Market Study
t. Resolution 04-3925 Approving Requests for Street Closures

Mayor Mikkelsen asked for approval of the consent agenda.
Moved by Borcherding, Second by DePhillips, to approve the consent agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

PROPOSED ACTION ITEMS

1. City of Grimes Proposed Annual Fiscal Year 2025-2026 Budget

   Finance Director Woodke provided general information about the proposed budget.

   Council members Burger (in-person) and Johansen (via Zoom) joined the meeting.

   a. Public Hearing on City of Grimes Proposed Annual Fiscal Year 2025-2026 Budget

      Mayor Mikkelsen opened the Public Hearing at 5:35 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:35 p.m.

   b. Resolution 04-1925 Approving City of Grimes Annual Fiscal Year 2025-2026 Budget

   Mayor Mikkelsen asked for approval of Resolution 04-1925 Approving City of Grimes Annual Fiscal Year 2025-2026 Budget
   Moved by Gisch, Second by Burger, to approve Resolution 04-1925 Approving City of Grimes Annual Fiscal Year 2025-2026 Budget
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

2. City of Grimes Proposed Amendment to Fiscal Year 2024-2025 Budget

   Finance Director Woodke gave a brief report of the proposed amendment.

   a. Public Hearing on City of Grimes Proposed Amendment to Fiscal Year 2024-2025 Budget

      Mayor Pro Tem Burger opened the Public Hearing at 5:40 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:41 p.m.

   b. Resolution 04-2025 Approving an Amendment to Fiscal Year 2024-2025 Budget

   Mayor Mikkelsen asked for approval of Resolution 04-2025 Approving an Amendment to Fiscal Year 2024-2025 Budget
   Moved by Burger, Second by Gisch, to approve Resolution 04-2025 Approving an Amendment to Fiscal Year 2024-2025 Budget
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

   Mayor Mikkelsen left the meeting.

3. Resolution 04-4025 Authorizing and Approving a Loan Agreement, Providing for the Sale and Issuance of General Obligation Corporate Purpose Bonds, Series 2025A, and Providing for the Levy of Taes to Pay the Same

   Finance Director Woodke presented details of the bids received. It was recommended to award the bid from Robert A. Baird and Company, Incorporated.

   Mayor Pro Tem Burger asked for approval of Resolution 04-4025 Authorizing and Approving a Loan Agreement, Providing for the Sale and Issuance of General Obligation Corporate Purpose Bonds, Series 2025A, and Providing for the Levy of Taxes to Pay the Same

Moved by Gisch, Second by DePhillips, to approve Resolution 04-4025 Authorizing and Approving a Loan Agreement, Providing fo the Sale and Issuance of General Obligation Corporate Purpose Bonds, Series 2025A, and Providing for the Levy of Taxes to Pay the Same
Roll Call: Ayes: All. Nays: None. Motion passes: 5 – 0 at 5:44 p.m.

4. Resolution 04-4125 Providing for the Sale and Issuance of $3,390,000 General Obligation Local Option Sales, Services, and Tax Bonds, Series 2025B, and Providing for the Levy of Taxes to Pay the Same

   Finance Director Woodke presented details of the bids received. Only one bid was received. It was recommended to award the bid from Robert A. Barid and Company, Incorporated.

   Mayor Pro Tem Burger asked for approval of Resolution 04-4125 Providing for the Sale and Issuance of $3,390,000 General Obligation Local Option Sales, Services, and Tax Bonds, Series 2025B, and Providing for the Levy of Taxes to Pay the Same
   Moved by Gisch, Second by DePhillips, to approve Resolution 04-4125 Providing for the Sale and Issuance of $3,390,000 General Obligation Local Option Sales, Services, and Tax Bonds, Series 2025B, and Providing for the Levy of Taxes to Pay the Same
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 – 0 at 5:47 p.m.

5. Third Consideration of Ordinance 796 Amending Recyclable Materials and Solid Waste Fees

   Finance Director Woodke highlighted the changes included in the amendment.

   Mayor Pro Tem Burger asked for approval of Third Consideration of Ordinance 796 Amending Recyclable Materials and Solid Waste Fees
   Moved by Gisch, Second by Borcherding, to approve Third Consideration of Ordinance 796 Amending Recyclable Materials and Solid Waste Fees
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

   Moved by Gisch, Second by Borcherding, to approve Final Passage of Ordinance 796 Amending Recyclable Materials and Solid Waste Fees
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

6. First Consideration of Ordinance 799 Amending Grimes Code of Ordinances Title 11 Building Regulations Associated with Chapters 11-6 Fire Code, 11-7 Plumbing Code, 11-9 Mechanical Code, and 11-10 Electrical Code

   Building Official Tibbles and Fire Marshal Ostert presented the details of the proposed ordinance amendment.

   a. Public Hearing on Ordinance 799 Amending Grimes Code of Ordinances Title 11 Building Regulations Associated with Chapters 11-6 Fire Code, 11-7 Plumbing Code, 11-9 Mechanical Code, and 11-10 Electrical Code

      Mayor Pro Tem Burger opened the Public Hearing at 5:52 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:52 p.m.

b. First Consideration of Ordinance 799 Amending Grimes Code of Ordinances Title 11 Building Regulations Associated with Chapters 11-6 Fire Code, 11-7 Plumbing Code, 11-9 Mechanical Code, and 11-10 Electrical Code

Mayor Pro Tem Burger asked for approval of First Consideration of Ordinance 799 Amending Grimes Code of Ordinances Title 11 Building Regulations Associated with Chapters 11-6 Fire Code, 11-7 Plumbing Code, 11-9 Mechanical Code, and 11-10 Electrical Code
Moved by Gisch, Second by Borcherding, to approve First Consideration of Ordinance 799 Amending Grimes Code of Ordinances Title 11 Building Regulations Associated with Chapters 11-6 Fire Code, 11-7 Plumbing Code, 11-9 Mechanical Code, and 11-10 Electrical Code
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by Gisch, Second by Borcherding, to approve waiving the Second and Third Considerations of Ordinance 799 Amending Grimes Code of Ordinances Title 11 Building Regulations Associated with Chapters 11-6 Fire Code, 11-7 Plumbing Code, 11-9 Mechanical Code, and 11-10 Electrical Code
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by Gisch, Second by Borcherding, to approve Final Passage of First Consideration of Ordinance 799 Amending Grimes Code of Ordinances Title 11 Building Regulations Associated with Chapters 11-6 Fire Code, 11-7 Plumbing Code, 11-9 Mechanical Code, and 11-10 Electrical Code
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

7. Third Consideration of Ordinance 797 Hope Horizon PUD Rezone

Senior Planner Martin provided a summary of the proposed ordinance.

Mayor Pro Tem Burger asked for approval of Third Consideration of Ordinance 797 Hope Horizon PUD Rezone
Moved by Gisch, Second by DePhillips, to approve Third Consideration of Ordinance 797 Hope Horizon PUD Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by Gisch, Second by DePhillips, to approve Final Passage of Ordinance 797 Hope Horizon PUD Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

8. Lutheran Church of Hope Site Plan Amendment

Assistant Planner Hoodjer presented details of the site plan amendment including an addition to the primary building.

Council members discussed the elevations of the existing building compared to the addition.

Mayor Pro Tem Burger asked for approval of Lutheran Church of Hope Site Plan Amendment
Moved by Borcherding, Second by Johansen, to approve Lutheran Church of Hope Site Plan Amendment

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

9. SMI-AWS Site Plan Amendment

   Assistant Planner Hoodjer gave a summary of the site plan amendment including the addition of a cold storage building.

   Mayor Pro Tem Burger asked for approval of SMI-AWS Site Plan Amendment
   Moved by Gisch, Second by DePhillips, to approve SMI-AWS Site Plan Amendment
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

10. Founders Glen Preliminary Plat

    Senior Planner Martin presented the details of the preliminary plat.

    Mayor Pro Tem Burger asked for approval of Founders Glen Preliminary Plat
    Moved by Borcherding, Second by Gisch, to approve Founders Glen Preliminary Plat
    Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

    Council member Johansen left the meeting.

11. Harvest Pointe Preliminary Plat

    Senior Planner Martin provided a summary of the preliminary plat.

    Mayor Pro Tem Burger asked for approval of Harvest Pointe Preliminary Plat
    Moved by Gisch, Second by Borcherding, to approve Harvest Pointe Preliminary Plat
    Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

12. Staff Report

    Public Works Director Hensley updated the Council and residents on the water adjustment occurring soon as part of the transfer to Central Iowa Water Works. He also shared details about volunteering to plant trees at the Grimes Public Library on Saturday, April 26th.

    Development Services Director Pfaltzgraff informed the Council of a joint workshop with the Planning and Zoning Commission on Tuesday, May 13th for a presentation on the corridor beautification study.

13. Mayor and City Council Report

    Council members provided brief updates from the boards to which they serve as liaisons.

14. Adjournment

    There being no further business, the meeting was adjourned at 6:26 p.m.
    Motion by Gisch, Second waived to adjourn.
    Roll Call: Ayes: All; Nays: None; Motion passes: 4 - 0.

ATTEST:

Rachel Greving, City Clerk

Scott Mikkelsen, Mayor

CITY COUNCIL & PLANNING AND ZONING COMMISSION WORKSHOP
Tuesday, May 13, 2025

The Grimes City Council Meeting was held in-person. The meeting was called to order by Senior Planner Evann Martin May 13, 2025, at 5:30 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

Present: Council Member: David Gisch, Planning and Zoning Commission Members: Scott Almeida, Russ Lickteig, Adam Bunge, Abi Reiland

Absent: Council Members: Eric Johansen, Andrew Borcherding, Ryan Burger, Laurie DePhillips, Planning and Zoning Commission Member: Craig Patterson

BUSINESS MEETING AGENDA

1. Call to Order
2. Corridor Beautification Presentation

   Students participating in the Urban Design Studio course at Iowa State University presented their findings and ideas for the Corridor Beautification project.

3. Adjournment

   The meeting was adjourned at 6:34 p.m.

ATTEST:

Rachel Greving, City Clerk

Scott Mikkelsen, Mayor

RESOLUTION 05-0225 CLAIMS REPORT $11,047,172.10

Grimes Resolution No. 05-0225

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 May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

City of Grimes Claims 5.27.25

1ST INTERIORS INC	GRIMES PUBLIC SAFETY CENTER #6	$	35,103.45
A KINGS THRONE LLC	GOV DAYS '25/PARKS-PORTABLE RESTROOMS	$	9,043.60
ABSOLUTE CONCRETE CONSTRUCTON	S JAMES/SE 11TH ST IMPVMT #18	$	206,428.52
ACCO UNLIMITED CORPORATION	CHLORINE SPLASH PAD	$	254.00
AGRILAND FS, INC	FUEL-PW/FD/DS/PARKS	$	6,291.60
AIG	DEFER COMP ROTH	$	1,881.00
ALLENDER BUTZKE ENGINEERS	GEOTECHNICAL EXPLORATION/FIELD TESTING	$	7,170.48
AMAZON	SUPPLIES-LIB/PW/DS/PARKS/IT/CH	$	4,995.40
ANKENY SANITATION	MAY 2025 RECYCLING/GARBAGE-WP	$	1,025.00
ARNOLD MOTOR SUPPLY	SUPPLIES - PW	$	19.78
ARTS FOR THE CITY INC	PROGRAMMING - LIBRARY	$	300.00
BAKER & TAYLOR	LIBRARY MATERIALS	$	3,059.89
BANKERS TRUST COMPANY	APR/MAY SUPPLY/CONF-CH/PW/IT/LIB/PARKS/DS	$	19,323.08
BDI SIGNS	SIGNS - PW/SPLASH PAD/LIB	$	2,235.50
BEELINE + BLUE	SCANNING PROJECT/INK CARTRIDGES-DS	$	3,674.91
BLACK HILLS ENERGY	GAS	$	2,030.31
BLANK PARK ZOO	LIBRARY PROGRAMMING	$	125.00
BOB BROWN CHEVROLET INC	FUEL LINE REPAIR/RODENT DAMAGE - CH	$	820.41
BOMGAARS	SUPPLIES/CLOTHING/TOOLS-PW/PLEX/DS/PARKS	$	2,074.78
BONNIE'S BARRICADES	TRAFFIC CONTROL-VALVE-1ST & JAMES	$	178.75
BRAVO GREATER DES MOINES	28E-FY25 APRIL 2025	$	303.22
BULK TRANSPORT CO EAST	DELIVERY OF LIME	$	2,220.22
CAPE CUSTOM CLOTHING	SEASONAL EMPLOYEE UNIFORMS - PLEX	$	680.00
CAPITAL SANITARY SUPPLY	CLEANING/RESTROOM SUPPLIES - LIBRARY	$	1,515.19
CATCH DES MOINES	APRIL 2025 HOTEL/MOTEL TAX	$	303.22
CENTRAL IOWA OFFICIALS	ADULT SLOW PITCH UMPIRES	$	560.00
CENTRAL IOWA PEST	CITY PEST CONTROL	$	630.00
CENTURY LINK	5/10-6/9/25 PHONE SERVICES	$	2,088.14
CINTAS FIRST AID & SAFETY	AEDS/SAFETY CABINETS-CH/PARKS/PW/GCC	$	1,179.31
CITY OF DES MOINES	WRA JUNE 2025	$	227,063.90
CITY OF GRIMES FLEX	EMPLOYEE FLEX SPENDING	$	9,616.28
CITY OF GRIMES HSA	EMPLOYEE FLEX SPENDING	$	1,047.48
CITY STATE BANK	CREDIT CARD FEES - REC/LIB	$	40.00
CLEANING CONNECTION INC	CARPET CLEANING-LIBRARY	$	250.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	$	1,915.36
COMMUNICATION INNOVATORS	MEETING ROOM REPAIRS - LIBRARY	$	1,287.50
CONFLUENCE	PROFESSIONAL SVCS-PUBLIC ADMIN	$	36,756.35
CORE & MAIN	WATER CHEMICALS/SUPPLIES	$	3,559.98
COX NICKOLAS	PER DIEM - SPOT CEDAR RAPID/REISSUE	$	32.50
CSG FORTE PAYMENTS, INC	CC FEES-PARKS/REC/GCC/PLEX/UB	$	8,338.10
CULTUREALL	LIBRARY PROGRAMMING	$	215.00
D&K PRODUCTS	CLAY/CHALK/TURF CHEM/MOSQUITO DUNKS	$	4,531.60
DALLAS COUNTY TREASURER	2023 PROPERTY TAXES	$	91.00

DART	28E AGREEMENT - FINAL	$	62,306.97
DCG SCHOOLS	DCG GYM RENTALS SEP 24-MAR 25/REC	$	6,605.00
DDVI INC	GRIMES PUBLIC SAFETY CENTER #4	$	186,795.84
DELL MARKETING L.P.	PORTABLE ACCESSORIES/LATITUDE/DOCK-IT	$	15,253.86
DEPOSIT REFUNDS	UB DEPOSIT/CREDIT REFUNDS DATE 05/06/2025	$	5,273.69
DES MOINES WATER WORKS	CIWW APR25 CONSUMPTION/MAY25 JOINT FIXED	$	168,989.25
DIAMOND VOGEL	STREET PAINT	$	10,725.00
DISCMANIA	DISCGOLF ADD'L SPRING INSTALLATION	$	9,450.00
E O JOHNSON CO INC	PRINTER OVERAGE -DS	$	54.51
EBS	MAY/JUNE 2025 PREMIUMS	$	64,586.57
EDGE COMMERCIAL	GRIMESPLEX BUILD PYMT #10/#11 RETAINAGE	$	341,902.09
EFTPS	FED/FICA TAX	$	107,148.27
EJS SUPPLY	SWEEPER SUPPLIES	$	1,014.53
ELECTRIC PUMP	WRA MAINT/REPAIRS/GATEWY LS REPLACEMENT	$	39,181.13
ELM USA	LIBRARY DISC BUFFER	$	25.00
ENCODEPLUS, LLC	LICENSING FEES 7/1/25-6/30/26	$	8,250.00
EUROFINS TESTAMERICA	MANDATED WATER TESTING	$	358.00
EWERS JASON	SWAG-SQR REIMBURSEMENT	$	1,405.00
EXCEL MECHANICAL CO	INSPECTIONS/REPAIRS-PW/GCC/CH/PARKS/PLEX	$	41,380.48
FINISH LINE AUTO WORKS	MOWER TIRE REPAIR/REPLACEMENT	$	105.96
FIRST CHOICE COFFEE	COFFEE MONTHLY RENT/SUPP - FEB/MAR/MAY 25	$	157.60
FORREST & ASSOCIATE, INC	GRIMES PUBLIC SAFETY CENTER #4	$	109,810.37
FOTH INFRASTRUCTURE	S JAMES ST IMPROVEMENTS #7/SE 11TH #21	$	132,875.40
GAMES ON TAP	LIBRARY PROGRAMMING SUPPLIES	$	150.00
GANNETT IOWA LOCALIQ	PUBLICATIONS	$	1,002.71
GISCH KELLY A	MILEAGE REIMB JAN-APRIL 2025	$	20.30
GOVERNMENTJOBS.COM, INC	NEOGOV-HR SOFTWARE BCKGRND SUBSCRIPT	$	1,590.00
GRAINGER	PARTS FOR DE-CHLOR INJECTOR/CH FILTER	$	218.66
GREEN RESOURCE MANAGEMENT	CH SHREDDING SERVICE	$	96.00
GREIMAN JAMES	CLOTHING REIMBURSEMENT/REISSUE	$	99.90
GRIMCO	INK CARTRIDGES FOR SIGN PRINTER	$	510.00
HACH COMPANY	TIPS FOR PH PROBES	$	512.20
HAWBAKER THOMAS	PERM EASEMNT SE LTL BVR/SE 4TH	$	3,310.00
HAWKINS INC.	WATER CHEMICALS	$	28,629.84
HEARTLAND BUSINESS	MONTHLY OFFICE 365/VEEAM RENEWAL	$	6,783.50
HEARTLAND PAYMENT SYSTEMS	LIBRARY CREDIT CARD FEES	$	824.18
HEID CHERYL	MILEAGE REIMBURSEMENT	$	193.90
HENSLEY KEVIN	APWA SNOW CONF HOTEL REIMBURSEMENT	$	1,142.10
HILLYARD	SOAP/PAPER PRODUCTS/SUPPLIES-PLEX/PW	$	5,412.43
HOPKINS ROOFING INC	GRIMES PUBLIC SAFETY CENTER #2	$	30,161.15
HORACE MANN	DEFER COMP ROTH	$	1,000.00
HR GREEN	PAVEMENT MANAGEMENT UPDATE	$	6,337.50
INFOMAX OFFICE SYSTEMS	COPIER CONTRACT-LIBRARY	$	943.72
INNOVATIVE USERS GROUP	IUG INSTITUTIONAL MEMBER DUES - LIBRARY	$	110.00

INSPIRON LOGISTICS LLC	WENS EMERGENCY ALERT SYS-RENEW	$	3,275.00
IOWA DEPT OF REVENUE	APRIL WATER EXCISE/SALES TAX	$	30,768.65
IOWA DOT	REFLECTIVE BEADS	$	3,203.20
IOWA FINANCE AUTHORITY	WRA/WATER TOWER/WATER /SEWER BOND	$	1,226,481.56
IOWA ONE CALL	DEC 2024 - MAR 2025 LOCATES	$	280.20
IOWA POND GUY LLC	HERITAGE POND FOUNTAIN MAINTENANCE	$	275.00
IOWA PRISON INDUSTRIES	SIGN BLANKS/OVERLAY	$	1,538.00
IOWA SIGNAL INC	INTERSECTION STREET LIGHTS REPAIRS	$	5,890.00
IOWA STATE UNIVERSITY	DTIMS ANNUAL MAINTENANCE/MGMT-PW	$	1,125.00
IOWA STATE UNIVERSITY	MPI REGISTRATION - MOSS	$	492.00
IOWA STORMWATER EDUCATION	ICSD REGISTRATION-SALTMARSH	$	158.50
JARNAGIN PAINTING INC	NORTH COMPLEX RESTROOM PAINTING	$	1,850.00
KANOPY INC	LIBRARY MATERIALS	$	69.00
KLINE ELECTRIC INC	REPAIRS-PARKS/PW/PLEX/STREET LIGHTS	$	5,220.52
KRUCK PLUMBING & HEATING	GRIMES PUBLIC SAFETY CENTER #10	$	116,426.30
LAKESHORE LEARNING	LIBRARY MATERIALS	$	291.22
LASHIER PARTNERS LLC	DONOR SIGNAGE INSTALL DOWNPAYMT-PARKS	$	739.14
LEAF	COPIER CONTRACT - DS/PARKS	$	413.50
LG PLAYGROUNDS LLC	SKATE PARK REPAIR	$	3,075.45
LIBERTY READY MIX	PROJECT CONCRETE - PW	$	1,692.25
LIBRARY FURNITURE INTERNATIONAL	SHELVING - LIBRARY	$	2,350.00
LIBRARY JOURNAL	SUBSCRIPTION RENEWAL	$	179.00
LINDE GAS & EQUIPMENT INC	GAS CYLINDER LEASE- 1 YEAR	$	258.89
LOGAN CONTRACTORS SUPPLY	CONCRETE/TACK/S456 MAINTENANCE	$	999.45
LUMEN CENTURY LINK	3/16-4/15/25 FIBER	$	818.45
MAIL SERVICES	UB MONTHLY STATEMENTS/DISCONNECTS	$	3,645.43
MARTIN EVANN	AICP EXAM REGISTRATION REIMBURSEMENT	$	305.00
MASSMUTUAL	DEFER COMP PRE	$	4,636.00
MCCLURE ENGINEERING	WATER SYS IMPROV PHASE 1A #30	$	3,262.57
MEDIACOM	CH TV/PW INTERNET AND TV	$	791.90
MENARDS	SUPPLIES-PARKS/PW/LIB/GCC/SPLASH/PLEX	$	2,575.35
METRO WASTE AUTHORITY	APRIL 2025 GARBAGE/CURB-IT FEE/STICKERS	$	77,302.29
METRONET	MAY/JUN INTERNET FOR FLEXNET SYSTEM	$	454.50
MICROMARKETING LLC	LIBRARY MATERIALS	$	125.62
MIDAMERICAN ENERGY	ELECTRIC	$	42,786.38
MID-AMERICAN GLAZING	GRIMES PUBLIC SAFETY CENTER #4	$	13,853.85
MIDWEST AUTOMATIC FIRE	GRIMES PUBLIC SAFETY CENTER #1	$	43,700.00
MIDWEST TAPE	LIBRARY MATERIALS	$	2,254.32
MIDWEST TURF SUPPORT LLC	PLEX COMMON GROUND CHEMICALS	$	1,869.50
MIDWEST WHEEL COMPANIES	CAMERA FOR PAINTER	$	556.72
MI-FIBER, LLC	DS/GCC INTERNET	$	387.90
MLC	QUICKLIME	$	18,185.13
MOODY'S INVESTOR SERVICE	2025 GO BONDS	$	30,000.00
MSA PROFESSIONAL SERVICES	SE LTL BEAV/4TH-6TH ST RECON 7	$	30,921.61

MTI DISTRIBUTING INC.	IRR REPAIRS/PARTS/PARKS-S407 TIRE REPAIR	$	1,083.23
MUNICIPAL PIPE SERVICES	12 LINE STOP SE 5TH AND JAMES	$	5,000.00
MUNICIPAL SUPPLY, INC.	METERS FOR REPLACEMENT/MXU'S	$	3,214.90
NATIONWIDE OFFICE CLEANER	WINDOW CLEANING - LIBRARY	$	773.50
NICHOLS EQUIPMENT LLC	EQUIP RENTAL-POTHOLING-IRRIGATION	$	580.00
NILLES ASSOCIATES	LION'S PARK SURVY/STUDY #5/SWMP&SP REVIEW	$	34,779.50
OFFICE DEPOT	OFFICE SUPPLIES-PW/HR/CH	$	580.12
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUBLIC ADMIN	$	57,399.77
O'REILLY AUTO PARTS	SUPPLIES/BATTERIES/FILTERS-PW	$	520.66
PAYROLL CHECKS	TOTAL PAYROLL CHECKS- 2 PAYROLL	$	319,663.03
PC PRINT CENTER	LIBRARY PROGRAMMING SUPPLIES	$	950.00
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-APRIL	$	2,398.00
PETERSON PEST & TERMITE	PEST CONTROL - LIBRARY	$	45.00
PETTY CASH	LIBRARY PETTY CASH	$	235.38
PIONEER MFG COMPANY	PAINT/PAINT REMOVER - PLEX	$	3,144.45
PLAYAWAY PRODUCTS	LIBRARY MATERIALS	$	336.54
POLK CO RECORDER	MICROFILM REQUEST - PW	$	2.00
POLK CO TREASURER	APRIL CONTRACT 2025	$	125,213.92
POLK COUNTY TREASURER	PROPERTY TAXES	$	35.00
PRELOAD LLC	GRIMES GRND STORAGE RESEV #17	$	33,875.10
PRO WEST & ASSOCIATES	GIS SERVICES/CLEANUP SANITARY DATA	$	11,866.39
REDBUD LLC	EARLY SPRING APPLICATION/APRIL MOWING	$	14,338.06
REGENTS OF UNIV. OF MN	BARCODE LABELS - LIBRARY	$	182.12
RELIANT GASES, LTD	CO2	$	305.00
RENDA ELECTRIC	GRIMES PUBLIC SAFETY CENTER #7	$	104,975.00
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHARED	$	2,810.78
ROBERTS KAYLEE	TIPPI TOES SESSION 2	$	3,864.00
SBS SERVICES GROUP LLC	JANITORIAL SERVICES-PW/LIB/GCC	$	5,475.60
SCENTAIR TECHNOLOGIES	PW IONIZATION 5/10-6/9	$	162.00
SCHEELS	SOFTBALLS	$	69.90
SCHUMACHER ELEVATOR CO	GCC ELEVATOR INSPECTION	$	578.00
SEED SAVERS EXCHANGE	LIBRARY PROGRAMMING SUPPLIES	$	15.00
SHERWIN WILLIAMS	STREET PAINT/SUPPLIES	$	2,521.95
SIDEKICK DEVELOPMENT	OWNERS REP FEE-PUBLIC SAFETY/ADMIN	$	8,000.00
SITEONE LANDSCAPE SUPPLY	POND SUPPLIES/TURF CHEMICALS	$	2,573.73
SMITH'S SEWER SERVICE	VIDEO MH NW 8TH ST	$	385.00
SNYDER & ASSOCIATES	TRAFF SIG NET COMM PROJECT #17	$	7,149.50
SORENSON, MOLLY	SWAG PROGRAM-RAIN BARREL	$	75.00
SPRAYER SPECIALTIES	PARTS/REPAIRS/SUPPLIES-PLEX/PW/PARKS	$	244.27
STATE HYGIENIC LABORATORY	WATER TESTING	$	100.50
STIVERS FORD	R108 INVESTIGATION/REPAIRS	$	896.00
SVPA ARCHITECTS	GRIMES PUBLIC SAFETY CENTER #26	$	5,260.15
TEAM SERVICES INC	CONSTRUCTION FIELD TESTING	$	2,681.83
TIMBERPINE, INC	TREES-COMMUNITY TREE PROGRAM/ARBORETUM	$	23,325.00

TINYMOBILEROBOTS US LLC	1 YEAR SUBSCRIPTION 3/25-3/26 - PLEX	$	1,990.00
TONIES US INC	LIBRARY MATERIALS	$	500.00
TRAFFIC LOGIX CORPORATION	SPEED TRACKER SIGN	$	2,519.00
TRAVELERS CASUALTY & SURETY CO	CYBER INSURANCE	$	12,900.00
TRUE VALUE	GARDEN TILLER RENTAL - PARKS	$	67.20
ULINE	JANITORIAL/SAFETY SUPPLIES -PW/PARKS/PLEX	$	2,943.10
UMB BANK, N.A.	BOND PAYMENTS/FEES	$	6,362,490.01
UNIQUE MANAGEMENT SERVICE	COLLECTION SERVICES - LIBRARY	$	81.55
US CELLULAR	LIBRARY HOT SPOTS	$	2,272.07
US WATER	APRIL 2025 SERVICES	$	50,402.80
VAN WALL EQUIPMENT	SUPPLIES - PW	$	98.92
VERIZON WIRELESS	CITY CELL PHONE/HOT SPOT/IPADS	$	696.08
VESTIS GROUP INC	GCC RUG RENTAL	$	379.14
VISU-SEWER LLC	REMOVAL OF DEF CIPP SAN SEWER/MANHOLE	$	99,378.14
VOYA	DEFER COMP PRE	$	8,359.40
WALSH DOOR & SECURITY	LIBRARY DOOR REPAIRS	$	1,487.79
WASTEQUIP LLC	TRASH CANS -PLEX	$	2,231.25
WHITFIELD & EDDY	MARCH 2025 LEGAL FEES	$	11,560.50
WRIGHT OUTDOOR SOLUTIONS	PLANT MAINTENANCE - LIBRARY	$	166.00
ZIEGLER	S403 BATTERY	$	517.50
	CLAIMS TOTAL	$	11,047,172.10
	GENERAL FUND	$	712,269.97
	LIBRARY FUND	$	96,722.96
	ROAD USE TAX FUND	$	71,304.59
	EMPLOYEE BENEFITS FUND	$	49,304.57
	HOTEL/MOTEL/ECON DEV FUND	$	606.44
	RESTRICTED GIFTS FUND	$	640.00
	DEBT SERVICE FUND	$	6,361,890.01
	CP - PARKS FUND	$	42,674.64
	CP - COMP PLAN FUND	$	36,756.35
	ANN SANI SEWER I&I REHAB FUND	$	95,563.00
	ANNUAL SIGNAL IMPROVEMENT FUND	$	7,149.50
	GRIMESPLEX FUND	$	341,902.09
	SE 11TH & JAMES FUND	$	341,985.75
	11TH & GATEWAY SIGNAL FUND	$	34,911.61
	WATER PRODUCTION PROJECTS FUND	$	37,602.15
	FIRE STATION FUND	$	651,644.60
	THORPE AREA EXPANSION FUND	$	3,214.90
	CITY HALL PROJECT FUND	$	90,699.77
	WATER FUND	$	384,710.50
	WATER DEPOSITS FUND	$	4,911.27
	WATER SINKING FUND	$	414,841.30
	SEWER FUND	$	330,340.75
	SEWER SINKING FUND	$	811,640.26

	LANDFILL/GARBAGE FUND	$	78,425.40
	STORM WATER FUND	$	42,385.95
	GRIMESPLEX FUND	$	3,073.77
		$	11,047,172.10
APRIL 2025 MONTHLY REVENUE	GENERAL FUND	$	6,179,936.82
	LIBRARY FUND	$	556,980.54
	ROAD USE TAX FUND	$	180,209.97
	EMPLOYEE BENEFITS FUND	$	1,785,678.47
	LOCAL OPTION SALES TAX FUND	$	247,864.36
	TAX INCREMENT FINANCE FUND	$	3,485,396.37
	HOTEL/MOTEL/ECON DEV	$	1,061.27
	DEBT SERVICE FUND	$	3,684,474.23
	CAPITAL PROJECTS FUND	$	3,061,608.30
	WATER FUND	$	695,645.12
	SEWER FUND	$	1,017,550.69
	LANDFILL/GARBAGE FUND	$	73,714.07
	STORM WATER FUND	$	257,023.38
	GRIMESPLEX FUND	$	148,749.06
		$	21,375,892.65

AMAZON CLAIMS 5.27.2025		
Dept	**Amount**	**Description**
Parks & Rec	$ 137.46	Tee ball supplies
Library	$ 320.50	Materials
	$ 1,726.41	Programming supplies
	$ 84.69	HDMI cable/folders/rubber bands
	$ 124.34	Scissors/sanitizer/zip ties
	$ 179.48	Hot spot cases/cable/tag badges
	$ 89.21	Laminating pouch/planner/mop pads
	$ 194.57	Coffee/soap/cleaning supplies
	$ 357.99	Ipad/ipad case
	$ 250.68	Ice packs/gloves/spill absorbent
IT	$ 209.65	Mice/cables/RAM kit/adapters
City Hall	$ 85.43	Pens/binders
Public Works	$ 43.99	Hand truck tires
	$ 144.08	Hand wash station supplies
Dev Services	$ 106.86	Cell phone supplies
	$ 118.99	Plumbing code book
	$ 301.82	Badge holder/paper/kitchen supplies
	$ 519.25	Flashlights/helmets/backpack/tissue
Total	$4,995.40	

Bankers Trust Credit Cards			
April/May 2025			
Parks & Recreation			
7668	$780.00	Cornhole Solutions	EEC bags boards
	$200.00	Iowa STMA	Spring workshop - Kenyon/Shroyer/Houk/Pickett/Miller
	$125.80	When I Work	Part-time staff scheduling software
	$925.00	NRPA	Membership/2025 Conference registration - Miller
	$139.61	Hyatt Conf Center	IPRA Conference hotel - Miller
Public Works			
5105	$965.95	Ballard-Inc.com	Mower blades/SITON stander seat/chute cover
	$50.99	HyVee	Arbor Day refreshments
	$126.08	IA DNR	Operator certification DW Distribution - Guthrie/Capaldo
	$884.00	APWA PWX Registration	2025 APWA PWX registration - Hensley
	$315.00	CDL Now	CDL training - Kanealy
	$100.00	ISU INTRANS	MUTCD sign training - Fajardo/Coenen
Dev Serv - Alex			
8047	$40.00	OpenAI	Subscription
	$9.68	USPS	Certified mail - code enforcement
	$75.00	Iowa League of Cities	Nuisance Abatement Conference - Brittenson
	$15.00	EB Daily Commuter Parking	CPM parking - Tibbles
	$383.84	The Shine Shop	Rocket carwash fees
	$717.63	Int'l Code Council	Permit Technician Study Guide/books/exam - Moss
	$27.44	Walmart	Office supplies
	$23.87	UBER	APWA Conference travel - Pfaltzgraff
Dev Serv - Matt			
4515	$2,940.00	APWA PWX Registration	2025 Conf registration-Jarosh/Ahrens/Becker/Ferrara
	$107.68	FRG MLBSHOP	Clothing - reimbursed
Finance			
7015	$475.68	Walmart	Office supplies
	$91.04	Aldi	Office coffee
	$24.04	Fire Creek Grille	GCMOA lunch and learn - Greving
	$300.00	VIMEO	Council video annual hosting subscription-Tucker
	$29.04	USPS	Certified mail
Administrator			
1611	$40.00	OpenAI	Subscription
	$442.00	ISU Event Registration	MPI Academy registration - Greving
	$6.00	The Greater Des Moines	Meeting parking - Anderson
	$112.14	CANVA	Graphics subscription - Tucker
	$4.00	DSM Parking	Meeting parking - Anderson
	$15.00	EB Daily Commuter Parking	CPM parking - Greving
	$45.72	Destination Grille	DCG City Coordination-Bloom/Elison/Pfaltzgraff/Anderson
	$295.60	McAlister's	Crucial Conversations staff lunch
	$469.14	Hilton Hotels	IA Municipal Management Institute hotel-Anderson
Library			
8070	$949.00	USPS	Postage
	$210.00	American Library Association	Membership renewal - Fletcher
	$294.69	Walmart	Program supplies
	$960.00	Mobile Beacon	Hotspot renewals
	$1,903.00	TechSoup	22 new hotspots to replace US Cellular hotspots
IT			
4523	$80.00	Cognito	Team subscription
	$1.79	Microsoft	Monthly charge for DNS service
	$300.98	Magic Desktop	Software license/youth program - Library
	$495.00	Horizon Datasys Corp	5 year maintenance-reboot/restore software - Library
	$44.34	GoDaddy	GrimesCityRecords.com renewal - 2 years
HR			
4507	$40.00	OpenAI	Subscription
	$100.00	PELRA	Iowa Spring Professional Conference - Fisk/Edgeton
	$1,970.90	Verified First	Employee background checks
Econ Dev			
1452	$23.98	St Kilda Valley Junction	Partner meeting
	$42.38	Gannett Media	Des Moines Register subscription
	$95.81	HyVee	Food for Downtown Assessment
	$59.37	Caribou Coffee	Coffee for Downtown Assessment
	$49.87	Business Record	Commercial Real Estate Forum
Marketing			
9485	$400.00	3CMA	Annual membership - Tucker
Total	$19,323.08		

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM:

BACKGROUND:

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/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Prepared by:
Return to:

TREASURER'S REPORT
CALENDAR 4/2025, FISCAL 10/2025

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	5,210,906.36	6,179,936.82	3,316,940.90	.00	8,073,902.27
002	LIBRARY FUND	216,084.01	556,980.54	97,015.74	.00	676,048.81
005	FIRE/RESCUE AUXILIARY	.00	.00	.00	.00	.00
110	ROAD USE TAX	4,632,370.46	180,209.97	43,599.36	32.50	4,769,013.57
112	EMPLOYEE BENEFITS	1,137,069.64	1,785,678.47	169,751.04	.00	2,752,997.08
119	EMERGENCY FUND	.00	.00	.00	.00	.00
121	LOCAL OPTION SALES TAX	4,587,395.37	247,864.36	2,264,472.69	.00	2,570,787.04
125	TAX INCREMENT FINANCING	2,398,201.33	3,485,396.37	4,235,980.50	.00	1,647,617.20
160	HOTEL/MOTEL/ECON DEV	326,915.33	1,061.27	1,368.90	.00	326,607.70
161	ECO DEVELOPMENT REVOLVING	234,549.50	.00	.00	.00	234,549.50
167	RESTRICTED GIFTS	59,477.52	.00	.00	.00	59,477.52
170	FEMA - FIRE DEPT	.00	.00	.00	.00	.00
200	DEBT SERVICE	3,182,138.43	3,684,474.23	.00	.00	6,866,612.66
301	CAPITAL PROJECT FUND	42,023.48-	.00	.00	.00	42,023.48-
302	CP - ROAD DEVELOPMENT	.00	.00	.00	.00	.00
303	CP - WALLACE	.00	.00	.00	.00	.00
304	STM WATER MASTER PLAN	.00	.00	.00	.00	.00
305	CP - MAIN STREET	.00	.00	.00	.00	.00
306	CP - PRAIRIE/LITTLE BEAVE	.00	.00	.00	.00	.00
307	CP - STORM WATER	.00	.00	.00	.00	.00
308	CP-SW COUNTY LINE ROAD	.00	.00	.00	.00	.00
309	CP - PARKS	555,234.13	250,000.00	309,805.54	.00	495,428.59
310	CP - FIRE	.00	.00	.00	.00	.00
311	CP - DOWNTOWN	.00	.00	.00	.00	.00
312	CP - S JAMES/SE 37TH ST	.00	.00	.00	.00	.00
313	CP - GRIMES COMMUNITY COM	545.11	.00	.00	.00	545.11
314	CP-NE GATEWAY/HOPE COMM	.00	.00	.00	.00	.00
315	CP N COMPLEX SANI CONNECT	.00	.00	.00	.00	.00
316	CP - WATER CAP IMPROVEMNT	.00	.00	.00	.00	.00
317	CP - COMP PLAN	.00	160,000.00	.00	.00	160,000.00
318	CP - CITY HALL	742.50-	.00	742.50-	.00	.00
319	KENNYBROOK PK WQI IMPRV	3,497.57-	.00	.00	.00	3,497.57-
320	CP-New Jordan Well 2019	.00	.00	.00	.00	.00
321	CP- ASR 2019	.00	.00	.00	.00	.00
322	CP-16" Water Main	.00	.00	.00	.00	.00
323	CP-Water Tower 2019	.00	.00	.00	.00	.00
324	CP-Water Plant Exp 2019	.00	.00	.00	.00	.00
325	SE 37TH HWY 141 PROJECT	.00	.00	.00	.00	.00
326	ANNUAL HMA PROJECTS	3,647,325.00	.00	.00	.00	3,647,325.00
327	SE 19TH & SW CO OVERLAY	.00	.00	.00	.00	.00
328	WRA SANI SEWER PHASE 1	131,165.11-	.00	.00	.00	131,165.11-
329	NW TERRITORY LIFT STATION	.00	.00	.00	.00	.00
330	GIS MAPPING	.00	.00	.00	.00	.00
331	19TH ST SEWER EXTENSION	1,254,679.45-	.00	.00	.00	1,254,679.45-
332	ROAD USE EQUIPMENT	.00	.00	.00	.00	.00
333	WRA PARALLEL SEWER	.00	.00	.00	.00	.00
334	HWY44 & COUNTY LN RD 2020	.00	.00	.00	.00	.00
335	ANN SANI SEWER I&I REHAB	15,936.50	.00	4,318.00	.00	11,618.50
336	SE 11th ST RR/James 2019	.00	.00	.00	.00	.00
337	CP-N MAIN & BEAVERBK SIG	.00	.00	.00	.00	.00
338	FY20 Drain prj 2nd/beaver	.00	.00	.00	.00	.00
339	HWY 141 & HWY 44 SIGNAL	.00	.00	.00	.00	.00
340	ANNUAL SIGNAL IMPROVEMENT	636,780.59-	.00	.00	.00	636,780.59-

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
341	HWY 44 STUDY	33,000.00-	.00	.00	.00	33,000.00-
342	WATER SYSTEM STUDY	9,500.00-	.00	.00	.00	9,500.00-
343	JAMES ST CORRIDOR STUDY	.00	.00	.00	.00	.00
344	PAVEMENT COND ANALYSIS	1,125.00-	.00	.00	.00	1,125.00-
345	ANNUAL WATER MAIN REPLACE	664,621.67	1,723.99	.00	.00	666,345.66
346	HW TRAIL EXTENSION	.00	.00	.00	.00	.00
347	N SPORTS COMPLEX PARKING	.00	.00	.00	.00	.00
348	SPLASH PAD	.00	.00	.00	.00	.00
349	SE 6TH & S JAMES INTERSEC	.00	.00	.00	.00	.00
350	GRIMES LIBRARY BLDG FUND	379,656.69-	379,656.69	.00	.00	.00
351	37TH ST IMPROVEMENTS	.00	.00	.00	.00	.00
352	TRL RDG/BEAV/JACOB WTR MN	.00	.00	.00	.00	.00
353	SANI SEWER STUDY	66,462.24-	.00	.00	.00	66,462.24-
354	ANNUAL PCC PATCHING	.00	.00	.00	.00	.00
355	TRAFFIC CALMING	94,392.40-	.00	.00	.00	94,392.40-
356	ANNUAL PAVEMENT PRESERVE	.00	.00	.00	.00	.00
357	S CMPLX IRRIGATION PROJ	.00	.00	.00	.00	.00
358	ANN TRAIL IMPRV & PLAN	507,622.82	.00	.00	.00	507,622.82
359	EMERGENCY WATER MAIN	.00	.00	.00	.00	.00
360	19TH ST WATER MAIN	.00	.00	.00	.00	.00
361	WW PLANT MBDR RETROFIT	28,926.53-	.00	.00	.00	28,926.53-
362	WRA SANI SWR PHASE 2	94,494.57-	.00	.00	.00	94,494.57-
363	WRA SANI SEWER PHASE 3	323,914.53-	.00	.00	.00	323,914.53-
364	WRA SANI SWR PHS 4	60,270.65-	.00	.00	.00	60,270.65-
365	WALLACE FARM	8,780.00-	.00	8,780.00-	.00	.00
366	JACOB ST OVERLAY PROJ	.00	.00	.00	.00	.00
367	GRIMESPLEX	189,424.77-	189,424.77	.00	.00	.00
368	TRL RDG/BEAVER WATER MAIN	.00	.00	.00	.00	.00
369	SE 11TH & JAMES	4,854,442.76	8,564.73	126,359.74	.00	4,736,647.75
370	19th & Gateway signal	.00	.00	.00	.00	.00
371	11TH & GATEWAY SIGNAL	1,792,713.01	4,829.37	75,950.00	.00	1,721,592.38
372	N JORDAN WELL REPAIRS	19,649.86-	.00	.00	.00	19,649.86-
373	BLDG ACCESS CONTROL PROJ	236,411.92	.00	604.00	.00	235,807.92
374	WATER PRODUCTION PROJECTS	3,770,988.66	98,089.48	91,926.09	.00	3,777,152.05
375	NE DEST/NE BVRBROOKE IMP	1,817,013.13-	.00	6,679.50	.00	1,823,692.63-
376	SE TRL RDG RD RECONSTRUCT	217,091.54	.00	.00	.00	217,091.54
377	HWY TRL EXT TO SCHOOL	.00	.00	.00	.00	.00
378	FIRE STATION	3,095,470.30	38,339.41	558,876.24	.00	2,574,933.47
379	100TH ST WIDENING	608,285.14	.00	27,823.26	.00	580,461.88
380	HWY 141 CORR/INTERS STDY	109,457.84	368.86	.00	.00	109,826.70
381	NO COUNTY LINE WATER MAIN	13,924.00-	.00	.00	.00	13,924.00-
382	GROUND STORAGE RESERVOIR	.00	.00	.00	.00	.00
383	JAMES ST WTP WATER MAIN	6,800.00-	.00	.00	.00	6,800.00-
384	SEWER COMPLIANCE PROJECT	.09	.00	.00	.00	.09
385	SE 41ST & SE PARK EXTNSN	77,700.73-	.00	76,925.54	.00	154,626.27-
386	THORPE AREA EXPANSION	31,747.92-	1,800,000.00	10,309.92	.00	1,757,942.16
387	CITY HALL PROJECT	60,031.72-	110,800.00	114,201.22	.00	63,432.94-
399	EQUIP REVOLVING PROGRAM	1,786,450.25	19,811.00	.00	.00	1,806,261.25
600	WATER	6,009,518.06	681,742.36	2,194,564.89	.00	4,496,695.53
601	WATER DEPOSITS	241,334.79	13,902.76	467.17	.00	254,770.38
602	WATER SINKING	1,386,410.55	.00	.00	.00	1,386,410.55
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	4,308,199.42	330,450.69	979,062.90	.00	3,659,587.21

TREASURER'S REPORT
CALENDAR 4/2025, FISCAL 10/2025

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
611	SEWER SINKING	963,843.29	687,100.00	.00	.00	1,650,943.29
670	LANDFILL/GARBAGE	674,117.80	73,714.07	78,601.80	.00	669,230.07
740	STORM WATER	3,130,084.03	257,023.38	18,558.86	174.90	3,368,723.45
750	GRIMESPLEX	940,851.50	148,749.06	210,519.41	.00	879,081.15
	Report Total	56,299,990.65	21,375,892.65	15,005,160.71	207.40	62,670,929.99

BALANCE SHEET
CALENDAR 4/2025, FISCAL 10/2025

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	2,862,771.64	5,349,383.13
002-000-1110	CASH - LIBRARY	459,964.80	676,048.81
110-000-1110	CASH - ROAD USE	136,643.11	4,769,013.57
112-000-1110	CASH - EMPLOYEE BENEFITS	1,612,730.93	2,737,748.77
121-000-1110	CASH - LOCAL OPTION SALES TAX	2,016,608.33-	2,570,787.04
125-000-1110	CASH - TIF	750,584.13-	1,647,617.20
160-000-1110	CASH - HOTEL/MOTEL/ECON DEV	307.63-	326,607.70
161-000-1110	CASH - ECO DEVELOP REVOLVING L		234,549.50
167-000-1110	CASH - LIBRARY RESTRICTED GIFT		59,477.52
200-000-1110	CASH - DEBT SERVICE	3,684,462.20	6,863,022.55
301-000-1110	CASH - CAPITAL PROJECTS		42,023.48-
309-000-1110	CASH - CP - PARKS	59,805.54-	495,428.59
313-000-1110	CASH - CP - GRIMES COMM COMPLE		545.11
317-000-1110	CASH - COMP PLAN	160,000.00	160,000.00
318-000-1110	CASH - CITY HALL PROJECT	742.50	
319-000-1110	CASH-KENNYBROOK PK WQI IMP		3,497.57-
326-000-1110	CASH-ANNUAL HMA PROJECTS		3,647,325.00
328-000-1110	CASH-WRA SANI SEWER PHASE 1		131,165.11-
331-000-1110	CASH-19TH ST SEWER EXTENSION		1,254,679.45-
335-000-1110	CASH-ANN SANI SWR I&I REHAB	4,318.00-	11,618.50
340-000-1110	ANNUAL SIGNAL IMPROVEMENT CASH		636,780.59-
341-000-1110	HWY 44 STUDY CASH		33,000.00-
342-000-1110	WATER SYSTEM STUDY CASH		9,500.00-
344-000-1110	CASH PAVEMENT COND ANALYSIS		1,125.00-
345-000-1110	CASH ANNUAL WATER MAIN REPLACE		153,538.85
350-000-1110	GRIMES LIB BLDG CASH	379,656.69	
353-000-1110	CASH SANI SEWER STUDY		66,462.24-
355-000-1110	CASH TRAFFIC CALMING		94,392.40-
358-000-1110	ANN TRAIL IMP & PLANN CASH		507,622.82
361-000-1110	WW PLANT MBDR RETROFIT CASH		28,926.53-
362-000-1110	WRA SANI SEWER PHASE 2 CASH		94,494.57-
363-000-1110	WRA SANI SWR PHS 3 CASH		323,914.53-
364-000-1110	WRA SANI SWR PHS 4 CASH		60,270.65-
365-000-1110	WALLACE FARM CASH	8,780.00	
367-000-1110	GRIMESPLEX CASH	189,424.77	
369-000-1110	SE 11TH & JAMES CASH	126,359.74-	2,372,275.71
371-000-1110	11TH & GATEWAY SIGNAL CASH	75,950.00-	283,651.83
372-000-1110	N JORDAN WELL REPAIR CASH		19,649.86-
373-000-1110	BLDG ACCESS CONT PROJ CASH	604.00-	235,807.92
374-000-1110	WTR PRODUCTION PROJECTS CASH	6,163.39	3,777,152.05
375-000-1110	NE DEST/NE BVRBROOKE IMP CASH	6,679.50-	1,823,692.63-
376-000-1110	SE TRL RDG RD RECONSTRUCT CASH		217,091.54
378-000-1110	FIRE STATION CASH	524,976.24-	1,253,144.90
379-000-1110	100TH ST WIDENING CASH	27,823.26-	580,461.88
381-000-1110	N COUNTY LINE WATER MAIN CASH		13,924.00-
383-000-1110	JAMES ST WTR WATER MAIN CASH		6,800.00-
384-000-1110	SEWER COMPLIANCE CASH		.09
385-000-1110	SE 41ST & SE PARK EXT CASH	76,925.54-	154,626.27-
386-000-1110	THORPE AREA EXPANSION CASH	1,789,690.08	1,757,942.16
387-000-1110	CITY HALL PROJECT CASH	3,401.22-	63,432.94-
399-000-1110	EQUIP REVOLVING PROG CASH	19,811.00	1,806,261.25

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
600-000-1110	CASH - WATER	1,514,177.15-	1,662,661.23
601-000-1110	CASH - WATER DEPOSITS	13,435.59	252,213.03
602-000-1110	CASH - WATER SINKING		1,386,410.55
603-000-1110	CASH - WATER REC BOND		183,629.96
610-000-1110	CASH - SEWER	651,359.40-	748,888.41
611-000-1110	CASH - SEWER SINKING	687,100.00	1,650,943.29
670-000-1110	CASH - SOLID WASTE	4,887.73-	669,230.07
740-000-1110	CASH - STORM WATER	238,639.42	3,317,868.19
750-000-1110	CASH - GRIMESPLEX	61,770.35-	879,081.15
	CASH TOTAL	6,343,478.36	48,382,692.05
112-000-1111	CASH - FLEX	3,196.51	15,248.31
	CASH TOTAL	3,196.51	15,248.31
001-000-1130	RESERVES - PARK CAP IMPROVE		234,812.58
600-000-1130	RESERVES - WATER TAPPING		605,712.67
610-000-1130	RESERVES - SEWER TAPPING		91,535.73
	RESERVES TOTAL	.00	932,060.98
600-000-1131	RESERVES - WATER		35,000.00
610-000-1131	RESERVES - SEWER		2,271.82
	RESERVES TOTAL	.00	37,271.82
001-000-1133	RESERVES - PARK & REC GOAL		6,365.17
	RESERVES TOTAL	.00	6,365.17
001-000-1150	CASH - IPAIT	224.27	66,769.83
200-000-1150	CASH - IPAIT	12.03	3,590.11
345-000-1150	CASH - IPAIT	1,723.99	1,723.99
369-000-1150	CASH - IPAIT	8,564.73	8,564.73
371-000-1150	CASH - IPAIT	4,829.37	415,757.49
378-000-1150	CASH - IPAIT	4,439.41	141,444.42
380-000-1150	CASH - IPAIT	368.86	109,826.70
	CASH - IPAIT TOTAL	20,162.66	747,677.27
345-000-1155	CASH - IPAIT HI-YIELD		511,082.82
369-000-1155	CASH - IPAIT HI-YIELD		2,355,807.31
371-000-1155	CASH - IPAIT HI-YIELD		1,022,183.06
378-000-1155	CASH - IPAIT HI-YIELD		1,180,344.15

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
	CASH - IPAIT HI-YIELD TOTAL	.00	5,069,417.34
600-000-1160	SAVINGS - WATER TAPPING		1,093,875.71
740-000-1160	SAVINGS - STORM WATER		50,855.26
	SAVINGS TOTAL	.00	1,144,730.97
610-000-1161	SAVINGS - SEWER TAPPING	2,747.19	1,116,886.25
	SAVINGS - RACCOON TOTAL	2,747.19	1,116,886.25
600-000-1162	SAVINGS - VISION	1,354.62	1,099,445.92
	SAVINGS - VISION TOTAL	1,354.62	1,099,445.92
601-000-1170	WATER DEPOSIT CD 25712		2,557.35
	CD'S - CITY STATE TOTAL	.00	2,557.35
001-000-1171	CEMETERY CD 1 304927		34,551.43
001-000-1172	CEMETERY CD 3 222910		22,291.57
001-000-1173	CEMETERY CD 12014736		22,918.96
	CD'S BANKERS TRUST TOTAL	.00	79,761.96
001-000-1175	CD# 12396252 - GENERAL		2,336,809.60
	CD# 12396252 - GENERAL TOTAL	.00	2,336,809.60
610-000-1178	CHARTER SEW TAP CD		5.00
	CHARTER SEW TAP CD TOTAL	.00	5.00
610-000-1179	SEWER RESERVES		1,700,000.00
	SEWER RESERVES TOTAL	.00	1,700,000.00
	TOTAL CASH	6,370,939.34	62,670,929.99

PCT OF FISCAL YTD 83.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,536,232.00	125,213.92	1,247,345.36	81.20	288,886.64
	EMERGENCY MANAGEMENT TOTAL	19,605.00	.00	18,834.40	96.07	770.60
	FIRE TOTAL	1,639,384.00	130,676.56	738,703.92	45.06	900,680.08
	AMBULANCE TOTAL	2,242,410.00	303,950.50	1,677,877.34	74.82	564,532.66
	BUILDING INSPECTIONS TOTAL	2,115,217.00	128,406.29	1,356,456.04	64.13	758,760.96
	ANIMAL CONTROL TOTAL	250.00	.00	156.50	62.60	93.50
	PUBLIC SAFETY TOTAL	7,553,098.00	688,247.27	5,039,373.56	66.72	2,513,724.44
	ROADS, BRIDGES, SIDEWALKS TOTA	2,679,263.00	174,117.27	1,828,029.68	68.23	851,233.32
	STREET LIGHTING TOTAL	210,000.00	15,959.66	224,810.90	107.05	14,810.90-
	TRAFFIC CONTROL & SAFETY TOTA	175,000.00	3,257.96	167,055.55	95.46	7,944.45
	SNOW REMOVAL TOTAL	381,700.00	49.43	90,934.06	23.82	290,765.94
	PUBLIC WORKS TOTAL	3,445,963.00	193,384.32	2,310,830.19	67.06	1,135,132.81
	WATER,AIR,MOSQUITO CONTRO TOTA	8,000.00	.00	366.00	4.58	7,634.00
	HEALTH & SOCIAL SERVICES TOTA	8,000.00	.00	366.00	4.58	7,634.00
	LIBRARY TOTAL	1,381,754.00	112,602.39	1,059,909.86	76.71	321,844.14
	PARKS TOTAL	821,739.00	58,488.90	511,961.28	62.30	309,777.72
	NORTH COMPLEX TOTAL	50,000.00	7,264.24	45,224.42	90.45	4,775.58
	SOUTH COMPLEX TOTAL	50,000.00	6,766.01	27,547.77	55.10	22,452.23
	RECREATION TOTAL	430,019.00	23,967.63	365,680.33	85.04	64,338.67
	REC - YOUTH PROGRAMS TOTAL	65,700.00	2,682.10	50,915.69	77.50	14,784.31
	REC - YOUTH SPORTS TOTAL	.00	41.50	41.50	.00	41.50-
	REC - ADULT PROGRAMS TOTAL	6,800.00	106.49	2,245.51	33.02	4,554.49
	CEMETERY TOTAL	114,726.00	8,370.00	69,645.94	60.71	45,080.06
	GCC-GRIMES COMM COMPLEX TOTAL	208,347.00	15,341.73	173,488.35	83.27	34,858.65
	GRIMESPLEX TOTAL	578,202.00	54,417.26	485,092.66	83.90	93,109.34
	OTHER CULTURE/RECREATION TOTA	36,450.00	1,732.85	37,413.09	102.64	963.09-
	CULTURE & RECREATION TOTAL	3,743,737.00	291,781.10	2,829,166.40	75.57	914,570.60
	ECONOMIC DEVELOPMENT TOTAL	4,409,316.00	1,910,034.26	4,216,879.35	95.64	192,436.65
	COMMUNITY & ECONOMIC DEV TOTA	4,409,316.00	1,910,034.26	4,216,879.35	95.64	192,436.65
	MAYOR/COUNCIL/CITY MGR TOTAL	340,444.00	33,961.05	240,702.74	70.70	99,741.26
	CLERK/TREASURER/ADM TOTAL	852,982.00	60,740.87	658,193.62	77.16	194,788.38
	ELECTIONS TOTAL	29,000.00	.00	24,200.00	83.45	4,800.00
	LEGAL SERVICES/ATTORNEY TOTAL	251,000.00	13,634.25	172,768.57	68.83	78,231.43
	CITY HALL/GENERAL BLDGS TOTAL	330,135.00	20,969.85	194,859.61	59.02	135,275.39
	TORT LIABILITY TOTAL	125,000.00	.00	88,445.00	70.76	36,555.00
	IT TOTAL	442,184.00	36,887.39	290,156.46	65.62	152,027.54

PCT OF FISCAL YTD 83.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	OTHER GENERAL GOVERNMENT TOTA	189,000.00	71.08	33,607.98	17.78	155,392.02
	GENERAL GOVERNMENT TOTAL	2,559,745.00	166,264.49	1,702,933.98	66.53	856,811.02
	ROADS, BRIDGES, SIDEWALKS TOTA	795,520.00	.00	30,560.00	3.84	764,960.00
	2007 BOND TOTAL	279,282.00	.00	19,640.63	7.03	259,641.37
	2012 BOND TOTAL	363,760.00	.00	27,180.00	7.47	336,580.00
	2017A BOND TOTAL	549,632.00	.00	124,815.63	22.71	424,816.37
	2017 REFINANCING BOND TOTAL	575,325.00	.00	82,662.50	14.37	492,662.50
	2020 GO BOND TOTAL	591,700.00	.00	58,650.00	9.91	533,050.00
	2021 A GO BOND TOTAL	732,950.00	.00	116,775.00	15.93	616,175.00
	2021 B GO LOST BOND TOTAL	254,250.00	.00	49,925.00	19.64	204,325.00
	2022A BOND TOTAL	673,000.00	.00	136,800.00	20.33	536,200.00
	2022B BOND TOTAL	796,100.00	.00	192,750.00	24.21	603,350.00
	2023B GO BOND TOTAL	663,950.00	.00	331,675.00	49.95	332,275.00
	2024A GO BOND TOTAL	1,702,457.00	.00	413,040.89	24.26	1,289,416.11
	DEBT SERVICE TOTAL	7,977,926.00	.00	1,584,474.65	19.86	6,393,451.35
	FIRE TOTAL	6,762,000.00	558,876.24	5,083,963.95	75.18	1,678,036.05
	BUILDING INSPECTIONS TOTAL	50,750.00	.00	50,750.00	100.00	.00
	ROADS, BRIDGES, SIDEWALKS TOTA	12,800,334.00	313,738.04	6,876,694.32	53.72	5,923,639.68
	STREET LIGHTING TOTAL	150,000.00	.00	111,382.40	74.25	38,617.60
	TRAFFIC CONTROL & SAFETY TOTA	168,000.00	.00	100,269.50	59.68	67,730.50
	LIBRARY TOTAL	606,000.00	.00	614,534.32	101.41	8,534.32-
	MUSEUM/BAND/THEATRE TOTAL	565,000.00	.00	443,548.18	78.50	121,451.82
	PARKS TOTAL	1,366,061.00	301,025.54	1,385,423.52	101.42	19,362.52-
	GCC-GRIMES COMM COMPLEX TOTAL	50,000.00	.00	.00	.00	50,000.00
	GRIMESPLEX TOTAL	884,000.00	.00	863,062.47	97.63	20,937.53
	OTHER COMM & ECO DEV TOTAL	39,800.00	.00	39,800.00	100.00	.00
	CITY HALL/GENERAL BLDGS TOTAL	.00	114,062.72	233,554.44	.00	233,554.44-
	WATER TOTAL	11,638,000.00	102,236.01	7,182,473.70	61.72	4,455,526.30
	SEWER/SEWAGE DISPOSAL TOTAL	993,000.00	4,318.00	1,388,640.85	139.84	395,640.85-
	STORM WATER TOTAL	175,000.00	.00	.00	.00	175,000.00
	CAPITAL PROJECTS TOTAL	36,247,945.00	1,394,256.55	24,374,097.65	67.24	11,873,847.35
	WATER TOTAL	6,777,413.00	395,032.06	4,740,685.13	69.95	2,036,727.87
	SEWER/SEWAGE DISPOSAL TOTAL	5,758,561.00	291,962.90	3,871,948.72	67.24	1,886,612.28
	LANDFILL/GARBAGE TOTAL	1,020,504.00	78,601.80	770,853.03	75.54	249,650.97
	STORM WATER TOTAL	739,085.00	18,558.86	337,189.52	45.62	401,895.48
	SPORTS COMPLEX TOTAL	50,000.00	1,283.64	34,342.24	68.68	15,657.76
	ENTERPRISE FUNDS TOTAL	14,345,563.00	785,439.26	9,755,018.64	68.00	4,590,544.36
	TRANSFERS IN/OUT TOTAL	19,953,497.00	9,575,753.46	18,492,968.30	92.68	1,460,528.70

PCT OF FISCAL YTD 83.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	TRANSFER OUT TOTAL	19,953,497.00	9,575,753.46	18,492,968.30	92.68	1,460,528.70
	TOTAL EXPENSES	100,244,790.00	15,005,160.71	70,306,108.72	70.13	29,938,681.28

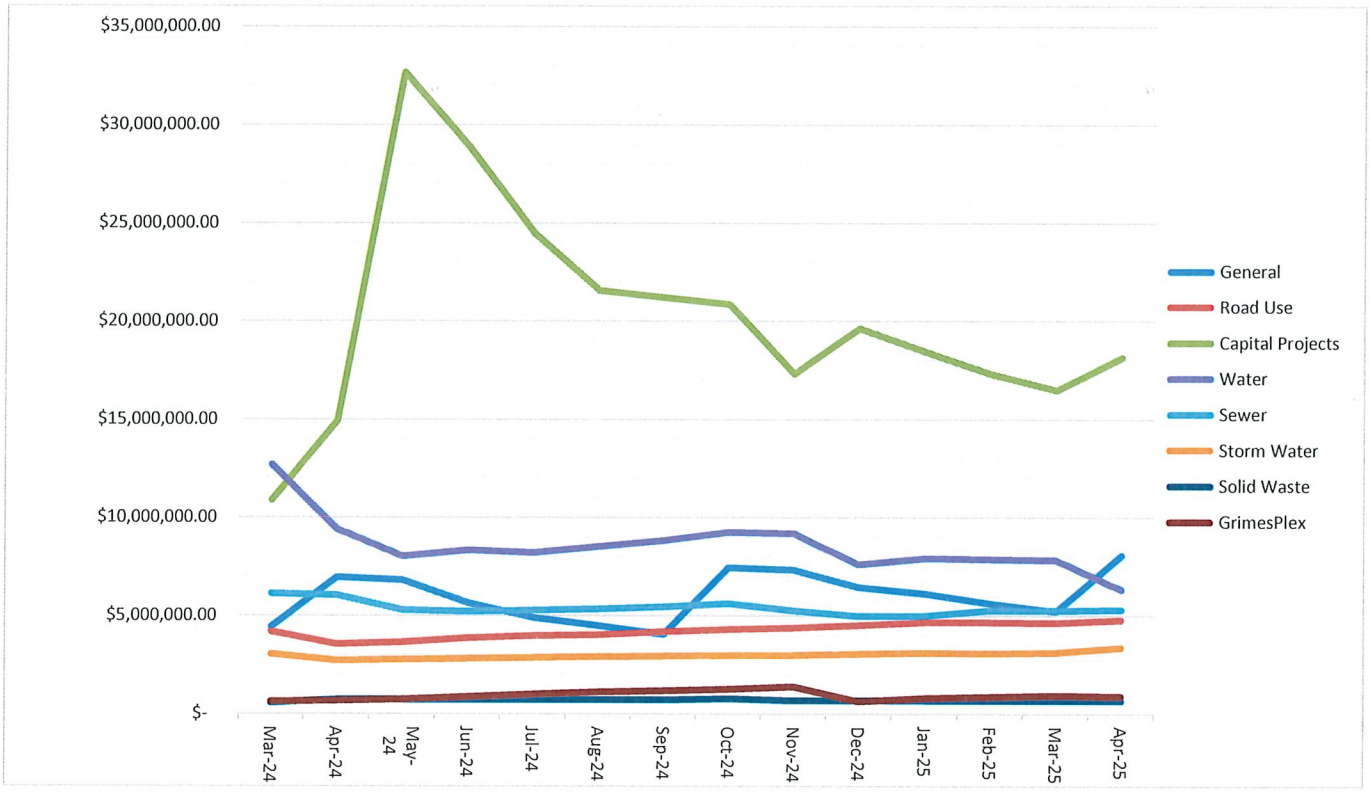
REVENUE REPORT
CALENDAR 4/2025, FISCAL 10/2025

PCT OF FISCAL YTD 83.3%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	15,415,595.00	6,179,936.82	13,990,922.42	90.76	1,424,672.58
	LIBRARY FUND TOTAL	1,154,324.00	556,980.54	1,163,426.81	100.79	9,102.81-
	ROAD USE TAX TOTAL	2,175,183.00	180,209.97	1,910,017.61	87.81	265,165.39
	EMPLOYEE BENEFITS TOTAL	2,436,134.00	1,785,678.47	2,412,616.20	99.03	23,517.80
	LOCAL OPTION SALES TAX TOTAL	2,764,170.00	247,864.36	2,552,982.51	92.36	211,187.49
	TAX INCREMENT FINANCING TOTAL	8,940,366.00	3,485,396.37	8,311,456.35	92.97	628,909.65
	HOTEL/MOTEL/ECON DEV TOTAL	69,000.00	1,061.27	47,929.09	69.46	21,070.91
	RESTRICTED GIFTS TOTAL	.00	.00	5,369.35	.00	5,369.35-
	DEBT SERVICE TOTAL	7,979,807.00	3,684,474.23	7,800,026.85	97.75	179,780.15
	CAPITAL PROJECT FUND TOTAL	.00	.00	589.20	.00	589.20-
	CP - STORM WATER TOTAL	175,000.00	.00	.00	.00	175,000.00
	CP - PARKS TOTAL	741,178.00	250,000.00	323,126.46	43.60	418,051.54
	CP - GRIMES COMMUNITY COM TOTA	50,000.00	.00	.00	.00	50,000.00
	CP - COMP PLAN TOTAL	160,000.00	160,000.00	160,000.00	100.00	.00
	ANNUAL HMA PROJECTS TOTAL	3,400,000.00	.00	270,450.00	7.95	3,129,550.00
	WRA SANI SEWER PHASE 1 TOTAL	.00	.00	80,156.99	.00	80,156.99-
	ANN SANI SEWER I&I REHAB TOTA	350,000.00	.00	.00	.00	350,000.00
	HWY 141 & HWY 44 SIGNAL TOTAL	.00	.00	127,697.50	.00	127,697.50-
	ANNUAL WATER MAIN REPLACE TOTA	750,000.00	1,723.99	12,806.81	1.71	737,193.19
	SPLASH PAD TOTAL	290,000.00	.00	298,904.49	103.07	8,904.49-
	GRIMES LIBRARY BLDG FUND TOTA	379,657.00	379,656.69	1,406,789.06	370.54	1,027,132.06-
	ANN TRAIL IMPRV & PLAN TOTAL	500,000.00	.00	7,098.48	1.42	492,901.52
	WRA SANI SWR PHASE 2 TOTAL	.00	.00	207,930.11	.00	207,930.11-
	WRA SANI SWR PHS 4 TOTAL	.00	.00	84,315.02	.00	84,315.02-
	GRIMESPLEX TOTAL	2,288,353.00	189,424.77	1,819,424.77	79.51	468,928.23
	SE 11TH & JAMES TOTAL	5,000,000.00	8,564.73	290,333.30	5.81	4,709,666.70

PCT OF FISCAL YTD 83.3%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	11TH & GATEWAY SIGNAL TOTAL	1,400,000.00	4,829.37	35,420.23	2.53	1,364,579.77
	N JORDAN WELL REPAIRS TOTAL	10,000.00	.00	.00	.00	10,000.00
	WATER PRODUCTION PROJECTS TOTA	2,113,000.00	98,089.48	5,163,070.52	244.35	3,050,070.52-
	HWY TOTAL	.00	.00	11,320.25	.00	11,320.25-
	FIRE STATION TOTAL	6,000,000.00	38,339.41	237,613.72	3.96	5,762,386.28
	100TH ST WIDENING TOTAL	.00	.00	15,893.01	.00	15,893.01-
	HWY 141 CORR/INTERS STDY TOTA	.00	368.86	2,607.21	.00	2,607.21-
	SEWER COMPLIANCE PROJECT TOTA	.00	.00	355,278.00	.00	355,278.00-
	THORPE AREA EXPANSION TOTAL	3,608,230.00	1,800,000.00	3,608,230.00	100.00	.00
	CITY HALL PROJECT TOTAL	.00	110,800.00	165,800.00	.00	165,800.00-
	EQUIP REVOLVING PROGRAM TOTAL	655,644.00	19,811.00	129,720.08	19.79	525,923.92
	WATER TOTAL	7,933,821.00	681,742.36	6,298,666.15	79.39	1,635,154.85
	WATER DEPOSITS TOTAL	60,000.00	13,902.76	41,511.67	69.19	18,488.33
	WATER SINKING TOTAL	1,000,000.00	.00	1,000,000.00	100.00	.00
	SEWER TOTAL	5,803,243.00	330,450.69	4,317,937.33	74.41	1,485,305.67
	SEWER SINKING TOTAL	1,187,100.00	687,100.00	1,187,100.00	100.00	.00
	LANDFILL/GARBAGE TOTAL	1,020,957.00	73,714.07	720,959.54	70.62	299,997.46
	STORM WATER TOTAL	825,549.00	257,023.38	896,816.72	108.63	71,267.72-
	GRIMESPLEX TOTAL	1,270,000.00	148,749.06	1,052,502.22	82.87	217,497.78
	TOTAL REVENUE BY FUND	87,906,311.00	21,375,892.65	68,524,816.03	77.95	19,381,494.97


$35,000,000.00
$30,000,000.00
$25,000,000.00
$20,000,000.00
$15,000,000.00
$10,000,000.00
$5,000,000.00
$-
Mar-24
Apr-24
May-24
Jun-24
Jul-24
Aug-24
Sep-24
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
General
Road Use
Capital Projects
Water
Sewer
Storm Water
Solid Waste
GrimesPlex

JOHNSTON-GRIMES METROPOLITAN FIRE DISTRICT



2024 ANNUAL REPORT

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A MESSAGE FROM CHIEF CLARK

2024 was a significant year for us, marked by the continuation of changes in the 10-year agreement between Johnston and Grimes. At the start of the year, all employees transitioned to Johnston, with equipment transfer occurring on July 1. The Fire Board became a decision-making body, making important decisions, including preparing a budget to add two additional firefighters for fiscal year 2026.

While call volume saw a 5% increase—less than the 17% growth in 2021—it aligns more closely with our historical averages. Concurrent, call increases were at 12%, down from the previous year but still impacting resource availability for emergency response.

The new Public Safety Center on County Line Road in Grimes made progress, with road infrastructure and prefabricated structures being completed by the end of 2024. This facility, expected to open in fall 2025, will provide essential space for more fire apparatus and living quarters for our firefighters.

The Fire Board and the Fire District completed a strategic plan with 15 goals, seven of which require funding. They authorized promotions for three additional Lieutenants, the hiring of an Assistant Chief for EMS and Training, and an Administrative Assistant to ensure smooth transitions ahead of upcoming retirements. A multi-year staffing plan was developed based on available funds, and a hiring firm was engaged to assist in selecting the next Fire Chief.

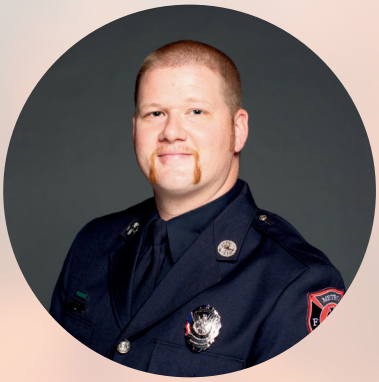
In June 2025, a new Fire Chief will take over as I retire on July 5 after nearly nine years. I am proud of our achievements, made possible by the support of the City Councils, City Administrators, the Fire Board, and the dedicated firefighters and staff. Since 2016, we have transformed from a combination department to an all-career department, significantly increasing our staffing and resources, including new fire apparatus and ambulances, along with advanced capabilities like drone operations.

The 2024 Health and Wellness Committee focused on improving the personnel's physical and mental well-being through fitness assessments, workout events, and mental health support initiatives. In 2025, the committee will continue to enhance firefighter readiness and mental health.

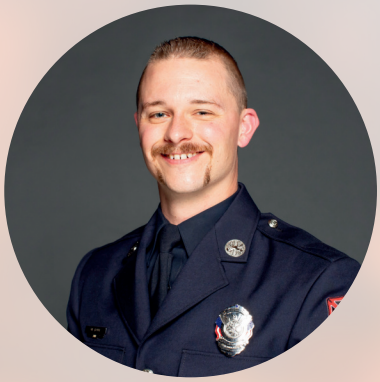


~ Fire Chief Jim Clark

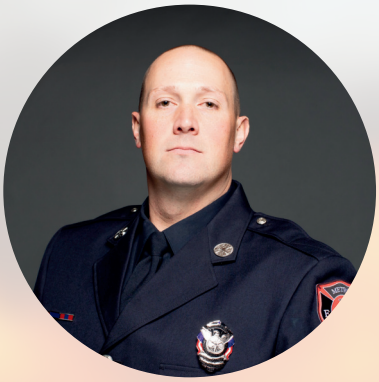
PROMOTIONS



Tyler Hardenbrook
LIEUTENANT



Joel Hoium
LIEUTENANT



Andrew Winter
LIEUTENANT



Tristan Johnson
BATTALION CHIEF



Nick Stewart
BATTALION CHIEF

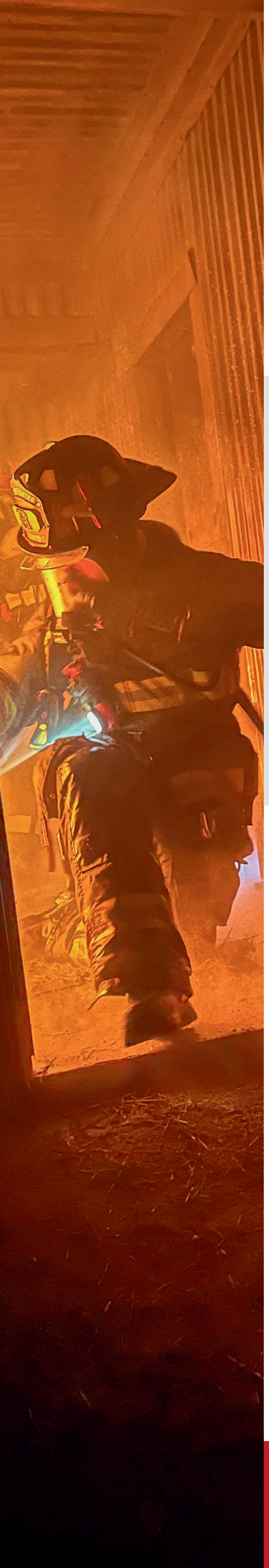


Adam Ostert
FIRE MARSHAL

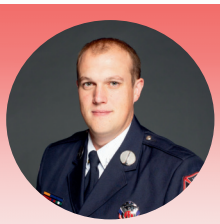
EQUIPMENT UPDATES

- A new replacement vehicle for the Chief was acquired in 2024.
- A new replacement Pickup vehicle was obtained in 2024.



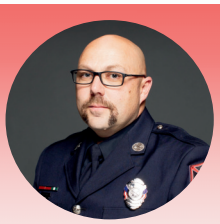


NATIONAL RECOGNITION



Battalion Chief Tristan Johnson

Graduated from the National Fire Academy's Managing Officer Program.



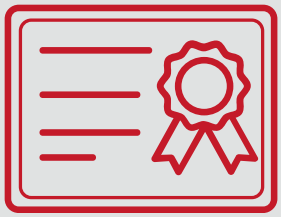
Lieutenant Chris Ford

Redesignated as a Fire Officer by the Commission on Professional Credentialing.

CERTIFICATIONS GAINED

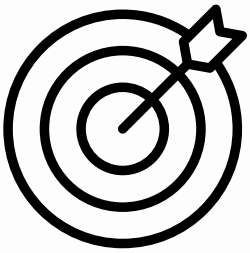
In 2024, JGMFD members completed certification courses and received certifications from the Iowa Fire Service Training Bureau.

- **Fire Fighter II:** Orlando Peace (11/01/24)
- **Driver/Operator - Aerial:**
  - Alex Aubert (07/03/24)
  - Spencer McCarty (05/16/24)
  - Robert Vaughn (07/17/24)
- **F&ES Instructor II:** Jason Kling (01/11/24)
- **Fire Inspector I:** Tyler Hardenbrook (10/29/24)



2025 GOALS

- Open the new fire station in Grimes
- Address staffing needs
- Improve data collection and analysis
- Optimize call response procedures
- Expand occupancy data in preplan software
- Implement new inspection and permit modules
- Fill vacant Battalion Chief position



RUN STATISTICS

- **Total calls: 4,426** (5.02% increase from 2023, 46% increase since 2020)
  - Of which, 195 are Mutual Aid calls
- **EMS calls: 3,456** (78.08%)
- **Fire/other calls: 970** (21.92%)
- The concurrent call volume increased by **10.69%** to 1,579, impacting resource availability.
  - This is a **106%** increase from 2020 and a **268%** increase from 2016 to 2024.



For nearly 4 hours each day, our resources are stretched thin as multiple ambulances transport patients.

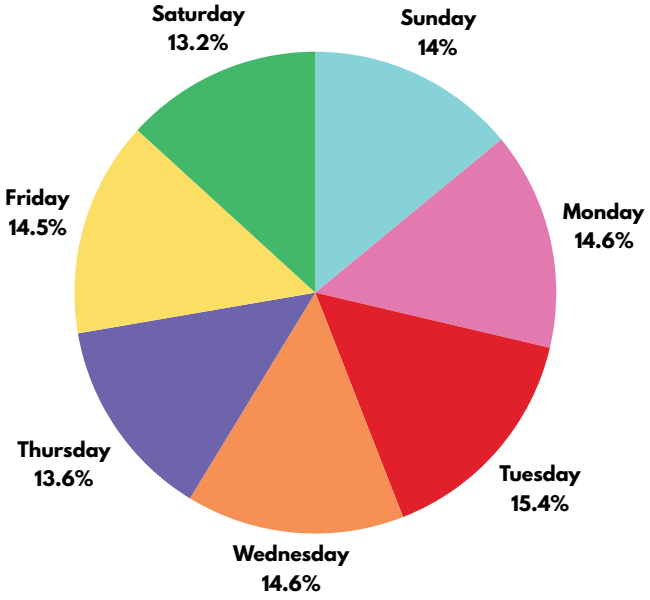
RUN STATISTICS

- An EMS call can put half to two-thirds of the department out of service for an hour or more.
- On average, we respond to nearly 4 concurrent calls per day, stretching resources thin.
- In some cases, we've faced 5th out calls, requiring Chief Officers to step in due to a lack of available ambulances or fire engines.

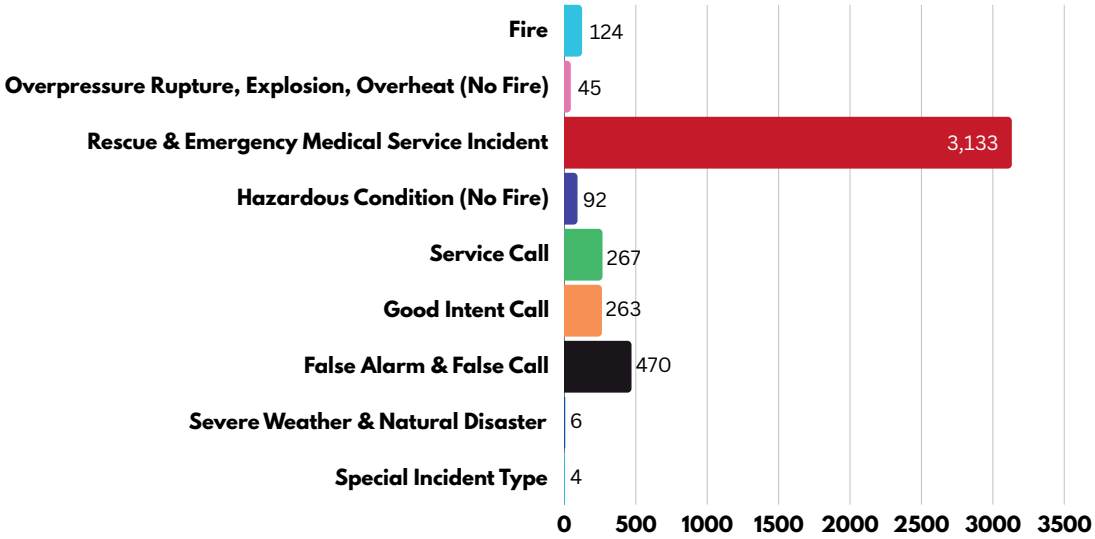


Inside a JGMFD rescue engine

CALLS BY DAY OF WEEK



2024 INCIDENT TYPES





Firefighters preparing for emergency response

FIRES

JGMFD responded to 38 structure fires within our district, with an estimated loss totaling $1,200,550. JGMFD also responded to 16 vehicle fires with a total loss of $157,450 in 2023.

JGMFD Significant Fires

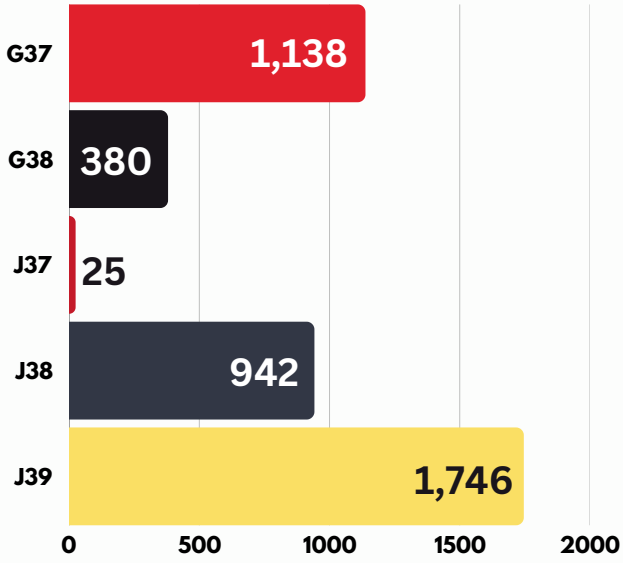
- 3/23/24 House Fire 505 NE 9th St, Grimes
- 3/28/24 Commercial Apartment Building 6720 Gables Way, Johnston
- 5/24/24 Multiple Cars following storm, 5700 Block Merle Hay Rd., Johnston
- 10/30/24 House Fire 5324 NW 88th Ct, Johnston



Mutual Aid Fires

- 1/01/2024 House Fire in Granger
- 1/31/2024 House Fire in Urbandale
- 2/26/2024 House Fire in Van Meter
- 3/17/2024 Commercial Fire in Urbandale
- 3/24/2024 House Fire in Ankeny
- 3/27/2024 House Fire in Delaware Twp.
- 4/14/2024 Commercial Fire in Ankeny
- 4/14/2024 House Fire in Granger
- 6/05/2024 House Fire in Ankeny
- 6/09/2024 Commercial Fire in Saylor Township
- 6/09/2024 Commercial Fire in Saylor Township
- 6/10/2024 House Fire in Saylor Township
- 6/10/2024 Commercial Fire in Saylor Township
- 6/18/2024 House Fire in Granger
- 70/4/2024 House Fire in Saylor Township
- 8/10/2024 House Fire in Ankeny
- 90/2/2024 House Fire in Granger
- 9/11/2024 House Fire in Polk City
- 9/12/2024 House Fire in Saylor Township
- 10/18/2024 House Fire in Ankeny
- 10/14/2024 House Fire in Granger
- 11/14/2024 House Fire in Granger
- 12/01/2024 House Fire in Granger
- 12/04/2024 Commercial Fire in Saylor Township12/24/2024 House Fire in Dallas Center
- 12/31/2024 House Fire in Runnels/Pleasant Hill

2024 RUNS BY DISTRICT

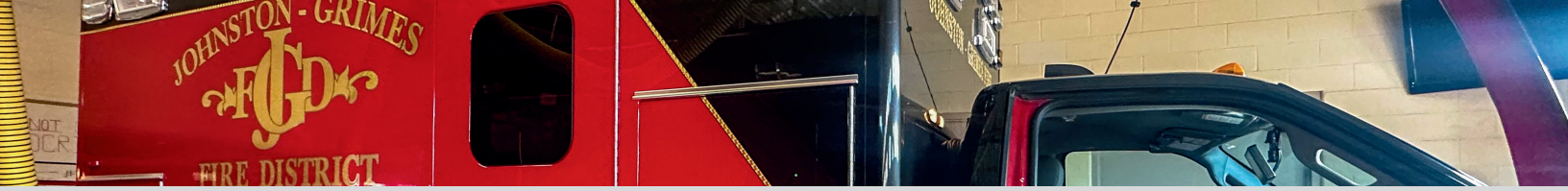


- **Total Runs:**
  - Grimes: 1,518 (35.88%)
  - Johnston: 2,713 (64.12%)

EMS PROGRAM

The Emergency Medical Services (EMS) Division is responsible for ensuring that all JGMFD paramedics and EMTs are properly equipped and trained to provide high quality emergency medical services to the community. In 2024, the EMS Division took several significant steps to improve the services to the community with new programs, updated protocols, enhanced training and improved equipment.

- **Software Improvements:** In 2023, JGMFD assessed its online training platform and identified enhancement areas for service delivery. In early 2024, we partnered with FOAMfrat, an online EMS learning management system, offering both ALS and BLS training courses online and via live classes for better critical care and pre-hospital medicine.
- **Inventory Management:** JGMFD also introduced Operative IQ for tracking EMS supplies and medications, ensuring compliance with Iowa health codes by accurately monitoring quantities and expiration dates.



- **EMS Protocol Revision and Equipment Update:** In 2024, EMS medical protocols were completely revised to standardize patient treatment by paramedics and EMTs, ensuring high-quality care.
- A committee, including department leaders and the medical director, assessed and improved existing protocols, finalizing the process in December 2024 for implementation on January 1, 2025.
- Updates included new emergency medications, enhanced skills, new respiratory procedures, and the introduction of the UE Scope, a video-based intubation device to improve critical respiratory condition management.

University of Iowa Simulation Lab

In 2024, our department engaged in a valuable training opportunity through the Simulation in Motion - Iowa (SIM Lab) program, in partnership with the University of Iowa College of Nursing. SIM Lab is a mobile education initiative that delivers high-fidelity clinical training to EMS and hospital professionals statewide using advanced patient simulators. This program allows healthcare providers to gain hands-on experience with both common and high-stakes medical scenarios without the barriers of cost or travel. Over a week, department members enhanced their skills in various medical emergencies, including those involving adults, children, and obstetrics, as well as trauma and cardiac situations.



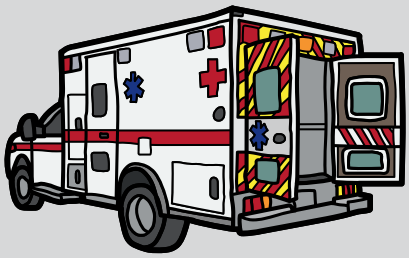






New Apparatus

JGMFD is currently awaiting the arrival of a new ambulance, but while doing so, we signed a contract for the commission of another ambulance to replace the aging apparatus. This new ambulance will arrive in late 2026 or early 2027. Over the next year, a select group will begin to design the new ambulance. The current ambulance purchasing cycle is critical to ensure the reliability of our fleet.



EMS Data Analysis

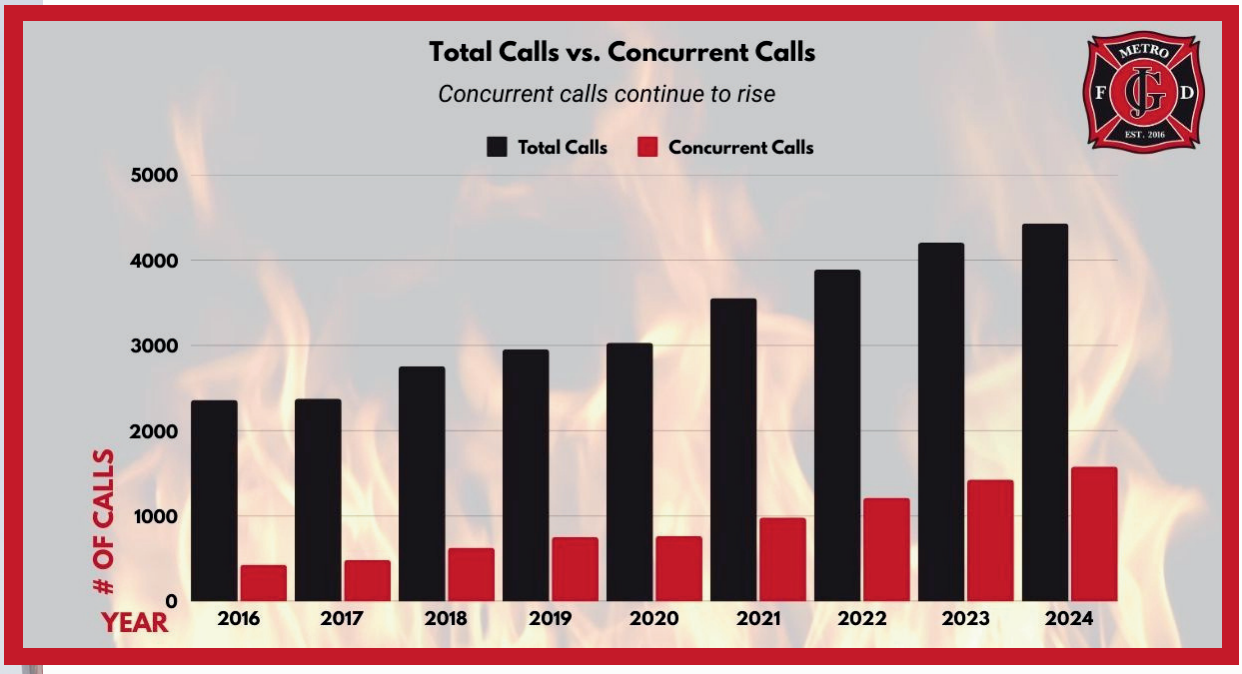
In 2024, JGMFD saw another increase in calls for service, which totaled 3,545 EMS calls. This is almost a 50% increase from 2017, which was 1,795. As the demands for service continues, our dedication and commitment towards providing the highest-quality service never waivers. Members are always looking for ways to enhance their knowledge, skills and find creative ways to manage the growing demand.

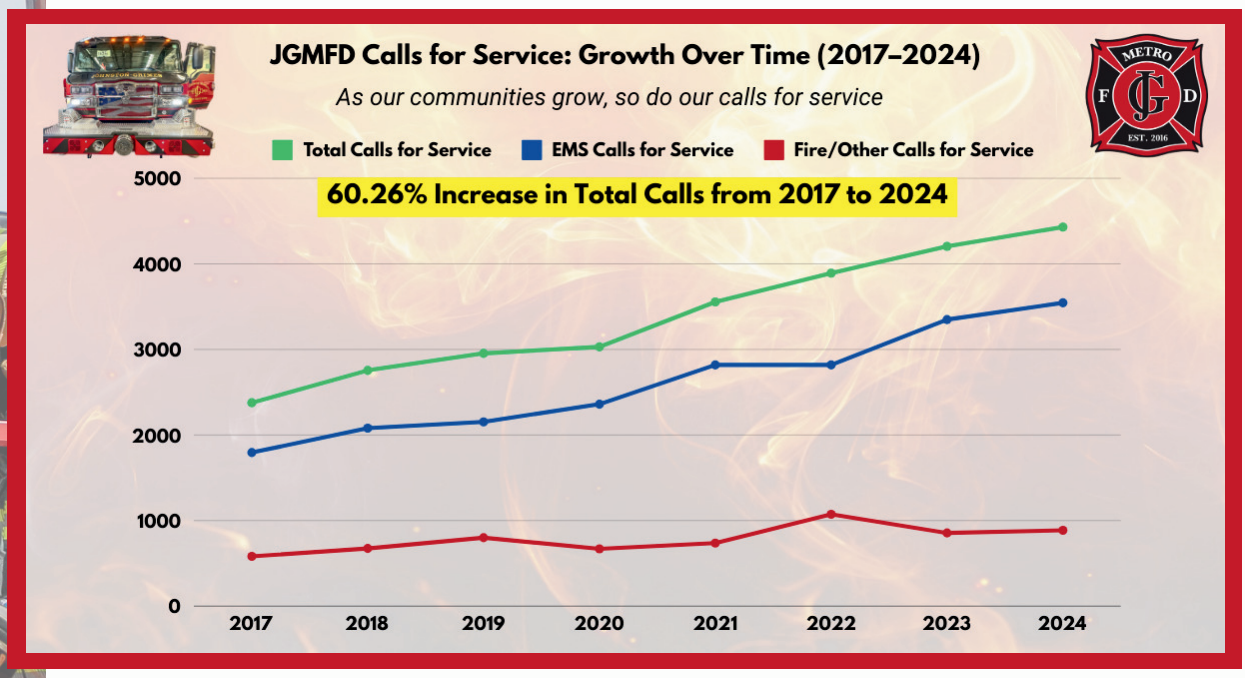


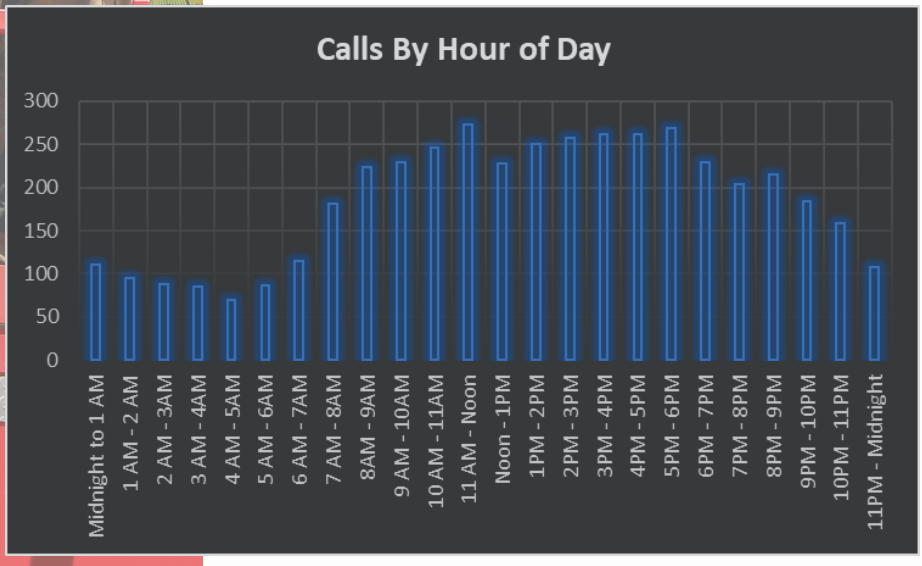


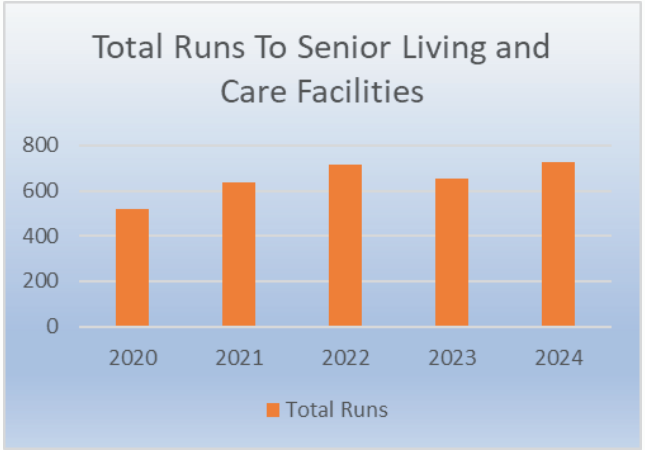




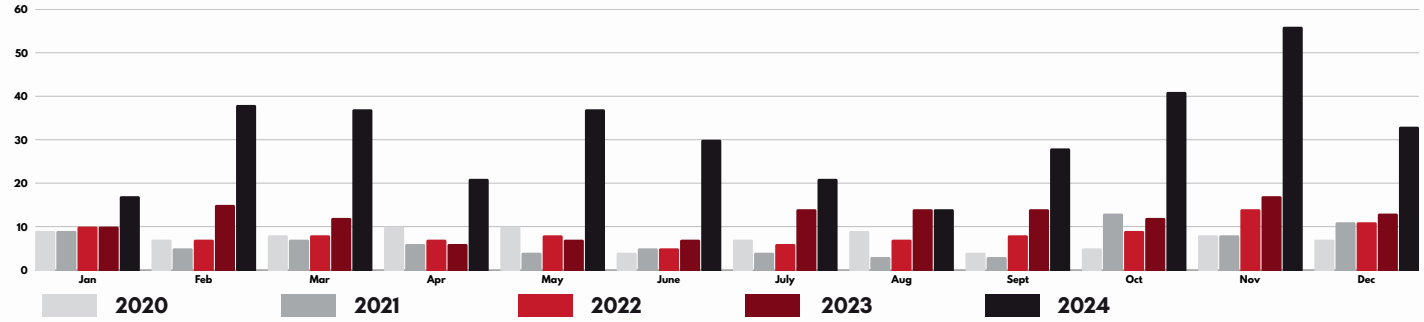

Total Calls vs. Concurrent Calls
Concurrent calls continue to rise
Total Calls
Concurrent Calls
5000
4000
3000
2000
1000
0
OF CALLS
YEAR
2016
2017
2018
2019
2020
2021
2022
2023
2024


JGMFD Calls for Service: Growth Over Time (2017–2024)
As our communities grow, so do our calls for service
Total Calls for Service
EMS Calls for Service
Fire/Other Calls for Service
60.26% Increase in Total Calls from 2017 to 2024
5000
4000
3000
2000
1000
0
2017
2018
2019
2020
2021
2022
2023
2024

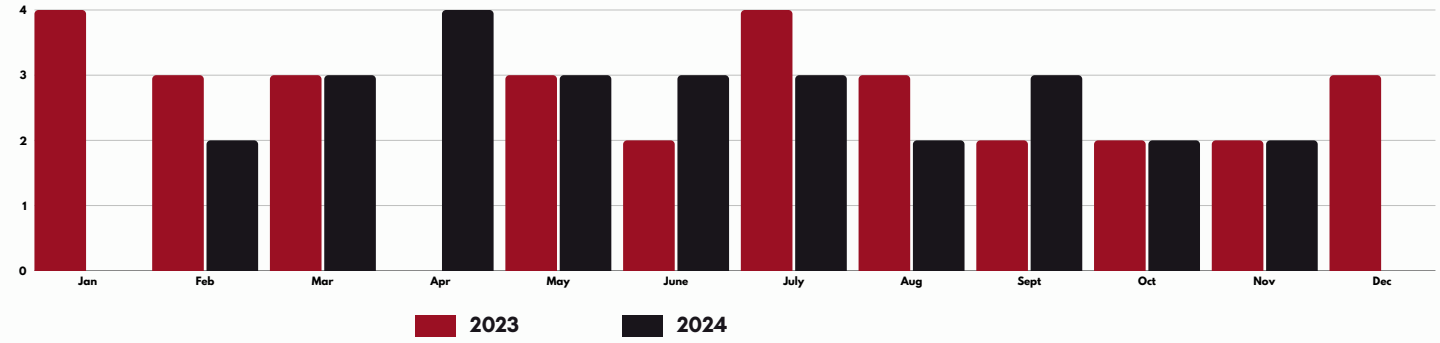

Calls By Hour of Day
300
250
200
150
100
50
0
Midnight to 1 AM
1 AM - 2 AM
2 AM - 3AM
3 AM - 4AM
4 AM - 5AM
5 AM - 6AM
6 AM - 7AM
7 AM - 8AM
8AM - 9AM
9 AM - 10AM
10 AM - 11AM
11 AM - Noon
Noon - 1PM
1PM - 2PM
2PM - 3PM
3PM - 4PM
4PM - 5PM
5PM - 6PM
6PM - 7PM
7PM - 8PM
8PM - 9PM
9PM - 10PM
10PM - 11PM
11PM - Midnight


Total Runs To Senior Living and Care Facilities
800
600
400
200
0
2020
2021
2022
2023
2024
Total Runs

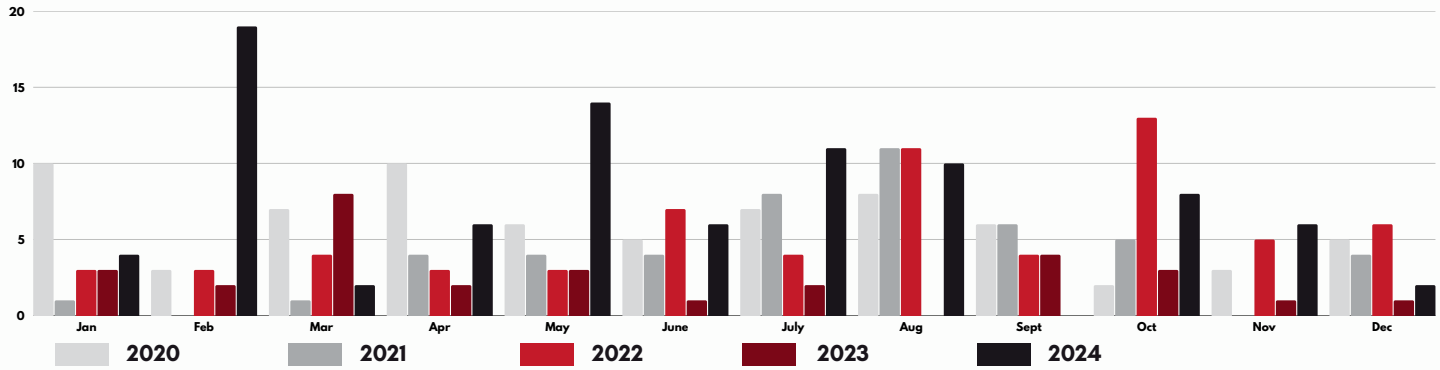
BISHOP DRUMM



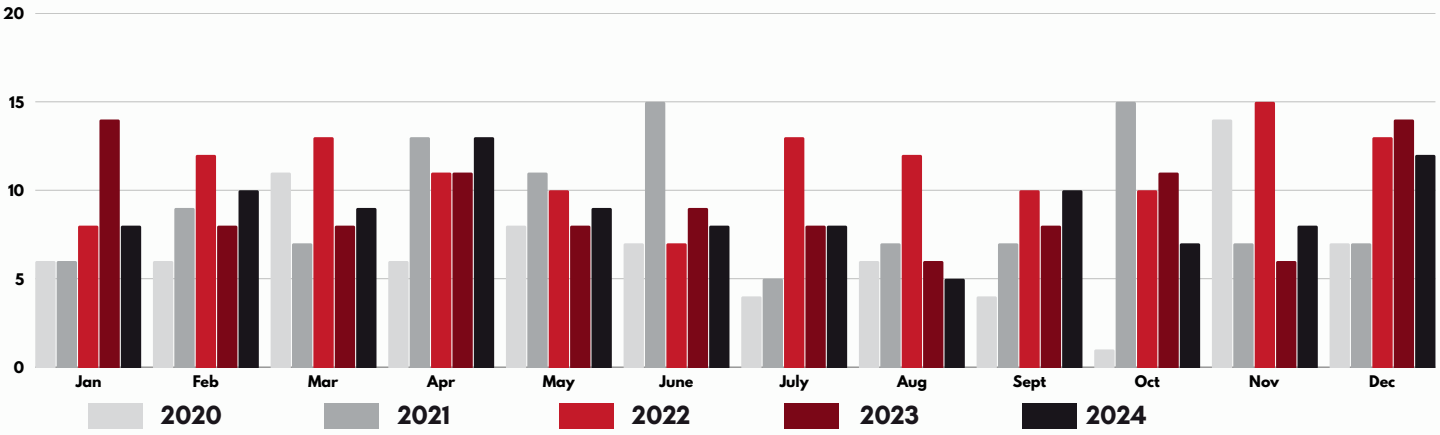
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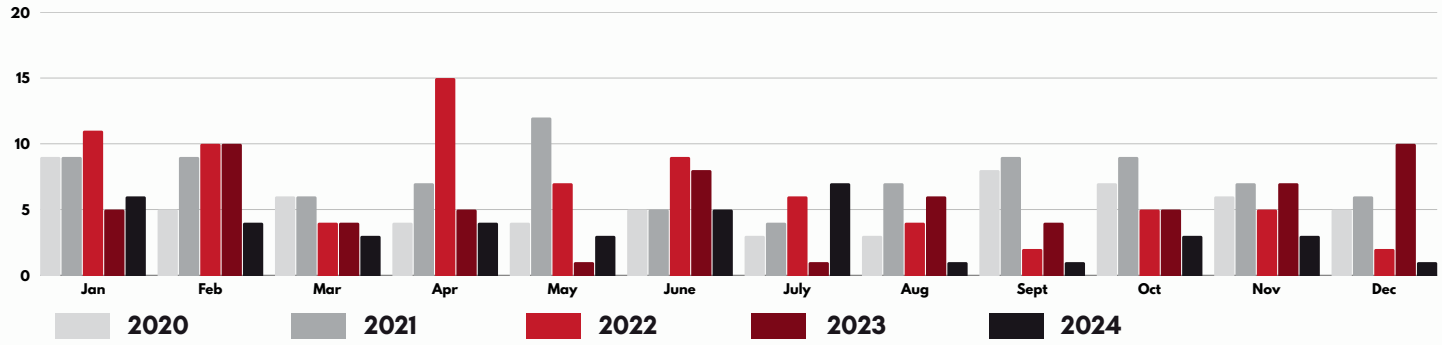
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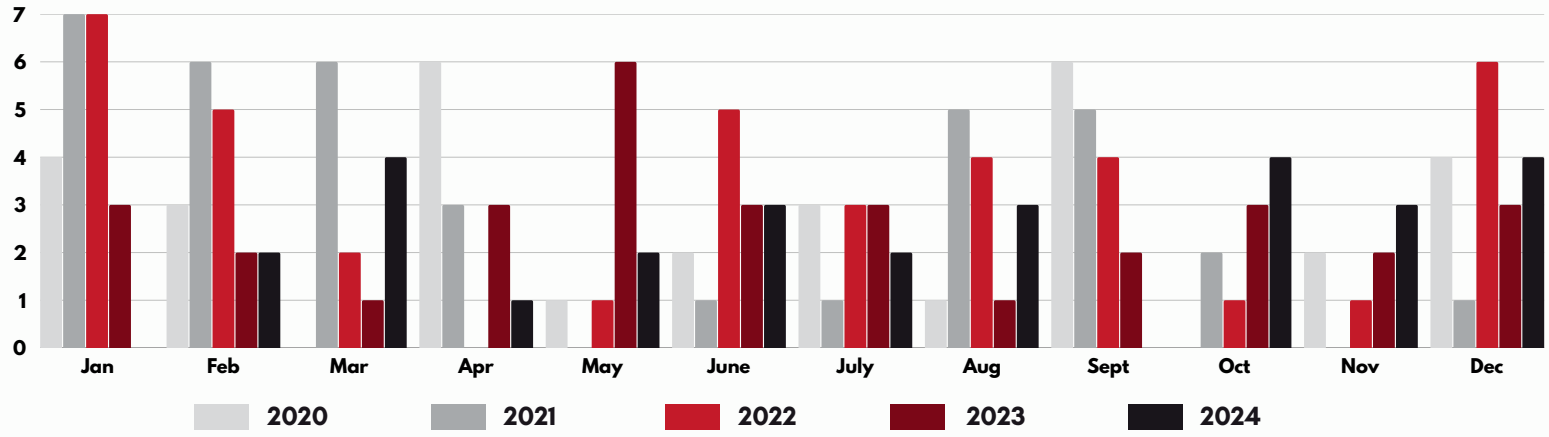
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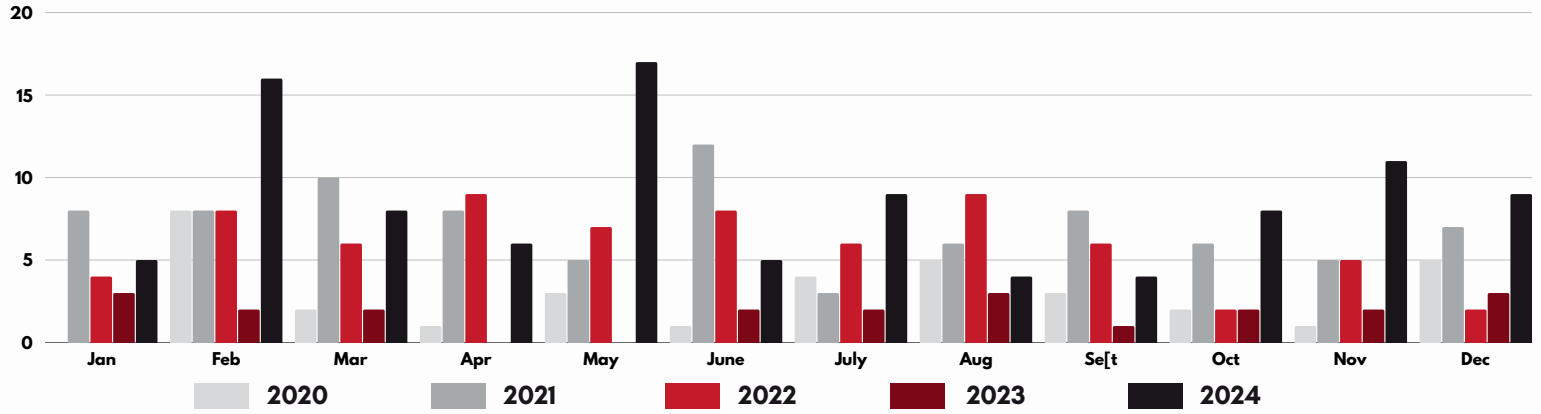
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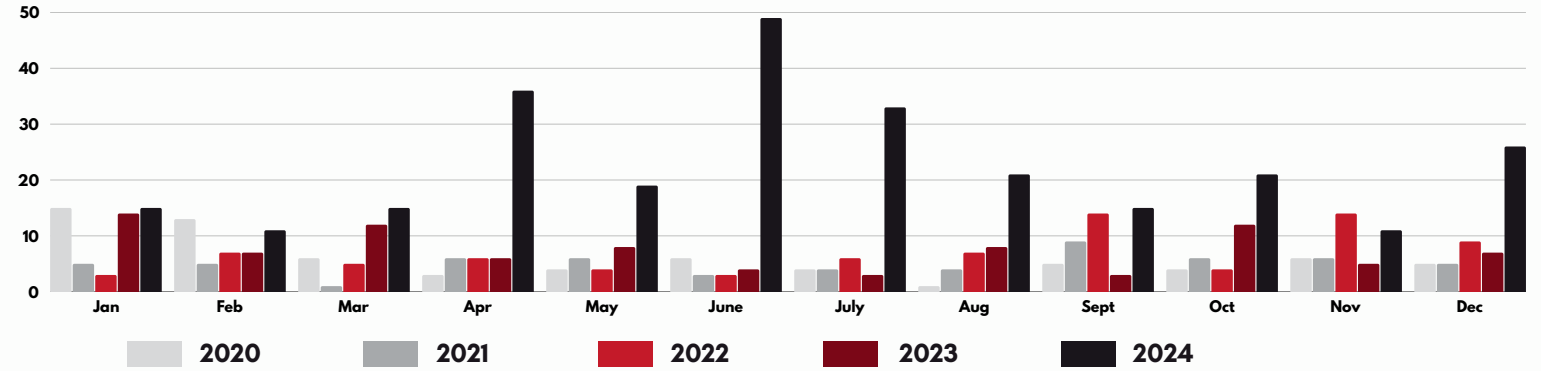
CORNERSTONE COMMONS



AHEPA



KENNY BROOK



TRAINING DIVISION

Annual Firefighter Challenge

The JGMFD Firefighter Challenge, now in its third year in 2024, is a rigorous training event that assesses skills like aerial ladder climbing, victim removal, and attack line advancement.

It also tests SCBA air consumption under heavy workload. Congratulations to this year's fastest crew, Station 39, B Shift: Firefighters, Carl, Pick, Ridenour, and Critchlow!







Iowa Fire Service Training Bureau

The JGMFD Training Division values its collaboration with the Iowa Fire Service Training Bureau. In 2024, JGMFD utilized several IFSTB training props, including the Interior Fire Attack Simulator and the Driving Simulator Trailer, to elevate its training initiatives. These invaluable resources greatly enhance training efforts and are offered to the department at no expense.

Residential House Burn

JGMFD received a residential structure donation for training in summer 2024, located in the 5400 block of NW Beaver, Johnston. Crews utilized the structure for about 3 months, conducting company training and offering search drills to the Urbandale, Clive, and Windsor Heights Fire Departments. Live fire evolutions took place in September 2024, culminating in the structure's controlled burn. JGMFD thanks Core Construction for the donation.



The Training Division is proud to acknowledge Firefighter Kale Critchlow for achieving the highest number of training hours in 2024, with an impressive total of 288 hours logged!





7,698.5 total training hours (179 hours per firefighter)

JGMFD firefighters prioritize training, completing 7,698.5 hours in 2024, averaging 179 hours per firefighter. This total does not include hours from the new EMS training program, FOAMFRAT, introduced in summer 2024.

TRAINING DIVISION

Certification Development



JGMFD remains dedicated to the certification development of our members. In 2024, we hosted a Fire Inspector I course, sponsored by the Iowa Fire Service Training Bureau. This course was offered to our department members as well as several other fire departments across Iowa. Alongside local classes, JGMFD also sent multiple members to national conferences, including: Firefighter Samantha Reisinger to the International Women in Fire Conference, BC Nick Stewart and BC Tristan Johnson to the First Due Unify Conference, BC Tristan Johnson to Fire Rescue International, and Firefighter Nick Pearson and Firefighter Adam Hoffman to the Fire Department Instructors Conference International.

As the Training Division prepares for 2025, we will focus on transitioning responsibilities to the new EMS & Training Assistant Chief position once it is filled. This role will ensure greater continuity in our training messages and reduce the burden on instructors during their scheduled days. Additionally, the Training Division will continue to explore training opportunities for our members outside the department, with an emphasis on enhancing leadership development for newer leaders within the department.

COMMUNITY RISK REDUCTION

After an extensive recruitment process, the decision was made to combine the Fire Marshal position with the Building Official position. Adam Ostert will be overseeing both roles, streamlining operations and enhancing the coordination between fire safety enforcement and building code compliance. This change is expected to lead to significant cost savings and efficiencies in our operations. Fire Prevention Specialist Shawn Benberg will continue to complete fire inspections and lead community outreach and education efforts.

As a part of our commitment to continual improvement we focus on training, learning and getting staff certified. In 2024 staff attended courses on Fire Investigation, Youth Fire Setting, Plan Review for Life and Fire Safety, Elevator Inspections and the International Fire Code.

We are confident that this integration and focus on continual improvement will enhance our ability to serve the community effectively.

















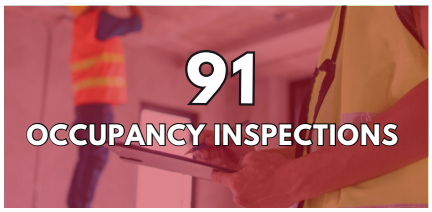


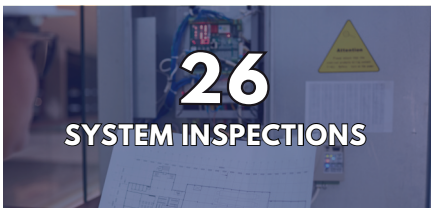
Code Enforcement

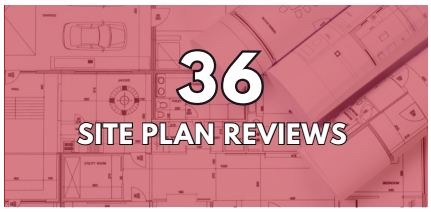
JGMFD collaborates with Johnston and Grimes to guarantee fire safety compliance in both newly constructed and existing buildings. In 2024, our team performed 91 occupancy inspections (which included 58 reinspections) and 26 system inspections. This marks a decrease from the previous year, attributed to a slowdown in commercial construction. Additionally, we conduct inspections of fire alarm and sprinkler systems, aiming to reduce fire hazards and protect our community.

Plan Review

JGMFD works alongside city departments to guarantee that newly constructed and redeveloped commercial properties adhere to fire safety regulations throughout all stages, from planning to operation. In 2024, we reviewed 36 site plans, highlighting a persistent decrease in new construction activity. By incorporating fire protection systems early in the development process, we improve public safety and facilitate compliance.







Fire Investigation

Our **seven-person Fire Investigation Team** works alongside the Metro Area Fire Investigation Team, a partnership between local fire and law enforcement agencies. Every fire investigation starts with the incident commander and, depending on the circumstances, may be escalated to our specialized team for further analysis.









Community Risk Reduction goals:

- **Adopt the 2024 International Fire Code (IFC)** by November 2025, with enforcement starting January 2026.
- **Expand occupancy inspections** and establish a regular schedule based on property type.
- **Implement new scheduling and asset management software** to improve emergency response with real-time property data (hydrants, access points, known hazards).

Looking Ahead to 2025

JGMFD has strengthened ties with the public through our outreach efforts, providing vital resources and information to save lives in emergencies. We look forward to continuing this work in 2025 to enhance community safety. Thank you to everyone who participated; together, we are creating a safer tomorrow.







Public Education & Community Outreach

In 2024, JGMFD expanded its fire safety education, reaching **over 4,500 people** through **39 public outreach events** across our service areas. These events provided hands-on fire extinguisher training, school and daycare fire safety programs, and emergency preparedness sessions.



JGMFD also participated in **local community events**, including:

- Career Day at Summit and Johnston Middle Schools
- DMACC, Kites on the Green, and Family Fest
- Fall Fest, Grimes Trunk or Treat, and Camp Dodge Family Fest
- Fire Safety Class at Cub Scout Hero Day, where crews also taught first aid







Smoke Detector Program

One of our most impactful initiatives is the **smoke detector replacement program**, where JGMFD staff installs new batteries and detectors for those in need. A small effort on our part provides peace of mind to residents, ensuring they won't be woken up by 2 AM false alarms or, worse, left unprotected in an emergency.



LOGISTICS PROGRAM

Logistics supports three fire stations, **19 fleet apparatus**, **2 Personal watercrafts**, **2 Rescue Boats**, and over **40 members**. The logistics division oversees the acquisition, inventorying, and assignment of uniforms, gear, supplies, parts, fire equipment, etc. Logistics maintains the fleet and facilities. Logistics aims to ensure equipment, fleet, and facilities are all managed responsibly by working within the development of budgets and exploring alternative funding sources when making purchases.

Fleet

- The JGMFD fleet is experiencing unprecedented activity. In 2024, we observed a rise in work orders and an uptick in preventative maintenance. Members of the logistics division committee play a crucial role in planning and designing new equipment with the essential features required to best serve our fire department and, most importantly, our community.
- In 2024, members of the Apparatus Design Committee traveled to Pierce Manufacturing in Appleton, Wisconsin, to finalize the design phase for the JGMFD's **new Rescue engine**. The committee members have dedicated countless hours to researching and developing this apparatus, with an anticipated completion date set for mid to late 2025.

- In late 2024, Pierce Manufacturing commenced the construction of the JGMFD's new 100' Ascendant **Aerial Mid-Mount Tower Ladder**. Work began in the fall of 2024 and is expected to be finished by late January 2025. Following a thorough evaluation of the completed product, along with the installation of tools, hoses, and technology, the JGMFD aims to have the new Tower operational by late winter. This Tower will replace a 2004 Ferrera Mid-Mount Tower Ladder that has proudly served the communities of Johnston, Grimes, and Polk County for over two decades.
- A **2025 Chevy Tahoe** has been acquired and will be put into service in early January 2025. This vehicle will function as the Chief Admin/Command Vehicle, replacing a 2015 Chevy Tahoe.
- A **2024 Chevy Silverado 1500** has been purchased to take the place of a 2010 Ford Explorer.








Staff and Fleet assignments per Station



STATION 37
200 South James Street, Grimes

- Ambulance
- Engine
- Tender
- Brush Units
- Reserve Fleet

Full Staff: **5**

Full Staff: 5 Personnel; Minimum Staff: 4 Personnel (Jump Crews)



STATION 38
10225 NW 62nd Avenue, Johnston

- Rescue Engine
- Tower Ladder

Full Staff: **3**

Full Staff: 3 Personnel (Jump Crews)



STATION 39
6373 Merle Hay Road, Johnston

- Shift Commander
- Ambulance
- Engine
- Tender
- Water Rescue

Full Staff: **5**

Full Staff: 5 Personnel; Minimum Staff: 4 Personnel (Jump Crews)

Equipment

- Updated hose appliances, adaptors, and nozzles were purchased to replace aging equipment and maintain our ability to efficiently make connections with mutual aid partners and various differing apparatus encountered on the fire ground. Also, to ensure aging nozzles will never jeopardize our fire extinguishment.
- The JGMFD's **extrication tool was updated** to complement the newest and most advanced battery-powered extrication tools. With this update, the JGMFD has dramatically improved its versatility in the event of trapped victims in vehicles or machinery.



Personal Protective Equipment



- A total of **7 new sets of Lion V-Force Turnout Gear** were purchased for current members. National Fire Protection Association limits firefighting gear to a maximum life span of 10 years. The logistics division's goal is to ensure that at the 5-year mark, gear is set to be replaced. This provides the firefighter with two sets of firefighting gear. Once firefighting gear has been exposed to carcinogens or other hazmat material, an extraction process must be completed, rendering the gear out of service until it is complete.
- **Firefighting helmets have a 10-year life span**. The logistics division ordered multiple helmets due for replacement and have standardized the make and model to ensure protection and uniformity throughout the JGMFD.
- **Boots, gloves, and firefighting hoods** have also been purchased and dispersed throughout 2024 to protect our firefighters with the most up-to-date equipment.

Uniforms

- All JGMFD members have been issued Class A Dress Uniforms in the year of 2024. These uniforms display rank, years of service, and personal accolades earned throughout a person's career. The dress uniform is typically worn during formal events, swearing-in ceremonies, funerals, etc.

Annual Maintenance

- SCOTT SCBA flow and operations testing on all SCBA's
- Breathing air cascade and air compressor testing
- Ground and Aerial ladder testing
- Station 37, 38, and 39 Plymovent systems testing
- Station 37, 38, and 39 HVAC systems service



Committees

Apparatus Design and Specification: Pierce Tower Ladder & Rescue Engine



Deputy Chief
Ron Schipper



Battalion Chief
Nick Stewart



Lieutenant
Ryan Wheeler



Lieutenant
Chris Ford



Firefighter
Andrew Hooper

Personal Protective Equipment



Battalion Chief
Nick Stewart



Lieutenant
John Sweeney

Extrication Tool



Lieutenant
Chris Ford



Firefighter
Samantha Reisinger



Firefighter
Spencer McCarty

Self-Contained Breathing Apparatus



Lieutenant
Ryan Wheeler



Firefighter
Robert Vaughn



Firefighter
Jaden Reiss

2024 PROJECTS AND GOALS

- **Finalize equipment replacement plan through operational budget and CEP**
  - Hurst eDraulic Spreader: Purchased Winter of 2024 (CEP)
  - Hurst eDraulic Cutter: Purchased Winter of 2024 (CEP)
  - Hurst eDraulic Ram: Purchased Fall of 2024 (CEP)
  - Self-Contained Breathing Apparatus: Awaiting RFQ's (CEP)

- **Final approval and delivery of the new Pierce Tower Ladder (fall 2024)**
  - Taking delivery in January of 2025

- **Design and Specification of the new Pierce Rescue Engine**
  - Completed final design specifications November 2024

- **Fleet uniformity of department branding, unit identification, and graphic packages**
  - Updated graphics and identification design to front line apparatus

- **Solidify work order process to ensure preventative maintenance and repairs on equipment, facilities, and fleet, are streamlined and operating effectively and efficiently**

- **Further pursue grant options for aging equipment and/or new equipment**
  - Prairie Meadows Community Betterment Grant: awarded, purchased, and installed the Fotokite System to the Battalion Chief's Command Car.

- **Contracted hose testing with FireCatt Precision Service Testing. FireCatt and JGMFD members tested approximately 19,605 feet of fire hose. Fire hose is inspected and tested annually per NFPA standards.**





SPECIAL OPERATIONS



Water Rescue Training

- JGMFD remains focused on water rescue, covering Saylorville Lake, the Des Moines River, and Beaver Creek.
- Five new water rescue technicians trained in 2025, bringing the total to 33 certified technicians.
- Members trained in operating PWCs, hard-hulled john boats, and inflatable rescue boats.



Vehicle Extrication & Rope Rescue

- Acquired Hurst eDraulic rescue tools (jaws of life) to enhance extrication capabilities.
- A Hurst Training Specialist provides hands-on training.
- Developed and implemented a low-angle rope rescue system in steep terrain.
- Partnered with Urbandale Fire Department for seamless rescue coordination.



New Technology & Equipment

- Secured a $49,000 grant to purchase a FotoKite tethered drone system for enhanced situational awareness.
- The drone operates without FAA Part 107 licensing requirements, providing real-time aerial monitoring.

2025 SPECIAL OPERATION GOALS:

- **Complete the low-angle rope rescue system, culminating in a simulated rescue scenario.**
- **Optimize water rescue fleet operations for greater efficiency.**
- **Continue expanding and refining specialized training for JGMFD personnel**

In 2025, the health and wellness committee will continue to seek avenues to enhance firefighter readiness and mental health to ensure the highest quality service to the community.



RESOLUTION 05-0325 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 05-0325

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 May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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: May 27, 2025 **PAYMENT REQUEST #** 26

PAYMENT PERIOD: From: March 31, 2025 Through: April 27, 2025

Contract Summary

Original Contract Amount:	$ 595,000.00		
Net change by Change Orders:	$ 18,700.00		
Contract Amount to Date: (line 1 ± 2)		$ 613,700.00	
Total completed and stored to date:	$ 571,202.12		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 571,202.12	
Less previous applications for payment:		$ 565,941.97	
SUBTOTAL			$ 5,260.15
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 5,260.15
Balance to finish, including retainage:		$ 42,497.88	
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

Signature Meaghn Vogt May 2, 2025

Date

City of Grimes Staff Approval:

Signature 5-12-25

Date

Submit to: *Engineering Department*

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

Date Printed: 5/2/2025

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, 2023	$ 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
20	November 26, 2024	$ 13,977.45
21	December 24, 2024	$ 6,512.27
22	January 28, 2025	$ 5,250.07
23	February 25, 2025	$ 7,854.00
24	March 25, 2025	$ 5,250.70
25	April 22, 2025	$ 11,886.70
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Previous Applications for Payment

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TOTAL $ 565,941.97

Record of Change Orders

No.	Date	Amount
1	August 10, 2023	$ 12,400.00
2	November 26, 2024	$ 6,300.00
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TOTAL $ 18,700.00

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:	-

SVPA ARCHITECTS
www.svpa-architects.com
Phone 515.327.5990
1466 28th Street, Suite 200
West Des Moines, Iowa 50266

Matt Ahrens
City of Grimes
410 SE Main Street
Suite 102
Grimes, IA 50111

May 2, 2025
Project No: 23012.00
Invoice No: 0040487

Please see the second page for the total due. Thank you

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

Professional Services from March 31, 2025 to April 27, 2025

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	66.00	86,394.00
Amendment #1: Library Site	12,400.00	100.00	12,400.00
Amendment #2: New Site Survey	6,300.00	100.00	6,300.00
Total Fee	613,700.00		569,194.00
		Previous Fee Billing	563,958.00
		Current Fee Billing	5,236.00
		Total Fee	**5,236.00**
		Total this Phase	**$5,236.00**

Phase 07 Construction Administration

Reimbursable Expenses

Mileage & Parking	-9.80	
Total Reimbursables	**-9.80**	**-9.80**

Project	23012.00	City of Grimes - Grimes Fire Station	Invoice	0040487

Unit Billing

Mileage

	33.95
Total this Phase	**$24.15**
Total this Invoice	**$5,260.15**

Billings to Date

	Current	Prior	Total
Fee	5,236.00	554,953.00	560,189.00
Consultant	0.00	9,005.00	9,005.00
Expense	-9.80	1,673.81	1,664.01
Unit	33.95	310.16	344.11
Totals	**5,260.15**	**565,941.97**	**571,202.12**

Authorized By: Robert F. Ormsby

Robert Ormsby

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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: May 27, 2025 **PAYMENT REQUEST #** 17

PAYMENT PERIOD: From: February 1, 2025 Through: March 31, 2025

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:	$ 134,728.35			
Retainage: 0 % of Completed Work:				
Total Earned less Retainage:		$ 134,728.35		
Less previous applications for payment:		$ 127,578.85		
SUBTOTAL			$	7,149.50
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	7,149.50
Balance to finish, including retainage:		$ 12,571.65		
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.
Firm Name

Todd Kurx
Signature — 4/29/25 Date

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Grimes Staff Approval:
Signature — 5/19/25 Date

City of Grimes Council Approval:
ACJ
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
14	November 26, 2024	$ 5,858.00
15	December 24, 2024	$ 4,981.50
16	March 11, 2025	$ 7,773.50
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TOTAL **$ 127,578.85**

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:	-

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

April 30, 2025

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

Invoice No: 121.0846.01 - 17

Finance Budget Code 340-230-6407

Email
engineering@grimesiowa.gov

Project **121.0846.01** **Traffic Signal Network Communication Project**

Professional Services through March 31, 2025

Basic Services

Phase Subtotal	**0.00**

Construction Services

		Hours	Rate	Amount	
Engineer VIII		39.50	181.00	7,149.50	
	Total Services	39.50		7,149.50	
	Total Services				**7,149.50**
			Phase Subtotal		**$7,149.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	7,149.50	127,578.85	134,728.35
Limit			147,300.00
Remaining			12,571.65

Amount Due this Invoice **$7,149.50**

	Total	**Prior**	**Current**
Billings to Date	**134,728.35**	**127,578.85**	**7,149.50**

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

CITY OF GRIMES

Project Title: Grimes Public Administration Building
Contractor: OPN Architects, Inc
Address: 200 5th Ave SE, Suite 201, Cedar Rapids, IA 52401
Finance Budget Code: 387-650-6490 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: July 23, 2024 **Vendor #** 2532

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 8

PAYMENT PERIOD: From: February 1, 2025 Through: March 31, 2025

Contract Summary

Original Contract Amount:	$ 668,900.00		
Net change by Change Orders:	$ 50,500.00		
Contract Amount to Date: (line 1 ± 2)		$ 719,400.00	
Total completed and stored to date:	$ 216,093.01		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 216,093.01	
Less previous applications for payment:		$ 158,693.24	
SUBTOTAL			$ 57,399.77
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 57,399.77
Balance to finish, including retainage:		$ 503,306.99	
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: OPN Architects, Inc

Firm Name

Signature 5/7/2025

Date

City of Grimes Staff Approval:

Signature 5/19/25

Date

Submit to: *Engineering Department*

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

Date Printed: 5/7/2025

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
3	November 26, 2024	$ 6,428.62
4	December 10, 2024	$ 3,295.59
5	January 28, 2025	$ 19,825.46
6	March 11, 2025	$ 23,638.63
7	April 22, 2025	$ 78,618.72
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Previous Applications for Payment

No.	Date	Amount
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TOTAL $ 158,693.24

Record of Change Orders

No.	Date	Amount
1	December 10, 2024	$ 11,500.00
2	February 11, 2025	$ 39,000.00
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TOTAL $ 50,500.00

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:	-

OPN ARCHITECTS

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

INVOICE

Invoice Number: 24826000-8
Date: April 30, 2025
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: April 30, 2025

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
Design Development	$171,398.00	43.85	$75,158.02	$20,824.86	$54,333.16
Bidding/Negotiations	$24,192.00	0.00	$0.00	$0.00	$0.00
Schematic Design	$88,666.00	100.00	$88,666.00	$88,666.00	$0.00
Construction Administration	$144,086.00	0.00	$0.00	$0.00	$0.00
PreDesign	$27,500.00	100.00	$27,500.00	$27,500.00	$0.00
Construction Documents	$213,058.00	0.00	$0.00	$0.00	$0.00
Add Services (Amendments)	$50,500.00	49.05	$24,768.99	$21,702.38	$3,066.61
	$719,400.00		**$216,093.01**	**$158,693.24**	**$57,399.77**

$57,399.77

Invoice Total **$57,399.77**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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 #: 23138.05 ***PO #***
Original Contract Date: May 14, 2024 ***Vendor #*** 3129

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 5

PAYMENT PERIOD: From: January 1, 2025 Through: March 31, 2025

Contract Summary

Original Contract Amount:	$ 37,500.00			
Net change by Change Orders:	$ 55,344.00			
Contract Amount to Date: (line 1 ± 2)		$ 92,844.00		
Total completed and stored to date:	$ 80,186.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 80,186.00		
Less previous applications for payment:		$ 54,406.50		
SUBTOTAL			$	25,779.50
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	25,779.50
Balance to finish, including retainage:		$ 12,658.00		
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 5/7/2025 Date

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Grimes Staff Approval: 5/19/25
Signature Date

City of Grimes Council Approval: ACJ
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
3	November 26, 2024	$ 4,417.50
4	April 8, 2025	$ 20,048.50
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Previous Applications for Payment

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TOTAL **$ 54,406.50**

Record of Change Orders

No.	Date	Amount
1	October 8, 2024	$ 39,104.00
2	March 25, 2025	$ 16,240.00
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TOTAL **$ 55,344.00**

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:	-

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
NILLES ASSOCIATES

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: 4/25/2025
Billing Period: 01/01/25-03/31/25

Invoice No: 23138.05
Project No: 23138

Project: Lion's Park Existing Survey and Flood Study

				Current
Hourly Services:	**Hours**	**Rate**	**Amount**	
Engineer VII	45.5	$178.00	$8,099.00	
Engineer IV	73.5	$133.00	$9,775.50	
Land Surveyor IX	11.0	$160.00	$1,760.00	
Survey Technician V	21.0	$116.00	$2,436.00	
Survey Technician II	8.0	$83.00	$664.00	
Field Technician IV	29.0	$105.00	$3,045.00	
		Subtotal:	$25,779.50	**$25,779.50**
		Total Due this Invoice:		**$25,779.50**

Thank You for Your Business

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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: May 27, 2025 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: 11/10/2024 Through: 04/19/2025

Contract Summary

Original Contract Amount:	$ 106,200.00			
Net change by Change Orders:	$ 104,500.00			
Contract Amount to Date: (line 1 ± 2)		$ 210,700.00		
Total completed and stored to date:	$ 166,420.88			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 166,420.88		
Less previous applications for payment:		$ 135,499.27		
SUBTOTAL			$	30,921.61
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	30,921.61
Balance to finish, including retainage:		$ 44,279.12		
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

Nichole Jungren 05/01/2025
Signature Date

City of Grimes Staff Approval:

Signature 5/19//25
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	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
6	November 26, 2024	$ 35,113.72
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Previous Applications for Payment

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TOTAL **$ 135,499.27**

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	$ 45,400.00
2	Febuary 25, 2025	$ 59,100.00
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TOTAL **$ 104,500.00**

Contract Time Remaining

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

MSA

INVOICE

TO MAKE A PAYMENT BY CREDIT CARD PLEASE REQUEST A SECURE LINK VIA COLLECTIONS@MSA-PS.COM A [illegible]% 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:	015749
Invoice Date:	5/2/2025
Invoice Terms:	Due upon receipt
Project No:	R09410020.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

Email Invoice
From 11/10/2024 To 04/26/2025

R09410020.00 Grimes IA SE Little Beaver Dr Reconstruction

R09410020.00.100 - Project Administration	
Subtotal Project Administration	**1,942.30**
R09410020.00.200 - Mapping & Existing Utility Review	
Subtotal Mapping & Existing Utility Review	**430.00**
R09410020.00.300 - Preliminary Design	
Subtotal Preliminary Design	**440.00**
R09410020.00.400 - Final Design	
Subtotal Final Design	**2,185.00**
R09410020.00.500 - Neighborhood Meeting	
Subtotal Neighborhood Meeting	**657.50**
R09410020.00.600 - Bidding	
Subtotal Bidding	**5,964.00**
R09410020.00.700 - Amendment 1	
Subtotal Amendment 1	**3,793.38**

Total **15,412.18**

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

MSA

INVOICE

TO MAKE A PAYMENT BY CREDIT CARD PLEASE REQUEST A SECURE LINK VIA COLLECTIONS@MSA-PS.COM 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:	015750
Invoice Date:	4/26/2025
Invoice Terms:	Due upon receipt
Project No:	R09410027.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

email invoice
include documents
From 03/11/2025 To 04/26/2025

R09410027.00 SE Little Beaver and SE 4th Reconstruction CRS

R09410027.00.100 - Easement Preparation	
Subtotal Easement Preparation	**4,363.50**
R09410027.00.200 - Construction Administration	
Subtotal Construction Administration	**10,475.43**
R09410027.00.300 - Construction Staking	
Subtotal Construction Staking	**670.50**
Total	**15,509.43**

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

CITY OF GRIMES

Project Title: Phase 1A Water System Improvements
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 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: May 27, 2025 **PAYMENT REQUEST #** 30
PAYMENT PERIOD: From: March 30, 2025 Through: April 26, 2025

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:	$ 1,275,852.63		
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:		$ 1,275,852.63	
Less previous applications for payment:		$ 1,272,590.06	
SUBTOTAL			$ 3,262.57
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 3,262.57
Balance to finish, including retainage:		$ 354,297.37	
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

Heather Dallen
hdallen@mcclurevision.com
2025.05.05 12:16:53-05'00'

Signature Date

City of Grimes Staff Approval:

Signature 5/27/25
Date

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

Date Printed: 5/5/2025

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
25	November 26, 2024	$ 30,149.92
26	December 24, 2024	$ 19,490.42
27	January 28, 2025	$ 11,166.49
28	February 25, 2025	$ 10,337.50
29	4/22/82025	$ 17,345.39
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,272,590.06**

Record of Change Orders

No.	Date	Amount
1	August 8, 2023	$ 461,500.00
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TOTAL **$ 461,500.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	August 23, 2022
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

April 28, 2025
Project No: 0000211186-040
Invoice No: 159243
Due Date: May 28, 2025

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

Professional Services from March 30, 2025 to April 26, 2025

Phase 303 SRF Loan Administration

	Hours	Rate	Amount	
Project Coordinator	.50	135.00	67.50	
Totals	.50		67.50	
Total Labor				**67.50**
			Total this Phase	**$67.50**

Phase 600 Construction Contract Administration

Reimbursable Expenses

Meals		12.95	
Total Reimbursables		**12.95**	**12.95**
		Total this Phase	**$12.95**

Phase 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	14.00	185.00	2,590.00	
Totals	14.00		2,590.00	
Total Labor				**2,590.00**

Reimbursable Expenses

Meals		26.29	
Total Reimbursables		**26.29**	**26.29**

Mileage (.70/.50 p/mile) **87.50**

Total this Phase **$2,703.79**

Phase 851 Project Administration

	Hours	Rate	Amount
Principal	1.50	270.00	405.00

Project Coordinator	.50	135.00	67.50	
Totals	2.00		472.50	
Total Labor				**472.50**
Reimbursable Expenses				
Meals			5.83	
Total Reimbursables			**5.83**	**5.83**
		Total this Phase		**$478.33**

	Current	Prior	To-Date
Total Billings	3,262.57	517,814.77	521,077.34
Contract Limit (not-to-exceed)			613,100.00
Contract Limit Remaining			92,022.66

Total Due this Invoice **$3,262.57**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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: May 27, 2025 **PAYMENT REQUEST #** 21

PAYMENT PERIOD: From: February 1, 2025 Through: April 30, 2025

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:	$ 1,129,750.78			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 1,129,750.78		
Less previous applications for payment:		$ 1,095,463.68		
SUBTOTAL			$	34,287.10
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	34,287.10
Balance to finish, including retainage:		$ 120,549.22		
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 5/9/2025 Date

Engineer / Consultant Approval: Foth Infrastructure & Environment, LLC

Firm Name

Signature Date

City of Grimes Staff Approval:

Signature 5/19/25 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	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
18	November 26, 2025	$ 12,335.08
19	January 28, 2025	$ 12,168.58
20	February 25, 2025	$ 2,366.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,095,463.68**

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 tendered 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

May 09, 2025
Project No: 0022G020.02
Invoice No: 96680

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

Invoice Total USD 34,287.10

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

Professional Services through April 30, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VI	50.50	198.00	9,999.00	
Engineer/Planner/Scientist V	8.70	183.00	1,592.10	
Engineer/Planner/Scientist IV	2.50	168.00	420.00	
Engineer/Planner/Scientist III	28.50	153.00	4,360.50	
Technician/Designer IX	2.00	186.00	372.00	
Technician/Designer VII	24.00	170.00	4,080.00	
Technician/Designer IV	9.50	131.00	1,244.50	
Technician/Designer III	97.00	118.00	11,446.00	
Project Administrator V	1.00	110.00	110.00	
Totals	223.70		33,624.10	
Total Labor				**33,624.10**

Expenses **663.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	34,287.10	181,464.15	215,751.25
Limit			336,300.00
Remaining			120,548.75

Total This Invoice **USD 34,287.10**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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: May 27, 2025 **PAYMENT REQUEST #** 7

PAYMENT PERIOD: From: March 1, 2025 Through: April 30, 2025

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:	$ 640,165.40		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 640,165.40	
Less previous applications for payment:		$ 541,577.10	
SUBTOTAL			$ 98,588.30
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 98,588.30
Balance to finish, including retainage:		$ 368,834.60	
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 5/9/2025 Date

Engineer / Consultant Approval: Foth Infrastructure & Environment, LLC

Firm Name

Signature Date

City of Grimes Staff Approval:

Signature 5/19/25 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	August 13, 2024	$ 169,883.06
2	September 24, 2024	$ 50,129.58
3	November 12, 2024	$ 45,088.00
4	November 26, 2024	$ 70,829.40
5	January 28, 2025	$ 150,638.50
6	February 25, 2025	$ 55,008.56
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Previous Applications for Payment

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TOTAL **$ 541,577.10**

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 tendered 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

May 09, 2025
Project No: 0023G023.00
Invoice No: 96677

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

Invoice Total USD 98,588.30

Project 0023G023.00 S James Street Improvements

Professional Services through April 30, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VIII	1.00	228.00	228.00	
Engineer/Planner/Scientist VII	38.00	213.00	7,569.00	
Engineer/Planner/Scientist V	220.00	183.00	40,260.00	
Engineer/Planner/Scientist IV	11.50	168.00	1,932.00	
Engineer/Planner/Scientist III	122.10	153.00	18,681.30	
Engineer/Planner/Scientist II	10.00	138.00	1,380.00	
Technician/Designer IX	12.00	186.00	2,232.00	
Technician/Designer III	191.90	118.00	22,644.20	
Surveyor/Construction Manager IV	16.00	213.00	3,408.00	
Project Administrator V	1.50	110.00	165.00	
Totals	624.00		98,499.50	
Total Labor				**98,499.50**
Project Expenses				**88.80**
Miscellaneous Expenses				**34.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	98,588.30	541,577.10	640,165.40	
Limit			1,009,000.00	
Remaining			368,834.60	
		Total This Invoice		**USD 98,588.30**

RESOLUTION 05-0425 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 05-0425

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 May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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: May 27, 2025 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: April 1, 2025 Through: April 30, 2025

Contract Summary

Original Contract Amount:	$ 893,910.00			
Net change by Change Orders:	$ 27,548.34			
Contract Amount to Date: (line 1 ± 2)		$ 921,458.34		
Total completed and stored to date:	$ 332,240.00			
Retainage: 5 % of Completed Work:	$ 16,612.00			
Total Earned less Retainage:		$ 315,628.00		
Less previous applications for payment:		$ 210,653.00		
SUBTOTAL			$	104,975.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	104,975.00
Balance to finish, including retainage:		$ 605,830.34		
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

Robert T. Clark 5/9/2025
Signature Date

City of Grimes Staff Approval:

Signature 5-12-25
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	November 26, 2024	$ 40,299.00
2	December 24, 2024	$ 28,215.00
3	January 28, 2025	$ 47,880.00
4	February 25, 2025	$ 9,709.00
5	March 25, 2025	$ 57,000.00
6	April 22, 2025	$ 27,550.00
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Previous Applications for Payment

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TOTAL **$ 210,653.00**

Record of Change Orders

No.	Date	Amount
1	August 27, 2024	$ 18,818.00
2	November 12, 2024	$ 3,780.10
3	November 26, 2024	$ 3,195.69
4	January 14, 2025	$ 1,754.55
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TOTAL **$ 27,548.34**

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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 10
PERIOD TO: 04/01/25 - 04/30/25

CONTRACT DATE:

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

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
Change Orders approved in previous months by Owner		
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/24 PCO 001: PR 1 Renda Electric	18,818.00	
11/12/24 PCO 003, 004 & 006	9,842.20	
11/26/24 PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 PCO 010	1,754.55	
2/11/25 PCO 011	751.37	
3/25/25 PCO 012, 015, & 016	10,321.32	
4/22/25 PCO 015, 017	12,918.68	
TOTALS	74,163.79	0
Net change by Change Order		74,163.79

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		74,163.79
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,028,005.79
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		4,316,018.06
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$215,800.90	
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)		215,800.90
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		4,100,217.16
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		3,459,391.21
8.CURRENT PAYMENT NOW DUE		640,825.95
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		3,927,788.63

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 May 5, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this May 5, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

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: SVPA Architects

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 # :	10				Pd From:	4/1/2025
Prj Name	Grimes Public Safety Center		App Date:	5/2/2025				PD TO :	4/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	$1,369,652	330,555.77	146,131.20	50,496.00	527,182.97	38%	842,469	26,359.15
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,090,804.00			1,090,804.00	86%	184,520	54,540.20
4	BP #04 - Masonry - Forrest & Associate	$271,938	139,857.00	115,589.86		255,446.86	94%	16,491	12,772.34
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	172,070.71	31,748.57		203,819.28	66%	106,431	10,190.96
6	BP #06 - Aluminum & Glazing- MAGS	$402,086	12,863.00		14,583.00	27,446.00	7%	374,640	1,372.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$498,047	233,338.00	36,951.00		270,289.00	54%	227,758	13,514.45
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800		46,000.00		46,000.00	60%	30,800	2,300.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	815,065.00	122,554.00		937,619.00	53%	817,220	46,880.95
10	BP #10 - Electrical - Renda Electric	$921,458	221,740.00	93,500.00	17,000.00	332,240.00	36%	589,218	16,612.00
11	BP #11 - Paving - Core Construction	$469,943	151,114.00			151,114.00	32%	318,829	7,555.70
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,028,005.79**	**3,641,464.43**	**592,474.63**	**82,079.00**	**4,316,018.06**	**54%**	**3,711,988**	**215,800.90**

CONTRACTOR'S APPLICATION FOR PAYMENT

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: **7**
APPLICATION DATE: **4/25/2025**
PERIOD TO: **4/30/2025**

FROM: **Renda Electric**
1305 SW 37th St
Grimes, IA 50111

VIA (ARCHITECT):

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
	TOTAL	27,548.34	-
Approved This Month			
Number	Date Approved		
	TOTALS	27,548.34	-
Net change by Change Orders		27,548.34	

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: MATT DEGEMO Date: 4/25/2025

Application is made for Payment, as shown below:
Continuation Sheet detailing billing by trade item is attached.

1. **ORIGINAL CONTRACT SUM**	$	893,910.00
2. **Net change by Change Orders**	$	27,548.34
3. **CONTRACT SUM TO DATE**	$	921,458.34
4. **TOTAL COMPLETED & STORED TO DATE**		332,240.00
RETAINAGE:		
a. 5% of Completed Work	$	15,762.00
b. 5% of Stored Material	$	850.00
5. TOTAL RETAINAGE	$	16,612.00
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)	$	315,628.00
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Application)	$	210,653.00
8. **CURRENT PAYMENT DUE**	$	104,975.00
9. **REMAINING UNCOMPLETED CONTRACT** (Line 3 less Line 6)	$	605,830.34

State of Iowa County of Polk
Subscribed and sworn to before me on this date: 4/25/2025

Notary Public:
My Commission expires:

NOTARIAL SEAL IOWA
EVAN G. ELDERKIN
Commission Number 843642
My Commission Expires
November 4, 2025

Evan G Elderkin

AMOUNT CERTIFIED $ 104,975.00
(Attach explanation if amount certified differs from the amount applied for.)

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.

ARCHITECT

By: _____ Date: _____

CONTINUATION SHEET

TO: City of Grimes

FROM: Renda Electric
1305 SW 37th St
Grimes, IA 50111

PROJECT: **Grimes Public Safety Center**
2001 SW 6th St
Grimes, IA 50111

APPLICATION NUMBER: **7**
APPLICATION DATE: **4/25/2025**
PERIOD TO: **4/30/2025**

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (E + F)	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
	Original Schedule of Values								
1	Mobilization - Labor	6,500.00	5,000.00	-	-	5,000.00	76.92%	1,500.00	250.00
2	Mobilization - Material	2,000.00	1,000.00	-	-	1,000.00	50.00%	1,000.00	50.00
3	Site - Labor	20,320.00	11,200.00	-	-	11,200.00	55.12%	9,120.00	560.00
4	Site - Material	17,605.00	8,800.00	-	-	8,800.00	49.99%	8,805.00	440.00
5	Electric UG - Labor	18,700.00	15,000.00	2,000.00	-	17,000.00	90.91%	1,700.00	850.00
6	Electric UG - Material	9,000.00	7,600.00	500.00	-	8,100.00	90.00%	900.00	405.00
7	Wall & OH Rough-In - Labor	115,000.00	23,050.00	16,950.00	-	40,000.00	34.78%	75,000.00	2,000.00
8	Wall & OH Rough-In - Material	135,000.00	20,500.00	26,500.00	-	47,000.00	34.81%	88,000.00	2,350.00
9	Power Distribution - Labor	30,400.00	4,000.00	5,100.00	-	9,100.00	29.93%	21,300.00	455.00
10	Power Distribution - Material	22,850.00	22,850.00	-		22,850.00	100.00%	-	1,142.50
11	Lighting - Labor	73,185.00	-	-	-	-	0.00%	73,185.00	-
12	Lighting - Material	92,280.00	66,410.00	-	17,000.00	83,410.00	90.39%	8,870.00	4,170.50
13	V/D & Communications	75,480.00	-	7,600.00	-	7,600.00	10.07%	67,880.00	380.00
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	13,880.00	-		13,880.00	90.36%	1,480.00	694.00
17	Generator - Labor	36,200.00	3,632.00	1,850.00	-	5,482.00	15.14%	30,718.00	274.10
18	Generator - Material	132,480.00	-	33,000.00	-	33,000.00	24.91%	99,480.00	1,650.00
	Total Original Contract Value	**893,910.00**	**202,922.00**	**93,500.00**	**17,000.00**	**313,422.00**	**35.06%**	**580,488.00**	**15,671.10**
	Change Orders								
1	MidAm Revisions for Transformer	18,818.00	18,818.00	-	-	18,818.00	100.00%	-	940.90
2	Panduit & Disconnect Switches	3,780.10	-	-	-	-	0.00%	3,780.10	-
3	Energy Code Review	3,195.69	-	-	-	-	0.00%	3,195.69	-
4	Black Finish on Security Cameras	1,754.55	-	-	-	-	0.00%	1,754.55	-
	Total Change Orders	**27,548.34**	**18,818.00**	**-**	**-**	**18,818.00**	**68.31%**	**8,730.34**	**940.90**
	Total Construction Cost	**921,458.34**	**221,740.00**	**93,500.00**	**17,000.00**	**332,240.00**	**36.06%**	**589,218.34**	**16,612.00**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/25/2025

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

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

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	**CONTACT NAME:** Laney Pulliam **PHONE (A/C, No, Ext):** 515-706-5404 **FAX (A/C, No):** **E-MAIL ADDRESS:** LPulliam@holmesmurphy.com
	INSURER(S) AFFORDING COVERAGE / **NAIC #** **INSURER A :** United Fire & Casualty Company / 13021
INSURED RENGROPC Renda Electric, LLC 1305 SW 37th Street Grimes, IA 50111	**INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1994118814 **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	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X DED: 5,000 PD GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:			60543830	12/9/2024	12/9/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			60543830	12/9/2024	12/9/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			60543830	12/9/2024	12/9/2025	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		60543830	12/9/2024	12/9/2025	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Contractors Equipment Includes Leased/Rented Installation Floater			60543830	12/9/2024	12/9/2025	Limit Limit Per Project	3,793,972 Inlcuded 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: $17,000

CERTIFICATE HOLDER

City of Grimes
101 NE Harvey Street
Grimes IA 50111
USA

CANCELLATION

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
Kari Cooley

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AGENCY CUSTOMER ID: RENGROPC

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Holmes Murphy & Associates	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

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EXTENDED ULTRA LIABILITY PLUS ENDORSEMENT

COMMERCIAL GENERAL LIABILITY EXTENSION ENDORSEMENT SUMMARY OF COVERAGES

This is a summary of the various additional coverages and coverage modifications provided by this endorsement. No coverage is provided by this summary.

* Extended Property Damage
* Expanded Fire Legal Liability to include Explosion, Lightning and Sprinkler Leakage
* Coverage for non-owned watercraft is extended to 51 feet in length
* Property Damage - Borrowed Equipment
* Property Damage Liability - Elevators
* Coverage D - Voluntary Property Damage Coverage
  $5,000 Occurrence with a $10,000 Aggregate
* Coverage E - Care, Custody and Control Property Damage Coverage
  $25,000 Occurrence with a $100,000 Aggregate - $500 Deductible
* Coverage F - Electronic Data Liability Coverage - $50,000
* Coverage G - Product Recall Expense
  $25,000 Each Recall Limit with a $50,000 Aggregate - $1,000 Deductible
* Coverage H - Water Damage Legal Liability - $25,000
* Coverage I - Designated Operations Covered by a Consolidated (Wrap-Up) Insurance Program - Limited Coverage
* Increase in Supplementary Payments: Bail Bonds to $1,000
* Increase in Supplementary Payments: Loss of Earnings to $500
* For newly formed or acquired organizations - extend the reporting requirement to 180 days
* Broadened Named Insured
* Automatic Additional Insured - Owners, Lessees or Contractors - Automatic Status When Required in Construction Agreement With You – Including Upstream Parties
* Contractors Blanket Additional Insured - Products - Completed Operations Coverage – Including Upstream Parties
* Automatic Additional Insured - Vendors
* Automatic Additional Insured- Lessor of Leased Equipment Automatic Status When Required in Lease Agreement With You
* Automatic Additional Insured - Managers or Lessor of Premises
* Additional Insured - Engineers, Architects or Surveyors Not Engaged by the Named Insured
* Additional Insured - State or Governmental Agency or Subdivision or Political Subdivision - Permits or Authorizations
* Additional Insured - Consolidated Insurance Program (Wrap-Up) Off-Premises Operations Only - Owners, Lessees or Contractors Automatic Status When Required in Construction Agreement With You
* Additional Insured - Employee Injury to Another Employee
* Automatically included - Aggregate Limits of Insurance (per location)
* Automatically included - Aggregate Limits of Insurance (per project)
* Knowledge of occurrence - Knowledge of an “occurrence”, “claim or suit” by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee
* Blanket Waiver of Subrogation
* Liberalization Condition
* Unintentional failure to disclose all hazards. If you unintentionally fail to disclose any hazards existing at the inception date of your policy, we will not deny coverage under this Coverage Form because of such failure. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.
* “Insured Contract” redefined for Limited Railroad Contractual Liability
* Mobile equipment to include snow removal, road maintenance and street cleaning equipment less than 1,000 lbs GVW
* Bodily Injury Redefined

REFER TO THE ACTUAL ENDORSEMENT FOLLOWING ON PAGES 2 THROUGH 13 FOR CHANGES AFFECTING YOUR INSURANCE PROTECTION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXTENDED ULTRA LIABILITY PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SECTION I - COVERAGES

A. The following changes are made at **COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**

1. Extended Property Damage

At **2. Exclusions** exclusion **a. Expected or Intended Injury** is 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" or "property damage" resulting from the use of reasonable force to protect persons or property.

2. Expanded Fire Legal Liability

At **2. Exclusions** the last paragraph is deleted and replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, explosion, lightning, smoke resulting from such fire, explosion, or lightning or sprinkler leakage to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in **SECTION III - LIMITS OF INSURANCE**.

3. Non-Owned Watercraft

At **2. Exclusions** exclusion **g. Aircraft, Auto Or Watercraft (2) (a)** is deleted and replaced by the following:

(a) Less than 51 feet long;

4. Property Damage – Borrowed Equipment

At **2. Exclusions** the following is added to paragraph **(4)** of exclusion **j. Damage To Property**:

This exclusion does not apply to "property damage" to borrowed equipment while at a jobsite and while not being used to perform operations. The most we will pay for "property damage" to any one piece of borrowed equipment under this coverage is $25,000 per occurrence. The insurance afforded under this provision is excess over any valid and collectible property insurance (including deductible) available to the insured, whether primary, excess, contingent or on any other basis.

5. Property Damage Liability – Elevators

At **2. Exclusions** the following is added to paragraphs **(3), (4)** and **(6)** of exclusion **j. Damage To Property**:

This exclusion does not apply to "property damage" resulting from the use of elevators. However, any insurance provided for such "property damage" is excess over any valid and collectible property insurance (including deductible) available to the insured, whether primary, excess, contingent or on any other basis.

B. The following coverages are added:

1. COVERAGE D - VOLUNTARY PROPERTY DAMAGE COVERAGE

"Property damage" to property of others caused by the insured:

a. While in your possession; or

b. Arising out of "your work".

Coverage applies at the request of the insured, whether or not the insured is legally obligated to pay.

For the purposes of this **Voluntary Property Damage Coverage** only:

Exclusion **j. Damage to Property** is deleted and replaced by the following:

j. Damage to Property

"Property damage" to:

(1) Property held by the insured for servicing, repair, storage or sale at premises you own, rent, lease, operate or use;

(2) Property transported by or damage caused by any “automobile”, “watercraft” or “aircraft” you own, hire or lease;

(3) Property you own, rent, lease, borrow or use.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

For the purposes of this Voluntary Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

2. COVERAGE E - CARE, CUSTODY AND CONTROL PROPERTY DAMAGE COVERAGE

For the purpose of this **Care, Custody and Control Property Damage Coverage** only:

a. Item **(4)** of exclusion **j.** does not apply.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

For the purposes of this Care, Custody and Control Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

3. COVERAGE F - ELECTRONIC DATA LIABILITY COVERAGE

For the purposes of this **Electronic Data Liability Coverage** only:

a. Exclusion **p.** of **Coverage A – Bodily Injury And Property Damage Liability** in **Section I – Coverages** is replaced by the following:

2. Exclusions

This insurance does not apply to:

p. Electronic Data

Damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate “electronic data” that does not result from physical injury to tangible property.

However, this exclusion does not apply to liability for damages because of “bodily injury”.

b. “Property damage” means:

(1) Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or

(2) Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the “occurrence” that caused it; or

(3) Loss of, loss of use of, damage to, corruption of, inability to access or inability to properly manipulate “electronic data”, resulting from physical injury to tangible property. All such loss of “electronic data” shall be deemed to occur at the time of the “occurrence” that caused it.

For the purposes of this **Electronic Data Liability Coverage**, “electronic data” is not tangible property.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

4. COVERAGE G - PRODUCT RECALL EXPENSE

a. Insuring Agreement

(1) We will pay 90% of "product recall expense" you incur as a result of a "product recall" you initiate during the coverage period.

(2) We will only pay for "product recall expense" arising out of "your products" which have been physically relinquished to others.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

b. Exclusions

This insurance does not apply to "product recall expense" arising out of:

(1) Any fact, circumstance or situation which existed at the inception date of the policy and which you were aware of, or could reasonably have foreseen that would have resulted in a "product recall".

(2) Deterioration, decomposition or transformation of a chemical nature, except if caused by an error in the manufacture, design, processing, storage, or transportation of "your product".

(3) The withdrawal of similar products or batches that are not defective, when a defect in another product or batch has been found.

(4) Acts, errors or omissions of any of your employees, done with prior knowledge of any of your officers or directors.

(5) Inherent vice, meaning a natural condition of property that causes it to deteriorate or become damaged.

(6) “Bodily injury” or “property damage”.

(7) Failure of “your product” to accomplish its intended purpose, including any breach of warranty of fitness, quality, efficacy or efficiency, whether written or implied.

(8) Loss of reputation, customer faith or approval, or any costs incurred to regain customer market, or any other consequential damages.

(9) Legal fees or expenses.

(10) Damages claimed for any loss, cost or expense incurred by you or others for the loss of use of “your product”.

(11) “Product recall expense” arising from the “product recall” of any of “your products” for which coverage is excluded by endorsement.

(12) Any “product recall” initiated due to the expiration of the designated shelf life of “your product”.

5. COVERAGE H - WATER DAMAGE LEGAL LIABILITY

The Insurance provided under Coverage **H (Section I)** applies to “property damage” arising out of water damage to premises that are both rented to and occupied by you.

The Limit under this coverage shall not be in addition to the Damage To Premises Rented To You Limit.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

6. COVERAGE I – DESIGNATED OPERATIONS COVERED BY A CONSOLIDATED (WRAP-UP) INSURANCE PROGRAM

The following exclusion is added to Paragraph **2. Exclusions** of **SECTION I – COVERAGES COVERAGE A– BODILY INJURY AND PROPERTY DAMAGE LIABILITY** :

r. This insurance does not apply to “bodily injury” or “property damage” arising out of either your ongoing operations or operations included within the “products-completed operations hazard” for any “consolidated (Wrap-up) insurance program” which has been provided by the prime contractor/project manager or owner of the construction project in which you are involved.

This exclusion applies whether or not a "consolidated (Wrap-up) insurance program":

a. Provides coverage identical to that provided by this Coverage Part; or

b. Has limits adequate to cover all claims.

This exclusion does not apply if a “consolidated (Wrap-up) insurance program” covering your operations has been cancelled, non-renewed or otherwise no longer applies for reasons other than exhaustion of all available limits, whether such limits are available on a primary, excess or on any other basis. You must advise us of such cancellation, nonrenewal or termination as soon as practicable.

For purposes of this exclusion a “consolidated (wrap-up) insurance program” is a program providing insurance coverage to all parties for exposures involved with a particular (typically major) construction project.

C. SUPPLEMENTARY PAYMENTS - COVERAGES A AND B is amended:

1. To read **SUPPLEMENTARY PAYMENTS**

2. Bail Bonds

Item **1.b.** is amended as follows:

b. Up to $1,000 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.

3. Loss of Earnings

Item **1.d.** is amended as follows:

d. 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.

4. The following language is added to Item **1.**

However, we shall have none of the duties set forth above when this insurance applies only for **Voluntary Property Damage Coverage** and/or **Care, Custody or Control Property Damage Coverage** and we have paid the Limit of Liability or the Aggregate Limit for these coverages.

SECTION II - WHO IS AN INSURED

A. The following change is made:

Extended Reporting Requirements

Item **3.a.** is deleted and replaced by the following **:**

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. The following provisions are added:

4. BROAD FORM NAMED INSURED

Item **1.f.** is added as follows:

f. Any legally incorporated entity of which you own more than 50 percent of the voting stock during the policy period only if there is no other similar insurance available to that entity. However:

(1) Coverage A does not apply to "bodily injury" or "property damage" that occurred before you acquired more than 50 percent of the voting stock; and

(2) Coverage B does not apply to "personal and advertising injury" arising out of an offense committed before you acquired more than 50 percent of the voting stock.

5. Additional Insured - Owners, Lessees or Contractors-Automatic Status When Required in Construction or Service Agreement With You – Including Upstream Parties

a. 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;

b. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph a. above.

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" which may be imputed to that person or organization directly arising out of:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and

2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

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

This insurance does not apply to:

1. "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, 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 architectural, engineering or surveying services.

2. "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 a part of the same project.

6. Additional Insured – Products Completed Operations Coverage – Including Upstream Parties

a. 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; and

b. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph a. above.

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" which may be imputed to that person or organization directly arising out of “your work” specified in the “written contract” and included in the "products-completed operations hazard".

However:

(1) The insurance afforded to such additional insureds only applies to the extent permitted by law;

(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.

(3) Such coverage will not apply subsequent to the first to occur of the following:

i. The expiration of the period of time required by the “written contract”; or

ii. The expiration of any applicable statute of limitations or statute of repose with respect to claims arising out of “your work”.

c. With respect to the insurance afforded to any additional insured under this endorsement, the following additional exclusionary language shall apply:

This insurance does not apply to “bodily injury” or “property damage” arising out of the rendering of, or the failure to render, any professional architecture, engineering or surveying services, 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.

7. Additional Insured - Vendors

a. Any person(s) or organization(s) (referred to throughout this additional coverage as vendor), but only with respect to "bodily injury" or "property damage", which may be imputed to that person(s) or organization(s) arising out of “your products” shown with the Schedule which are distributed or sold in the regular course of the vendor's business is an insured.

However:

(1) The insurance afforded to such vendor only applies to the extent permitted by law; and

(2) 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) This 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 for 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;

(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 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.

(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:

i. The exceptions contained in Sub-paragraphs d. or f.; or

ii. 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.

8. Additional Insured – Lessor of Leased Equipment – Automatic Status When Required in Lease Agreement With You

a. Any person(s) or organization(s) from whom you lease equipment 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. Such person(s) or organization(s) is an insured only with respect to your liability for "bodily injury", "property damage" or "personal and advertising injury" directly arising out of the maintenance, operation or use of equipment leased to you, which may be imputed to such person or organization as the lessor of equipment.

However, the insurance afforded to such additional insured:

(1) Only applies to the extent permitted by law; and

(2) Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

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

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

9. Additional Insured – Managers or Lessors of Premises

a. Any person(s) or organization(s), 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 person(s) or organization(s) shown in the Schedule.

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.

10. Additional Insured - Engineers, Architects or Surveyors Not Engaged by the Named Insured

a. Any architects, engineers or surveyors who are not engaged by you are insureds, but only with respect to liability for "bodily injury" or "property damage" or "personal and advertising injury" which may be imputed to that architect, engineer or surveyor arising out of:

(1) Your acts or omissions; or

(2) Your acts or omissions of those acting on your behalf;

in the performance of your ongoing operations performed by you or on your behalf.

But only if such architects, engineers or surveyors, while not engaged by you, are contractually required to be added as an additional insured to your policy.

However, the insurance afforded to such additional insured:

(1) Only applies to the extent permitted by law; and

(2) 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 failure to render any professional services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or

(2) Supervisory, inspection or engineering services.

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.

11. Additional Insured - State or Governmental Agency or Subdivision or Political Subdivision - Permits or Authorizations

Any state or governmental agency or subdivision or political subdivision is an insured, subject to the following provisions:

a. This insurance applies 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.

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. This insurance does not apply to:

(1) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

(2) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

12. Additional Insured Consolidated Insurance Program (Wrap-Up) Off-Premises Operations Only - Owners, Lessees or Contractors

a. Any persons or organizations for whom you are performing operations, for which you have elected to seek coverage under a Consolidated Insurance Program, 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 is an insured. Such person or organization is an additional insured only with respect to your liability which may be imputed to that person or organization directly arising out of your ongoing operations performed for that person or organization at a premises other than any project or location that is designated as covered under a Consolidated Insurance Program. A person's or organization's status as an insured under this endorsement ends when your operations for that insured are completed.

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 failure to render, any professional architectural, engineering or surveying services, 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; and

(2) Supervisory, inspection

13. Additional Insured - Employee Injury to Another Employee

With respect to your "employees" who occupy positions which are supervisory in nature:

Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED** is amended to read:

a. "Bodily injury" or "personal and advertising injury"

(1) To you, to your partners or members (if you are a partnership or joint venture), or to your members (if you are a limited liability company);

(2) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in paragraph **(1)(a)** above; or

(3) Arising out of his or her providing or failing to provide professional healthcare services. Paragraph **3.a.** is deleted.

For the purpose of this Item **13** only, a position is deemed to be supervisory in nature if that person performs principle work which is substantially different from that of his or her subordinates and has authority to hire, direct, discipline or discharge.

SECTION III - LIMITS OF INSURANCE

A. The following Items are deleted and replaced by the following:

2. The General Aggregate Limit is the most we will pay for the sum of:

a. Medical expenses under **Coverage C**;

b. Damages under **Coverage A**, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard"; and

c. Damages under **Coverage B;** and

d. Damages under **Coverage H.**

3. The Products-Completed Operations Aggregate Limit is the most we will pay under **Coverage A** for damages because of "bodily injury" and "property damage" included in the "products-completed operations hazard" and **Coverage G.**

6. Subject to **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 resulting from such fire, explosion, or lightning or sprinkler leakage while rented to you or temporarily occupied by you with permission of the owner.

B. The following are added :

8. Subject to Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE** $25,000 is the most we will pay under Coverage **H** for **Water Damage Legal Liability.**

9. Coverage G - Product Recall Expense

Aggregate Limit $50,000

Each Product Recall Limit $25,000

a. The Aggregate Limit shown above is the most we will pay for the sum of all "product recall expense" you incur as a result of all "product recalls" you initiate during the endorsement period.

b. The Each Product Recall Limit shown above is the most we will pay, subject to the Aggregate and $1,000 deductible, for "product recall expense" you incur for any one "product recall" you initiate during the endorsement period.

We will only pay for the amount of "product recall expenses" which are in excess of the deductible amount. The deductible applies separately to each "product recall". The limits of insurance will not be reduced by the amount of this deductible.

We may, or will if required by law, pay all or any part of any deductible amount. Upon notice of our payment of a deductible amount, you shall promptly reimburse us for the part of the deductible amount we paid.

10. Aggregate Limits of Insurance (Per Location)

The General Aggregate Limit applies separately to each of your "locations" owned by or rented to you or temporarily occupied by you with the permission of the owner.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

11. Aggregate Limits of Insurance (Per Project)

The General Aggregate Limit applies separately to each of your projects away from premises owned by or rented to you.

12. With respects to the insurance afforded to additional insureds afforded coverage by items **5** through **13** of

SECTION II – WHO IS AN INSURED above, the following is added:

The most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement;

b. Available under the applicable Limits of Insurance shown in the Declarations;

Whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

13. Subject to **5.** of **SECTION III – LIMITS OF INSURANCE** , a $5,000 "occurrence" limit and a $10,000 "aggregate" limit is the most we will pay under **Coverage A** for damages because of "property damage" covered under **Coverage D - Voluntary Property Damage Coverage** .

For the purposes of this Voluntary Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

14. Subject to **5.** of **SECTION III – LIMITS OF INSURANCE**, a $25,000 "occurrence" limit and a $100,000 "aggregate" limit is the most we will pay under **Coverage E - Care, Custody and Control Coverage** regardless of the number of:

a. Insureds;

b. Claims made or "suits" brought; or

c. Persons or organizations making claims or bringing "suits".

Deductible - Our obligation to pay damages on your behalf applies only to the amount of damages in excess of $500.

This deductible applies to all damages because of "property damage" as the result of 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 as has been paid by us.

As respects this coverage "Aggregate" is the maximum amount we will pay for all covered "occurrences" during one policy period.

For the purposes of this Care, Custody and Control Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

15. Subject to **5.** of **SECTION III – LIMITS OF INSURANCE**, the most we will pay for “property damage” under **Coverage F - Electronic Data Liability Coverage** for loss of “electronic data” is $50,000 without regard to the number of “occurrences”.

SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS

A. The following conditions are amended:

1. Knowledge of Occurrence

a. Condition **2.,** Items **a.** and **b**. are deleted and replaced by the following:

(1) Duties In The Event Of Occurrence, Offense, Claim Or Suit

(a) You must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim. Knowledge of an "occurrence" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee. To the extent possible, notice should include:

i. How, when and where the "occurrence" took place;

ii. The names and addresses of any injured persons and witnesses, and

iii. The nature and location of any injury or damage arising out of the "occurrence" or offense.

(b) If a claim is made or "suit" is brought against any insured, you must:

i. Immediately record the specifics of the claim or "suit" and the date received; and

ii. Notify us as soon as practicable.

You must see to it that we receive written notice of the claim or "suit" as soon as practicable. Knowledge of a claim or "suit" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee.

2. Where **Broad Form Named Insured** is added in **SECTION II – WHO IS AN INSURED** of this endorsement, Condition **4. Other Insurance b. Excess Insurance (1).(a)** is replaced by the following:

(a) Any of the other insurance, whether primary, excess, contingent or on any other basis, that is available to an insured solely by reason of ownership by you of more than 50 percent of the voting stock, and not withstanding any other language in any other policy. This provision does not apply to a policy written to apply specifically in excess of this policy.

B. The following are added:

10. Condition **(5) of 2. "Duties in the event Occurrence, Offense, Claim or Suit" c.** You or any other involved insured must:

(5) Upon our request, replace or repair the property covered under **Voluntary Property Damage Coverage** at your actual cost, excluding profit or overhead.

11. Blanket Waiver Of Subrogation

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of: premises owned or occupied by or rented or loaned to you, ongoing operations performed by you or on your behalf, done under a contract with that person or organization, “your work”, or “your products”. We waive this right where you have agreed to do so as part of a written contract, executed by you before the “bodily injury” or “property damage” occurs or the “personal and advertising injury” offense is committed.

12. Liberalization

If a revision to this Coverage Part, which would provide more coverage with no additional premium becomes effective during the policy period in the state designated for the first Named Insured shown in the Declarations, your policy will automatically provide this additional coverage on the effective date of the revision.

13. Unintentional Failure to Disclose All Hazards

Based on our reliance on your representations as to existing hazards, if you unintentionally should fail to disclose all such hazards at the inception date of your policy, we will not deny coverage under this Coverage Part because of such failure. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

14. The following conditions are added in regard to **Coverage G - Product Recall Expense**

In event of a "product recall", you must

a. See to it that we are notified as soon as practicable of a "product recall". To the extent possible, notice should include how, when and where the "product recall" took place and estimated "product recall expense".

b. Take all reasonable steps to minimize "product recall expense". This will not increase the limits of insurance.

c. If requested, permit us to question you under oath at such times as may be reasonably required about any matter relating to this insurance or your claim, including your books and records. Your answers must be signed.

d. Permit us to inspect and obtain other information proving the loss. You must send us a signed, sworn statement of loss containing the information we request to investigate the claim. You must do this within 60 days after our request.

e. Cooperate with us in the investigation or settlement of any claim.

f. Assist us upon our request, in the enforcement of any rights against any person or organization which may be liable to you because of loss to which this insurance applies.

15. Limited Railroad Contractual Liability

The following conditions are applicable only to coverage afforded by reason of the redefining of an “insured contract" in the **DEFINITIONS** section of this endorsement:

a. Railroad Protective Liability coverage provided by **Railroad Protective Liability Coverage Form (CG 00 35)** with minimum limits of $2,000,000 per occurrence and a $6,000,000 general aggregate limit must be in place for the entire duration of any project.

b. Any amendment to the Other Insurance condition of **Railroad Protective Liability Coverage Form (CG 00 35)** alters the primacy of the coverage or which impairs our right to contribution will rescind any coverage afforded by the redefined “insured contract” language.

c. For the purposes of the **Other Insurance** condition of **Railroad Protective Liability Coverage Form (CG 00 35)** you, the named insured, will be deemed to be the designated contractor.

SECTION V – DEFINITIONS

A. At item **12. "**Mobile equipment" the wording at **f.(1)** is deleted and replaced by the following:

f.(1) Equipment designed primarily for:

(a) Snow removal;

(b) Road maintenance, but not construction or resurfacing; or

(c) Street cleaning;

except for such vehicles that have a gross vehicle weight less than 1,000 lbs which are not designed for highway use.

B. Item **3.** "Bodily injury" is deleted and replaced with the following:

3. "Bodily injury" means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

C. Item **9.** "Insured contract" **c.** is deleted and replaced with the following:

c. Any easement or license agreement;

D. Item **9.** "Insured Contract" **f.(1)** is deleted

E. The following definitions are added for this endorsement only:

23. "Electronic data" means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tape drives, cells, data processing devices or any other media which are used with electronically controlled equipment.

24. "Product recall" means a withdrawal or removal from the market of "your product" based on the determination by you or any regulatory or governmental agency that:

a. The use or consumption of "your product" has caused or will cause actual or alleged "bodily injury" or "property damage"; and

b. Such determination requires you to recover possession or control of "your product" from any distributor, purchaser or user, to repair or replace "your product", but only if "your product" is unfit for use or consumption, or is hazardous as a result of:

(1) An error or omission by an insured in the design, manufacturing, processing, labeling, storage, or transportation of "your product"; or

(2) Actual or alleged intentional, malicious or wrongful alteration or contamination of "your product" by someone other than you.

25. "Product recall expense" means reasonable and necessary expenses for:

a. Telephone, radio and television communication and printed advertisements, including stationery, envelopes and postage.

b. Transporting recalled products from any purchaser, distributor or user, to locations designated by you.

c. Remuneration paid to your employees for overtime, as well as remuneration paid to additional employees or independent contractors you hire.

d. Transportation and accommodation expense incurred by your employees.

e. Rental expense incurred for temporary locations used to store recalled products.

f. Expense incurred to properly dispose of recalled products, including packaging that cannot be reused.

g. Transportation expenses incurred to replace recalled products.

h. Repairing, redistributing or replacing covered recalled products with like products or substitutes, not to exceed your original cost of manufacturing, processing, acquisition and/or distribution.

These expenses must be incurred as a result of a "product recall".

26. "Written Contract" means a written contract or written agreement that requires you to make a person or organization an additional insured on this Coverage Part, provided the contract or agreement:

a. Is currently in effect or becoming effective during the term of this policy; and

b. Was executed prior to:

(1) The "bodily injury" or "property damage"; or

(2) The offense that caused the "personal and advertising injury",

for which the additional insured seeks coverage under this coverage part.


nLIGHT
NCM PDT 10 AR RJB
Large Motion / Extended
Range 360 Lens,Low Voltage
Ceiling Mount Sensor,Passive
Dual Technology Rear RJ-45
Ports
Quantity 1
*231WMM
LOW VOLTAGE
AcuityControls
1.800.535.2465
NPODMA DX GY
*259244


nLIGHT
NPP16 EFP SA
Power/Relay
Pack Vacancy (default) or
Auto-On
Quantity: 1
*265M2W
120/277
AcuityControls
nLIGHT
NPP20 PL
NPP20 PL
Quantity: 1
*233C81
120 VOLT
AcuityControls
1.800.535.2465


nLIGHT
NPP16 EFP
Power/Relay Pack
120/277
Quantity 1
*265LYP
AcuityControls

nLIGHT
NCM PDT 9 RJB
Low Voltage Ceiling Mount
Sensor Passive Dual
Technology,Rear RJ-45
Ports,Small Motion / Standard
Range 360 Lens
Quantity: 1
*230CER
Low Voltage
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3722658

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 17 (Seventeen)

Application Period: 4/1/2025 to 4/30/2025 **Application Date:** 4/29/2025

To (Owner):	City of Grimes, IA 101 NE Harvey Street, Grimes, Iowa 50111	**From (Contractor):**	Preload LLC 4000 Tower Rd., Louisville, KY 40219	**Via (Engineer):**	McClure Engineering Co. 1360 NW 121st St, Clive, IA 50325
Owner's DWSRF Number:	FS-77-23-DWSRF-024	**Contractor's Contract Number:**	23-PD014	**Engineer's Contract Number:**	211186-040
Project:	Grimes Ground Storage Reservoir	**Contract:**	One (1) 2.0 MG Ground Storage Tank		

Application For Payment - Change Order Summary

Approved Change Orders

Number	Additions	Deductions
Totals:	$ -	$ -
Net Change by Change Order:	$ -	

1.	Original Contract Price			$	3,480,000.00
2.	Net change by Change Orders			$	-
3.	Current Contract Price (Line 1 ± 2)			$	3,480,000.00
4.	Total Completed and Stored to Date (Column F on Progress Estimate)			$	3,437,618.50
5.	Retainage				
a.	5.0% X	$ 3,437,618.50	Work Completed	$	171,880.92
b.	5.0% X	$ -	Stored Material	$	-
c.	Early Release of Retainage			$	-
d.	Total Retainage (Line 5a + Line 5b - Line 5c)			$	171,880.92
6.	Amount Eligible to Date (Line 4 - Line 5d)			$	3,265,737.58
7.	Less Previous Payments (Line 6 from prior Application)			$	3,231,862.48
8.	Amount Due This Application			$	33,875.10
9.	Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above)			$	214,262.42

Contractor's Certification

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

By: Molly Mikkelsen Date: 5/7/25

Payment of: $33,875.10
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 5/7/25
(Engineer) (Date)

Payment of: 33,875.10
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ 5/19/25
(Owner) (Date)

Approved by: _____ _____
Funding Agency (if applicable) (Date)

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Finance Budget Code = 374-810-6499
Vendor #= 4667
Pay Request No. 17

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	One (1) 2.0 MG Ground Storage Tank				Application Number:	17 (Seventeen)		
Application Period:	4/1/2025	to	4/30/2025		Application Date:	4/29/2025		
A		B	Work Completed C	Work Completed D	E	F		G
Specification Section Number	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
General Requirements								
1.1	Bonds and Insurance	$ 27,900.00	$ 27,900.00	$ -		$ 27,900.00	100.00%	$ -
1.2	Tank Design Drawings and Calculations	$ 97,200.00	$ 97,200.00	$ -		$ 97,200.00	100.00%	$ -
1.3	Tank Crew Mobilization	$ 256,100.00	$ 256,100.00	$ -		$ 256,100.00	100.00%	$ -
1.4	Mobilization	$ 112,000.00	$ 101,920.00	$ 10,080.00		$ 112,000.00	100.00%	$ -
Sitework								
2.1	Clear and Grub Site	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100.00%	$ -
2.2	SWPPP Management	$ 14,300.00	$ 12,155.00	$ 715.00		$ 12,870.00	90.00%	$ 1,430.00
2.3	Silt Fence Install/Removal	$ 10,600.00	$ 7,314.00	$ 1,643.00		$ 8,957.00	84.50%	$ 1,643.00
2.4	Install/Remove Construction Entrance	$ 6,100.00	$ 6,100.00	$ -		$ 6,100.00	100.00%	$ -
2.5	Relocate Existing Stock Pile and Site Grading	$ 145,700.00	$ 145,700.00	$ -		$ 145,700.00	100.00%	$ -
2.6	Tank Excavation	$ 125,200.00	$ 125,200.00	$ -		$ 125,200.00	100.00%	$ -
2.7	Tank Structural Backfill Price Adjustment No.1 ($35/CY)	$ 52,000.00	$ 37,871.50	$ -		$ 37,871.50	72.83%	$ 14,128.50
2.8	Tank Laydown Area, Crane Pads, and Panel Beds	$ 250,500.00	$ 250,500.00	$ -		$ 250,500.00	100.00%	$ -
2.9	Access Road Subgrade Improvements	$ 31,500.00	$ 31,500.00	$ -		$ 31,500.00	100.00%	$ -
2.10	7" PCC Driveway	$ 35,000.00	$ 35,000.00	$ -		$ 35,000.00	100.00%	$ -
2.11	Final Grading	$ 25,800.00	$ -	$ 23,220.00		$ 23,220.00	90.00%	$ 2,580.00
2.12	Seeding	$ 22,600.00	$ -	$ -		$ -	0.00%	$ 22,600.00
Utility Work								
3.1	Provide and Install 16" DIP Inlet Piping	$ 106,500.00	$ 106,500.00	$ -		$ 106,500.00	100.00%	$ -
3.2	Provide and Install 24" DIP Inlet/Outlet Piping	$ 215,300.00	$ 215,300.00	$ -		$ 215,300.00	100.00%	$ -
3.3	Storm Sewer Work	$ 18,600.00	$ 18,600.00	$ -		$ 18,600.00	100.00%	$ -
Prestressed Concrete Tank								
Form, Reinforce & Pour Floor								
4.1	Footing Forms	$ 46,500.00	$ 46,500.00	$ -		$ 46,500.00	100.00%	$ -
4.2	Reinforcing	$ 108,500.00	$ 108,500.00	$ -		$ 108,500.00	100.00%	$ -
4.3	Place Floor/Footing Concrete	$ 155,000.00	$ 155,000.00	$ -		$ 155,000.00	100.00%	$ -

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A		B	Work Completed		E	F		G
Specification Section Number	Description	Scheduled Value ($)	C From Previous Application (C+D)	D This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Walls								
4.4	Install Beds	$ 41,400.00	$ 41,400.00	$ -		$ 41,400.00	100.00%	$ -
4.5	Form/Reinforce/Pour Panels	$ 186,000.00	$ 186,000.00	$ -		$ 186,000.00	100.00%	$ -
4.6	Erect Panels	$ 103,400.00	$ 103,400.00	$ -		$ 103,400.00	100.00%	$ -
4.7	Joints and Curbs	$ 41,400.00	$ 41,400.00	$ -		$ 41,400.00	100.00%	$ -
4.8	Shotcrete Diaphragm	$ 41,400.00	$ 41,400.00	$ -		$ 41,400.00	100.00%	$ -
Dome								
4.9	Erect Shoring	$ 74,000.00	$ 74,000.00	$ -		$ 74,000.00	100.00%	$ -
4.10	Erect Formwork	$ 55,500.00	$ 55,500.00	$ -		$ 55,500.00	100.00%	$ -
4.11	Reinforcing	$ 129,400.00	$ 129,400.00	$ -		$ 129,400.00	100.00%	$ -
4.12	Place Dome Concrete	$ 37,000.00	$ 37,000.00	$ -		$ 37,000.00	100.00%	$ -
4.13	Remove Formwork	$ 55,500.00	$ 55,500.00	$ -		$ 55,500.00	100.00%	$ -
Prestress								
4.14	Prestress	$ 86,700.00	$ 86,700.00	$ -		$ 86,700.00	100.00%	$ -
4.15	Wire Coat	$ 36,200.00	$ 36,200.00	$ -		$ 36,200.00	100.00%	$ -
4.16	Body Coat	$ 32,500.00	$ 32,500.00	$ -		$ 32,500.00	100.00%	$ -
4.17	Final Coat	$ 7,300.00	$ 7,300.00	$ -		$ 7,300.00	100.00%	$ -
Miscellaneous								
4.18	Tank Pipe, Fittings & Appurtenances	$ 76,000.00	$ 76,000.00	$ -		$ 76,000.00	100.00%	$ -
4.19	Ladder/ Vent/ Hatch/ Misc. Metals	$ 59,000.00	$ 59,000.00	$ -		$ 59,000.00	100.00%	$ -
4.20	Paint	$ 43,000.00	$ 43,000.00	$ -		$ 43,000.00	100.00%	$ -
4.21	Mixing System	$ 38,000.00	$ 38,000.00	$ -		$ 38,000.00	100.00%	$ -
Electrical								
5.1	Electrical Work	$ 335,400.00	$ 335,400.00	$ -	$ -	$ 335,400.00	100.00%	$ -
Architectural Treatment								
6.1	Install Brick Pilasters	$ 130,000.00	$ 130,000.00	$ -		$ 130,000.00	100.00%	$ -
Approved Project Change Orders								
	Total	$ 3,480,000.00	$ 3,401,960.50	$ 35,658.00	$ -	$ 3,437,618.50	98.78%	$ 42,381.50

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Stored Material Summary

Contractor's Application

For (Contract):	One (1) 2.0 MG Ground Storage Tank						Application Number:	17 (Seventeen)	
Application Period:	4/1/2025	to	4/30/2025				Application Date:	4/29/2025	

A	B	C		D		E		F		G
				Stored Previously				Incorporated in Work		
Specification Section / Bid Item No.	Supplier Invoice Number	Description of Materials or Equipment Stored	Storage Location	Date Placed into Storage (Month/Year)	Amount ($)	Amount Stored this Month ($)	Subtotal Amount Completed and Stored to Date (D + E)	Date (Month/ Year)	Amount ($)	Materials Remaining in Storage ($) (D + E - F)
5.1	-	THHN Wire	Newton, IA	Nov-2023	$ 17,405.00	$ -	$ 17,405.00	Dec-2024	$ 17,405.00	$ -
					$ -		$ -			$ -
					$ -		$ -			$ -
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		Totals			$ 17,405.00	$ -	$ 17,405.00		$ 17,405.00	$ -

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Partial Pay Estimates Paid-to-Date

Contractor's Application

For (Contract):	Grimes Ground Storage Reservoir One (1) 2.0 MG Ground Storage Tank					**Application Number:**	17 (Seventeen)
						Application Date:	4/29/2025
Application Period:	From:	4/1/2025	To:	4/30/2025	**Contractor:**	Preload LLC 4000 Tower Rd., Louisville, KY 40219	

Original Contract Amount: **$ 3,480,000.00**

Approved Change Orders:

Number	Date	Amount

Revised Contract Amount: **$ 3,480,000.00**

Pay Estimates Paid-to-Date

Pay Estimate Number	Date	Amount
01	12/12/2023	$ 183,673.95
02	1/23/2024	$ 261,015.35
03	3/12/2024	$ 46,170.00
04	4/9/2024	$ 97,523.20
05	5/14/2024	$ 166,003.95
06	6/25/2024	$ 16,647.80
07	7/23/2024	$ 202,292.05
08	8/27/2024	$ 353,785.70
09	9/10/2024	$ 571,900.00
10	10/22/2024	$ 395,722.50
11	11/12/2024	$ 46,597.50
12	12/10/2024	$ 373,615.05
13	1/14/2025	$ 304,655.50
14	2/25/2025	$ 40,712.25
15	3/25/2025	$ 96,966.98
16	4/22/2025	$ 74,580.70
17		

Total Estimates Paid to Date: **$ 3,231,862.48**

Total Construction Cost: **$ 3,231,862.48**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Midwest Automatic Fire Sprinkler Company		
Address:	2001 DeWolf Street, Des Moines, Iowa 50316		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	1764

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 1

PAYMENT PERIOD: From: April 1, 2025 Through: April 30, 2025

Contract Summary

Original Contract Amount:	$ 76,800.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 76,800.00		
Total completed and stored to date:	$ 46,000.00			
Retainage: 5 % of Completed Work:	$ 2,300.00			
Total Earned less Retainage:		$ 43,700.00		
Less previous applications for payment:		$ -		
SUBTOTAL			$	43,700.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	43,700.00
Balance to finish, including retainage:		$ 33,100.00		
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: Midwest Automatic Fire Sprinkler Company
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects, Inc.
Firm Name

Robert T. Clark 5/9/2025
Signature Date

City of Grimes Staff Approval:

Signature 5-12-25
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		
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ -**

Record of Change Orders

No.	Date	Amount
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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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 10
PERIOD TO: 04/01/25 – 04/30/25

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		
TOTAL	0	0
Approved this Month		

Date	Description	ADDITIONS	DEDUCTIONS
8/27/24	PCO 001: PR 1 Renda Electric	18,818.00	
11/12/24	PCO 003, 004 & 006	9,842.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010	1,754.55	
2/11/25	PCO 011	751.37	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO 015, 017	12,918.68	
	TOTALS	74,163.79	0
	Net change by Change Order		74,163.79

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		74,163.79
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,028,005.79
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		4,316,018.06
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$215,800.90	
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)		215,800.90
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		4,100,217.16
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		3,459,391.21
8.CURRENT PAYMENT NOW DUE		640,825.95
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		3,927,788.63

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 May 5, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this May 5, 2025

NOTARY PUBLIC: Jeni Day Notary Public
My Commission Expires:

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

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: SVPA Architects

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 # :	10				Pd From:	4/1/2025
Prj Name	Grimes Public Safety Center		App Date:	5/2/2025				PD TO :	4/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	$1,369,652	330,555.77	146,131.20	50,496.00	527,182.97	38%	842,469	26,359.15
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,090,804.00			1,090,804.00	86%	184,520	54,540.20
4	BP #04 - Masonry - Forrest & Associate	$271,938	139,857.00	115,589.86		255,446.86	94%	16,491	12,772.34
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	172,070.71	31,748.57		203,819.28	66%	106,431	10,190.96
6	BP #06 - Aluminum & Glazing- MAGS	$402,086	12,863.00		14,583.00	27,446.00	7%	374,640	1,372.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$498,047	233,338.00	36,951.00		270,289.00	54%	227,758	13,514.45
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800		46,000.00		46,000.00	60%	30,800	2,300.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	815,065.00	122,554.00		937,619.00	53%	817,220	46,880.95
10	BP #10 - Electrical - Renda Electric	$921,458	221,740.00	93,500.00	17,000.00	332,240.00	36%	589,218	16,612.00
11	BP #11 - Paving - Core Construction	$469,943	151,114.00			151,114.00	32%	318,829	7,555.70
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,028,005.79**	**3,641,464.43**	**592,474.63**	**82,079.00**	**4,316,018.06**	**54%**	**3,711,988**	**215,800.90**

APPLICATION AND CERTIFICATION FOR PAYMENT

CONSTRUCTION MANAGER-ADVISER EDITION

TO OWNER: City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

PROJECT: Grimes Public Safety Center
2001 SW 6th Street
Grimes, Iowa

APPLICATION NO: 24124301

PERIOD TO: 04/30/25

PROJECT NO:

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

FROM CONTRACTOR:
Midwest Auto Fire Sprinker
2001 DeWolf Street
Des Moines, Iowa 50316

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 76,800.00
2. NET CHANGES by Change Orders (see box below)		$ -
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 76,800.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 46,000.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$ 2,300.00	
b. 0 % of Stored Material (Column F on G703)		
TOTAL Retainage (Lines 5a + 5b or Total in Column I of G703		$ 2,300.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 43,700.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ -
8. CURRENT PAYMENT DUE (Line 6 Less Line 7)		$ 43,700.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6 = Totals in Columns H + I of G703))		$ 33,100.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		$0.00
Total approved this Month		
TOTALS		$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Midwest Automatic Fire Sprinkler Company

By: _____ Date: April 15, 2025

Jerry L. Bernholtz, President

State of: Iowa
County Of: Polk
Subscribed and sworn to before me this 15 day of April 2025

SARAH BETH PHILLIPS
Commission Number 167602
My Commission Expires
12.24.2025

NotaryPublic: _____

My Commision Expires: December 24, 2025

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager 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.....$

(Attached explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCITECT:

By: _____ I BY:

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

CONTINUATION SHEET OF APPLICATION AND CERTIFICATE FOR PAYMENT

APPLICATION NO: 24124301
APPLICATION DATE: 04/15/25
PERIOD FROM: 04/01/25
PERIOD TO: 04/30/25
PROJECT NO:

In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK (List out labor, materials and services)	SCHEDULED VALUE (from contracts & change orders)	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E from last Continuation sheet)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% COMPLETE (G ÷ C)	BALANCE TO FINISH (C-G)	RETAINAGE
1	Material	$ 27,250.00	$ -	$ 16,300.00	$ -	$ 16,300.00	60%	$ 10,950.00	$ 815.00
2	Labor	$ 49,550.00	$ -	$ 29,700.00	$ -	$ 29,700.00	60%	$ 19,850.00	$ 1,485.00
	GRAND TOTALS	$76,800.00	$0.00	$46,000.00	$0.00	$46,000.00	60%	$30,800.00	$2,300.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center
Contractor:	Mid-American Glazing Systems
Address:	3750 W. River Drive, Davenport, IA 52802
Finance Budget Code:	378-150-6499 ***Finance Project #***
Vendor Project or Invoice #:	X242400 ***PO #***
Original Contract Date:	June 25, 2024 ***Vendor #*** 4800

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 4

PAYMENT PERIOD: From: March 1, 2025 Through: 3/32/2025

Contract Summary

Original Contract Amount:	$ 397,060.00			
Net change by Change Orders:	$ 5,026.00			
Contract Amount to Date: (line 1 ± 2)		$ 402,086.00		
Total completed and stored to date:	$ 27,446.00			
Retainage: 5 % of Completed Work:	$ 1,372.30			
Total Earned less Retainage:		$ 26,073.70		
Less previous applications for payment:		$ 12,219.85		
SUBTOTAL			$	13,853.85
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	13,853.85
Balance to finish, including retainage:		$ 376,012.30		
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: Mid-American Glazing Systems
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects, Inc.
Firm Name

Robert F. Clark
Signature 5/9/2025
Date

City of Grimes Staff Approval:

Signature 5-12-25
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	August 27,2024	$ 4,482.10
2	October 22, 2024	$ 5,852.95
3	April 22, 2025	$ 1,884.80
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 12,219.85**

Record of Change Orders

No.	Date	Amount
1	March 25, 2026	$ 5,026.00
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TOTAL **$ 5,026.00**

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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 10
PERIOD TO:
04/01/25
04/30/25

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		
TOTAL	0	0

Approved this Month

Date	Description	ADDITIONS	DEDUCTIONS
8/27/24	PCO 001: PR 1 Renda Electric	18,818.00	
11/12/24	PCO 003, 004 & 006	9,842.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010	1,754.55	
2/11/25	PCO 011	751.37	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO 015, 017	12,918.68	
	TOTALS	74,163.79	0
Net change by Change Order			74,163.79

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		74,163.79
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,028,005.79
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		4,316,018.06
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$215,800.90	
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)		215,800.90
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		4,100,217.16
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		3,459,391.21
8.CURRENT PAYMENT NOW DUE		640,825.95
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		3,927,788.63

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 _____ May 5, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this May 5, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

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: SVPA Architects

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 # :	10				Pd From:	4/1/2025
Prj Name	Grimes Public Safety Center		App Date:	5/2/2025				PD TO :	4/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	$1,369,652	330,555.77	146,131.20	50,496.00	527,182.97	38%	842,469	26,359.15
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,090,804.00			1,090,804.00	86%	184,520	54,540.20
4	BP #04 - Masonry - Forrest & Associate	$271,938	139,857.00	115,589.86		255,446.86	94%	16,491	12,772.34
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	172,070.71	31,748.57		203,819.28	66%	106,431	10,190.96
6	BP #06 - Aluminum & Glazing- MAGS	$402,086	12,863.00		14,583.00	27,446.00	7%	374,640	1,372.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$498,047	233,338.00	36,951.00		270,289.00	54%	227,758	13,514.45
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800		46,000.00		46,000.00	60%	30,800	2,300.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	815,065.00	122,554.00		937,619.00	53%	817,220	46,880.95
10	BP #10 - Electrical - Renda Electric	$921,458	221,740.00	93,500.00	17,000.00	332,240.00	36%	589,218	16,612.00
11	BP #11 - Paving - Core Construction	$469,943	151,114.00			151,114.00	32%	318,829	7,555.70
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,028,005.79**	**3,641,464.43**	**592,474.63**	**82,079.00**	**4,316,018.06**	**54%**	**3,711,988**	**215,800.90**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER / CONTRACTOR:
City of Grimes
The Weitz Company, LLC
611 5th Ave. Suite #300
Des Moines, Iowa 50309

PROJECT:
Grimes Public Safety Center
2001 SW 6th Street
Grimes, Iowa 50111

APPLICATION NO: 4

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

PERIOD TO: April 30, 2025

FROM CONTRACTOR:
Mid-American Glazing Systems
2931 104th St. STE "F"
Urbandale, IA. 50322

VIA ARCHITECT:
SVPA Architects, Inc.
1466 28th Street
West Des Moines, Iowa 50266

PROJECT NOS:

CONTRACT FOR:
Glass & Glazing

CONTRACT DATE: June 7, 2024

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM			$ 397,060.00
2. Net change by Change Orders			$ 5,026.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)			$ 402,086.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 27,446.00
5. RETAINAGE:			
a. 5% of Completed Work (Column D + E on G703)	$	643.15	
b. 5% of Stored Material (Column F on G703)	$	729.15	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 1,372.30
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 26,073.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 12,219.85
8. CURRENT PAYMENT DUE			$ 13,853.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			$ 376,012.30

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$5,026.00	
Total approved this Month		
TOTALS	$5,026.00	$0.00
NET CHANGES by Change Order	$5,026.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Brian Hoste Date: 4/25/25

State of: Iowa County of: Scott
Subscribed and sworn to before me this 25th day of April 2025
Notary Public: Kathryn G. Sharp 519
My Commission expires:

KATHRYN G. SHARP
Commission Number 847950
My Commission Expires
May 9, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

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

By: _____ Date: _____

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

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THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
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CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
APPLICATION DATE: April 25, 2025
PERIOD TO: April 30, 2025
ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	STOREFRONTS AND ENTRANCES								
1	Labor	$89,369.00	$1,984.00			$1,984.00	2.22%	$87,385.00	$99.20
2	Materials	$285,735.00			$14,583.00	$14,583.00	5.10%	$271,152.00	$729.15
3	Sublet	$4,916.00						$4,916.00	
4	Submittals and Shop Drawings	$12,322.00	$6,161.00			$6,161.00	50.00%	$6,161.00	$308.05
5	Bonding	$4,718.00	$4,718.00			$4,718.00	100.00%		$235.90
	CHANGE ORDERS / RFC								
1	CO 02 rev 1 ADD CW METAL AND THIRD ROW CAULK	$5,026.00						$5,026.00	
	GRAND TOTALS	$402,086.00	$12,863.00	$0.00	$14,583.00	$27,446.00		$374,640.00	$1,372.30

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

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THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5232

G703-1992

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 04/28/2025

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

PRODUCER AssuredPartners of MN - Chaska 101 W 3rd St. Chaska MN 55318	**CONTACT NAME:** Lindsay Willems **PHONE (A/C, No, Ext):** (952) 448-3800 **FAX (A/C, No):** **E-MAIL ADDRESS:** Lindsay.Willems@assuredpartners.com **PRODUCER CUSTOMER ID:** 00058323
INSURED Mid-american Glazing Systems Inc 3750 W River Dr Davenport IA 52802-2410	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Integrity Select 10288 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 24-25 Property **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	[X] **PROPERTY** CAUSES OF LOSS / DEDUCTIBLES [ ] BASIC — BUILDING $10,000 [ ] BROAD — CONTENTS $10,000 [X] SPECIAL [ ] EARTHQUAKE [ ] WIND [ ] FLOOD	CPP2878711	07/01/2024	07/01/2025	[ ] BUILDING [ ] PERSONAL PROPERTY [ ] BUSINESS INCOME [ ] EXTRA EXPENSE [ ] RENTAL VALUE [ ] BLANKET BUILDING [ ] BLANKET PERS PROP [X] BLANKET BLDG & PP	$ $ $ $ $ $ $ $ $3,252,400
	[ ] **INLAND MARINE** CAUSES OF LOSS [ ] NAMED PERILS	TYPE OF POLICY POLICY NUMBER				$ $ $ $
	[ ] **CRIME** TYPE OF POLICY					$ $ $
	[ ] **BOILER & MACHINERY / EQUIPMENT BREAKDOWN**					$ **$**
						$ **$**

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Materials Stored at: 3750 W River Drive Davenport, IA 52802
Value of Stored Materials: $14,583.00, Replacement Cost
Project: Grimes Public Safety Center

CERTIFICATE HOLDER

The Weitz Company, LLC
611 5th Ave, Suite #300
Des Moines IA 50309

CANCELLATION

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

Lindsay Willems

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Hot Rod XL
SARGENT


FillPro
BACKER ROD
FillPro Standard
FillPro
BACKER ROD
FillPro Hot Rod XL
SARGENT
ASSA ABLOY
Grimes Public
Safety Center
24-10018-EK
Power
Power

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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 #: X242400 ***PO #***
Original Contract Date: June 25, 2024 ***Vendor #*** 4799

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: April 1, 2025 Through: April 30, 2025

Contract Summary

Original Contract Amount:	$ 1,747,000.00			
Net change by Change Orders:	$ 7,839.29			
Contract Amount to Date: (line 1 ± 2)		$ 1,754,839.29		
Total completed and stored to date:	$ 937,619.00			
Retainage: 5 % of Completed Work:	$ 46,880.95			
Total Earned less Retainage:		$ 890,738.05		
Less previous applications for payment:		$ 774,311.75		
SUBTOTAL			$	116,426.30
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	116,426.30
Balance to finish, including retainage:		$ 864,101.24		
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

Robert F. Clark 5/9/2025
Signature Date

City of Grimes Staff Approval:

Signature 5-12-25
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	11/26/24	$ 65,515.80
5	12/24/24	$ 271,642.05
6	01/28/25	$ 61,906.75
7	02/25/25	$ 119,179.40
8	03/25/25	$ 121,881.20
9	04/22/25	$ 78,374.05
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 774,311.75**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	$ 7,839.29
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6		
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TOTAL **$ 7,839.29**

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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 10
PERIOD TO: 04/01/25 - 04/30/25

CONTRACT DATE:

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

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0

Approved this Month

Date	Description	ADDITIONS	DEDUCTIONS
8/27/24	PCO 001: PR 1 Renda Electric	18,818.00	
11/12/24	PCO 003, 004 & 006	9,842.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010	1,754.55	
2/11/25	PCO 011	751.37	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO 015, 017	12,918.68	
	TOTALS	74,163.79	0
Net change by Change Order			74,163.79

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		74,163.79
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,028,005.79
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		4,316,018.06
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$215,800.90	
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)		215,800.90
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		4,100,217.16
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		3,459,391.21
8.CURRENT PAYMENT NOW DUE		640,825.95
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		3,927,788.63

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 _____ May 5, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this May 5, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

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: SVPA Architects

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 # :	10				Pd From:	4/1/2025
Prj Name	Grimes Public Safety Center		App Date:	5/2/2025				PD TO :	4/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	$1,369,652	330,555.77	146,131.20	50,496.00	527,182.97	38%	842,469	26,359.15
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,090,804.00			1,090,804.00	86%	184,520	54,540.20
4	BP #04 - Masonry - Forrest & Associate	$271,938	139,857.00	115,589.86		255,446.86	94%	16,491	12,772.34
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	172,070.71	31,748.57		203,819.28	66%	106,431	10,190.96
6	BP #06 - Aluminum & Glazing- MAGS	$402,086	12,863.00		14,583.00	27,446.00	7%	374,640	1,372.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$498,047	233,338.00	36,951.00		270,289.00	54%	227,758	13,514.45
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800		46,000.00		46,000.00	60%	30,800	2,300.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	815,065.00	122,554.00		937,619.00	53%	817,220	46,880.95
10	BP #10 - Electrical - Renda Electric	$921,458	221,740.00	93,500.00	17,000.00	332,240.00	36%	589,218	16,612.00
11	BP #11 - Paving - Core Construction	$469,943	151,114.00			151,114.00	32%	318,829	7,555.70
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,028,005.79**	**3,641,464.43**	**592,474.63**	**82,079.00**	**4,316,018.06**	**54%**	**3,711,988**	**215,800.90**

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:	940.10	DISTRIBUTION TO:
				APPLICATION NO:	10	OWNER ☐
				PERIOD TO:	4/30/2025	CONST. MANAGER ☐
				CONTRACT DATE:	6/24/2024	ARCHITECT ☐
				PROJECT NO:	23012	FIELD ☐
FROM CONTRACTOR:	Kruck Plumbing & Heating Co., Inc. 615 Story Street Boone, IA 50036	VIA CONSTRUCTION MANAGER:	Weitz Company	JOB NO:	940	OTHER ☐
		VIA ARCHITECT:	SVPA Acchitects Inc			

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		$ 7,839.29
3.	CONTRACT SUM TO DATE (LINE 1+/-2)		$ 1,754,839.29
4.	TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)		$ 937,619.00
5.	RETAINAGE		
	a. _____% of Completed Work	$ 35,902.25	
	b. _____% of Stored Material	$ 10,978.70	
	Total Retainage		$ 46,880.95
6.	TOTAL EARNED LESS RETAINAGE		$ 890,738.05
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT.....		774,311.75
8.	CURRENT PAYMENT DUE.....		$ 116,426.30
9.	BALANCE TO FINISH, PLUS RETAINAGE	$ 864,101.24	

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 7,839.29	$ 0.00
Total approved this month, including Construction Change Directives	$ 0.00	$ 0.00
TOTALS	$ 7,839.29	$ 0.00
NET CHANGES IN THE WORK	$ 7,839.29	

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: _____ Date: 4/25/25
State of: IA
County of: Boone
Subscribed and sworn to before me this 25 day of April 2025
Notary Public: Cody Bowers
My Commission expires: 3/15/2028

NOTARIAL SEAL IOWA
CODY BOWERS
COMMISSION NUMBER 727398
MY COMMISSION EXPIRES
MARCH 15, 2028

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.

CONTINUATION SHEET

Invoice Number: 940.10
Application Number: 10
Application Date: 4/25/2025
Period To: 4/30/2025
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	69,000.00	4,000.00	0.00	73,000.00	68	34,000.00	3,650.00
2	Submittals / Engineering - L	53,000.00	52,000.00	0.00	0.00	52,000.00	98	1,000.00	2,600.00
3	UG San/Storm/Water - M	67,000.00	65,500.00	1,500.00	0.00	67,000.00	100	0.00	3,350.00
4	UG San/Storm/Water - L	47,000.00	46,000.00	1,000.00	0.00	47,000.00	100	0.00	2,350.00
5	Ag Water/Vent/Storm - M	42,000.00	7,000.00	13,000.00	10,759.00	30,759.00	73	11,241.00	1,537.95
6	Ag Water/Vent/Storm - L	40,000.00	5,000.00	8,000.00	0.00	13,000.00	33	27,000.00	650.00
7	Nat Gas/Compressed Air - M	24,000.00	0.00	5,000.00	0.00	5,000.00	21	19,000.00	250.00
8	Nat Gas/Compressed Air - L	20,000.00	0.00	2,000.00	0.00	2,000.00	10	18,000.00	100.00
9	Domestic Water - M	65,000.00	5,000.00	18,000.00	11,018.00	34,018.00	52	30,982.00	1,700.90
10	Domestic Water - L	35,000.00	3,000.00	7,000.00	0.00	10,000.00	29	25,000.00	500.00
11	Plumbing Fixtures/Drains - M	149,000.00	8,381.00	76,845.00	0.00	85,226.00	57	63,774.00	4,261.30
12	Plumbing Fixtures/Drains - L	47,000.00	1,000.00	3,000.00	0.00	4,000.00	9	43,000.00	200.00
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	47,385.00	47,385.00	68	21,990.00	2,369.25
16	HVAC Controls - L	69,375.00	19,750.00	0.00	0.00	19,750.00	28	49,625.00	987.50

CONTINUATION SHEET

Invoice Number: 940.10
Application Number: 10
Application Date: 4/25/2025
Period To: 4/30/2025
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
17	Test & Balance - L	13,000.00	0.00	0.00	0.00	0.00	0	13,000.00	0.00
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	4,000.00	10,000.00	30,806.00	44,806.00	48	49,194.00	2,240.30
20	Hydronic Pump & Specialties - L	50,000.00	3,000.00	7,000.00	0.00	10,000.00	20	40,000.00	500.00
21	Hydronic Pumps/Boilers - M	38,000.00	0.00	0.00	32,016.00	32,016.00	84	5,984.00	1,600.80
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	5,000.00	25,000.00	12,498.00	42,498.00	31	94,502.00	2,124.90
24	HVAC Ducts & Accessories - L	75,000.00	5,000.00	18,000.00	0.00	23,000.00	31	52,000.00	1,150.00
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	3,320.00	9,595.00	12,915.00	72	5,085.00	645.75
28	EF-Registers-VAVs - L	8,000.00	0.00	1,000.00	0.00	1,000.00	13	7,000.00	50.00
29	MAU-1-Hood-KEF-1 - M	35,000.00	0.00	14,831.00	15,128.00	29,959.00	86	5,041.00	1,497.95
30	MAU-1-Hood-KEF-1 - L	7,000.00	0.00	2,000.00	0.00	2,000.00	29	5,000.00	100.00
31	CUH/PFUH/IRH - M	17,000.00	0.00	0.00	13,890.00	13,890.00	82	3,110.00	694.50
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	3,709.00	184,209.00	20,546.00	208,464.00	95	11,536.00	10,423.20
34	RTU/MAU-2/BCU/ERV - L	14,250.00	1,000.00	10,000.00	0.00	11,000.00	77	3,250.00	550.00
35	ACCU-1 / ACU-1 - M	17,000.00	0.00	0.00	15,933.00	15,933.00	94	1,067.00	796.65

CONTINUATION SHEET

Invoice Number: 940.10
Application Number: 10
Application Date: 4/25/2025
Period To: 4/30/2025
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
38	CO#1-PR-3	7,839.29	0.00	0.00	0.00	0.00	0	7,839.29	0.00
		1,754,839.29	**303,340.00**	**414,705.00**	**219,574.00**	**937,619.00**	**53**	**817,220.29**	**46,880.95**

Attachment G

Application for Payment No. 10
Project: Grimes Public Safety

Tabulation of Stored Materials

Contractor: Kruck P & H.
Application Date: 4/25/2025

AIA Line #	Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Apllication		(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
8	762030	Ferg-NH	20759.00	0.00			10000.00		10759.00	0.00	
9	1319487	Ferg-BFP	0.00	4946.00				4946.00	0.00	0.00	
9	1431673	Ferg-Copper pipe	8446.00	0.00			4000.00		4446.00	0.00	
9	762116	Ferg-Copper ftgs	13572.00	0.00			7000.00		6572.00	0.00	
11	995235	Ferg-FD/TD	0.00	40270.00				40270.00	0.00	0.00	
11	1093909	Ferg-RD	0.00	0.00					0.00	0.00	
11	21420-1	DE-WH	0.00	32575.00				32575.00	0.00	0.00	
15	2	Woodman-Valves	0.00	26325.00					0.00	26325.00	
15	3	Woodman-Controls	0.00	21060.00					0.00	21060.00	
19	762247	Ferg-Pump drop	0.00	7710.00					0.00	7710.00	
19	1210060	Ferg-Mech Room	0.00	3567.00					0.00	3567.00	
19	1210122	Ferg-Mech Room	0.00	8407.00					0.00	8407.00	
19	99055	HE-Metra Loop	0.00	11122.00					0.00	11122.00	
21	98264	HE-Pumps	0.00	11381.00					0.00	11381.00	
21	98263	HE-Boilers	0.00	20635.00					0.00	20635.00	
23	S-88935	MH-Gal Metal	0.00	16133.00				10000.00	0.00	6133.00	
23	114811	Rist - Silencer	0.00	6365.00					0.00	6365.00	
27	114178	Rist-VAV	0.00	2320.00				2320.00	0.00	0.00	
27	114922	Rist - DF	0.00	3350.00					0.00	3350.00	
27	114957	Rist - EF	0.00	6245.00					0.00	6245.00	
29	2345787	CA-MAU-a	0.00	11831.00				11831.00	0.00	0.00	
29	2379508	CA-KEF	0.00	2147.00					0.00	2147.00	
29	2402194	CA-Hoods	0.00	12981.00					0.00	12981.00	
31	INV25200097	BGP-IRH	0.00	13890.00					0.00	13890.00	
33	1855	SP-RTU	0.00	119508.00				119508.00	0.00	0.00	
33	1986	SP-RTU Curb	0.00	0.00					0.00	0.00	
33	2029	SP-BC	0.00	20546.00					0.00	20546.00	
33	2158	SP-MAU-2	0.00	38098.00				38098.00	0.00	0.00	
33	2163	SP-ERV	0.00	11603.00				11603.00	0.00	0.00	
35	2049	SP-Mini Split	0.00	15933.00					0.00	15933.00	
			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	

Attachment G

Application for Payment No. 10
Project: Grimes Public Safety

Tabulation of Stored Materials

Contractor: Kruck P & H.
Application Date: 4/25/2025

AIA Line #	Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Apllication		(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

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Rist & Associates
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

Invoice Number	Invoice Date	Description	Amount
115837	4/1/2025		4,690.00

For a valuable consideration (in the amount of $4,690.00), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 15th day of April, 20 25.

Name of VENDOR: Rist & Associates, Inc

By: Andrea Rogers - Treasurer
(Owner, Partner, Officer) (Please Designate)

MARY T. COURTNEY
COMMISSION NO. 788451
MY COMMISSION EXPIRES
2/15/27

Sworn to and subscribed before the undersigned
this 15 day of April, 20 25.

Mary T Courtney
Notary Public

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Hallett Materials
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
1861314	12/2/2024	No Tax	943.49

For a valuable consideration (in the amount of $943.49), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 10 day of April, 20 25.

Name of VENDOR: Hallett Materials

By: [signature] Controller
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 10 day of April, 20 25.

[signature]

Notary Public

KRISTI CROTHERS
Commission Number 854802
My Commission Expires
March 20, 2027

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Setpoint Mechanical Solutions
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
1986	12/17/2024		2,709.84

For a valuable consideration (in the amount of $2,709.84), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 31st day of March, 2025.

Name of VENDOR: Setpoint Mechanical Solutions

By: Ann Fletcher, CFO
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 31st day of March, 2025.

Adam W Klotz
Notary Public

ADAM WILLIAM KLOTZ
Commission Number 800372
My Commission Expires
November 15, 2025

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Ferguson Enterprises, Inc.
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
0762030	2/12/2025		24,759.97
0764701-2	2/27/2025		10,489.50
1317049	2/3/2025		16.58
1319230	1/31/2025		27.30
1319487	2/7/2025		4,946.82
1333593	2/7/2025		258.99
1333593-1	2/10/2025		1,161.54
1333986	2/7/2025		515.80
1334032	2/7/2025		184.09
1339487	2/7/2025		33.69
1340861	2/12/2025		51.48
1355293	2/13/2025		5.46
1392954	2/27/2025		28.82

For a valuable consideration (in the amount of $42,480.04), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 28 day of March, 20 25.

Name of VENDOR: Ferguson

By: Andrea Barger Credit Manager
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned

this 28 day of March, 20 25.

Notary Public

SAMANTHA RICKLEFS
Commission Number 809780
My Commission Expires
March 29, 2027

SAMANTHA RICKLEFS
Commission Number 809780
My Commission Expires
March 29, 2027

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: Grimes Public Safety Center
Contractor: Hopkins Roofing
Address: 929 Opportunity Lane, Pella, IA 50219
Finance Budget Code: 378-150-6499 ***Finance Project #***
Vendor Project or Invoice #: X242400 ***PO #***
Original Contract Date: June 25, 2024 ***Vendor #*** 4798

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: April 1, 2025 Through: April 30, 2025

Contract Summary

Original Contract Amount:	$ 310,250.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 310,250.00		
Total completed and stored to date:	$ 203,819.28			
Retainage: 5 % of Completed Work:	$ 10,190.96			
Total Earned less Retainage:		$ 193,628.32		
Less previous applications for payment:		$ 163,467.17		
SUBTOTAL			$	30,161.15
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	30,161.15
Balance to finish, including retainage:		$ 116,621.68		
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: Hopkins Roofing
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects, Inc.
Firm Name

Robert T. Clark
Signature 5/9/2025
Date

City of Grimes Staff Approval:

Signature 5-12-25
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	April 22, 2025	$ 163,467.17
2		
3		
4		
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35		

Previous Applications for Payment

No.	Date	Amount
36		
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70		

TOTAL **$ 163,467.17**

Record of Change Orders

No.	Date	Amount
1		
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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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 10
PERIOD TO: 04/01/25 – 04/30/25

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

CONTRACT DATE:

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
Change Orders approved in previous months by Owner		
TOTAL	0	0

Approved this Month

Date	Description	ADDITIONS	DEDUCTIONS
8/27/24	PCO 001: PR 1 Renda Electric	18,818.00	
11/12/24	PCO 003, 004 & 006	9,842.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010	1,754.55	
2/11/25	PCO 011	751.37	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO 015, 017	12,918.68	
	TOTALS	74,163.79	0
Net change by Change Order			74,163.79

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		74,163.79
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,028,005.79
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		4,316,018.06
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$215,800.90	
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)		215,800.90
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		4,100,217.16
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		3,459,391.21
8.CURRENT PAYMENT NOW DUE		640,825.95
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		3,927,788.63

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 May 5, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this May 5, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

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: SVPA Architects

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 # :	10				Pd From:	4/1/2025
Prj Name	Grimes Public Safety Center		App Date:	5/2/2025				PD TO :	4/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	$1,369,652	330,555.77	146,131.20	50,496.00	527,182.97	38%	842,469	26,359.15
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,090,804.00			1,090,804.00	86%	184,520	54,540.20
4	BP #04 - Masonry - Forrest & Associate	$271,938	139,857.00	115,589.86		255,446.86	94%	16,491	12,772.34
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	172,070.71	31,748.57		203,819.28	66%	106,431	10,190.96
6	BP #06 - Aluminum & Glazing- MAGS	$402,086	12,863.00		14,583.00	27,446.00	7%	374,640	1,372.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$498,047	233,338.00	36,951.00		270,289.00	54%	227,758	13,514.45
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800		46,000.00		46,000.00	60%	30,800	2,300.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	815,065.00	122,554.00		937,619.00	53%	817,220	46,880.95
10	BP #10 - Electrical - Renda Electric	$921,458	221,740.00	93,500.00	17,000.00	332,240.00	36%	589,218	16,612.00
11	BP #11 - Paving - Core Construction	$469,943	151,114.00			151,114.00	32%	318,829	7,555.70
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,028,005.79**	**3,641,464.43**	**592,474.63**	**82,079.00**	**4,316,018.06**	**54%**	**3,711,988**	**215,800.90**

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
Weitz Company
611 5th Ave Suite 300
Des Moines IA 50309
FROM CONTRACTOR:
Hopkins Roofing Inc
929 Opportunity Lane
Pella IA 50219

PROJECT:
Grimes Public Safety Center
20001 SW 6th St
Grimes Iowa 50111
VIA ARCHITECT:

APPLICATION #: 2
PERIOD TO: 04/30/25
PROJECT NOS:
CONTRACT DATE: 10/30/24

Distribution to:
- [ ] Owner
- [ ] Const. Mgr
- [ ] Architect
- [ ] Contractor
- [ ]

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	$	310,250.00
2. Net change by Change Orders	$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	310,250.00
4. TOTAL COMPLETED TO DATE (Column G on Continuation Sheet)	$	203,819.28
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	$	10,190.96
b. 5.0% of Stored Material (Column F on Continuation Sheet)	$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet)	$	10,190.96
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$	193,628.32
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	163,467.17
8. CURRENT PAYMENT DUE	$	30,161.15
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	116,621.68

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

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: Tiffany Visser Date: 4/28/25

State of: Iowa
County of: Marion
Subscribed and sworn to before me this 28 day of April

Kristine Lynn Kramer
Commission Number 860295
My Commission Expires
November 11, 2027

Notary Public: Kristine Kramer
My Commission expires: 11-11-27

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ----------

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

ARCHITECT:

By: _____ 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 of Contractor under this Contract.

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
Grimes Public Safety Center
20001 SW 6th St
Grimes Iowa 50111

APPLICATION NUMBER: 2
APPLICATION DATE: 04/25/25
PERIOD TO: 30-Apr-25
ARCHITECT'S PROJECT NO:

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
			From Previous Application (D + E)	This Period					
1	**Low Slope Material**	167,905.39	140,500.98			140,500.98	84%	27,404.41	7,025.05
2	**Low Slope Labor**	121,578.93	30,394.73	12,157.89		42,552.62	35%	79,026.31	2,127.63
3	**Equipment Rental**	4,700.00	1,175.00	3,525.00		4,700.00	100%		235.00
4	**Low Slope Miscllaneous**	16,065.68		16,065.68		16,065.68	100%		803.28
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28									
	SUBTOTALS PAGE 2	310,250.00	172,070.71	31,748.57		203,819.28	66%	106,430.72	10,190.96

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Forrest & Associate, Inc.		
Address:	817 SW 9th Street, Des Moines, IA 50309		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	14750	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4260

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 4

PAYMENT PERIOD: From: April 1, 2025 Through: April 30, 2025

Contract Summary

Original Contract Amount:	$ 261,343.00			
Net change by Change Orders:	$ 10,594.86			
Contract Amount to Date: (line 1 ± 2)		$ 271,937.86		
Total completed and stored to date:	$ 255,446.86			
Retainage: 5 % of Completed Work:	$ 12,772.34			
Total Earned less Retainage:		$ 242,674.52		
Less previous applications for payment:		$ 132,864.15		
SUBTOTAL			$	109,810.37
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	109,810.37
Balance to finish, including retainage:		$ 29,263.34		
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: Forrest & Associate, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects, Inc.
Firm Name

Robert F. Ohl 5/9/2025
Signature Date

City of Grimes Staff Approval:

Signature 5-12-25
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	August 27, 2024	$ 2,234.40
2	March 25, 2025	$ 35,625.00
3	April 22, 2025	$ 95,004.75
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 132,864.15**

Record of Change Orders

No.	Date	Amount
1	April 8, 2025	$ 10,594.86
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TOTAL **$ 10,594.86**

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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 10
PERIOD TO: 04/01/25 – 04/30/25

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

CONTRACT DATE:

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

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0

Approved this Month

Date	Description	ADDITIONS	DEDUCTIONS
8/27/24	PCO 001: PR 1 Renda Electric	18,818.00	
11/12/24	PCO 003, 004 & 006	9,842.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010	1,754.55	
2/11/25	PCO 011	751.37	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO 015, 017	12,918.68	
	TOTALS	74,163.79	0
Net change by Change Order			74,163.79

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		74,163.79
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,028,005.79
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		4,316,018.06
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$215,800.90	
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)		215,800.90
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		4,100,217.16
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		3,459,391.21
8.CURRENT PAYMENT NOW DUE		640,825.95
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		3,927,788.63

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 May 5, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this May 5, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

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: SVPA Architects

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 # :	10				Pd From:	4/1/2025
Prj Name	Grimes Public Safety Center		App Date:	5/2/2025				PD TO :	4/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	$1,369,652	330,555.77	146,131.20	50,496.00	527,182.97	38%	842,469	26,359.15
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,090,804.00			1,090,804.00	86%	184,520	54,540.20
4	BP #04 - Masonry - Forrest & Associate	$271,938	139,857.00	115,589.86		255,446.86	94%	16,491	12,772.34
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	172,070.71	31,748.57		203,819.28	66%	106,431	10,190.96
6	BP #06 - Aluminum & Glazing- MAGS	$402,086	12,863.00		14,583.00	27,446.00	7%	374,640	1,372.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$498,047	233,338.00	36,951.00		270,289.00	54%	227,758	13,514.45
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800		46,000.00		46,000.00	60%	30,800	2,300.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	815,065.00	122,554.00		937,619.00	53%	817,220	46,880.95
10	BP #10 - Electrical - Renda Electric	$921,458	221,740.00	93,500.00	17,000.00	332,240.00	36%	589,218	16,612.00
11	BP #11 - Paving - Core Construction	$469,943	151,114.00			151,114.00	32%	318,829	7,555.70
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,028,005.79**	**3,641,464.43**	**592,474.63**	**82,079.00**	**4,316,018.06**	**54%**	**3,711,988**	**215,800.90**

CONTRACTOR'S APPLICATION AND CERTIFICATION FOR PAYMENT -- Const Manager-Adviser

TO OWNER: W003 The Weitz Company
611 5th Ave
Des Moines, IA 50309

Project: Grimes Public Safety Center
F&A Job #: 241035

VIA ARCHITECT:

FROM CONTRACTOR: FORREST & ASSOCIATE INC
817 SW 9th Street
Des Moines, IA 50309

Contract Date: 6/19/2024

APPLICATION NO: 4
PERIOD TO: 04/30/25
APPLICATION DATE: 04/25/25
PROJECT NO.: 241035
ORDER #:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1	ORIGINAL CONTRACT SUM	$ 261,343.00
2	Net change by Change Orders	$ 10,594.86
3	CONTRACT SUM TO DATE (LINE 1+2)	$ 271,937.86
4	TOTAL COMPLETED & STORED TO DATE: (Column G on pg 2)	$ 255,446.86
5	RETAINAGE: (Cear field J20 for retainer invoice) 5% %of Progress Payment	$ 12,772.34 X
6	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5)	$ 242,674.52
7	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$ 132,864.15
8	CURRENT PAYMENT DUE	$ 109,810.37
9	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$ 29,263.34

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		$ -
Total approved this Month	$ 10,594.86	$ -
TOTALS	$ 10,594.86	$ -
NET CHANGES by Change/Field Order	$ 10,594.86	

Approved By Owner: _____

Date: _____

F&A FM130104

The undersigned Contracor 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: FORREST & ASSOCIATE INC

By: _____ Date: 04/25/25

State of: Iowa
County of: Polk
Subscribed and sworn to before me this 25 day of April 2025

NOTARIAL SEAL IOWA
RUTH E BEYER
Commission Number 819528
My Commission Expires
August 15, 2025

Notary Public: Ruth Beyer
My Commission Expires: 15-Aug-25

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations 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 for. Initial all figures on this application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

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.

SCHEDULE OF VALUES - ITEMIZATION SHEET | Due Date: 05/25/25 | PAGE ___ OF ___ PAGES

The Contractor's APPLICATION FOR AND CERTIFICATION OF PAYMENT (DMPSFM-500), containing Contractor's signed Certificate is attached. In calculations below, amounts are stated to the nearest dollar.

Application No: 4
Application Date: 4/25/25
Period To: 4/30/25

Job: Grimes Public Safety Center | F&A Job # 241035 | $ 261,343.00 | Project No: 241035

A	B	C	D	E	F	G		H	I
ITEM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
			Previous Applications	Work in Place	Stored Materials (not in D or E)	(D+E+F)	(G/C)	(C-G)	5%
	CONTRACT								$ -
			$ -			$ -		$ -	$ -
	Bond	$ 2,352.00	$ 2,352.00			$ 2,352.00	100%	$ -	$ 117.60
	Mobilize & Setup	$ 5,000.00	$ 2,500.00			$ 2,500.00	50%	$ 2,500.00	$ 125.00
			$ -			$ -		$ -	$ -
	CMU		$ -			$ -		$ -	$ -
	Materials	$ 20,000.00	$ 15,005.00	$ 4,995.00		$ 20,000.00	100%	$ -	$ 1,000.00
	Labor	$ 40,000.00	$ 20,000.00	$ 10,000.00		$ 30,000.00	75%	$ 10,000.00	$ 1,500.00
			$ -			$ -		$ -	$ -
	Brick		$ -			$ -		$ -	$ -
	Materials	$ 105,000.00	$ 90,000.00	$ 15,000.00		$ 105,000.00	100%	$ -	$ 5,250.00
	Labor	$ 88,991.00	$ 10,000.00	$ 75,000.00		$ 85,000.00	96%	$ 3,991.00	$ 4,250.00
			$ -			$ -		$ -	$ -
CO #1	Water for LB CMU	$ 10,594.86	$ -	$ 10,594.86		$ 10,594.86	100%	$ -	$ 529.74
			$ -			$ -		$ -	$ -
			$ -			$ -		$ -	$ -
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			$ -			$ -		$ -	$ -
			$ -			$ -		$ -	$ -
> > >	Retainer Requested		$ -			$ -		$ -	$ -
	TOTALS * * * * *	$ 271,937.86	$ 139,857.00	$ 115,589.86	$ -	$ 255,446.86	94%	$ 16,491.00	$ 12,772.34

Forrest & Associate INC.

Quality Masonry Renovation/Construction Since 1960

817 S.W. 9th Street • Des Moines, Iowa 50309-4579
Phone: 515-283-0497 • Fax: 515-283-0514
Email: Forrest@forrestassociate.com • Website: www.forrestassociate.com

INVOICE No. 15116

W003 The Weitz Company
611 5th Ave
Des Moines, IA 50309

email: Jeni.Day@weitz.com

DATE April 25, 2025
JOB NO 241035
LOCATION Grimes Public Safety Center

Pay App 4

DATE	DESCRIPTION	AMOUNT
	ORIGINAL CONTRACT AMOUNT:	**$ 261,343.00**
	Change Orders:	**$ 10,594.86**
		$ 271,937.86
	GROSS CONTRACT COMPLETED TO DATE:	**$ 255,446.86**
	Less Previously Billed Gross:	**$ (139,857.00)**
		$ 115,589.86
	Less Retainage: **5%**	**$ (5,779.49)**
	Amount Due:	**$ 109,810.37**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	DDVI		
Address:	1817 N. 7th Street, Indianola, IA 50125		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4793

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 4

PAYMENT PERIOD: From: April 1, 2025 Through: April 30, 2025

Contract Summary

Original Contract Amount:	$ 1,365,000.00			
Net change by Change Orders:	$ 4,652.13			
Contract Amount to Date: (line 1 ± 2)		$ 1,369,652.13		
Total completed and stored to date:	$ 527,182.97			
Retainage: 5 % of Completed Work:	$ 26,359.15			
Total Earned less Retainage:		$ 500,823.82		
Less previous applications for payment:		$ 314,027.98		
SUBTOTAL			$	186,795.84
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	186,795.84
Balance to finish, including retainage:		$ 868,828.31		
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: DDVI
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects, Inc.
Firm Name

Robert F. Clark
Signature 5/9/2025
Date

City of Grimes Staff Approval:

Signature 5-12-25
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	December 24, 2024	$ 197,600.48
2	January 28, 2025	$ 19,374.96
3	April 22, 2025	$ 97,052.54
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Previous Applications for Payment

No.	Date	Amount
36		
37		
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TOTAL **$ 314,027.98**

Record of Change Orders

No.	Date	Amount
1	November 26,2026	$ 1,162.44
2	February 11, 2025	$ 751.37
3	March 25, 2025	$ 2,738.32
4		
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TOTAL **$ 4,652.13**

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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 10
PERIOD TO: 04/01/25 – 04/30/25

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		
TOTAL	0	0

Approved this Month

Date	Description	ADDITIONS	DEDUCTIONS
8/27/24	PCO 001: PR 1 Renda Electric	18,818.00	
11/12/24	PCO 003, 004 & 006	9,842.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010	1,754.55	
2/11/25	PCO 011	751.37	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO 015, 017	12,918.68	
	TOTALS	74,163.79	0
Net change by Change Order			74,163.79

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		74,163.79
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,028,005.79
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		4,316,018.06
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$215,800.90	
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)		215,800.90
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		4,100,217.16
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		3,459,391.21
8.CURRENT PAYMENT NOW DUE		640,825.95
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		3,927,788.63

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 _____ May 5, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this May 5, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

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: SVPA Architects

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 # :	10				Pd From:	4/1/2025
Prj Name	Grimes Public Safety Center		App Date:	5/2/2025				PD TO :	4/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	$1,369,652	330,555.77	146,131.20	50,496.00	527,182.97	38%	842,469	26,359.15
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,090,804.00			1,090,804.00	86%	184,520	54,540.20
4	BP #04 - Masonry - Forrest & Associate	$271,938	139,857.00	115,589.86		255,446.86	94%	16,491	12,772.34
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	172,070.71	31,748.57		203,819.28	66%	106,431	10,190.96
6	BP #06 - Aluminum & Glazing- MAGS	$402,086	12,863.00		14,583.00	27,446.00	7%	374,640	1,372.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$498,047	233,338.00	36,951.00		270,289.00	54%	227,758	13,514.45
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800		46,000.00		46,000.00	60%	30,800	2,300.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	815,065.00	122,554.00		937,619.00	53%	817,220	46,880.95
10	BP #10 - Electrical - Renda Electric	$921,458	221,740.00	93,500.00	17,000.00	332,240.00	36%	589,218	16,612.00
11	BP #11 - Paving - Core Construction	$469,943	151,114.00			151,114.00	32%	318,829	7,555.70
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,028,005.79**	**3,641,464.43**	**592,474.63**	**82,079.00**	**4,316,018.06**	**54%**	**3,711,988**	**215,800.90**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:	City of Grimes 101 NE Harvey St Grimes, IA 50111	PROJECT:	Grimes Public Safety	APPLICATION NO:	4
				PERIOD TO:	04/25/25
FROM CONTRACTOR:	DDVI Inc PO Box 743 Indianola, IA 50125	VIA ARCHITECT:	SVPA Architects 1466 28th St, Suite 200 West Des Moines 50266	PROJECT NOS:	24-652
CONTRACT FOR:	Grimes Public Safety			CONTRACT DATE:	

Distribution to:
- ☐ OWNER
- ☐ ARCHITECT
- ☐ CONTRACTOR
- ☐
- ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 1,365,000.00
2. Net change by Change Orders		$ 4,652.13
3. CONTRACT SUM TO DATE (Line 1 & 2)		$ 1,369,652.13
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 527,182.97
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$ 23,834.35	
b. 5 % of Stored Material (Column F on G703)	$ 2,524.80	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 26,359.15
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 500,823.82
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 314,027.98
8. CURRENT PAYMENT DUE		$ **186,795.84**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 868,828.31

ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$4,652.13	
Total approved this Month		
TOTALS	$4,652.13	$0.00
NET CHANGES by Change Order	$4,652.13	

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: _____ Date: 4/21/2025

State of: Iowa County of: Warren
Subscribed and sworn to before me this 21 day of April 2025
Notary Public: Rich Piper
My Commission expires: 2/14/2026

RICH O PIPER JR. COMMISSION NO. 732989 IOWA MY COMM. EXPIRES 2/14/2026 NOTARIAL SEAL

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

(Attach explanation if amount certified differes 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: _____ 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

Grimes

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	G % (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE
	General Conditions								
1.000	General Conditions/Overhead/Profit	$206,090.00	$47,400.70	$26,791.70		$74,192.40	36.00%	$131,897.60	$3,709.62
1.001	Insurance/Bonds	$25,793.00	$25,793.00			$25,793.00	100.00%		$1,289.65
	Temp Heat	$8,500.00	$8,500.00			$8,500.00	100.00%		$425.00
	Temp Barricades	$27,800.00	$2,780.00	$0.00		$2,780.00	10.00%	$25,020.00	$139.00
	Jobsite Cleaning	$14,000.00					0.00%	$14,000.00	
	Submittals	$20,000.00	$12,500.00	$2,500.00		$15,000.00	75.00%	$5,000.00	$750.00
	Allowance	$2,000.00					0.00%	$2,000.00	
							#DIV/0!		
							#DIV/0!		
	Staking	$2,500.00	$2,500.00			$2,500.00	100.00%		$125.00
							#DIV/0!		
	Flag Pole & Base/bumper post - labor	$650.00					0.00%	$650.00	
	Flag Pole & Base/bumper post - Material	$1,000.00					0.00%	$1,000.00	
							#DIV/0!		
	Screen Wall - Labor	$4,044.00					0.00%	$4,044.00	
	Screen Wall - Material	$10,858.00					0.00%	$10,858.00	
	Trash Enclosure - Labor	$2,534.00							
	Trash Enclosure - Material	$17,452.00							
							#DIV/0!		
	Site Improvements/bike Racks - labor	$125.00					0.00%	$125.00	
	Site Improvements/bike Racks - material	$1,050.00					0.00%	$1,050.00	
							#DIV/0!		
	Slab - Labor	$65,277.00	$22,846.95	$19,583.10		$42,430.05	65.00%	$22,846.95	$2,121.50
	Slab - Material	$88,480.00	$30,968.00	$57,512.00		$88,480.00	100.00%		$4,424.00
	Slab on Deck - Labor	$6,160.00		$6,160.00		$6,160.00	100.00%		$308.00
	Slab on Deck - Material	$4,564.00		$4,564.00		$4,564.00	100.00%		$228.20
	Footings/Formed Curb - Labor	$50,787.00	$50,787.00			$50,787.00	100.00%		$2,539.35
	Footings/Formed Curb - Material	$85,693.00	$85,693.00			$85,693.00	100.00%		$4,284.65
	Washout	$1,880.00	$940.00	$940.00		$1,880.00	100.00%		$94.00
	Trash Enclosure - Labor	$7,511.00					0.00%	$7,511.00	
	Trash Enclosure - Material	$7,272.00					0.00%	$7,272.00	
	Misc Concrete - Labor	$630.00					0.00%	$630.00	
	Misc Concrete - Material	$746.00					0.00%	$746.00	
							#DIV/0!		
	Sub Total	$663,396.00	$290,708.65	$118,050.80		$408,759.45	61.62%	$234,650.55	$20,437.97

5FAIA DOCUMENT G703 · CONTINUATION SHEET FOR G702 · 1992 EDITION · AIA · © 1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292||05F4FbG703-1992

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: #REF!
APPLICATION DATE: #REF!
PERIOD TO: #REF!
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	Polished Concrete - Labor	$30,000.00		$7,500.00		$7,500.00	25.00%	$22,500.00	$375.00
	Polished Concrete - Material	$17,200.00		$4,300.00		$4,300.00	25.00%	$12,900.00	$215.00
	Caulking	$3,900.00					0.00%	$3,900.00	
	Conrete Sealers - Labor	$3,750.00					0.00%	$3,750.00	
	Conrete Sealers - Material	$2,400.00					0.00%	$2,400.00	
							#DIV/0!		
	Masonry - Labor	$500.00					0.00%	$500.00	
	Masonry - Material	$600.00					0.00%	$600.00	
							#DIV/0!		
	Structural Steel	$3,500.00					0.00%	$3,500.00	
							#DIV/0!		
	Blocking/Plywood sheathing - Labor	$1,380.00		$690.00		$690.00	50.00%	$690.00	$34.50
	Blocking/Plywood sheathing - Material	$3,802.00		$1,901.00		$1,901.00	50.00%	$1,901.00	$95.05
							#DIV/0!		
	Casework - Labor	$11,330.00					0.00%	$11,330.00	
	Casework - Material	$120,838.00	$12,083.80			$12,083.80	10.00%	$108,754.20	$604.19
							#DIV/0!		
	Roof Plate - Labor	$4,900.00	$2,695.00	$1,715.00		$4,410.00	90.00%	$490.00	$220.50
	Roof Plate - Material	$12,500.00	$8,750.00	$2,500.00		$11,250.00	90.00%	$1,250.00	$562.50
							#DIV/0!		
	Caulking - Labor	$4,100.00					0.00%	$4,100.00	
	Caulking - Material	$4,100.00					0.00%	$4,100.00	
							#DIV/0!		
	Doors - Labor	$9,920.00		$992.00		$992.00	10.00%	$8,928.00	$49.60
	Doors - Material	$84,824.00		$8,482.40		$8,482.40	10.00%	$76,341.60	$424.12
							#DIV/0!		
	Section Doors - Labor	$8,000.00					0.00%	$8,000.00	
	Section Doors - Material	$55,400.00					0.00%	$55,400.00	
	Section Doors - Shop Drawings	$4,000.00	$4,000.00			$4,000.00	100.00%		$200.00
	Four-Fold Doors - Labor	$12,000.00					0.00%	$12,000.00	
	Four-Fold Doors - Material	$152,800.00			$33,756.00	$33,756.00	22.09%	$119,044.00	$1,687.80
	Four-Fold Doors - Shop Drawings	$4,000.00	$4,000.00			$4,000.00	100.00%		$200.00
							#DIV/0!		
	Sub Total	$555,744.00	$31,528.80	$28,080.40	$33,756.00	$93,365.20	16.80%	$462,378.80	$4,668.26

CONTINUATION SHEET

Grimes Public Safety | *AIA DOCUMENT G703* | PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
APPLICATION DATE: #REF!
PERIOD TO: 4/25/25
ARCHITECT'S PROJECT NO:

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
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
							#DIV/0!		
	Window Blocking - Labor	$5,000.00	$2,500.00	$0.00		$2,500.00	50.00%	$2,500.00	$125.00
	Window Blocking - Material	$4,400.00	$3,080.00	$0.00		$3,080.00	70.00%	$1,320.00	$154.00
							#DIV/0!		
	Ceramic Tile - Labor	$13,620.00					0.00%	$13,620.00	
	Ceramic Tile - Material	$12,020.00					0.00%	$12,020.00	
							#DIV/0!		
	Epoxy Flooring - Labor	$4,150.00					0.00%	$4,150.00	
	Epoxy Flooring - Material	$1,150.00					0.00%	$1,150.00	
							#DIV/0!		
	Resilient - Labor	$2,990.00					0.00%	$2,990.00	
	Resilient - Material	$6,060.00			$6,060.00	$6,060.00	100.00%		$303.00
	Carpet - Labor	$1,570.00					0.00%	$1,570.00	
	Carpet - Material	$10,680.00			$10,680.00	$10,680.00	100.00%		$534.00
							#DIV/0!		
	Chalk & Tack - Labor	$975.00					0.00%	$975.00	
	Chalk & Tack - material	$5,570.00					0.00%	$5,570.00	
							#DIV/0!		
	Toilet Partitions & accessories - Labor	$1,150.00					0.00%	$1,150.00	
	Toilet Partitions & accessories - Material	$15,500.00					0.00%	$15,500.00	
							#DIV/0!		
	Corner Guards - Labor	$300.00					0.00%	$300.00	
	Corner Guards - Material	$2,600.00					0.00%	$2,600.00	
							#DIV/0!		
	Flag Poles - Labor	$350.00					0.00%	$350.00	
	Flag Poles - Material	$3,881.00					0.00%	$3,881.00	
							#DIV/0!		
							#DIV/0!		
							#DIV/0!		
	Sub Total	$91,966.00	$5,580.00		$16,740.00	$22,320.00	24.27%	$69,646.00	$1,116.00

CONTINUATION SHEET

Grimes Public Safety | *AIA DOCUMENT G703* | PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
APPLICATION DATE: #REF!
PERIOD TO: 4/25/25
ARCHITECT'S PROJECT NO:

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
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Signage - Labor	$18,884.00					0.00%	$18,884.00	
	Signage - Material						#DIV/0!		
							#DIV/0!		
	Fire Ext - Labor	$150.00					0.00%	$150.00	
	Fire Ext - Material	$1,336.00					0.00%	$1,336.00	
							#DIV/0!		
	Mail Boxes - Labor	$40.00					0.00%	$40.00	
	Mail Boxes - Material	$500.00					0.00%	$500.00	
							#DIV/0!		
	Knox Box - Labor	$40.00					0.00%	$40.00	
	Knox Box - Material	$300.00					0.00%	$300.00	
							#DIV/0!		
	Kitchen Appliances - Labor	$1,100.00					0.00%	$1,100.00	
	Kitchen Appliances - Material	$25,000.00					0.00%	$25,000.00	
							#DIV/0!		
	Blinds - L abor	$1,349.00					0.00%	$1,349.00	
	Blinds - Material	$5,195.00					0.00%	$5,195.00	
							#DIV/0!		
	CO#1	$1,162.44					0.00%	$1,162.44	
	CO#2	$751.37					0.00%	$751.37	
	CO#3	$2,738.32	$2,738.32			$2,738.32	100.00%		$136.92
							#DIV/0!		
							#DIV/0!		
	Sub Total	$58,546.13	$2,738.32			$2,738.32	4.68%	$55,807.81	$136.92
	GRAND TOTALS	**1,369,652.13**	**330,555.77**	**146,131.20**	**50,496.00**	**527,182.97**	38.49%	**822,483.16**	**26,359.15**

INVOICE

Interface

Interface Americas, Inc.

1503 Orchard Hill Road P.O. Box 1503
LaGrange, GA 30241-1503
Phone 706-882-1891

INVOICE DATE	INVOICE NUMBER
03/25/25	2635505
B/L NUMBER	**ORDER NUMBER**
5003366	1574786

REMIT TO:

LOCKBOX ADDRESS:
PO BOX 743162, ATLANTA, GA 30374-3162

Wire Transfers: Bank of America Merrill Lynch, 100 West 33rd St., New York, NY 10001 RTN# 026009593 Account# 334037101508 Swift BIC: BOFAUS3N

ACH Transfers: Bank of America Merrill Lynch, 100 West 33rd St., New York, NY 10001 RTN# 061000052 Account# 334037101508 Swift BIC: BOFAUS3N

Tax ID 58-2132517 **Bus Num 85882 3461**

NOTICE: SEE ATTACHED FOR INFORMATION ON APPLICABLE TERMS AND CONDITIONS OF SALE.

SOLD TO:

IDEAL FLOORS
2216 GEORGE FLAGG PKWY
DES MOINES IA 50321-1151

SHIP TO:

IDEAL FLOORS
2216 GEORGE FLAGG PKWY
+15152830665
DES MOINES IA 50321

INV CODE	F.O.B.	CUSTOMER ORDER	CQR NO.	SALESPERSON	CUST NO.
001	FOB Mill	1799		191377 CARL, DAVE	111378

CARRIER	FREIGHT TYPE	TERMS	JOB NAME
FEDEX FREIGHT PRIORITY	Prepay & Add	3% 30 Net 31	GRIMES PUBLIC LIBRARY

LINE NO.	ITEM NUMBER	DESCRIPTION	LOT NO.	BOX/ ROLLS	QUANTITY	PRICE	AMOUNT
2.000	7993004-999G15S001	SR799.3885 ONYX.104937 GlasBac™	BL7116.5	6	35.8800	39.8200	1,428.74
3.000	1001417	ADH,XL BRANDS 2000 PLUS 4GL	ADHES	3	3.0000	127.2700	381.81
3.010	SHIPPING AND HANDLING	SHIPPING AND HANDLING			1.0000	459.8000	459.80
4.000	9680005-999G17S001	OPEN AIR 410.6340 NATURAL.106970 GlasBac™	BM2600.5	53	316.9400	30.2500	9,587.44
						Sales Tax 0 %	

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Easily view, search, download or print your bills anytime, anywhere.

Go to http://interfaceamericas.billtrust.com

The use of TacTiles® connectors to install modular flooring is patented by Interface. Only Interface products may be installed with TacTiles® connectors.

Make checks payable in U.S. Dollars to Interface Americas, Inc.	TOTAL	TOTAL		INV. TOTAL
	62	356.8200		11,857.79

A service charge equal to the lesser of one and one-half percent (1-1/2%) per month, or the maximum rate permitted by applicable law shall be imposed on all payments past due hereunder.

TO VIEW AND PAY YOUR BILL ONLINE GO TO:	http://interfaceamericas.billtrust.com	USE THIS ENROLLMENT CODE:	RBH HXD QRW

Order Confirmation

Hanks Specialties
10827 Prairie Drive, Suite A
Urbandale, IA 50322-0000
Fax: 515/270-7098
Phone: 515/270-7028

Main Office and Warehouse
P.O. Box 120150
2050 Old Hwy. 8
New Brighton, MN 55112
(651) 633-5020 Fax (651) 604-6867

Eagan, MN
Plymouth, MN
St. Cloud, MN
Duluth, MN
Rochester, MN
Cedar Falls, IA
Cedar Rapids, IA
Urbandale, IA
Bismarck, ND
Fargo, ND
Rapid City, SD
Sioux Falls, SD
Lincoln, NE
Omaha, NE
Eau Claire, WI
La Crosse, WI

Contact Information

Name: Chelsea Teut
Phone: 515/283-0665

Address Information

Sold-To Address:
IDEAL FLOORS INC
2216 GEORGE FLAGG PKWY
DES MOINES, IA 50321-1151

Ship-To Address:
IDEAL FLOORS INC
2216 GEORGE FLAGG PKWY
DES MOINES, IA 50321-1151

Order Information

Order Number:	1-7-521989-00	Purchase Order Number:	1801
Ordered at:	3/11/25 10:40 AM	Customer Number:	409905
Ship Date:	Not Available	Ship Via:	W/C URBANDALE
Terms:	NOT AVAILABLE	Total Weight:	63.36 LBS
Sidemarks:	GRIMES PUBLIC SAFETY *TAX EXEMPT*		

Line Information

Item Number	Item Description	Qty Ordered	Qty BO	Order Price	Extended
1-7-521989-00					
20 11544394	**CB-44 4"X120' 1/8" VINYL COVE**	**21.00 CT** **21.00 CT**	**21.00 CT** **21.00 CT**	**$75.60 CT**	**$1,587.60**
	Color: DARK BROWN **Ship Date: Not Available** **B/O Ship Date: Not Available**				
43 440 30	HENRY 440 BASE ADHESIVE 30 OZ	24.00 EA 24.00 EA	0.00 EA 0.00 EA	$4.83 EA	$115.92
	Color: ADHESIVE Ship Date: Not Available B/O Ship Date: Not Available				
20 27544484	**EG-44-G 5/16" EDGE GUARD**	**84.00 FT** **84.00 FT**	**84.00 FT** **84.00 FT**	**$1.24 FT**	**$104.16**
	Color: DARK BROWN **Ship Date: Not Available** **B/O Ship Date: Not Available**				
20 26540606	CTA-40-P 3/8" TRANSITION MOULD	12.00 FT 12.00 FT	0.00 FT 0.00 FT	$2.25 FT	$27.00
	Color: BLACK Ship Date: Not Available B/O Ship Date: Not Available				

Merchandise Amount:	$1,834.68
Total Amount Due:	$1,834.68

CLUB RESOURCE GROUP

1875 N. MacArthur Drive
Tracy CA 95376
United States

Sales Order

Order No. SO25-7707

Date	3/11/2025
Ship Date	3/25/2025
Site Contact	Chelsea Teut
Site Phone No.	515.249.0477
Terms	PAYMENT IN ADVANCE

Bill To
Ideal Floors, Inc.
Mitch Drumheller 515.249.9784
2216 George Flagg Pkwy
Des Moines IA 50321
United States

Ship To
IDEAL FLOORS
2216 George Flagg Pkwy
Des Moines IA 50321
United States

Cust PO No.	Sales Rep	Project	Shipping Method
1800	Wendt, Eric A		LTL

#	Item	Specifications	QTY	U/M	Rate	Amount
1	IDEAL FLOORS / DES MOINES IA RUBBER FLOORING SM: Grimes Public Safety (SVPA)					
2	**RF-RA-AK10105** Aktiv Firestorm Red 3/8" x 48" Roll 7 @ 28'		784	SQFT	$4.05	$3,175.20
3	**ADH-RA-5** Regupol Adhesive 5 Gal (56 #'s)		2	Ea	$230.10	$460.20
4	**PALLET** Pallet Freight includes LG delivery No Inside No Installation		2		$0.00	$0.00

Thank you for your business.

Subtotal	$3,635.40
Shipping Cost	$650.00
Total Tax	$0.00
Total	$4,286.40

3.5% finance and processing fee will be added to the total Order/Invoice amount on all credit card transactions.

Order excludes retention and all liquidated damages or actual damages. Freight is an ESTIMATE, subject to change before time of shipment.

MINIMUM 25% RESTOCKING FEE FOR RETURNED OR CANCELLED ORDERS.

SALES TAX RATES ARE SUBJECT TO CHANGE AND FINALIZED AT THE TIME OF INVOICING. CUSTOMER IS RESPONSIBLE FOR ANY INCREASE IN SALES TAX RATES.

Client#: 767205 IDEALFLOOR

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/2/2025

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

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

PRODUCER	CONTACT NAME: Amy L Hunerdosse, PFMM	
INSPRO, a Marsh & McLennan Agency LLC, Company 4000 Pine Lake Road Lincoln, NE 68506	PHONE (A/C, No, Ext): 515-706-6863 FAX (A/C, No):	
	E-MAIL ADDRESS: Amy.Hunerdosse@MarshMMA.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Secura Insurance, A Mutual Company	22543
INSURED Ideal Floors Inc 2216 George Flagg Pkwy Des Moines, IA 50321	INSURER B : Markel Insurance Company	38970
	INSURER C : Lloyds of London	555555
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X	X	BP3193124	08/05/2023	08/05/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$1,000,000 $500,000 $10,000 $1,000,000 $2,000,000 $2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X	X	A3193125	08/05/2023	08/05/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $10000	X	X	CU3193126	08/05/2023	08/05/2024	EACH OCCURRENCE AGGREGATE $	$9,000,000 $9,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	MWC0133031	08/05/2023	08/05/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $2,000,000 $2,000,000 $2,000,000
A	Install. Floater			BP3193124	08/05/2023	08/05/2024	300,000	
C	Cyber Liability			K0694CYLA230	08/05/2023	08/05/2024	1,000,000	
A	Pollution			BP3193124	08/05/2023	08/05/2024	1,000,000	

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

Project: City of Grimes Public Safety 1001 NE Harvey st Grimes IA 50111
35.88 yds Interface carpet; 316.9' Interface LVT; 2520' Tarkett Base; 784' Rubber flooring is stored and insured at Ideal Floors 2216 George Flagg Pkwy Des Moines IA 50321

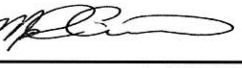
CERTIFICATE HOLDER

DDVI Inc
1817 N 7th ST
Indianola, IA 50125

CANCELLATION

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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URDIE


894460
SEE LABEL FOR APPROVED INSTALLATION METHODS"
ashlar
brick
monolithic
quarter turn


GRIMES LIBRARY
Loring

DOOR ENGINEERING™

RECEIVED
APR 0 7 2025
SKOLD COMPANIES

Invoice

Invoice No.: MAI000003117
Invoice Date: 4/7/2025
Due Date: 5/7/2025
Order No.: EQ00207717
Purchase Order: 244278
Salesperson: ZAdams

Invoice To: DEC1691

Skold Door Company, Inc
5730 NE 17TH ST
DES MOINES IA 50313-1649
UNITED STATES

Deliver To: 0

Skold Door Company, Inc
5730 NE 17TH ST
DES MOINES IA 50313-1649
UNITED STATES

Ship Via: BEST METHOD PREPAY & ADD
Tracking Number:

No.	Item	Description	Quantity	Unit Price	Net Price	Date Shipped
1	24150F	FF30	0	0.00	0.00 USD	

Ext Price: 111,000.00

FF30 Glazed, Four Fold Performance Series, Layout A
to fit opening 14'-0" wide by 14'-0" high. Power Operated, Interior Mounted.

	1 24150F 30% Down Progressive Billing:			0.000	33,300.00
2	DE_ICOptions_Add	0	0.00	0.00 USD	

Ext Price: 1,100.00

- (1) Timer activation Loop Detector (Loop wire by others)

	1 24150F 30% Down Progressive Billing:			0.000	330.00
3	DE_ICOptions_Add	0	0.00	0.00 USD	

Door Engineering - A Senneca Company, 101 Power Drive, Mankato, MN, 56001, UNITED STATES
P: (800) 543-4455

http://www.Senneca.com

SENNECA™
Chase Doors ColdGuard Curtron DOOR ENGINEERING
ELJASON HERCULES HMF EXPRESS Saino
SIMPLEX SUBZERO THERMOSEAL

DOOR ENGINEERING

Invoice

Ext Price: 420.00

SWITCH CEILING PULL CPM-1 (10-00-253)

1 24150F 30% Down 0.000 126.00

Progressive Billing:

Remit To:
Senneca Holdings
P.O. Box 778703
Chicago, IL 60677-8703

Sales Amount	33,756.00	USD
Misc Charges	0.00	
Shipping/Handling	0.00	
Surcharge	0.00	
Sales Tax	0.00	
Prepaid Amount	0.00	
Total	33,756.00	USD

Payment Terms: 30% Project Start Net 30

Special Instructions:

Thank you for your business!

CLIENT 777 JOB 244278-30
APPROVED BY JM DATE 4-9
ACCT. 5001 ENTERED

IA Exempt

SENNECA
Chase Doors ColdGuard Cutton DOOR ENGINEERING
ELIASON HERCULES HMF EXPRESS Saino
SIMPLEX SUBZERO THERMOSEAL

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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 #***
Vendor Project or Invoice #: X242400 ***PO #***
Original Contract Date: June 25, 2024 ***Vendor #*** 4804

Date of Council Meeting: May 27, 2025 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: April 1, 2025 Through: April 30, 2025

Contract Summary

Original Contract Amount:	$ 495,335.00			
Net change by Change Orders:	$ 2,712.00			
Contract Amount to Date: (line 1 ± 2)		$ 498,047.00		
Total completed and stored to date:	$ 270,289.00			
Retainage: 5 % of Completed Work:	$ 13,514.45			
Total Earned less Retainage:		$ 256,774.55		
Less previous applications for payment:		$ 221,671.10		
SUBTOTAL			$	35,103.45
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	35,103.45
Balance to finish, including retainage:		$ 241,272.45		
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: 1st Interiors, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects, Inc.
Firm Name

Robert J. Clark 5/9/2025
Signature Date

City of Grimes Staff Approval:

Signature 5-12-25
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	August 27, 2024	$ 6,650.00
2	January 28, 2025	$ 4,750.00
3	February 25, 2025	$ 119,355.15
4	March 25, 2025	$ 86,868.95
5	April 22, 2025	$ 4,047.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 221,671.10**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	$ 155.00
2	March 25, 2025	$ 2,557.00
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TOTAL **$ 2,712.00**

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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 10
PERIOD TO: 04/01/25 - 04/30/25

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/24 PCO 001: PR 1 Renda Electric	18,818.00	
11/12/24 PCO 003, 004 & 006	9,842.20	
11/26/24 PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 PCO 010	1,754.55	
2/11/25 PCO 011	751.37	
3/25/25 PCO 012, 015, & 016	10,321.32	
4/22/25 PCO 015, 017	12,918.68	
TOTALS	74,163.79	0
Net change by Change Order		74,163.79

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		74,163.79
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,028,005.79
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		4,316,018.06
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$215,800.90	
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)		215,800.90
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		4,100,217.16
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		3,459,391.21
8.CURRENT PAYMENT NOW DUE		640,825.95
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		3,927,788.63

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 May 5, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this May 5, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

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: SVPA Architects

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 # :	10				Pd From:	4/1/2025
Prj Name	Grimes Public Safety Center		App Date:	5/2/2025				PD TO :	4/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	$1,369,652	330,555.77	146,131.20	50,496.00	527,182.97	38%	842,469	26,359.15
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,090,804.00			1,090,804.00	86%	184,520	54,540.20
4	BP #04 - Masonry - Forrest & Associate	$271,938	139,857.00	115,589.86		255,446.86	94%	16,491	12,772.34
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	172,070.71	31,748.57		203,819.28	66%	106,431	10,190.96
6	BP #06 - Aluminum & Glazing- MAGS	$402,086	12,863.00		14,583.00	27,446.00	7%	374,640	1,372.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$498,047	233,338.00	36,951.00		270,289.00	54%	227,758	13,514.45
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800		46,000.00		46,000.00	60%	30,800	2,300.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	815,065.00	122,554.00		937,619.00	53%	817,220	46,880.95
10	BP #10 - Electrical - Renda Electric	$921,458	221,740.00	93,500.00	17,000.00	332,240.00	36%	589,218	16,612.00
11	BP #11 - Paving - Core Construction	$469,943	151,114.00			151,114.00	32%	318,829	7,555.70
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,028,005.79**	**3,641,464.43**	**592,474.63**	**82,079.00**	**4,316,018.06**	**54%**	**3,711,988**	**215,800.90**

APPLICATION AND CERTIFICATE FOR PAYMENT

G732 Cma (formerly G702 Cma) PAGE ONE OF 5 PAGES

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

FROM CONTRACTOR:
1st Interiors, Inc.
1100 SE Westbrooke Drive
Waukee, IA 50263

PROJECT:
Grimes Public Safety Center
Drywall, Framing, ACT, Painting

VIA CONSTRUCTION MANAGER:
The Weitz Company
611 5th Ave, Des Moines, IA

VIA ARCHITECT:

CONTRACT FOR: BP 7 Drywall, Framing, Accoustic & Paint

APPLICATION NO: 6
APPLICATION DATE: 4/20/2025
PERIOD TO: 4/30/2025
INVOICE #: DW5745-6
PROJECT NOS:
CONTRACT DATE: March 21, 2022

Distribution to:
[ ] OWNER
[ ] ARCHITECT
[X] CONSTRUCTION MANAGER
[ ] CONTRACTOR
[ ] OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 495,335.00
2. Net change by Change Orders		$ 2,712.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 498,047.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$270,289.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$13,514.45	
b. 5 % of Stored Material (Column F on G703)	$ -	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 13,514.45
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 256,774.55
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 221,671.10
8. CURRENT PAYMENT DUE		$ 35,103.45
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 241,272.45

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 2,712.00	$ -
Total approved this Month	$ -	$ -
TOTALS	$ 2,712.00	$ -
NET CHANGES by Change Order	$ 2,712.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By: _____ Date: 04/18/2025

State of: County of

Subscribed and sworn to before me this 18th day of April, 2025

The above personally appeared before me the undersigned notary public and provided satisfactory evidenc of identification to be the person who signed this document in my presence and swore or affirmed to me t the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public:
My Commission expires:

JULIE DUNN
Commission Number 222903
My Commission Expires
June 4, 2026

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Construction Manager and Architect certifies 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 . . . . . $ _____

CONSTRUCTION MANAGER:

By: _____ Date: _____

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

G703

G732 Cma,formerly G702 CMa, APPLICATION AND CERTIFICATEFOR 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: 4/20/25
PERIOD TO: 4/30/25
ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
1	Engineering	$5,000.00	$5,000.00	$0.00	$0.00	$5,000.00	100.00%	$0.00	$250.00
2	Bonding	$7,000.00	$7,000.00	$0.00	$0.00	$7,000.00	100.00%	$0.00	$350.00
3	Allowance	$20,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$20,000.00	$0.00
4	Ext Framing/Sheathing Material	$100,808.00	$100,808.00	$0.00	$0.00	$100,808.00	100.00%	$0.00	$5,040.40
5	Ext Framing/Sheathing Labor	$85,197.00	$72,417.00	$12,780.00	$0.00	$85,197.00	100.00%	$0.00	$4,259.85
6	Interior Framing/Drywall Material	$80,188.00	$48,113.00	$0.00	$0.00	$48,113.00	60.00%	$32,075.00	$2,405.65
7	Interior Framing/Drywall Labor	$107,295.00	$0.00	$21,459.00	$0.00	$21,459.00	20.00%	$85,836.00	$1,072.95
8	Acoustical Material	$14,602.00	$0.00	$0.00	$0.00	$0.00	0.00%	$14,602.00	$0.00
9	Acoustical Labor	$10,468.00	$0.00	$0.00	$0.00	$0.00	0.00%	$10,468.00	$0.00
10	Painting	$64,777.00	$0.00	$0.00	$0.00	$0.00	0.00%	$64,777.00	$0.00
11		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
12	CO#1 - PR 2 Wall Type Kitchen 104	$155.00	$0.00	$155.00	$0.00	$155.00	100.00%	$0.00	$7.75
13	CO#2 - RFI 37 Insulation Change	($661.00)	$0.00	($661.00)	$0.00	($661.00)	100.00%	$0.00	($33.05)
14	CO#2 - PR8 Envelope Change	$2,768.00	$0.00	$2,768.00	$0.00	$2,768.00	100.00%	$0.00	$138.40
15	CO#2 - Vestibule Wall Change	$450.00	$0.00	$450.00	$0.00	$450.00	100.00%	$0.00	$22.50
16		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
17		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
18		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
19		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
20		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
21		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
22			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
23			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
24			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
25			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
26			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
27			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
28			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
	PAGE TOTALS	$498,047.00	$233,338.00	$36,951.00	$0.00	$270,289.00	54.27%	$227,758.00	$13,514.45

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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: May 27, 2025 **PAYMENT REQUEST #** 18

PAYMENT PERIOD: From: April 1, 2025 Through: April 30, 2025

Contract Summary

Original Contract Amount:	$ 9,047,309.99			
Net change by Change Orders:	$ 183,238.07			
Contract Amount to Date: (line 1 ± 2)		$ 9,230,548.06		
Total completed and stored to date:	$ 5,653,369.96			
Retainage: 5 % of Completed Work:	$ 282,668.50			
Total Earned less Retainage:		$ 5,370,701.46		
Less previous applications for payment:		$ 5,164,272.94		
SUBTOTAL			$	206,428.52
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	206,428.52
Balance to finish, including retainage:		$ 3,859,846.60		
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.
Firm Name

Jane Crawford
Signature

5/13/2025
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

5-13-25
Date

Submit to: *Engineering Department*

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

Date Printed: 5/6/2025

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	10,012.00	$ 85,102.00	$ -	$ 85,102.00	(164.00)	101.67%
4	2.04	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	13,150.00		13,150.00	$ 3.55	$ 46,682.50	12,302.00	$ 43,672.10	$ -	$ 43,672.10	848.00	93.55%
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	17,830.00	$ 249,620.00	$ -	$ 249,620.00	2,811.00	86.38%
7	2.07	EXCAVATION, CLASS 10, WASTE	CY	4,667.00		4,667.00	$ 11.00	$ 51,337.00	760.00	$ 8,360.00	$ -	$ 8,360.00	3,907.00	16.28%
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	13,610.27	$ 37,428.24	$ -	$ 37,428.24	19,476.73	41.13%
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	5,061.25	$ 351,756.88	$ -	$ 351,756.88	1,022.75	83.19%
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	426.00	$ 71,355.00	$ -	$ 71,355.00	725.00	37.01%
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	1,351.00	$ 26,344.50	$ -	$ 26,344.50	746.00	64.43%
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	3,384.50	$ 76,151.25	$ -	$ 76,151.25	5,726.50	37.15%
32	4.19	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF	310.00		310.00	$ 22.50	$ 6,975.00	178.00	$ 4,005.00	$ -	$ 4,005.00	132.00	57.42%
33	4.20	SUBDRAIN CLEANOUT, TYPE A-1	EA	45.00		45.00	$ 905.00	$ 40,725.00	20.00	$ 18,100.00	$ -	$ 18,100.00	25.00	44.44%
34	4.21	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA	68.00		68.00	$ 400.00	$ 27,200.00	29.00	$ 11,600.00	$ -	$ 11,600.00	39.00	42.65%
35	4.22	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF	250.00		250.00	$ 49.00	$ 12,250.00	484.50	$ 23,740.50	$ -	$ 23,740.50	(234.50)	193.80%
36	5.01	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF	120.00		120.00	$ 32.00	$ 3,840.00	117.00	$ 3,744.00	$ -	$ 3,744.00	3.00	97.50%
37	5.02	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF	56.00		56.00	$ 23.00	$ 1,288.00	17.50	$ 402.50	$ -	$ 402.50	38.50	31.25%
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	29.50	$ 3,245.00	$ -	$ 3,245.00	(3.50)	113.46%
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	1,999.00	$ 247,876.00	$ 168,260.00	$ 416,136.00	1,880.00	51.53%
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	3.00	$ 2,700.00	$ -	$ 2,700.00	12.00	20.00%
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	$ 550.00	$ -	$ 550.00	-	100.00%
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%
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	$ 1,650.00	$ -	$ 1,650.00	-	100.00%

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	3.00	$ 6,900.00	$ -	$ 6,900.00	7.00	30.00%
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	$ 820.00	$ -	$ 820.00	-	100.00%
64	5.29	WATER SERVICE CORPORATION	EA	4.00		4.00	$ 795.00	$ 3,180.00	2.00	$ 1,590.00	$ -	$ 1,590.00	2.00	50.00%
65	5.30	WATER SERVICE CURB STOP AND BOX	EA	4.00		4.00	$ 1,010.00	$ 4,040.00	2.00	$ 2,020.00	$ -	$ 2,020.00	2.00	50.00%
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	1,096.00	$ 18,084.00	$ -	$ 18,084.00	3,438.00	24.17%
68	5.33	VALVE, GATE, 4 IN.	EA	1.00		1.00	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	$ -	$ 1,500.00	-	100.00%
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	5.00	$ 58,500.00	$ -	$ 58,500.00	2.00	71.43%
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	13.00	$ 99,970.00	$ -	$ 99,970.00	10.00	56.52%
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	0.50	$ 1,250.00	$ -	$ 1,250.00	0.50	50.00%
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	2.00	$ 14,850.00	$ -	$ 14,850.00	4.00	33.33%
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	12,063.08	$ 850,447.14	$ 44,315.00	$ 894,762.14	14,532.92	45.36%
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%
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	3,092.95	$ 170,112.25	$ -	$ 170,112.25	3,472.05	47.11%
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	74.70	$ 5,229.00	$ -	$ 5,229.00	249.30	23.06%
115	7.16	DRIVEWAY, PCC, 7 IN.	SY	2,862.00		2,862.00	$ 75.00	$ 214,650.00	1,981.02	$ 148,576.50	$ -	$ 148,576.50	880.98	69.22%
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	6,064.45	$ 33,354.48	$ -	$ 33,354.48	9,128.55	39.92%
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	925.18	$ 50,884.90	$ -	$ 50,884.90	151.82	85.90%
120	7.21	TEMPORARY PAVEMENT, HMA, 6 IN.	SY	1,643.00		1,643.00	$ 60.00	$ 98,580.00	1,779.60	$ 106,776.00	$ -	$ 106,776.00	(136.60)	108.31%
121	7.22	TEMPORARY GRANULAR	TON	300.00		300.00	$ 46.50	$ 13,950.00	302.97	$ 14,088.11	$ -	$ 14,088.11	(2.97)	100.99%
122	8.01	TRAFFIC SIGNALIZATION	LS	1.00		1.00	$ 150,000.00	$ 150,000.00	-	$ -	$ 72,199.90	$ 72,199.90	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	79.64	$ 4,937.68	$ -	$ 4,937.68	46.57	63.10%
126	8.05	PAINTED PAVEMENT MARKINGS, DURABLE	STA	171.41		171.41	$ 132.00	$ 22,626.12	17.26	$ 2,278.32	$ -	$ 2,278.32	154.15	10.07%
127	8.06	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA	10.64		10.64	$ 200.00	$ 2,128.00	7.46	$ 1,492.00	$ -	$ 1,492.00	3.18	70.11%
128	8.07	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	41.00		41.00	$ 250.00	$ 10,250.00	2.00	$ 500.00	$ -	$ 500.00	39.00	4.88%
129	8.08	PAVEMENT MARKINGS REMOVED	STA	154.85		154.85	$ 55.00	$ 8,516.75	17.42	$ 958.10	$ -	$ 958.10	137.43	11.25%
130	8.09	GROOVES CUT FOR PAVEMENT MARKINGS	STA	171.41		171.41	$ 95.00	$ 16,283.95	17.26	$ 1,639.70	$ -	$ 1,639.70	154.15	10.07%
131	8.10	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	41.00		41.00	$ 195.00	$ 7,995.00	2.00	$ 390.00	$ -	$ 390.00	39.00	4.88%
132	8.11	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$75,000.00	$ 75,000.00	0.60	$ 45,000.00	$ -	$ 45,000.00	0.40	60.00%
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	4,045.00	$ 72,810.00	$ -	$ 72,810.00	185.00	95.63%
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	$ 4,800.00	$ -	$ 4,800.00	-	100.00%
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	2.00	$ 750.00	$ -	$ 750.00	2.00	50.00%
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	6.75	$ 4,387.50	$ -	$ 4,387.50	8.25	45.00%
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	0.40	$ 4,320.00	$ -	$ 4,320.00	0.60	40.00%
152	9.06	FILTER SOCK, 12 IN. INSTALLATION	LF	12,000.00		12,000.00	$ 2.75	$ 33,000.00	520.00	$ 1,430.00	$ -	$ 1,430.00	11,480.00	4.33%
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 ER00SION 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	10.23	$ 27,621.00	$ -	$ 27,621.00	2.77	78.69%
161	9.15	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA	84.00		84.00	$ 200.00	$ 16,800.00	32.00	$ 6,400.00	$ -	$ 6,400.00	52.00	38.10%
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%
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	1.00	$ 400,000.00	$ -	$ 400,000.00	-	100.00%

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	$ 63,669.00	$ -	$ 63,669.00	-	100.00%
CO7.1		SPLICE ENCLOSURE	EA		1.00	1.00	$ 8,744.67	$ 8,744.67	-	$ -	$ -	$ -	1.00	0.00%
CO7.2		FIBER OPTIC CABLE	LF		3,245.00	3,245.00	$ 4.17	$ 13,531.65	-	$ -	$ -	$ -	3,245.00	0.00%
CO7.3		REMOVAL OF FIBER OPTIC CABLE	LF		3,300.00	3,300.00	$ 2.31	$ 7,623.00	-	$ -	$ -	$ -	3,300.00	0.00%
CO7.4		INTAKE ADJUSTMENT	LS		1.00	1.00	$ 3,608.00	$ 3,608.00	-	$ -	$ -	$ -	1.00	0.00%
CO8.1		FIRE DEPARTMENT STORM CONNECTION	LS		1.00	1.00	$ 2,236.59	$ 2,236.59	-	$ -	$ -	$ -	1.00	0.00%
CO8.2		FIRE DEPARTMENT SANITARY SERVICE	LS		1.00	1.00	$ 7,286.14	$ 7,286.14	-	$ -	$ -	$ -	1.00	0.00%
CO8.3		FIX LEAKING VALVE	LS		1.00	1.00	$ 2,694.54	$ 2,694.54	-	$ -	$ -	$ -	1.00	0.00%
CO8.4		SANITARY AND STORM SEWER SE 6TH STREET	LS		1.00	1.00	$29,634.50	$ 29,634.50	-	$ -	$ -	$ -	1.00	0.00%
CO8.5		SUMP LINE CONNECTION	LS		1.00	1.00	$ 1,044.67	$ 1,044.67	-	$ -	$ -	$ -	1.00	0.00%
CO8.6		WATER TOWER STORM CONNECTION	LS		1.00	1.00	$ 2,900.30	$ 2,900.30	-	$ -	$ -	$ -	1.00	0.00%
CO8.7		WOOD FENCE	LS		1.00	1.00	$ 4,593.16	$ 4,593.16	-	$ -	$ -	$ -	1.00	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 9,230,548.06 $ 5,653,369.96 61.25%

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
13	November 26, 2024	$ 371,350.70
14	December 24, 2024	$ 735,630.85
15	January 28, 2025	$ 104,443.98
16	February 25, 2025	$ 20,151.88
17	April 22, 2025	$ 124,692.14
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 5,164,272.94**

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
7	April 22, 2025	$ 33,507.32
8	May 27, 2025	$ 50,389.90
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TOTAL **$ 183,238.07**

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:	-

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	1,880.00	$ 168,260	48.47%
43	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				$ -	$ 200.00	0.00	0.00	$ -	0.00%

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%

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	6,078.93	$ 44,315	33.51%
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	$17,820.36	$54,379.54		$72,199.90	$150,000.00	0.48133267	0.48133267	$ 72,199.90	100.00%
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%

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 ERO0SION 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 FTX 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%

188	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS				$ -	$40,000.00	0.00	0.00	$ -	0.00%
	Change Order Item										
CO1.1	RCB COLLAR	EA				$ -	$10,000.00	0	-	$ -	0.00%
CO1.2	COLD WEATHER PROTECTION	CY				$ -	$ 17.00	0	-	$ -	0.00%
CO1.3	HOT WATER FEE	CY				$ -	$ 7.00	0	-	$ -	0.00%
CO2.1	TRAFFIC SIGNAL BLACK PAINT	LS				$ -	$ 5,971.35	0	-	$ -	0.00%
CO3.1	GAS UTILITY POTHOLING	LS				$ -	$ 1,155.00	0	-	$ -	0.00%
CO4.1	EXISTING INTAKES CORE DRILLING	LS				$ -	$ 4,515.50	0	-	$ -	0.00%
CO5.1	ADDITIONAL STREET DETOUR SIGNAGE	LS				$ -	$ 5,450.00	0	-	$ -	0.00%
CO6.1	CEMENT STABILIZATION STAGE 3	LS				$ -	$63,669.00	0	-	$ -	0.00%
CO7.1	SPLICE ENCLOSURE	EA				$ -	$ 8,744.67	0	-	$ -	0.00%
CO7.2	FIBER OPTIC CABLE	LF				$ -	$ 4.17	0	-	$ -	0.00%
CO7.3	REMOVAL OF FIBER OPTIC CABLE	LF				$ -	$ 2.31	0	-	$ -	0.00%
CO7.4	INTAKE ADJUSTMENT	LS				$ -	$ 3,608.00	0	-	$ -	0.00%
CO8.1	FIRE DEPARTMENT STORM CONNECTION	LS				$ -	$ 2,236.59	0	-	$ -	0.00%
CO8.2	FIRE DEPARTMENT SANITARY SERVICE	LS				$ -	$ 7,286.14	0	-	$ -	0.00%
CO8.3	FIX LEAKING VALVE	LS				$ -	$ 2,694.54	0	-	$ -	0.00%
CO8.4	SANITARY AND STORM SEWER SE 6TH STREET	LS				$ -	$29,634.50	0	-	$ -	0.00%
CO8.5	SUMP LINE CONNECTION	LS				$ -	$ 1,044.67	0	-	$ -	0.00%
CO8.6	WATER TOWER STORM CONNECTION	LS				$ -	$ 2,900.30	0	-	$ -	0.00%
CO8.7	WOOD FENCE	LS				$ -	$ 4,593.16	0	-	$ -	0.00%

TOTAL VALUE OF STORED MATERIALS AND VALUE OF STORED MARTERIALS REMAINING TO DATE $551,625.66 $ 284,774.90 51.62%

REQUEST FOR PAYMENT

To: City of Grimes
101 NE Harvey St.
Grimes, IA 50111

From: Edge Commercial, LLC
3155 SE Miehe Dr, Ste 2
Grimes, IA 50111

Project: S-14121-23
GrimesPlex Buildings

Architect: SVPA Architects

Invoice: 1412310
Draw: 1412310
Invoice date: 5/14/2025
Period ending date: 5/14/2025
Contract date:

Contract For:

Request for payment:

Original contract amount	$4,538,000.00	
Approved changes	$339,630.98	
Revised contract amount		$4,877,630.98
Contract completed to date		$4,877,630.98
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$243,881.55	
Total completed less retainage		$4,633,749.93
Less previous requests	$4,535,728.89	
Current request for payment		$98,020.39
Current billing		$103,179.36
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$5,158.97	
Current amount due		$98,020.39
Remaining contract to bill	$243,881.70	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order	$339,630.98	

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 Certificated for Payment were issued and payments received from the Owner , and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 5/14/25

State Of Iowa
County Of Polk

Subscribed and sworn to before me this 14th day of May, 2025

Notary Public:

My commission expires: 7-20-27

JOLENE JUNGLING
Commission Number 757986
My Commission Expires
July 20, 2027

Architect's Certificate for Payment

In accordance with the contract documents , based on on-site observations and the data comprising this application , the Architect certifies to the Owner that to the best of Architect 's knowledge, information and belief the Work has progressed as indidicated, 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..... $ 98,020.39

(Attach explanation if amount certified differs from the amount applied for . Initial all figures on this Application and on the Continuation sheet that are change to confirm the AMOUNT CERTIFIED.)

Architect: By: _____ Date: 5/16/2025

This Certificate is not negotiable . The AMOUNT CERTIFIED is payable on 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 .

Finance Budget Code = 367-470-6499
Vendor #= 1334
Pay Request No. 10

REQUEST FOR PAYMENT DETAIL

Project: S-14121-23 / GrimesPlex Buildings Invoice: 1412310 Draw: 1412310 Period Ending Date: 5/14/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions/Manageme	226,900.00	226,900.00			226,900.00	100.00		11,345.01
2	Footings N & S Concession	218,800.00	218,800.00			218,800.00	100.00		10,940.00
3	Footings Maintenance Building	70,477.00	70,477.00			70,477.00	100.00		3,523.85
4	Footings N & S Trash Enclosur	28,700.00	28,700.00			28,700.00	100.00		1,435.00
5	Slab on Grade N & S Concessi	33,500.00	33,500.00			33,500.00	100.00		1,675.00
6	Slab on Grade Maintenace	28,500.00	28,500.00			28,500.00	100.00		1,425.00
7	PCC Shared Use Path	106,200.00	106,200.00			106,200.00	100.00		5,310.00
8	Masonry Concession Labor	290,000.00	290,000.00			290,000.00	100.00		14,500.00
9	Masonry Concession Material	219,200.00	219,200.00			219,200.00	100.00		10,960.00
10	Masonry Maintenance Labor	86,000.00	86,000.00			86,000.00	100.00		4,300.00
11	Masonry Maintenance Material	79,500.00	79,500.00			79,500.00	100.00		3,975.00
12	Masonry Trash Encl/Monument	18,220.00	18,220.00			18,220.00	100.00		911.00
13	Masonry Trash Encl/Monument	29,000.00	29,000.00			29,000.00	100.00		1,450.00
14	Masonry Cast Stone	32,000.00	32,000.00			32,000.00	100.00		1,600.00
15	Masonry Reinforcing Materials	12,125.00	12,125.00			12,125.00	100.00		606.25
16	Structural Steel Materials	76,000.00	76,000.00			76,000.00	100.00		3,800.00
17	Structural Steel Labor	8,000.00	8,000.00			8,000.00	100.00		400.00
18	Wood Framing Materials	94,996.00	94,996.00			94,996.00	100.00		4,749.80
19	Wood Framing Labor	26,300.00	26,300.00			26,300.00	100.00		1,315.00
20	Trex Composite Material/Labor	7,100.00	7,100.00			7,100.00	100.00		355.00
21	Glue Laminated Beam Material	106,413.00	106,413.00			106,413.00	100.00		5,320.66
22	Glue Laminated Beam Labor	14,100.00	14,100.00			14,100.00	100.00		705.00
23	CLT Decking Materials	138,000.00	138,000.00			138,000.00	100.00		6,900.00
24	CLT Decking Labor	18,000.00	18,000.00			18,000.00	100.00		900.00
25	Architectural Millwork Mat'ls	47,045.00	47,045.00			47,045.00	100.00		2,352.25
26	Architectural Millwork Labor	19,500.00	19,500.00			19,500.00	100.00		975.00
27	Air Barrier/Joint Sealant Labr	45,175.00	45,175.00			45,175.00	100.00		2,258.75
28	Air Barrier/Joint Sealant Matl	26,255.00	26,255.00			26,255.00	100.00		1,312.75
29	Standing Seam Roof Materials	43,602.00	43,602.00			43,602.00	100.00		2,180.10
30	Standing Seam Roof Labor	49,731.00	49,731.00			49,731.00	100.00		2,486.55

REQUEST FOR PAYMENT DETAIL

Project: S-14121-23 / GrimesPlex Buildings Invoice: 1412310 Draw: 1412310 Period Ending Date: 5/14/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
31	Metal Soffit Panel Materials	4,596.00	4,596.00			4,596.00	100.00		229.80
32	Metal Soffit Panel Labor	7,972.00	7,972.00			7,972.00	100.00		398.60
33	Sheet Metal Flashing Materials	19,100.00	19,100.00			19,100.00	100.00		955.00
34	Sheet Metal Flashing Labor	11,397.00	11,397.00			11,397.00	100.00		569.85
35	Membrane Roofing Materials	63,650.00	63,650.00			63,650.00	100.00		3,182.50
36	Membrane Roofing Labor	26,806.00	26,806.00			26,806.00	100.00		1,340.30
37	Hollow Metal Doors/Frame Mat	31,665.00	31,665.00			31,665.00	100.00		1,583.24
38	Hollow Metal Doors/Frame Lab	6,580.00	6,580.00			6,580.00	100.00		329.00
39	Sectional Door Materials	11,300.00	11,300.00			11,300.00	100.00		565.00
40	Sectional Door Labor	4,400.00	4,400.00			4,400.00	100.00		220.00
41	Door Hardware Materials	24,155.00	24,155.00			24,155.00	100.00		1,207.75
42	Door Hardware Labor	4,000.00	4,000.00			4,000.00	100.00		200.00
43	Aluminum Window Materials	14,165.00	14,165.00			14,165.00	100.00		708.25
44	Aluminum Window Labor	3,718.00	3,718.00			3,718.00	100.00		185.90
45	Glazing Materials	27,308.00	27,308.00			27,308.00	100.00		1,365.40
46	Glazing Labor	6,507.00	6,507.00			6,507.00	100.00		325.35
47	Framing & Drywall Materials	26,200.00	26,200.00			26,200.00	100.00		1,310.00
48	Framing & Drywall Labor	19,656.00	19,656.00			19,656.00	100.00		982.80
49	Nichiha Siding Materials	56,827.00	56,827.00			56,827.00	100.00		2,841.35
50	Nichiha Siding Labor	27,990.00	27,990.00			27,990.00	100.00		1,399.50
51	ACT Materials	8,525.00	8,525.00			8,525.00	100.00		426.26
52	ACT Labor	10,803.00	10,803.00			10,803.00	100.00		540.16
53	Ceramic Tile Materials	12,937.00	12,937.00			12,937.00	100.00		646.86
54	Ceramic Tile Labor	17,243.00	17,243.00			17,243.00	100.00		862.16
55	Resilient Flooring Materials	7,306.00	7,306.00			7,306.00	100.00		365.30
56	Resilient Flooring Labor	3,738.00	3,738.00			3,738.00	100.00		186.90
57	Quartz Flooring	33,953.00	33,953.00			33,953.00	100.00		1,697.66
58	Sealed/Denisified Concrete	5,460.00	5,460.00			5,460.00	100.00		273.00
59	Paint Labor	27,367.00	27,367.00			27,367.00	100.00		1,368.36
60	Paint Materials	4,828.00	4,828.00			4,828.00	100.00		241.40

REQUEST FOR PAYMENT DETAIL

Project: S-14121-23 / GrimesPlex Buildings Invoice: 1412310 Draw: 1412310 Period Ending Date: 5/14/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
61	Wood Staining Labor	15,071.00	15,071.00			15,071.00	100.00		753.55
62	Wood Staining Materials	2,659.00	2,659.00			2,659.00	100.00		132.95
63	Handicap Signage	1,770.00	1,770.00			1,770.00	100.00		88.50
64	Toilet Accessories Labor	8,840.00	8,840.00			8,840.00	100.00		442.00
65	Toilet Accessories Materials	34,300.00	34,300.00			34,300.00	100.00		1,715.00
66	Plumbing Hangers & Supports	32,000.00	32,000.00			32,000.00	100.00		1,600.00
67	Plumbing Systems/Valves/Equi	226,000.00	226,000.00			226,000.00	100.00		11,300.00
68	Plumbing Insulation & Fixtures	123,500.00	123,500.00			123,500.00	100.00		6,175.00
69	Plumbing Specialties & Gas	106,000.00	106,000.00			106,000.00	100.00		5,300.00
70	HVAC Materials	161,982.00	161,982.00			161,982.00	100.00		8,099.11
71	HVAC Labor	61,328.00	61,328.00			61,328.00	100.00		3,066.40
72	Electrical Distribution Labor	81,128.00	81,128.00			81,128.00	100.00		4,056.40
73	Electrical Distribution Mat'ls	61,105.00	61,105.00			61,105.00	100.00		3,055.26
74	Lighting & Controls Labor	72,474.00	72,474.00			72,474.00	100.00		3,623.72
75	Lighting & Controls Materials	162,054.00	162,054.00			162,054.00	100.00		8,102.71
76	Access Control/Video Surv Mat	170,906.00	170,906.00			170,906.00	100.00		8,545.31
77	Access Control/Video Surv Lab	93,335.00	93,335.00			93,335.00	100.00		4,666.75
78	Earthwork	35,150.00	35,150.00			35,150.00	100.00		1,757.51
79	Site Utilities	34,923.00	34,923.00			34,923.00	100.00		1,746.15
80	Chain Link Fencing Labor	17,800.00	17,800.00			17,800.00	100.00		890.00
81	Chain Link Fencing Mat'ls	7,188.00	7,188.00			7,188.00	100.00		359.40
82	Decorative Fencing Labor	7,844.00	7,844.00			7,844.00	100.00		392.20
83	Decorative Fencing Materials	3,100.00	3,100.00			3,100.00	100.00		155.00
84	Landscaping	22,152.00	22,152.00			22,152.00	100.00		1,107.60
85	General Liability Insurance	39,000.00	39,000.00			39,000.00	100.00		1,950.00
86	Performance & Payment Bond	45,380.00	45,380.00			45,380.00	100.00		2,269.00
87	Contractor's Fee	181,520.00	181,520.00			181,520.00	100.00		9,076.00
88	Change Order 01	140,169.00	140,169.00			140,169.00	100.00		7,008.45
89	Change Order 02	7,340.83	7,340.83			7,340.83	100.00		367.04
90	Change Order 03	14,629.00	14,629.00			14,629.00	100.00		731.45

REQUEST FOR PAYMENT DETAIL

Project: S-14121-23 / GrimesPlex Buildings Invoice: 1412310 Draw: 1412310 Period Ending Date: 5/14/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
91	Change Order 04	8,319.53	8,319.53			8,319.53	100.00		415.98
92	Change Order 05	49,966.00	49,966.00			49,966.00	100.00		2,498.31
93	Change Order 06	3,079.00	3,079.00			3,079.00	100.00		153.95
94	Change Order 07	12,948.26	12,948.26			12,948.26	100.00		647.41
95	Change Order 08	97,596.36		97,596.36		97,596.36	100.00		4,879.82
96	Change Order 09	5,583.00		5,583.00		5,583.00	100.00		279.15
Totals		4,877,630.98	4,774,451.62	103,179.36		4,877,630.98	100.00		243,881.70

REQUEST FOR PAYMENT

To: City of Grimes
101 NE Harvey St.
Grimes, IA 50111

From: Edge Commercial, LLC
3155 SE Miehe Dr, Ste 2
Grimes, IA 50111

Project: S-14121-23
GrimesPlex Buildings

Architect: SVPA Architects

Invoice: 1412311
Draw: 1412311
Invoice date: 5/14/2025
Period ending date: 5/14/2025
Contract date:

Contract For:

Request for payment:

Original contract amount	$4,538,000.00	
Approved changes	$339,630.98	
Revised contract amount		$4,877,630.98
Contract completed to date		$4,877,630.98
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$0.00	
Total completed less retainage		$4,877,630.98
Less previous requests	$4,633,749.28	
Current request for payment		$243,881.70
Current billing		$0.00
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	-$243,881.70	
Current amount due		$243,881.70
Remaining contract to bill	$0.00	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order	$339,630.98	

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 Certificated for Payment were issued and payments received from the Owner , and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 5/14/25

State Of Iowa
County Of Polk

Subscribed and sworn to before me this 14th day of May, 2025

Notary Public: _____
My commission expires: 7.20.27

JOLENE JUNGLING
Commission Number 757986
My Commission Expires
July 20, 2027

Architect's Certificate for Payment

In accordance with the contract documents , based on on-site observations and the data comprising this application , the Architect certifies to the Owner that to the best of Architect 's knowledge, information and belief the Work has progressed as indidicated, 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..... $ $243,881.70

(Attach explanation if amount certified differs from the amount applied for . Initial all figures on this Application and on the Continuation sheet that are change to confirm the AMOUNT CERTIFIED)

Architect: By: _____ Date: 5/16/2025

This Certificate is not negotiable . The AMOUNT CERTIFIED is payable on 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 .

Finance Budget Code = 367-470-6499
Vendor #= 1334
Pay Request No. 11 (Retainage)

REQUEST FOR PAYMENT DETAIL

Project: S-14121-23 / GrimesPlex Buildings Invoice: 1412311 Draw: 1412311 Period Ending Date: 5/14/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions/Manageme	226,900.00	226,900.00			226,900.00	100.00		
2	Footings N & S Concession	218,800.00	218,800.00			218,800.00	100.00		
3	Footings Maintenance Building	70,477.00	70,477.00			70,477.00	100.00		
4	Footings N & S Trash Enclosur	28,700.00	28,700.00			28,700.00	100.00		
5	Slab on Grade N & S Concessi	33,500.00	33,500.00			33,500.00	100.00		
6	Slab on Grade Maintenace	28,500.00	28,500.00			28,500.00	100.00		
7	PCC Shared Use Path	106,200.00	106,200.00			106,200.00	100.00		
8	Masonry Concession Labor	290,000.00	290,000.00			290,000.00	100.00		
9	Masonry Concession Material	219,200.00	219,200.00			219,200.00	100.00		
10	Masonry Maintenance Labor	86,000.00	86,000.00			86,000.00	100.00		
11	Masonry Maintenance Material	79,500.00	79,500.00			79,500.00	100.00		
12	Masonry Trash Encl/Monument	18,220.00	18,220.00			18,220.00	100.00		
13	Masonry Trash Encl/Monument	29,000.00	29,000.00			29,000.00	100.00		
14	Masonry Cast Stone	32,000.00	32,000.00			32,000.00	100.00		
15	Masonry Reinforcing Materials	12,125.00	12,125.00			12,125.00	100.00		
16	Structural Steel Materials	76,000.00	76,000.00			76,000.00	100.00		
17	Structural Steel Labor	8,000.00	8,000.00			8,000.00	100.00		
18	Wood Framing Materials	94,996.00	94,996.00			94,996.00	100.00		
19	Wood Framing Labor	26,300.00	26,300.00			26,300.00	100.00		
20	Trex Composite Material/Labor	7,100.00	7,100.00			7,100.00	100.00		
21	Glue Laminated Beam Material	106,413.00	106,413.00			106,413.00	100.00		
22	Glue Laminated Beam Labor	14,100.00	14,100.00			14,100.00	100.00		
23	CLT Decking Materials	138,000.00	138,000.00			138,000.00	100.00		
24	CLT Decking Labor	18,000.00	18,000.00			18,000.00	100.00		
25	Architectural Millwork Mat'ls	47,045.00	47,045.00			47,045.00	100.00		
26	Architectural Millwork Labor	19,500.00	19,500.00			19,500.00	100.00		
27	Air Barrier/Joint Sealant Labr	45,175.00	45,175.00			45,175.00	100.00		
28	Air Barrier/Joint Sealant Matl	26,255.00	26,255.00			26,255.00	100.00		
29	Standing Seam Roof Materials	43,602.00	43,602.00			43,602.00	100.00		
30	Standing Seam Roof Labor	49,731.00	49,731.00			49,731.00	100.00		

REQUEST FOR PAYMENT DETAIL

Project: S-14121-23 / GrimesPlex Buildings Invoice: 1412311 Draw: 1412311 Period Ending Date: 5/14/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
31	Metal Soffit Panel Materials	4,596.00	4,596.00			4,596.00	100.00		
32	Metal Soffit Panel Labor	7,972.00	7,972.00			7,972.00	100.00		
33	Sheet Metal Flashing Materials	19,100.00	19,100.00			19,100.00	100.00		
34	Sheet Metal Flashing Labor	11,397.00	11,397.00			11,397.00	100.00		
35	Membrane Roofing Materials	63,650.00	63,650.00			63,650.00	100.00		
36	Membrane Roofing Labor	26,806.00	26,806.00			26,806.00	100.00		
37	Hollow Metal Doors/Frame Mat	31,665.00	31,665.00			31,665.00	100.00		
38	Hollow Metal Doors/Frame Lab	6,580.00	6,580.00			6,580.00	100.00		
39	Sectional Door Materials	11,300.00	11,300.00			11,300.00	100.00		
40	Sectional Door Labor	4,400.00	4,400.00			4,400.00	100.00		
41	Door Hardware Materials	24,155.00	24,155.00			24,155.00	100.00		
42	Door Hardware Labor	4,000.00	4,000.00			4,000.00	100.00		
43	Aluminum Window Materials	14,165.00	14,165.00			14,165.00	100.00		
44	Aluminum Window Labor	3,718.00	3,718.00			3,718.00	100.00		
45	Glazing Materials	27,308.00	27,308.00			27,308.00	100.00		
46	Glazing Labor	6,507.00	6,507.00			6,507.00	100.00		
47	Framing & Drywall Materials	26,200.00	26,200.00			26,200.00	100.00		
48	Framing & Drywall Labor	19,656.00	19,656.00			19,656.00	100.00		
49	Nichiha Siding Materials	56,827.00	56,827.00			56,827.00	100.00		
50	Nichiha Siding Labor	27,990.00	27,990.00			27,990.00	100.00		
51	ACT Materials	8,525.00	8,525.00			8,525.00	100.00		
52	ACT Labor	10,803.00	10,803.00			10,803.00	100.00		
53	Ceramic Tile Materials	12,937.00	12,937.00			12,937.00	100.00		
54	Ceramic Tile Labor	17,243.00	17,243.00			17,243.00	100.00		
55	Resilient Flooring Materials	7,306.00	7,306.00			7,306.00	100.00		
56	Resilient Flooring Labor	3,738.00	3,738.00			3,738.00	100.00		
57	Quartz Flooring	33,953.00	33,953.00			33,953.00	100.00		
58	Sealed/Denisified Concrete	5,460.00	5,460.00			5,460.00	100.00		
59	Paint Labor	27,367.00	27,367.00			27,367.00	100.00		
60	Paint Materials	4,828.00	4,828.00			4,828.00	100.00		

REQUEST FOR PAYMENT DETAIL

Project: S-14121-23 / GrimesPlex Buildings Invoice: 1412311 Draw: 1412311 Period Ending Date: 5/14/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
61	Wood Staining Labor	15,071.00	15,071.00			15,071.00	100.00		
62	Wood Staining Materials	2,659.00	2,659.00			2,659.00	100.00		
63	Handicap Signage	1,770.00	1,770.00			1,770.00	100.00		
64	Toilet Accessories Labor	8,840.00	8,840.00			8,840.00	100.00		
65	Toilet Accessories Materials	34,300.00	34,300.00			34,300.00	100.00		
66	Plumbing Hangers & Supports	32,000.00	32,000.00			32,000.00	100.00		
67	Plumbing Systems/Valves/Equi	226,000.00	226,000.00			226,000.00	100.00		
68	Plumbing Insulation & Fixtures	123,500.00	123,500.00			123,500.00	100.00		
69	Plumbing Specialties & Gas	106,000.00	106,000.00			106,000.00	100.00		
70	HVAC Materials	161,982.00	161,982.00			161,982.00	100.00		
71	HVAC Labor	61,328.00	61,328.00			61,328.00	100.00		
72	Electrical Distribution Labor	81,128.00	81,128.00			81,128.00	100.00		
73	Electrical Distribution Mat'ls	61,105.00	61,105.00			61,105.00	100.00		
74	Lighting & Controls Labor	72,474.00	72,474.00			72,474.00	100.00		
75	Lighting & Controls Materials	162,054.00	162,054.00			162,054.00	100.00		
76	Access Control/Video Surv Mat	170,906.00	170,906.00			170,906.00	100.00		
77	Access Control/Video Surv Lab	93,335.00	93,335.00			93,335.00	100.00		
78	Earthwork	35,150.00	35,150.00			35,150.00	100.00		
79	Site Utilities	34,923.00	34,923.00			34,923.00	100.00		
80	Chain Link Fencing Labor	17,800.00	17,800.00			17,800.00	100.00		
81	Chain Link Fencing Mat'ls	7,188.00	7,188.00			7,188.00	100.00		
82	Decorative Fencing Labor	7,844.00	7,844.00			7,844.00	100.00		
83	Decorative Fencing Materials	3,100.00	3,100.00			3,100.00	100.00		
84	Landscaping	22,152.00	22,152.00			22,152.00	100.00		
85	General Liability Insurance	39,000.00	39,000.00			39,000.00	100.00		
86	Performance & Payment Bond	45,380.00	45,380.00			45,380.00	100.00		
87	Contractor's Fee	181,520.00	181,520.00			181,520.00	100.00		
88	Change Order 01	140,169.00	140,169.00			140,169.00	100.00		
89	Change Order 02	7,340.83	7,340.83			7,340.83	100.00		
90	Change Order 03	14,629.00	14,629.00			14,629.00	100.00		

REQUEST FOR PAYMENT DETAIL

Project: S-14121-23 / GrimesPlex Buildings Invoice: 1412311 Draw: 1412311 Period Ending Date: 5/14/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
91	Change Order 04	8,319.53	8,319.53			8,319.53	100.00		
92	Change Order 05	49,966.00	49,966.00			49,966.00	100.00		
93	Change Order 06	3,079.00	3,079.00			3,079.00	100.00		
94	Change Order 07	12,948.26	12,948.26			12,948.26	100.00		
95	Change Order 08	97,596.36	97,596.36			97,596.36	100.00		
96	Change Order 09	5,583.00	5,583.00			5,583.00	100.00		
Totals		4,877,630.98	4,877,630.98			4,877,630.98	100.00		

RESOLUTION 05-0525 APPROVING CHANGE ORDERS

Grimes Resolution No. 05-0525

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 amendment 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 May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CHANGE ORDER FORM

CITY OF GRIMES

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: 4

Change Order Date: 5/27/2025

Purpose of Change Order:

PCO 018 (Change Event 026): RFI 58 Added Reinforcement at Topping & Fix at Duct Openings.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	RFI 58 Add rebar at topping		1.00	$ 436.59	$ 436.59
2					$ -
3					$ -
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
Change Order Number: 4 makes the following adjustments to the contract:					**$ 436.59**

Contractor Accepted: DDVI
Firm Name

Gina Piper
Signature

4.29.25
Date

Engineer Approved: SVPA Architects, Inc.
Firm Name

Robert T. Clark
Signature

04.30.25
Date

Owner Accepted: City of Grimes MSA 5-8-25

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
2	February 11, 2025	$ 751.37
3	March 25, 2025	$ 2,738.32
4	May 27, 2025	$ 436.59
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **$ 1,370,088.72**

PCO #018

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 #018: CE #026 - RFI 58 Added Reinforcement at Topping & Fix at Duct Openings

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:	018 / 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:**	4/29 /2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**REVISED SUBSTANTIAL COMPLETION DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: CE #026 - RFI 58 Added Reinforcement at Topping & Fix at Duct Openings

CHANGE REASON: Backcharge

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #026 - RFI 58 Added Reinforcement at Topping & Fix at Duct Openings
RFI 58 captures the added reinforcement at the topping slab and the fix at the structural detail at the duct openings at the reinforced wall in the shelter space. The added cost for DDVI (Jordison) will be offset with a back-charge to Forrest & Associates. Forrest will be handling the additional misc. steel needed at the duct openings themselves.

4/8/25: DDVI: $436.59
Furnish and install additional rebar at the topping slab to accommodate rebar that didn't extend from the top of the block wall. Jordison cost of $405 + markup.

4/8/25: Weitz shared DDVI cost with Forrest. Rob reviewed the cost breakdown and agreed to the back-charge.

ATTACHMENTS:
PCO#7 RFI#58.pdf

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	RFI 58 Added rebar at topping	Commitment	$ 436.59
2	GRIMES FIRE STATION PRIME VOL	00-000040.2500 - BP #04 - Forrest	RFI 58 b/c for added rebar at topping	Commitment	($436.59)
				Subtotal:	$0.00
				Grand Total:	**$0.00**

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
Des Moines Iowa 50310	GRIMES Iowa 50111	DES MOINES Iowa 50309
		Stephanie Morrison 4/29/2025
SIGNATURE DATE	**SIGNATURE DATE**	**SIGNATURE DATE**

DDVI

General Contractor
Remittance Address: P.O. Box 743 - Indianola, Iowa 50125
Physical Address: 1817 North 7th Street - Indianola, Iowa 50125
515-962-2176 ph/515-962-2199 fax

PROJECT

Grimes Public Safety
Project #24-652

RFI#	**58**
CO#	

Cost for Proposed Change	**7**
DATE:	04/08/25
ARCHITECT:	SVPA
DESCRIPTION:	Masonry Error in Place Storm Shelter Duct Opening Rebar A1/S502

Approved	**3/17/2025**
Gina	**3/17/2025**
JC	**3/18/2025**
Sub	**3/18/2025**
Field	

Contractor:	**Description**	**Total**
DDVI		$0.00
	DDVI total:	**$0.00**
Jordison		$405.00
		$0.00
		$0.00
		$0.00
	Sub Total:	**$405.00**
DDVI Markup (10%)		$0.00
Sub Markup (5%)		$20.25
Bonds/Ins on sub (2.8%)		$11.34
Cost for Proposed Change **7**		**$436.59**

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
P: (515) 246-4700
F: (515) 246-4799

Project: X242400 GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

RFI #58: RFI 058 Masonry Error In Place Storm Shelter Duct Opening Rebar A1/S502

Status	Open		
To	Casey White (SVPA ARCHITECTS INC) Nathan Kress (KPFF CONSULTING ENGINEERS) Thiwanka Liyanage (KPFF CONSULTING ENGINEERS)	**From**	Jack Harris (WEITZ COMPANY-IOWA, THE) 611 5th Ave Ste 300 Des Moines, Iowa 50309
Date Initiated	Mar 5, 2025	**Due Date**	Mar 12, 2025
Location		**Project Stage**	
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From		**Sub Job**	
Copies To	Eli Davis (WEITZ COMPANY-IOWA, THE), Jeni Day (WEITZ COMPANY-IOWA, THE), Jack Harris (WEITZ COMPANY-IOWA, THE), Stephanie Morrison (WEITZ COMPANY-IOWA, THE), Angie Pfannkuch , Casey White (SVPA ARCHITECTS INC)		

Activity

Question

Question from Jack Harris WEITZ COMPANY-IOWA, THE *on Wednesday, Mar 5, 2025 at 08:17 AM CST*

On site, Thiwanka noted that rebar did not extend from the top of the block wall and out to the hollowcore at duct openings at the South storm shelter wall, as detailed on C4/S502.

A/E:
- Please provide a solution to make the work in place structurally acceptable.

Kindly,
Jack

Attachments
RFI 058 Masonry Error In Place Storm Shelter Duct Opening Rebar C4-S502.pdf, KPFF Site Visit Observations 20250304.pdf

Official Response

Response from Thiwanka Liyanage KPFF CONSULTING ENGINEERS *on Friday, Mar 14, 2025 at 10:50 AM CDT*

Please see the attached fix for the duct openings at the storm shelter wall.

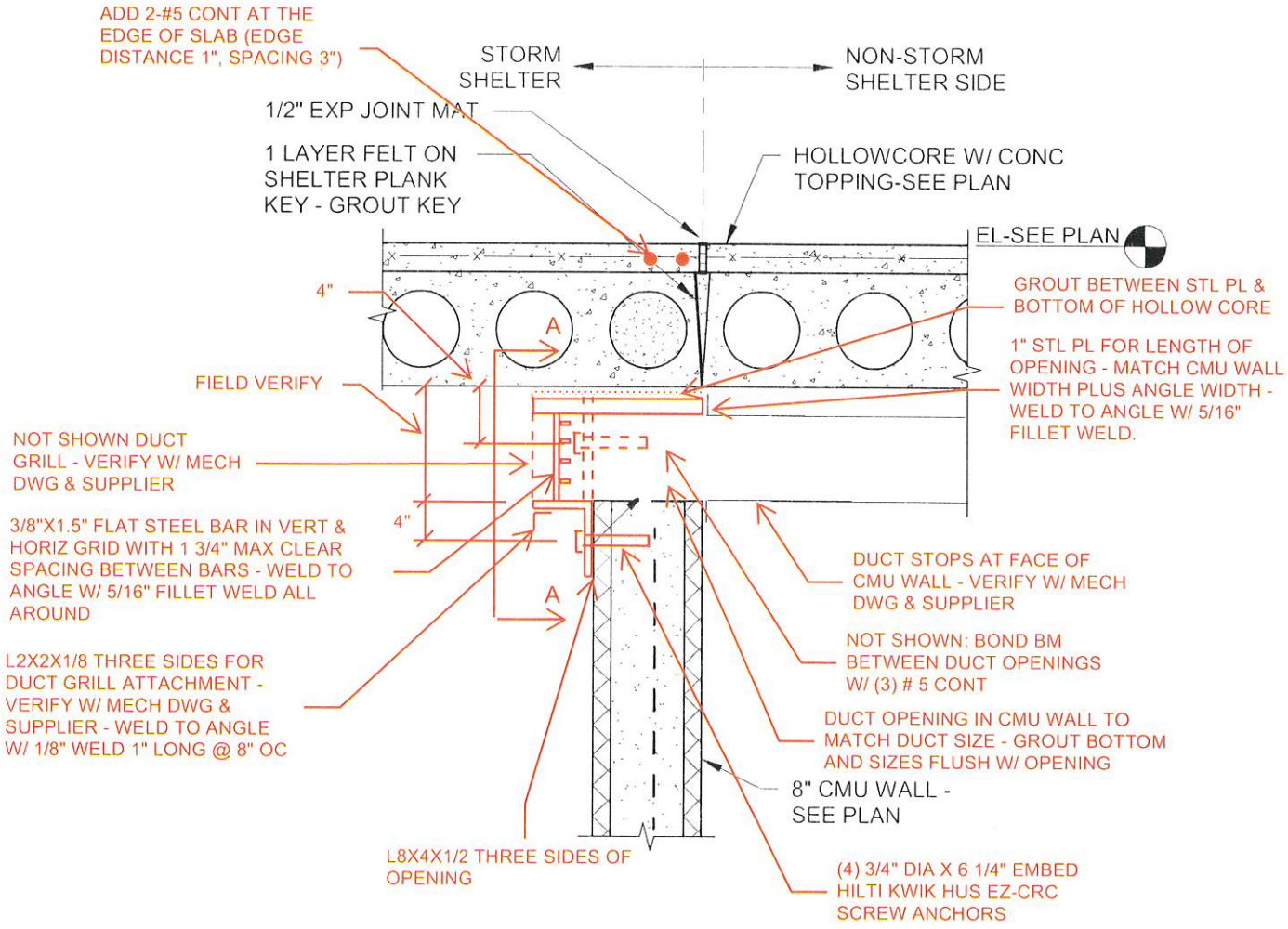
Attachments
RFI 58 NTK Sketch.pdf

All Replies

Response from Thiwanka Liyanage KPFF CONSULTING ENGINEERS *on Friday, Mar 14, 2025 at 10:50 AM CDT*

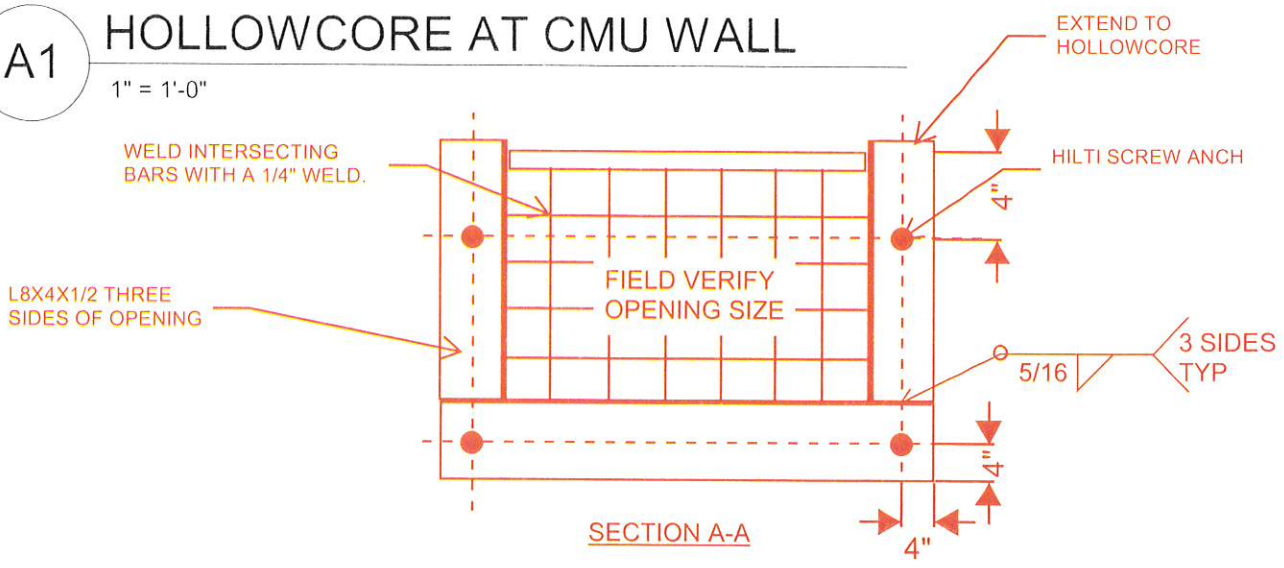
Please see the attached fix for the duct openings at the storm shelter wall.

Attachments
RFI 58 NTK Sketch.pdf



A1 HOLLOWCORE AT CMU WALL

1" = 1'-0"



Jordison Construction Inc.
12014 Ridgemont Dr.
Urbandale, IA 50323
Ph : (515)225-4196

Change Request

To: Rich Piper
DDVI, Inc.
18th Avenue West
Box 275
Albia, IA 52531

Number: 5
Date: 3/21/25
Job: 24-039 Grimes Public Safety - DDVI
Phone:

Description: RFI #58

We are pleased to offer the following specifications and pricing to make the following changes:

add labor and rebar for RFI #58

6' #4 bar at 18" oc at g/l D.3 and A.7

Labor $180
Material $225

The total amount to provide this work is $405.00

If you have any questions, please contact me at 515-225-4196.

Any outstanding Change Request over 45 days is subject to invoice. Price is valid for 30 days.

Submitted by: Jerry Savage
Jordison Construction

Approved by: _____
Date: _____

Rich

From: Jerry Savage <jsavage@jordisonconstruction.com>
Sent: Friday, March 21, 2025 3:34 PM
To: Joe Morton; Rich
Subject: RE: Grimes PSC RFI 058 Masonry Duct Openings at South CMU Storm Shelter Wall
Attachments: SKM_C301i25032115290.pdf

Change request for RFI #58.

Thanks

Jerry Savage
Project Management/Estimating

JORDISON
CONSTRUCTION INC.
12014 Ridgmont Drive
Urbandale, Iowa 50322

Office – 515-225-4196
Cell – 515-707-7734

Ask me about our tilt up walls!
https://jordisonconstruction-tiltup.com/

From: Joe Morton <jmorton@jordisonconstruction.com>
Sent: Tuesday, March 18, 2025 8:31 AM
To: Jerry Savage <jsavage@jordisonconstruction.com>
Subject: Fwd: Grimes PSC RFI 058 Masonry Duct Openings at South CMU Storm Shelter Wall

Can you see if we have any added costs? Maybe some bar and labor is all.
Sent from my iPhone

Begin forwarded message:

> **From:** Rich <rich@ddvi.net>
> **Date:** March 17, 2025 at 5:32:48 PM CDT
> **To:** Jack Harris <Jack.Harris@weitz.com>, Joe Morton <jmorton@jordisonconstruction.com>, chris@ddvi.net
> **Cc:** Rich <rich@ddvi.net>
> **Subject: RE: Grimes PSC RFI 058 Masonry Duct Openings at South CMU Storm Shelter Wall**
>
> Joe,

CHANGE ORDER FORM

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Forrest & Associate, Inc.		
Address:	817 SW 9th Street, Des Moines, IA 50309		
Finance Budget Code:	378-150-6499	***Finance Project #***	0
Vendor Project or Invoice #:	14750	***PO #***	0
Original Contract Date:	June 25, 2024	***Vendor #***	4260

Change Order Number: 2

Change Order Date: May 27, 2025

Purpose of Change Order:

PCO 018: (Change Event 026) - RFI 58 Added Reinforcement at Topping & Fix at Duct Openings.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	RFI 58 b/c for added rebar at topping.		1.00	$ (436.59)	$ (436.59)
2					$ -
3					$ -
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
Change Order Number: 2 makes the following adjustments to the contract:					**$ (436.59)**

Contractor Accepted: Forrest & Associate, Inc.
Firm Name

Robert VanHeerwyk
Signature

4-29-25
Date

Engineer Approved: SVPA Architects, Inc.
Firm Name

Robert J. Oltmans
Signature

04.30.25
Date

Owner Accepted: City of Grimes MSA 5-8-25

Signature

Title

Date

Attest for Owner:

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 261,343.00
1	April 8, 2024	$ 10,594.86
2	May 27, 2025	$ (436.59)
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **$ 271,501.27**

Date Printed: 4/29/2025

PCO #018

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 #018: CE #026 - RFI 58 Added Reinforcement at Topping & Fix at Duct Openings

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:	018 / 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:**	4/29 /2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**REVISED SUBSTANTIAL COMPLETION DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: CE #026 - RFI 58 Added Reinforcement at Topping & Fix at Duct Openings

CHANGE REASON: Backcharge

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #026 - RFI 58 Added Reinforcement at Topping & Fix at Duct Openings
RFI 58 captures the added reinforcement at the topping slab and the fix at the structural detail at the duct openings at the reinforced wall in the shelter space. The added cost for DDVI (Jordison) will be offset with a back-charge to Forrest & Associates. Forrest will be handling the additional misc. steel needed at the duct openings themselves.

4/8/25: DDVI: $436.59
Furnish and install additional rebar at the topping slab to accommodate rebar that didn't extend from the top of the block wall. Jordison cost of $405 + markup.

4/8/25: Weitz shared DDVI cost with Forrest. Rob reviewed the cost breakdown and agreed to the back-charge.

ATTACHMENTS:
PCO#7 RFI#58.pdf

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	RFI 58 Added rebar at topping	Commitment	$ 436.59
2	GRIMES FIRE STATION PRIME VOL	00-000040.2500 - BP #04 - Forrest	RFI 58 b/c for added rebar at topping	Commitment	($436.59)
				Subtotal:	$0.00
				Grand Total:	**$0.00**

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
Des Moines Iowa 50310	GRIMES Iowa 50111	DES MOINES Iowa 50309
		Stephanie Morrison 4/29/2025
SIGNATURE DATE	**SIGNATURE DATE**	**SIGNATURE DATE**

DDVI

General Contractor
Remittance Address: P.O. Box 743 - Indianola, Iowa 50125
Physical Address: 1817 North 7th Street - Indianola, Iowa 50125
515-962-2176 ph/515-962-2199 fax

PROJECT
Grimes Public Safety
Project #24-652

RFI#	**58**
CO#	

Cost for Proposed Change	**7**
DATE:	04/08/25
ARCHITECT:	SVPA
DESCRIPTION:	Masonry Error in Place Storm Shelter Duct Opening Rebar A1/S502

Approved	**3/17/2025**
Gina	**3/17/2025**
JC	**3/18/2025**
Sub	**3/18/2025**
Field	

Contractor:	Description	Total
DDVI		$0.00
	DDVI total:	**$0.00**
Jordison		$405.00
		$0.00
		$0.00
		$0.00
	Sub Total:	**$405.00**
DDVI Markup (10%)		$0.00
Sub Markup (5%)		$20.25
Bonds/Ins on sub (2.8%)		$11.34
Cost for Proposed Change **7**		**$436.59**

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
P: (515) 246-4700
F: (515) 246-4799

Project: X242400 GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

RFI #58: RFI 058 Masonry Error In Place Storm Shelter Duct Opening Rebar A1/S502

Status	Open		
To	Casey White (SVPA ARCHITECTS INC) Nathan Kress (KPFF CONSULTING ENGINEERS) Thiwanka Liyanage (KPFF CONSULTING ENGINEERS)	**From**	Jack Harris (WEITZ COMPANY-IOWA, THE) 611 5th Ave Ste 300 Des Moines, Iowa 50309
Date Initiated	Mar 5, 2025	**Due Date**	Mar 12, 2025
Location		**Project Stage**	
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From		**Sub Job**	
Copies To	Eli Davis (WEITZ COMPANY-IOWA, THE), Jeni Day (WEITZ COMPANY-IOWA, THE), Jack Harris (WEITZ COMPANY-IOWA, THE), Stephanie Morrison (WEITZ COMPANY-IOWA, THE), Angie Pfannkuch , Casey White (SVPA ARCHITECTS INC)		

Activity

Question

Question from Jack Harris WEITZ COMPANY-IOWA, THE *on Wednesday, Mar 5, 2025 at 08:17 AM CST*

On site, Thiwanka noted that rebar did not extend from the top of the block wall and out to the hollowcore at duct openings at the South storm shelter wall, as detailed on C4/S502.

A/E:
- Please provide a solution to make the work in place structurally acceptable.

Kindly,
Jack

Attachments
RFI 058 Masonry Error In Place Storm Shelter Duct Opening Rebar C4-S502.pdf, KPFF Site Visit Observations 20250304.pdf

Official Response

Response from Thiwanka Liyanage KPFF CONSULTING ENGINEERS *on Friday, Mar 14, 2025 at 10:50 AM CDT*

Please see the attached fix for the duct openings at the storm shelter wall.

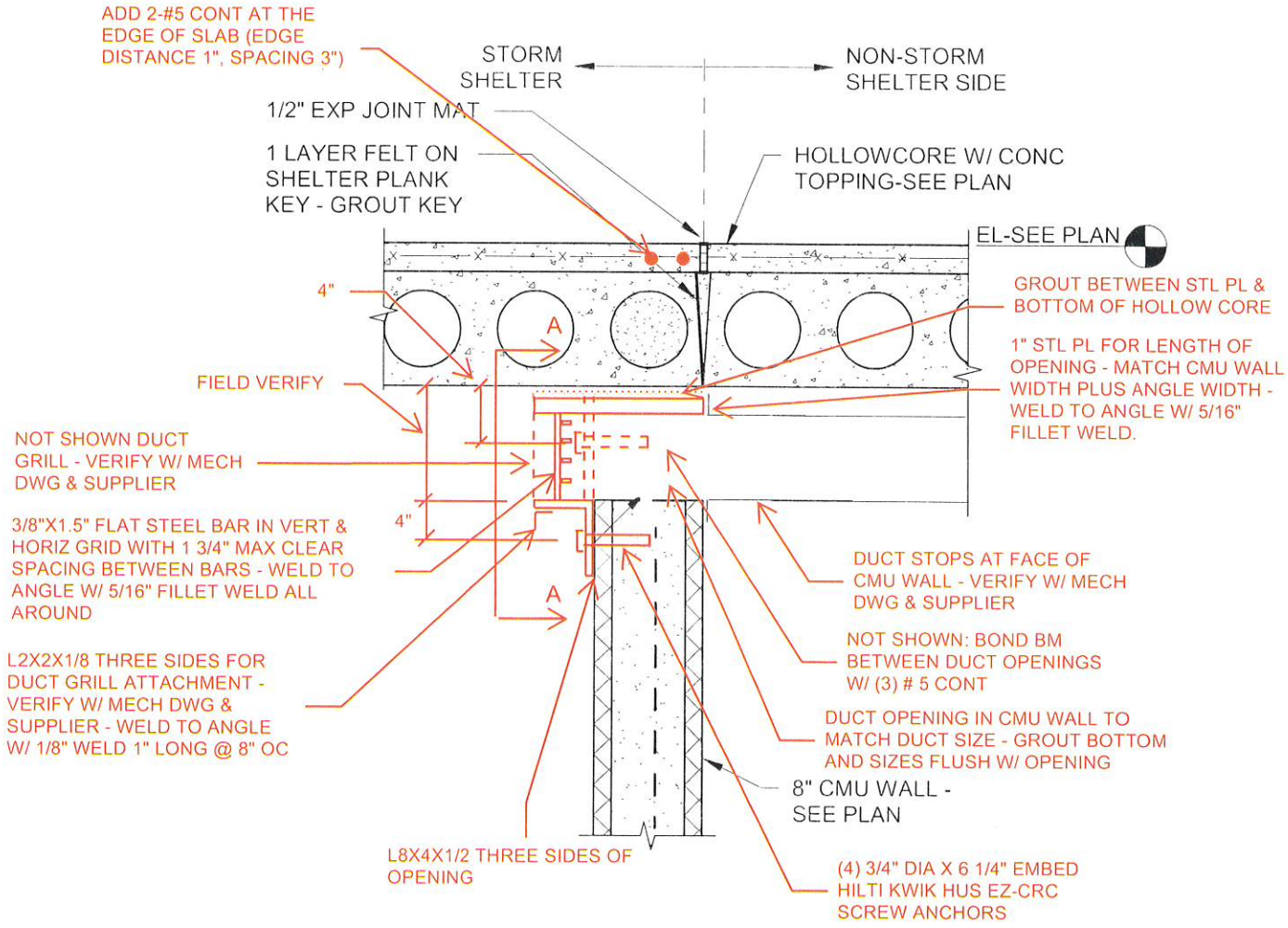
Attachments
RFI 58 NTK Sketch.pdf

All Replies

Response from Thiwanka Liyanage KPFF CONSULTING ENGINEERS *on Friday, Mar 14, 2025 at 10:50 AM CDT*

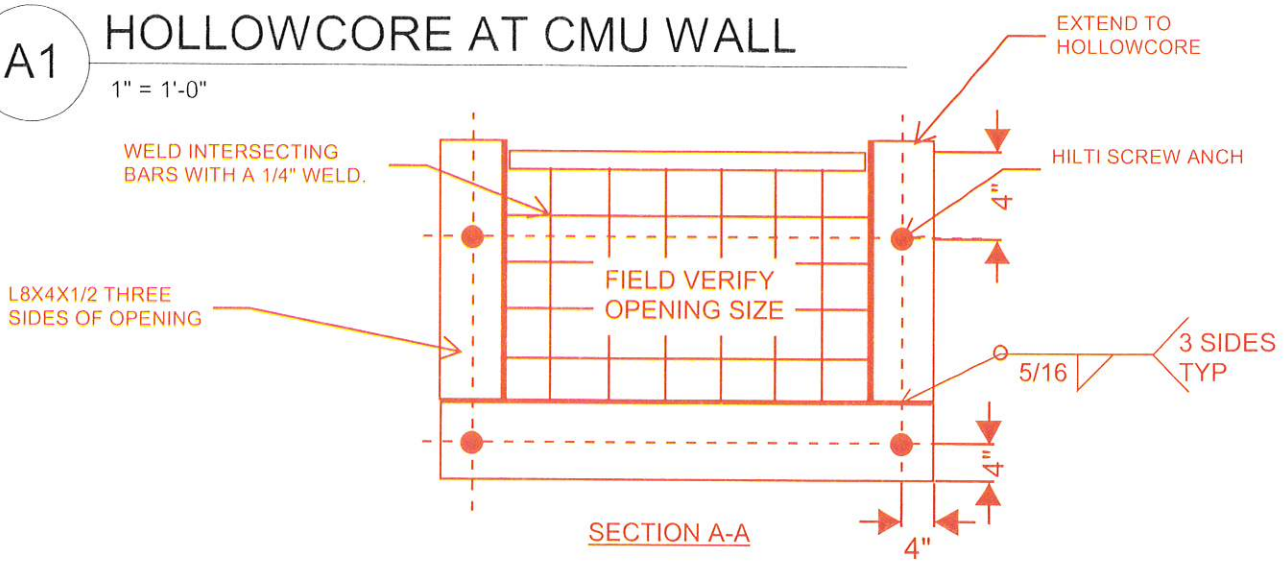
Please see the attached fix for the duct openings at the storm shelter wall.

Attachments
RFI 58 NTK Sketch.pdf



A1 HOLLOWCORE AT CMU WALL

1" = 1'-0"



Jordison Construction Inc.
12014 Ridgemont Dr.
Urbandale, IA 50323
Ph : (515)225-4196

Change Request

To: Rich Piper
DDVI, Inc.
18th Avenue West
Box 275
Albia, IA 52531

Number: 5
Date: 3/21/25
Job: 24-039 Grimes Public Safety - DDVI
Phone:

Description: RFI #58

We are pleased to offer the following specifications and pricing to make the following changes:

add labor and rebar for RFI #58

6' #4 bar at 18" oc at g/l D.3 and A.7

Labor $180
Material $225

The total amount to provide this work is $405.00

If you have any questions, please contact me at 515-225-4196.

Any outstanding Change Request over 45 days is subject to invoice. Price is valid for 30 days.

Submitted by: Jerry Savage
Jordison Construction

Approved by: _____
Date: _____

Rich

From: Jerry Savage <jsavage@jordisonconstruction.com>
Sent: Friday, March 21, 2025 3:34 PM
To: Joe Morton; Rich
Subject: RE: Grimes PSC RFI 058 Masonry Duct Openings at South CMU Storm Shelter Wall
Attachments: SKM_C301i25032115290.pdf

Change request for RFI #58.

Thanks

Jerry Savage
Project Management/Estimating

JORDISON
CONSTRUCTION INC.
12014 Ridgmont Drive
Urbandale, Iowa 50322

Office – 515-225-4196
Cell – 515-707-7734

Ask me about our tilt up walls!
https://jordisonconstruction-tiltup.com/

From: Joe Morton <jmorton@jordisonconstruction.com>
Sent: Tuesday, March 18, 2025 8:31 AM
To: Jerry Savage <jsavage@jordisonconstruction.com>
Subject: Fwd: Grimes PSC RFI 058 Masonry Duct Openings at South CMU Storm Shelter Wall

Can you see if we have any added costs? Maybe some bar and labor is all.
Sent from my iPhone

Begin forwarded message:

> **From:** Rich <rich@ddvi.net>
> **Date:** March 17, 2025 at 5:32:48 PM CDT
> **To:** Jack Harris <Jack.Harris@weitz.com>, Joe Morton <jmorton@jordisonconstruction.com>, chris@ddvi.net
> **Cc:** Rich <rich@ddvi.net>
> **Subject: RE: Grimes PSC RFI 058 Masonry Duct Openings at South CMU Storm Shelter Wall**
>
> Joe,

CHANGE ORDER FORM

CITY OF GRIMES

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: 8

Change Order Date: May 27, 2025

Purpose of Change Order:

Connection of storm drain to the fire department parking lot. Fire department sanitary service connection. Time and material to fix leaking valve. Sanitary and storm sewer in the intersection of SE 6th St and S James St. Connection of the storm sewer that drains the water tower. New wood privacy fence.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO8.1	Fire Department Storm Connection	LS	1.00	$ 2,236.59	$ 2,236.59
CO8.2	Fire Department Sanitary Service	LS	1.00	$ 7,286.14	$ 7,286.14
CO8.3	Fix Leaking Valve	LS	1.00	$ 2,694.54	$ 2,694.54
CO8.4	Sanitary and Storm Sewer SE 6th Street	LS	1.00	$ 29,634.50	$ 29,634.50
CO8.5	Sump Line Connection	LS	1.00	$ 1,044.67	$ 1,044.67
CO8.6	Water Tower Storm Connection	LS	1.00	$ 2,900.30	$ 2,900.30
CO8.7	Wood Fence	LS	1.00	$ 4,593.16	$ 4,593.16

Change Order Number: 8 makes the following adjustments to the contract: **$ 50,389.90**

Contractor Accepted: Absolute Concrete Construction, Inc.
Firm Name
Signature — Date: 5/13/2025

Engineer Approved: City of Grimes
Firm Name
Signature — Date: 5-13-25

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	April 22, 2025	$ 33,507.32
8	May 27, 2025	$ 50,389.90
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **$ 9,230,548.06**

Date Printed: 5/6/2025

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Requests from Grimes Chamber and Economic Development Related to Governor's Days

BACKGROUND: Annually Grimes Chamber and Economic Development organizes Governor's Days, the town celebration. In connection with that event GCED requests a series of street closures, the use of public property, and the City's assistance in executing the event.

BUDGETARY CONSIDERATIONS: Governor's Days is part of the City's scope of services with GCED.

STRATEGIC PLANNING:
Prioritized: ____YES _X_NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities _X__
*Dynamic Town/Strong Sense of Community __X_
*More Beautiful/Vibrant Community __X__

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: N/A

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by:	Rachel Greving
Return to:	Halsey Scales, GCED

RESOLUTION APPROVING GRIMES CHAMBER AND ECONOMIC DEVELOPMENT REQUESTS PERTAINIGN TO GOVERNOR'S DAYS

Grimes Resolution No. 05-0625

WHEREAS, the City contracts with GCED for the organization of our annual community celebration; and

WHEREAS, the celebration will be held this year June 5th through June 7th; and

WHEREAS, GCED has determined that it requires the City's approval and/or assistance with various aspects of the event; and

WHEREAS, City staff along with Polk County Sheriff's Office and the Johnston Grimes Fire Department have reviewed the requests and find them to be appropriate.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the GCED requests as outlined in the attached letter are approved.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

April 23st, 2025

Jake Anderson
City of Grimes
101 NE Harvey St.
Grimes, IA 50111

Subject: **Governors Days Requests**

Dear Jake,

The Governors Days Committee has been diligently planning and organizing in preparation for this year's annual celebration of community. The theme for this year's Governors Days has been announced as, "Grimes Assemble" #GrimesAssemble.

As per my involvement on the Committee, I have been asked to approach the City about several items concerning the 2025 Governors Days celebration. These items are as follows:

	Permission for Grimes Chamber & Economic Development to host a beer & entertainment garden in the South Sports Complex on Thursday, Friday, and Saturday of June 5-7th. Approximate serving times are from 6 p.m. to 10 p.m. on Thursday, 5 p.m. to 11:30 p.m. on Friday; 10 a.m. to 11:30 p.m. on Saturday. GCED would be required to secure proper licensure, DRAM Shop insurance, and law enforcement officers to oversee the event.
	Approval of the proposed parade route for the Grand Parade is scheduled to begin at 10:00 a.m. on Saturday, June 7th, 2025. The parade would be staged on the morning of the event at the Grimes Sports Complex parking lot, with overflow into the St. Peter Lutheran Church. Therefore, parking would need to be restricted to parade functions, until such time as the parade has ended. The parade would begin at the intersection of S James Street and SE 6th Street. It would then proceed East on 6th St, until it turns into SE Trail Ridge Rd, then West down 2nd St, with the conclusion of the parade at the intersection of SE 2nd St and SE Ewing St. With construction blocking James, we will bring the conclusion of the parade down Ewing back to 6th St.
	Approve the temporary closing or traffic control of S James Street at 11th St from 9:30 a.m. until the conclusion of the parade on Saturday. We ask that the City coordinate efforts with the Polk County Sheriff's Department to control traffic at strategic locations in the community in order to allow the parade to safely take place.
	Approval of the use of a parking lot at the South Sports Complex for the duration of the festival.
	Permission to set up an announcer stand and equipment in near the intersection of SE Main and SE 6th Street, just south of the Grimes Community Complex.
	Permission for parade participants to distribute candy to onlookers during the parade.
	A request for the City to coordinate with the Polk County Sheriff's Department to see that additional coverage occurs during Governor's Days and specifically during the parade and 5k/Fun Run (i.e. traffic control). The route this year will be different, with the route starting and stopping at the Grimes Community Complex and using trails this year. New map route attached.

	Approve the temporary closing and limited parking along the Kiddie Parade route on Thursday, June 5th, 2025, from 5:30-7:00 p.m.
	A request to the City to coordinate with the Polk County Sheriff's Department to assist any groups or individuals as they travel the Kiddie Parade route to South Sports Complex on Thursday evening.
	Assistance from the City Street Department, as in past years, to gather picnic tables, trash cans, fences, dumpsters, kybos, wash stations, traffic cones and barriers, etc. from around the City and use them in and around the South Sports Complex during the celebration. We would also request assistance in installing and tearing down the temporary fence around the area reserved for the entertainment garden.
	We would request the honor of having the Street Department, Johnston & Grimes Metropolitan Fire Department, the Mayor, and City Council Members participate in the parade on Saturday morning.
	Permission to allow Sam's Amusements Carnival to use the South Sports Complex for equipment and temporary living quarters during the event. As per usual, the carnival will arrive early Evening on Sunday to allow time to set up and undergo safety inspections.
	Permission to again use City-owned parcels and lots near the event venue for Public Parking during the event. This includes the use of Wallace Farm for parking again
	Permission to close Main St on Saturday, June 8th, from 1st St to 4th St for the Car show. Businesses on Main St have been made aware and have given permission of the road closures if permitted. Maps are attached

Permission to set off Fireworks on the southwest portion of 11th Street, south of the Sports Complex. Fireworks will be set off around 10 pm during the intermission of the Saturday night band.
Permission to use 1 Kubota and 2 Golf Carts with Buckets to use for trash pick up, ice delivery, vendor merchandise, etc.

There are a lot of exciting events planned for this event and I encourage you to visit the event website www.governorsdays.com to see all of the details. As always we welcome any comments and constructive criticisms that will help to improve the festival.

If you, Mayor Mikkelsen, or the City Council have any questions or need clarification on any of the above items, please feel free to contact me at your convenience.

Thank you.

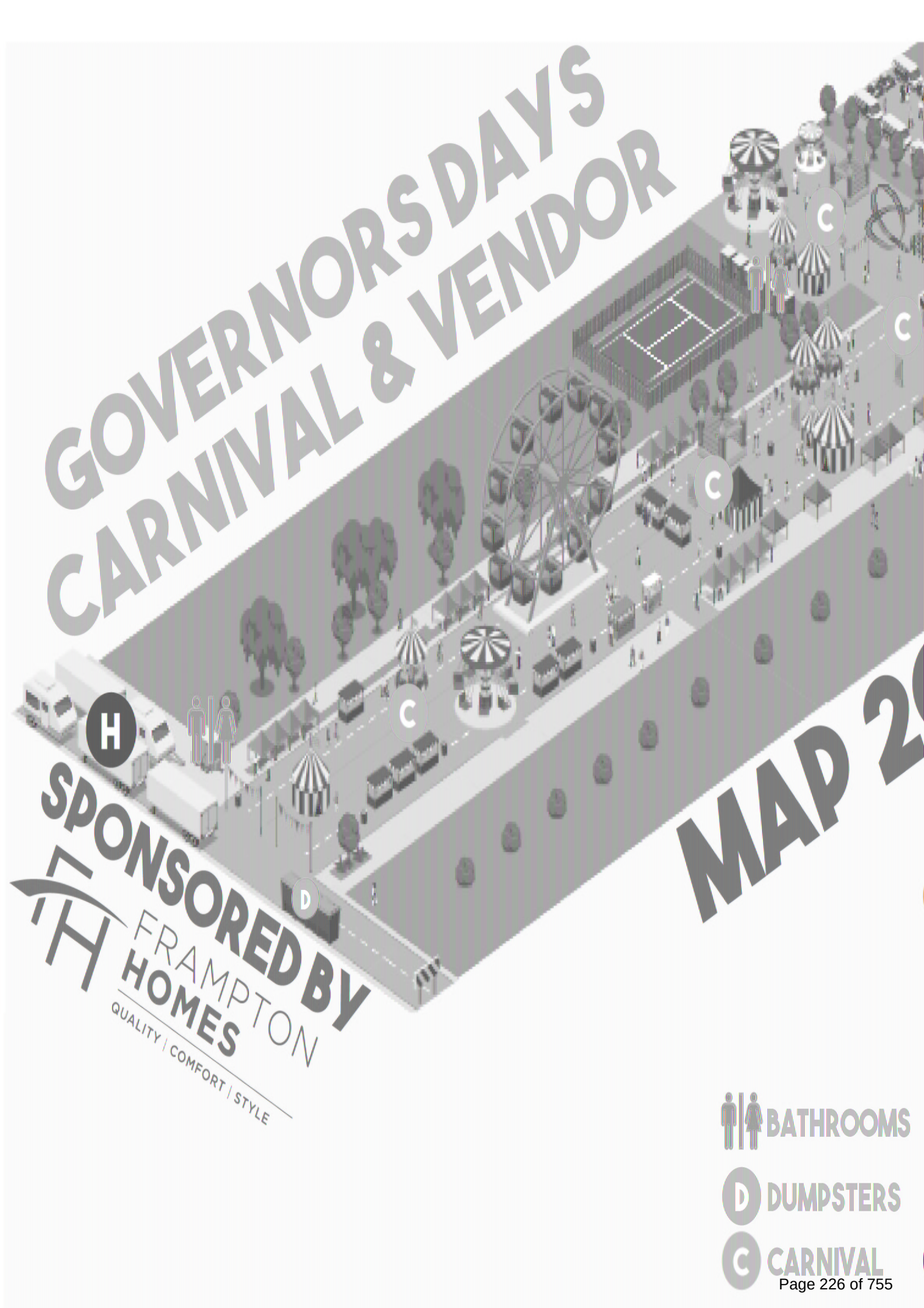
Sincerely,

Halsey Altringer
Director Of Operations
Grimes Chamber & Economic Development

GOVERNORS DAYS 5K/FUN RUN ROUTE

SATURDAY, JUNE 7TH 7:30AM

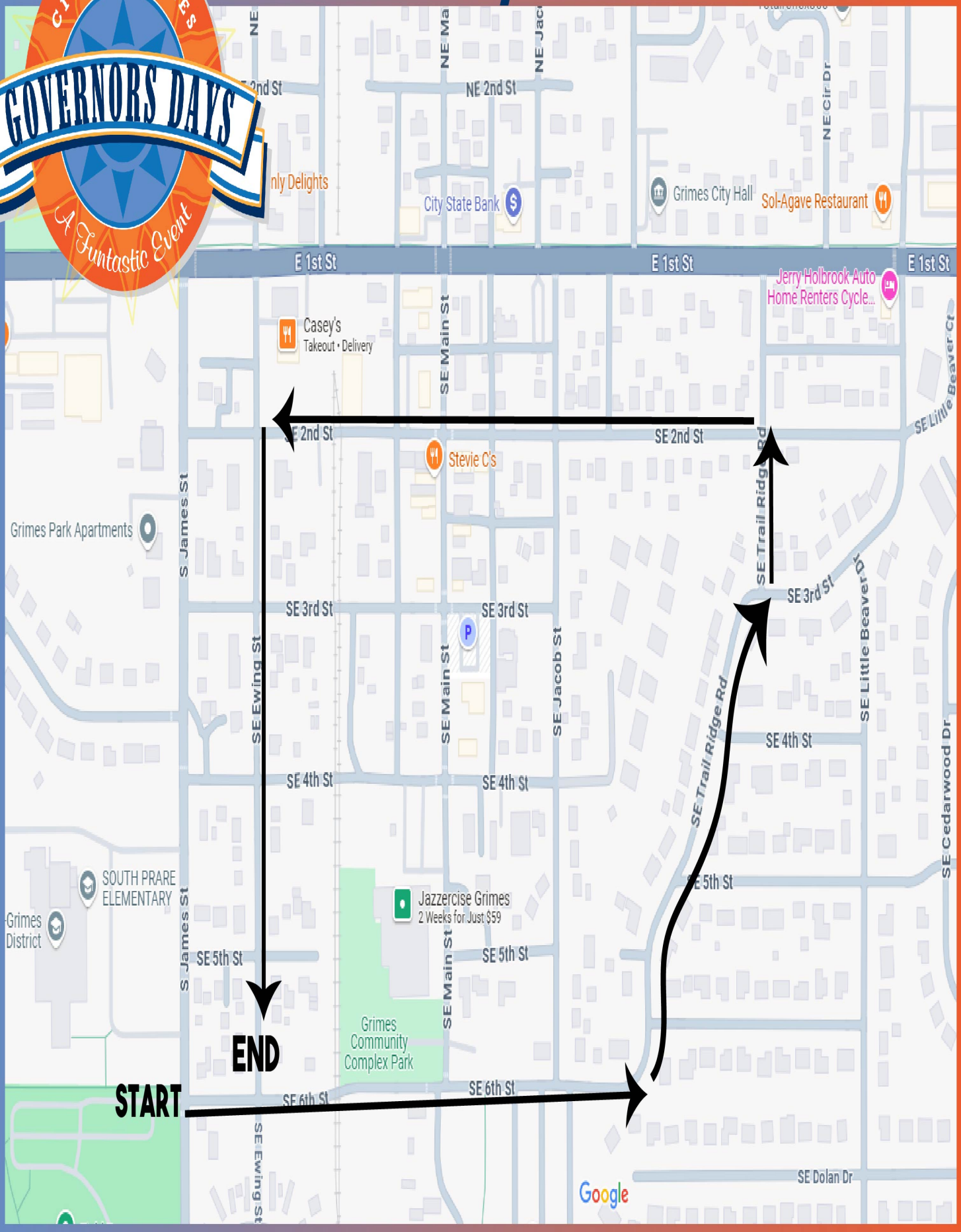



GOVERNORS DAYS
CARNIVAL & VENDOR
MAD 2
SPONSORED BY
FRAMPTON HOMES
QUALITY | COMFORT | STYLE
BATHROOMS
DUMPSTERS
CARNIVAL


STAGE
Sponsor/VIP/Staff/
Vendor/Handicap Parking
(Parade Staging
on Sat. Morning)
CR
(Parade Staging
on Sat. Morning)
CR
CITY OF GRIMES
GOVERNORS DAYS
A Funtastic Event
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H
D
S James St
S James St
S James St
S James St
M MAIN ENTRANCE & EXIT OF ENTERTAINMENT GARDEN
BATHROOMS
P POP & WATER TENT
EMERGENCY EXIT
ENTER / EXIT
BEER TENT
TICKETS/ID CHECK
T-SHIRT SALES
V VIP TENTS (FRIDAY/SATURDAY EVENING)
B BINGO
F FOOD VENDORS
CR CRAFT VENDORS
H CARNIVAL HOUSING
D DUMPSTERS
C CARNIVAL
ENTERTAINMENT GARDEN AREA

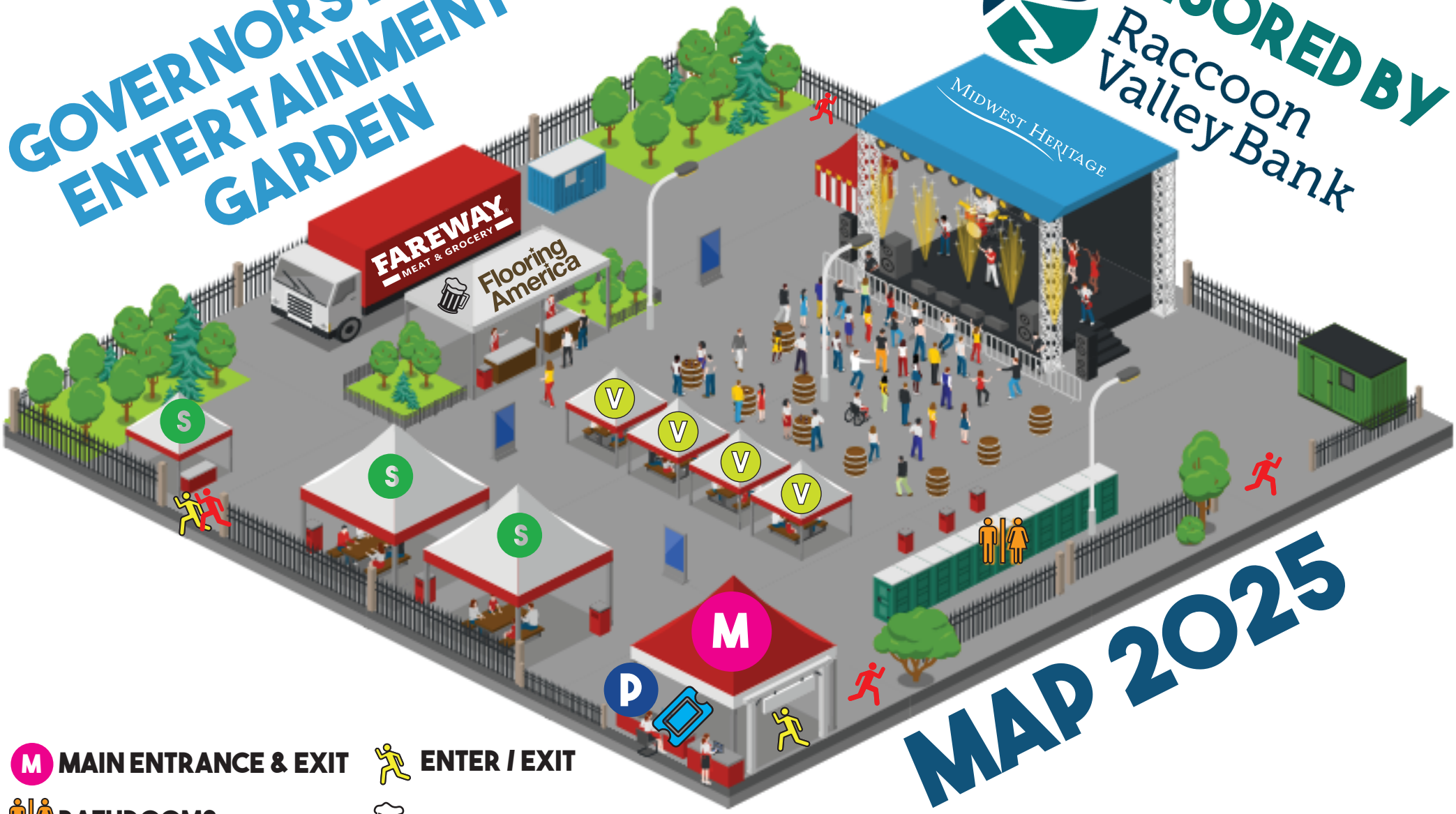
GOVERNORS DAYS GRAND PARADE ROUTE

SATURDAY , JUNE 7TH 10AM



GOVERNORS DAYS ENTERTAINMENT GARDEN

SPONSORED BY Raccoon Valley Bank



MAP 2025

- M MAIN ENTRANCE & EXIT
- BATHROOMS
- P POP & WATER TENT
- EMERGENCY EXIT
- ENTER / EXIT
- BEER TENT
- TICKETS/ID CHECK T-SHIRT SALES
- V VIP TENTS (FRIDAY/SATURDAY EVENING)
- S SEATING AREA

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Request for Street Closure for The Repair Companies Shop Auto Show During Governor's Days

BACKGROUND: The Repair Companies Shop wishes to hold a car show during the Grimes Governor's Day Celebration this year. The car show would take place along Main Street between the intersections of SE 2nd Street and SE 4th Street between the hours of 12 pm to 6 pm. The Grimes Chamber is in support of this event, and have spoken to the surrounding businesses that would be open that day, and have not received any opposition to the proposal.

BUDGETARY CONSIDERATIONS: NA

STRATEGIC PLANNING:
Prioritized: ____YES X____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/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by:	Rachel Greving
Return to:	City Clerk

RESOLUTION 05-0725 APPROVING REQUEST FOR STREET CLOSURE FOR THE REPAIR COMPANIES SHOP AUTO SHOW DURING GOVERNOR'S DAYS

Grimes Resolution No. 05-0725

WHEREAS, the Governors Days celebration is an important tradition for the City of Grimes, Iowa and a great opportunity to showcase the City's vibrant culture and community; and

WHEREAS, the City has a longstanding, mutually beneficial, and fruitful relationship working with the local business community via Grimes Chamber and Economic Development for the planning and execution of the festival,

WHEREAS, the celebration directors wish to add a car show along Main Street between the intersections of SE 2nd Street and SE 4th Street between the hours of 12 pm to 6 pm as an added attraction,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, hereby approves the extension of the street closing along Main Street between the intersections of SE 2nd Street and SE 4th Street between the hours of 12 pm to 6 pm on June 7th.

Be it further resolved that the City of Grimes, Iowa will provide the necessary resources, including road public safety personnel and supplies, to ensure the celebration is safe and enjoyable for all.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY OF GRIMES

101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

Today's date: 4-22-25

Name of Organizer/ Planner: The Repair Companies Shop

Address: 3100 SE Grimes Blvd, Ste. 700

City: Grimes I State: IA Zip Code 50111

Phone: 515-986-6204 Alternate phone: _____

Email: info@therepair.co

Date(s) / Time(s) for Event 6-7-25

Date: 6-7-25 Start Time: 12 ☐ AM ☒ PM End Time: 6 ☐ AM ☒ PM

Optional Rain Date (must fall within same weekend) _____

Date: _____ Start Time: _____ ☐AM ☐ PM End Time: _____ ☐AM ☐PM

*Street Closures – please include a map of the area you desire to close and where you would like barricades

Street(s) to be blocked off: SE Main

Intersections: E 1st & SE Main Through ~~AND~~ SE 4th St.

The Grimes City Council must approve all requests for street closures.

Please check all that apply:

- ☐ Erection of a tent or canopy
- ☒ Amplified sound (amplified music or band)
- ☐ Inflatables
- ☐ Food truck -

IMPORTANT: Portable equipment, or structures of any kind must not be located in the street to allow emergency vehicle access if needed.

Fire Department Approval _____

Public Works Approval _____

Grimes City Council Approval _____

Saturday June 7th

Noon to 6:00 pm

SE Main St.
Grimes, IA 50111

Trophies

Best in Show
2nd Overall
3rd Overall

Best Truck
Best SUV
Best Patina
Best Engine Compartment
Best Wheels
Best Paint
Best Daily Driver
Best in Progress
Best Interior
Best GM
Best Ford
Best Mopar
Best Import
Sips on Main Pick
Uptown Bar & Grill Pick
Kids Choice Award

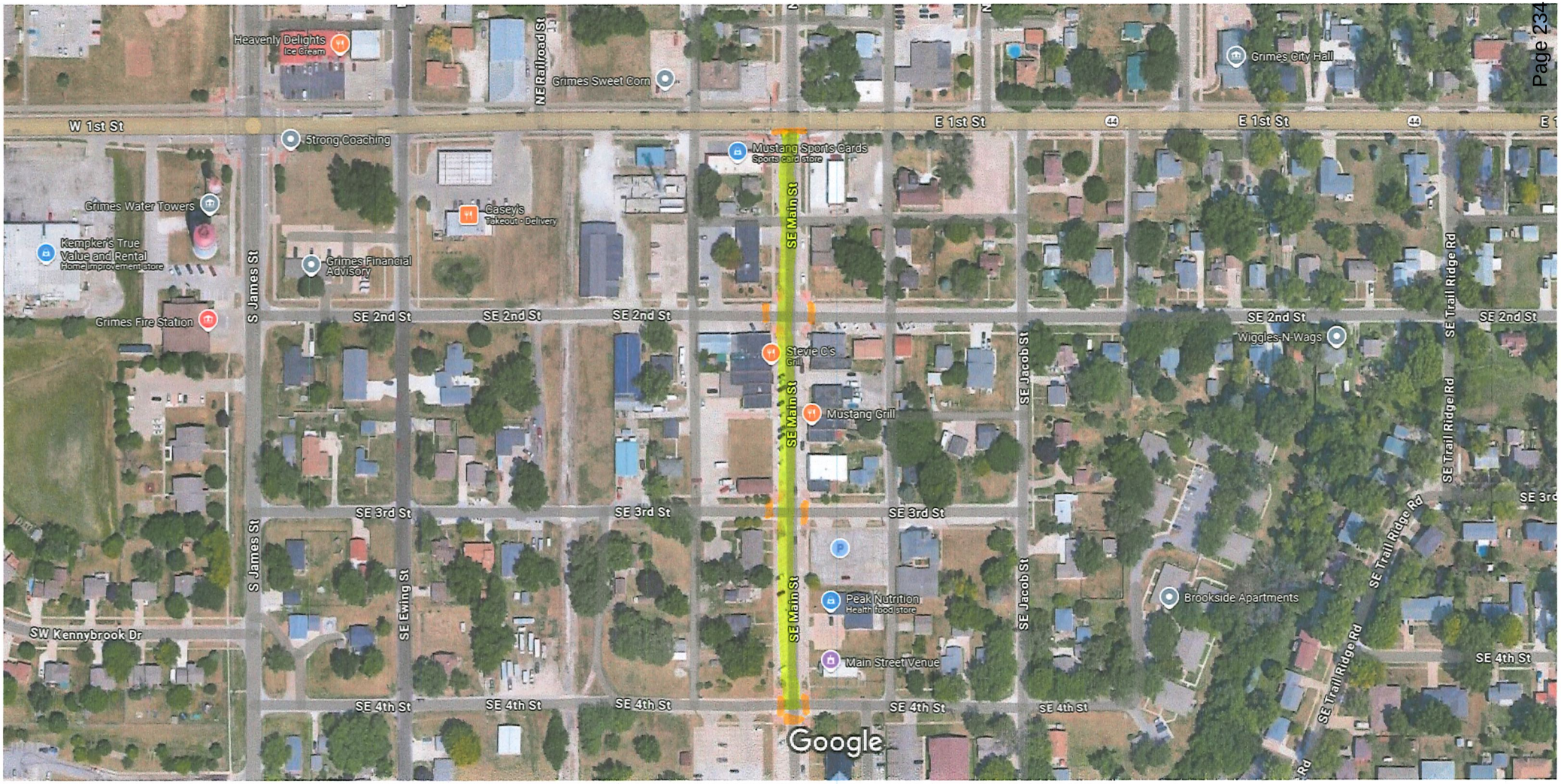


GOVERNORS DAYS

2ND ANNUAL CAR SHOW

Scan the QR code to register today!

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Approving Request for Street Closure for a Block Party - NE Cypress Circle

BACKGROUND: We have received a request from Chelsea Antolik for a street closure for a block party on September 12, 2025, from 5:00-9:30 pm. The request is for closure from 1017 NE Cypress Circle to 1109 NE Cypress Circle. Fire Chief Jim Clark and Public Works Field Operations Superintendent Jeremy Thayer have reviewed the request and have no issue with the request. The Polk County Sheriff's Department has also been made aware of the block party.

Staff is seeking the approval of the Council for the temporary street closure.

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 __X__
*More Beautiful/Vibrant Community ____

BOARD/COMMISION 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

RESOLUTION 05-0825 APPROVING REQUEST FOR STREET CLOSURE FOR A BLOCK PARTY - NE CYPRESS CIRCLE

Grimes Resolution No. 05-0825

WHEREAS, the Grimes City Code states the City Council shall either approve or disapprove requests for street closure;

WHEREAS, a request has come from a resident of Grimes who wishes to close the street for the purposes of a block party;

WHEREAS, city staff have reviewed the request and find no issues;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached (Exhibit A) request for street closure be approved.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY OF GRIMES

101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

Today's date: 4/30/2025

Name of Organizer/ Planner: Chelsea & Ryan Antolik

Address: 1105 NE Cypress Cir

City: Grimes State: IA Zip Code 50111

Phone: 515-520-2220 Alternate phone: 641-660-4591

Email: chelsea.antolik@gmail.com

Date(s) / Time(s) for Event 9/12/2025

Date: 9/12/2025 Start Time: 5:00 ☐ AM ☒ PM End Time: 9:30 ☐ AM ☒ PM

Optional Rain Date (must fall within same weekend) _____

Date: _____ Start Time: _____ ☐AM ☐ PM End Time: _____ ☐AM ☐ PM

*Street Closures – please include a map of the area you desire to close and where you would like barricades

Street(s) to be blocked off:

Intersections: 1017 NE Cypress Cir AND 1109 NE Cypress Cir

The Grimes City Council must approve all requests for street closures.

Please check all that apply:

☐ Erection of a tent or canopy

☒ Amplified sound (amplified music or band)

☐ Inflatables

☒ Food truck -

IMPORTANT: Portable equipment, or structures of any kind must not be located in the street to allow emergency vehicle access if needed.

Fire Department Approval _____

Public Works Approval _____

Grimes City Council Approval _____


NE 22ND ST
NE 21ST ST
NE 19TH ST
NE LITTLE BEAVER DR
NE HERITAGE DR
NE STATION CROSSING
LITTLE BEAVER DR
2112
2108
1000
1004
1008
1100
1104
1001
1005
1009
1101
1105
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CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Approving Request for Street Closure for a Block Party - NW Norton Street

BACKGROUND: We have received a request from Adrenne Vance for a street closure for a block party on May 7, 2025, from 2:00 - 10:00 pm. The request is for closure on NW Norton Street between NW 13th Street and NW 14th Street. Johnston-Grimes Fire Department, Polk County Police Department, and City of Grimes Public Works staff have reviewed the request and have no issues.

Staff is seeking the approval of the Council for the temporary street closure.

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 __X__
*More Beautiful/Vibrant Community ____

BOARD/COMMISION 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

RESOLUTION 05-0925 APPROVING REQUEST FOR STREET CLOSURE FOR A BLOCK PARTY - NW NORTON STREET

Grimes Resolution No. 05-0925

WHEREAS, the Grimes City Code states the City Council shall either approve or disapprove requests for street closure;

WHEREAS, a request has come from a resident of Grimes who wishes to close the street for the purposes of a block party;

WHEREAS, city staff have reviewed the request and find no issues;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached (Exhibit A) request for street closure be approved.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

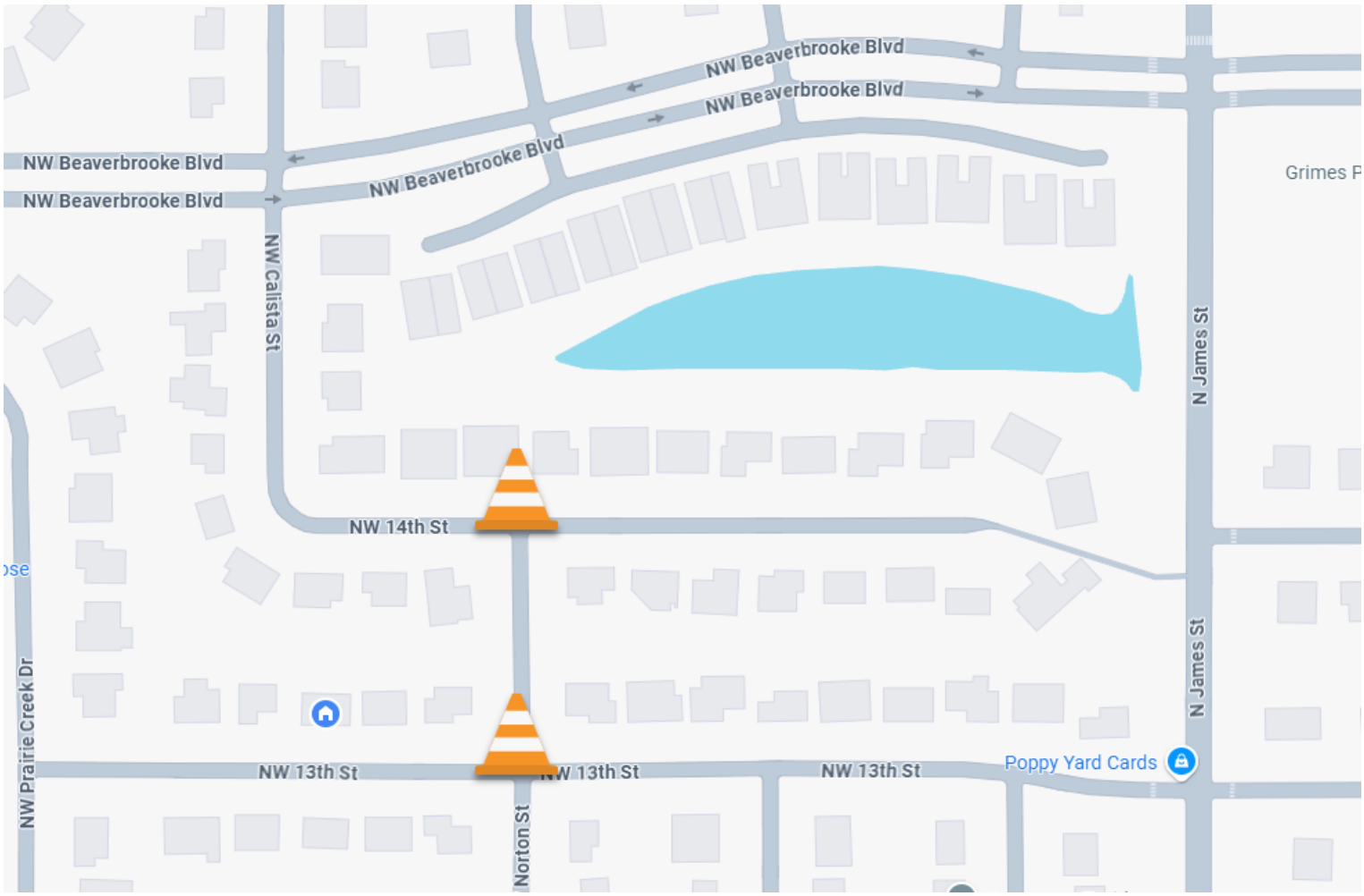
Street Closure Request Form

Requester Name	Adrienne Vance
Date	5/7/25
Address	409 NW 13th St.
City	Grimes
State	IA
Zip Code	50111
Phone Number	4025-525-4454
Email Address	addievance@gmail.com
The following items must be submitted with the application:	Map of the requested area to be used and blocked off, Approval of request from at least 90% of property owners within the requested enclosed area to include listing agents of homes for sale
Upload file	Road Block.pdf
Upload file	Explanation of Request.docx
Date of Event	8/2/2025
Start Time	2pm
End Time	10pm
Optional Rain Date (must fall within same weekend)	N/A
Start Time	NA
End Time	NA
Street(s)/Intersections to be blocked off	NW Norton St. between NW 13th & NW 14th Sts

Please check all that apply:	Erection of tent or canopy, Amplified sound (amplified music or band), Food truck
	(Section Break)
The following section will be completed by the City	
Fire Department Approval	*Field not completed.*
Public Works Approval	*Field not completed.*
Police Department Approval	*Field not completed.*
City Council Approval	*Field not completed.*

Explanation of Request:

Would like to block NW Norton Street from NW 13th to NW 14th St. There are no driveways along this section of Norton Street, so all homes are still accessible from 13th or 14th St. We will be having a block party hosted in this area along with the yard of 308 NW 14th St. (Monica & Adam Malmberg). We anticipate having live music from 4-7pm, a couple of food trucks, a canopy and a port-a-potty in this area.


NW Beaverbrooke Blvd
NW Beaverbrooke Blvd
NW Beaverbrooke Blvd
NW Beaverbrooke Blvd
NW Calista St
NW 14th St
N James St
N James St
Grimes P
NW Prairie Creek Dr
NW 13th St
NW 13th St
NW 13th St
Norton St
Poppy Yard Cards

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Approving Request for Street Closure for a Block Party - NW 3rd Court

BACKGROUND: We have received a request from Marisa Dahl for a street closure for a block party on June 7, 2025, from 6:00 - 9:00 pm. The request is for closure on NW 3rd Court. Johnston-Grimes Fire Department, Polk County Police Department, and City of Grimes Public Works staff have reviewed the request and have no issues.

Staff is seeking the approval of the Council for the temporary street closure.

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 __X__
*More Beautiful/Vibrant Community ____

BOARD/COMMISION 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

RESOLUTION 05-1025 APPROVING REQUEST FOR STREET CLOSURE FOR A BLOCK PARTY - NW 3RD COURT

Grimes Resolution No. 05-1025

WHEREAS, the Grimes City Code states the City Council shall either approve or disapprove requests for street closure;

WHEREAS, a request has come from a resident of Grimes who wishes to close the street for the purposes of a block party;

WHEREAS, city staff have reviewed the request and find no issues;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached (Exhibit A) request for street closure be approved.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Street Closure Request Form

Requester Name	Marisa Dahl
Date	5/10/2025
Address	1000 NW 3rd Ct
City	Grimes
State	IA
Zip Code	50111
Phone Number	5155700740
Email Address	marisadahl@gmail.com
The following items must be submitted with the application:	Map of the requested area to be used and blocked off, Approval of request from at least 90% of property owners within the requested enclosed area to include listing agents of homes for sale
Upload file	Screenshot_20250515-111652.png
Upload file	Screenshot_20250514-223530.png
Date of Event	6/7/25
Start Time	6:00pm
End Time	9:00pm
Optional Rain Date (must fall within same weekend)	NA
Start Time	NA
End Time	NA
Street(s)/Intersections to be blocked off	NW 3rd Ct

Please check all that apply:	Inflatables
	(Section Break)
The following section will be completed by the City	
Fire Department Approval	*Field not completed.*
Public Works Approval	*Field not completed.*
Police Department Approval	*Field not completed.*
City Council Approval	*Field not completed.*

Autumn Park

Basketball Court

NW Brookside Dr

NW 3rd Ct

Home

NW Sunset Ln

Google

RESOLUTION 05-1125 APPROVING CIGARETTE/TOBACCO, ALTERNATIVE NICOTINE AND VAPOR PERMITS FOR 2025-2026

Grimes Resolution No. 05-1125

WHEREAS, establishments within a city's limits may apply for cigarette/tobacco, alternative nicotine or vapor product permits with the city;

WHEREAS, permits for tobacco, alternative nicotine and vapor are renewed and approved annually by the Grimes City Council and run July 1st through June 30th of each year;

WHEREAS, approved/completed applications for which the permit fees have been paid to the City of Grimes are filed with Iowa Alcoholic Beverage Division;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the attached *Exhibit A* be approved for permits and authorizing the city clerk to issue permits.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

City Council Meeting May 27, 2025
Tobacco License Renewal

1. **Fareway Store** – 351 SE Gateway Dr.
2. **Casey's #2520** – 206 E 1st St.
3. **Casey's #3507** – 951 SE Gateway Dr., #3507
4. **Casey's #3746** – 1650 NE Beaverbrooke Blvd.
5. **Kum & Go #141** – 1880 SE Princeton Dr.
6. **Kum & Go #237** – 801 E 1st St.
7. **QuikTrip #531** – 1900 SE 37th St.
8. **Dollar General #7305** – 421 SE Gateway Dr.
9. **Spirits Liquor-1** – 109 E 1st St.
10. **Atomic Cloud** – 200 SE Gateway Dr., #109
11. **Central Iowa Vapors** – 2250 E 1st St., #200
12. **Kwik Star #1024** – 1450 NE Gateway Ct.
13. **Kwik Star #1055** – 2351 E 1st St.
14. **Hy-Vee Fast & Fresh #1** – 1401 E 1st St.
15. **Hy-Vee Grocery** – 351 NE Gateway Dr.
16. **Hy-Vee Fast & Fresh #2** – 1701 SE 37th St.
17. **Grimes Smoke & Vape** – 250 SE Destination Dr.
18. **Grimes Liquor Shop** – 3600 SE Crossroads Dr., #400
19. **The Spot Truck Stop** – 1905 SE 37th St.

RESOLUTION 05-1225 APPROVING STATE OF IOWA ALCOHOL LICENSES

Grimes Resolution No. 05-1225

WHEREAS, the Grimes City Code 5-1-4 states the City Council shall either approve or disapprove the issuance of liquor licenses or retail wine and beer permits;

WHEREAS, after consideration by the City Council, the City Clerk shall forward such a decision to the Iowa Alcoholic Beverage Division for further action;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the following alcohol licenses are approved, and the City Clerk is directed to forward this decision to the Iowa Alcoholic Beverage Division for final approval.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

City Council Meeting May 27, 2025
ABD License Renewal

1. **Casey's General Store #2520** – 206 E 1st St.
2. **Kum & Go #141** – 1880 SE Princeton Dr.
3. **Grimes Chamber** – 404 SE 2nd St.
4. **Wal-Mart #5748** – 2150 E 1st St.
5. **ALDI, Inc #109** – 2055 E 1st St.
6. **Grimes Liquor Shop** – 3600 SE Crossroads Dr., Ste A
7. **Dragon Pho and Boba** – 270 W 1st St.
8. **Chipotle Mexican Grill** – 390 NE Gateway Dr.
9. **1st Street Tavern** - 1101 E 1st Street, Ste 112

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Resolution Accepting Easements - Caymus Park - NE Destination Drive Extension

BACKGROUND: As part of the NE Destination Drive extension project, certain easements are needed to construct the improvements. The owner of the Caymus Park development has provided the necessary easements.

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/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the resolution

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 EASEMENTS - CAYMUS PARK - NE DESTINATION DRIVE EXTENSION

Grimes Resolution No. 05-1325

WHEREAS, the City of Grimes has completed the design of the NE Destination Drive extension project; and

WHEREAS, certain easements are necessary to construct the improvements; and

WHEREAS, the property owner has provided the necessary easements to the City; and

WHEREAS, staff have reviewed the easements and recommended acceptance.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the easements are hereby accepted and the clerk is authorized to execute the easements on behalf of the City, and record the easements within the office of the Polk County Recorder.

PASSED and APPROVED on May 27, 2025.

_____
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 NE Destination Drive Extension (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 completion and final acceptance of the Project by the City by Resolution of the City Council of the City.

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 does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) that 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.

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 18 day of March, 2025.

GRANTOR:

By: _____

By: _____

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 18th day of March, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Waldman, 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.

BRENDA F JACKSON
NOTARY PUBLIC
COMMISSION # KYNP38199
EXPIRES 10/26/2025
JEFFERSON COUNTY, KENTUCKY

Brenda Jackson
Notary Public in and for the
State of ~~Iowa~~ Kentucky
My commission expires: Oct 26, 2025

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 _____, 2025, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2025.

_____
Rachel Greving
City Clerk of City of Grimes, Iowa

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT OUTLOT 'Y' & PT OUTLOT 'Z', JASE LANDING
PT NW1/4, SW1/4 SECTION 33-80N-25W
PT NE1/4, SW1/4 SECTION 33-80N-25W
REQUESTED BY:
CITY OF GRIMES, IOWA

EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT CONVEYED TO THE CITY OF GRIMES, IOWA.

A PART OF OUTLOT 'Y' AND A PART OF OUTLOT 'Z', JASE LANDING, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 89°52'54" EAST ALONG SAID NORTH LINE, 20.04 FEET; THENCE SOUTH 0°08'06" WEST, 50.18 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 559.81 FEET AND WHOSE CHORD BEARS SOUTH 29°01'27" EAST, 535.96 FEET, THENCE SOUTH 57°08'03" EAST, 89.17 FEET; THENCE NORTH 33°12'23" EAST, 154.81 FEET; THENCE SOUTH 56°47'37" EAST, 50.00 FEET; THENCE SOUTH 33°12'23" WEST, 154.63 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 599.54 FEET AND WHOSE CHORD BEARS SOUTH 29°36'42" EAST, 578.52 FEET; THENCE NORTH 90°00'00" EAST, 293.77 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 375.00 FEET, WHOSE ARC LENGTH IS 259.83 FEET AND WHOSE CHORD BEARS NORTH 70°11'52" EAST, 254.67 FEET; THENCE SOUTH 38°09'36" EAST, 50.01 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 425.00 FEET, WHOSE ARC LENGTH IS 292.49 FEET AND WHOSE CHORD BEARS SOUTH 70°14'22" WEST, 286.75 FEET; THENCE SOUTH 90°00'00" WEST, 278.45 FEET; THENCE SOUTH 0°11'56" WEST, 179.71 FEET TO THE SOUTH LINE OF SAID OUTLOT 'Y'; THENCE NORTH 89°48'24" WEST ALONG SAID SOUTH LINE, 35.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°11'56" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 186.07 FEET; THENCE SOUTH 89°44'27" EAST, 19.99 FEET; THENCE NORTH 00°15'33" EAST, 30.00 FEET; THENCE NORTH 89°44'27" WEST, 20.51 FEET TO SAID WEST LINE OF OUTLOT 'Y'; THENCE NORTHWESTERLY ALONG SAID WEST LINE OF OUTLOT 'Y' AND ALONG THE WEST LINE OF SAID OUTLOT 'Z' AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 605.97 FEET AND WHOSE CHORD BEARS NORTH 29°36'50" WEST, 582.88 FEET; THENCE NORTH 57°08'03" WEST ALONG SAID WEST LINE OF OUTLOT 'Z', 10.15 FEET; THENCE NORTH 32°51'57" EAST, 15.00 FEET; THENCE NORTH 57°08'03" WEST, 20.00 FEET; THENCE SOUTH 32°51'57" WEST, 15.00 FEET TO SAID WEST LINE OF OUTLOT 'Z'; THENCE NORTH 57°08'03" WEST ALONG SAID WEST LINE OF OUTLOT 'Z', 106.27 FEET; THENCE NORTHWESTERLY ALONG SAID WEST LINE OF OUTLOT 'Z' AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 10.45 FEET AND WHOSE CHORD BEARS NORTH 56°36'43" WEST, 10.45 FEET; THENCE NORTH 32°49'39" EAST, 15.19 FEET; THENCE NORTH 57°10'21" WEST, 15.00 FEET; THENCE SOUTH 32°49'39" WEST, 14.71 FEET TO SAID WEST LINE OF OUTLOT 'Z'; THENCE NORTHWESTERLY ALONG SAID WEST LINE OF OUTLOT 'Z' AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 479.46 FEET AND WHOSE CHORD BEARS NORTH 30°28'50" WEST, 465.45 FEET; THENCE NORTH 82°25'22" EAST, 15.21 FEET; THENCE NORTH 07°34'38" WEST, 15.00 FEET; THENCE SOUTH 82°25'22" WEST, 14.70 FEET TO SAID WEST LINE OF OUTLOT 'Z'; THENCE NORTHWESTERLY ALONG SAID WEST LINE OF OUTLOT 'Z' AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 49.72 FEET AND WHOSE CHORD BEARS NORTH 2°22'31" WEST, 49.71 FEET; THENCE NORTH 0°05'31" EAST ALONG SAID WEST LINE OF OUTLOT 'Z', 50.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.59 ACRES (69,089 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	58° 19'05"	550.00'	559.81'	306.87'	S29° 01'27"E 535.96'
C2	52° 50'54"	650.00'	599.54'	323.00'	S29° 36'42"E 578.52'
C3	39° 41'58"	375.00'	259.83'	135.38'	N70° 11'52"E 254.67'
C4	39° 25'55"	425.00'	292.49'	152.31'	S70° 14'22"W 286.75'
C5	55° 06'38"	630.00'	605.97'	328.73'	N29° 36'50"W 582.88'
C6	1° 03'03"	570.00'	10.45'	5.23'	N56° 36'43"W 10.45'
C7	48° 11'41"	570.00'	479.46'	254.94'	N30° 28'50"W 465.45'
C8	4° 59'54"	570.00'	49.72'	24.88'	N2° 22'31"W 49.71'
C9 M	57° 15'40"	570.00'	569.67'	311.17'	S28° 30'24"E 546.24'
C9 R	57° 16'58"	570.00'	569.87'	-	S28° 24'34"E 546.43'
C10 M	28° 26'42"	630.00'	312.77'	159.68'	N42° 56'48"W 309.57'
C10 R	28° 26'42"	630.00'	312.77'	-	S42° 49'42"E 309.57'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap*18643 (Unless Otherwise Noted)	●	○
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Calculated Corner	✚	
Centerline	----------	
Section Line	——— – ———	
1/4 Section Line	—— – – ——	
1/4 1/4 Section Line	— – – – —	
Easement Line	----------	
Yellow Plastic Cap	YPC	

LICENSED PROFESSIONAL LAND SURVEYOR
TERRY COADY
18643
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, PLS — Date 4-16-2024

License Number 18643

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2

HWY 141 & NE DESTINATION DRIVE

PARCEL 2 & 3 - CAYMUS PARK HOLDINGS, L.L.C.

SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

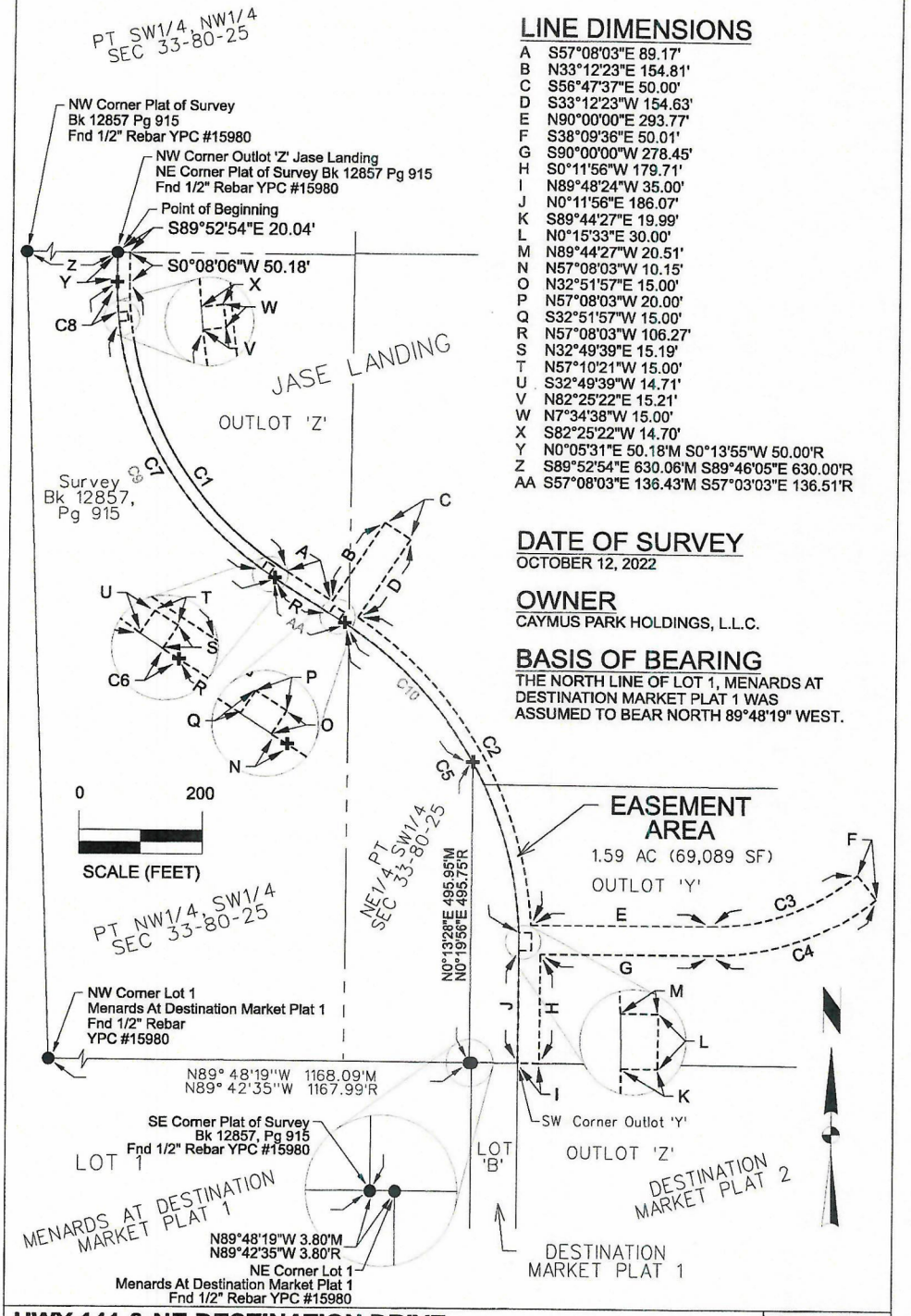
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FBK: Bk 1284A, Pg 71
DATE: 11-29-22
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4/15/2024
OpenRoadsDesigner_SAA

EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT CONVEYED TO THE CITY OF GRIMES, IOWA.



LINE DIMENSIONS

A	S57°08'03"E 89.17'
B	N33°12'23"E 154.81'
C	S56°47'37"E 50.00'
D	S33°12'23"W 154.63'
E	N90°00'00"E 293.77'
F	S38°09'36"E 50.01'
G	S90°00'00"W 278.45'
H	S0°11'56"W 179.71'
I	N89°48'24"W 35.00'
J	N0°11'56"E 186.07'
K	S89°44'27"E 19.99'
L	N0°15'33"E 30.00'
M	N89°44'27"W 20.51'
N	N57°08'03"W 10.15'
O	N32°51'57"E 15.00'
P	N57°08'03"W 20.00'
Q	S32°51'57"W 15.00'
R	N57°08'03"W 106.27'
S	N32°49'39"E 15.19'
T	N57°10'21"W 15.00'
U	S32°49'39"W 14.71'
V	N82°25'22"E 15.21'
W	N7°34'38"W 15.00'
X	S82°25'22"W 14.70'
Y	N0°05'31"E 50.18'M S0°13'55"W 50.00'R
Z	S89°52'54"E 630.06'M S89°46'05"E 630.00'R
AA	S57°08'03"E 136.43'M S57°03'03"E 136.51'R

DATE OF SURVEY

OCTOBER 12, 2022

OWNER

CAYMUS PARK HOLDINGS, L.L.C.

BASIS OF BEARING

THE NORTH LINE OF LOT 1, MENARDS AT DESTINATION MARKET PLAT 1 WAS ASSUMED TO BEAR NORTH 89°48'19" WEST.

HWY 141 & NE DESTINATION DRIVE

PARCEL 2 & 3 - CAYMUS PARK HOLDINGS, L.L.C.

SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	2 OF 2
PN:	122.1329.01
FBK:	Bk 1284A, Pg 71
DATE:	11-29-22
PM/TECH:	TLC/JDP

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4/15/2024
OpenRoadsDesigner_SAA

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

STORM SEWER 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 perpetual easement and right-of-way under, over, on, through, across and within the following described real estate:

See Exhibit

(hereinafter called "Easement Area"), for the purpose of the City constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining a storm sewer, together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area. Storm Sewers are for the purpose of serving areas as from time to time may be determined by the City.

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 does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) that 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 18th day of March, 2025

BRENDA F JACKSON
NOTARY PUBLIC
COMMISSION # KYNP38199
EXPIRES 10/26/2025
JEFFERSON COUNTY, KENTUCKY

Brenda Jackson

By Joseph Waldman

Name:

Title: Partner

Appropriate Notary Added Here (for Grantor)

Consented to by _____

By _____

Name: _____

Title: _____

Appropriate Notary Added Here (for Mortgagee)

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

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT OUTLOT 'Z', JASE LANDING
PT NW1/4, SW1/4 SECTION 33-80N-25W
REQUESTED BY:
CITY OF GRIMES, IOWA

EASEMENT PLAT

PERMANENT EASEMENT CONVEYED TO THE CITY OF GRIMES, IOWA.

PERMANENT EASEMENT DESCRIPTION (a)
A PART OF OUTLOT 'Z', JASE LANDING, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 0° 05'31" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Z', 50.18 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 49.72 FEET AND WHOSE CHORD BEARS SOUTH 2° 22'31" EAST, 49.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 82° 25'22" EAST, 14.70 FEET; THENCE SOUTH 7° 34'38" EAST, 15.00 FEET; THENCE SOUTH 82° 25'22" WEST, 15.21 FEET TO SAID WESTERLY LINE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 15.01 FEET AND WHOSE CHORD BEARS NORTH 5° 37'43" WEST, 15.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (225 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PERMANENT EASEMENT DESCRIPTION (b)
A PART OF OUTLOT 'Z', JASE LANDING, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 0° 05'31" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Z', 50.18 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 544.19 FEET AND WHOSE CHORD BEARS SOUTH 27° 13'37" EAST, 523.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32° 49'39" EAST, 14.71 FEET; THENCE SOUTH 57° 10'21" EAST, 15.00 FEET; THENCE SOUTH 32° 49'39" WEST, 15.19 FEET TO SAID WESTERLY LINE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 15.01 FEET AND WHOSE CHORD BEARS NORTH 55° 19'56" WEST, 15.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (300 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PERMANENT EASEMENT DESCRIPTION (c)
A PART OF OUTLOT 'Z', JASE LANDING, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF MENARDS AT DESTINATION MARKET PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89° 48'19" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 3.80 FEET TO THE SOUTHEAST CORNER OF A PLAT OF SURVEY RECORDED IN BOOK 12857, PAGE 915 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE NORTH 0° 13'28" EAST ALONG THE EAST LINE OF SAID PLAT OF SURVEY, 495.95 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 312.77 FEET AND WHOSE CHORD BEARS NORTH 42° 56'48" WEST, 309.57 FEET; THENCE NORTH 57° 08'03" WEST ALONG SAID WESTERLY LINE, 10.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 57° 08'03" WEST ALONG SAID WESTERLY LINE, 20.00 FEET; THENCE NORTH 32° 51'57" EAST, 15.00 FEET; THENCE SOUTH 57° 08'03" EAST, 20.00 FEET; THENCE SOUTH 32° 51'57" WEST, 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (300 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap*18643 (Unless Otherwise Noted)	●	○
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Calculated Corner	+	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		
Yellow Plastic Cap	YPC	

LICENSED PROFESSIONAL LAND SURVEYOR
TERRY COADY
18643
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, PLS — Date 3-22-2024

License Number 18643

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2

HWY 141 & NE DESTINATION DRIVE

PARCEL 2 - CAYMUS PARK HOLDINGS, L.L.C.

SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2
PN: 122.1329.01
FBK: Bk 1284A, Pg 71
DATE: 11-29-22
PM/TECH: TLC/JDP

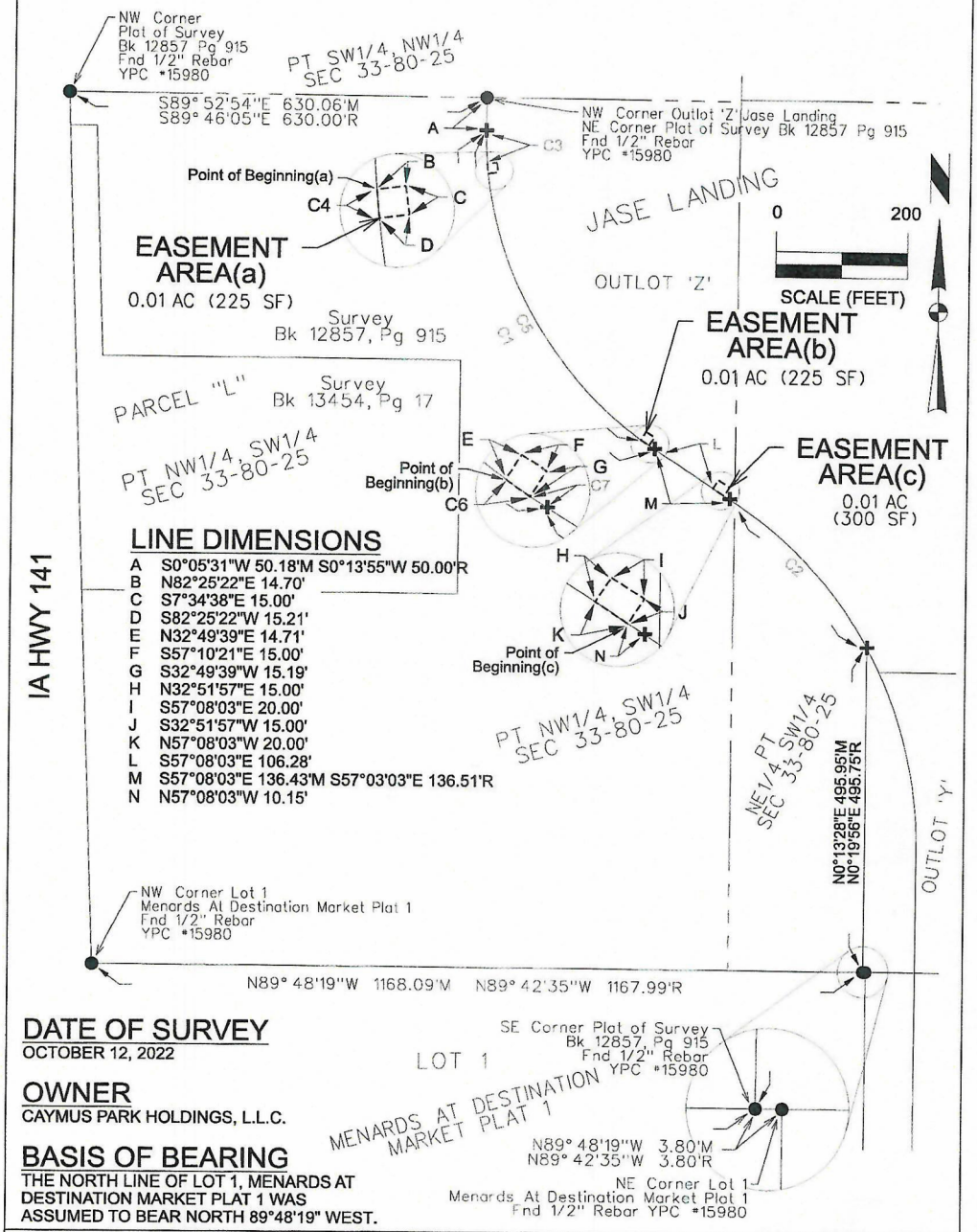
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3/18/2024
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EASEMENT PLAT

PERMANENT EASEMENT CONVEYED TO THE CITY OF GRIMES, IOWA.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 M	57° 15'40"	570.00'	569.67'	311.17'	S28° 30'24"E 546.24'
C1 R	57° 16'58"	570.00'	569.87'	-	S28° 24'34"E 546.43'
C2 M	28° 26'42"	630.00'	312.77'	159.68'	N42° 56'48"W 309.57'
C2 R	28° 26'42"	630.00'	312.77'	-	S42° 49'42"E 309.57'
C3	4° 59'54"	570.00'	49.72'	24.88'	S2° 22'31"E 49.71'
C4	1° 30'31"	570.00'	15.01'	7.50'	N5° 37'43"W 15.01'
C5	54° 42'02"	570.00'	544.19'	294.84'	S27° 13'37"E 523.76'
C6	1° 30'31"	570.00'	15.01'	7.50'	N55° 19'56"W 15.01'
C7	1° 03'03"	570.00'	10.45'	5.23'	S56° 36'43"E 10.45'



LINE DIMENSIONS

- A S0°05'31"W 50.18'M S0°13'55"W 50.00'R
- B N82°25'22"E 14.70'
- C S7°34'38"E 15.00'
- D S82°25'22"W 15.21'
- E N32°49'39"E 14.71'
- F S57°10'21"E 15.00'
- G S32°49'39"W 15.19'
- H N32°51'57"E 15.00'
- I S57°08'03"E 20.00'
- J S32°51'57"W 15.00'
- K N57°08'03"W 20.00'
- L S57°08'03"E 106.28'
- M S57°08'03"E 136.43'M S57°03'03"E 136.51'R
- N N57°08'03"W 10.15'

DATE OF SURVEY

OCTOBER 12, 2022

OWNER

CAYMUS PARK HOLDINGS, L.L.C.

BASIS OF BEARING

THE NORTH LINE OF LOT 1, MENARDS AT DESTINATION MARKET PLAT 1 WAS ASSUMED TO BEAR NORTH 89°48'19" WEST.

HWY 141 & NE DESTINATION DRIVE

PARCEL 2 - CAYMUS PARK HOLDINGS, L.L.C.

SNYDER & ASSOCIATES, INC.
Engineers and Planners
2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	2 OF 2
PN:	122.1329.01
FBK:	Bk 1284A, Pg 71
DATE:	11-29-22
PM/TECH:	TLC/JDP

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3/18/2024
OpenRoadsDesigner_SAA

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT OUTLOT 'Y', JASE LANDING
PT NE1/4, SW1/4 SECTION 33-80N-25W
REQUESTED BY:
CITY OF GRIMES, IOWA

EASEMENT PLAT

PERMANENT EASEMENT BEING CONVEYED TO THE CITY OF GRIMES, IOWA.

A PART OF OUTLOT 'Y', JASE LANDING, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID OUTLOT 'Y';

THENCE NORTH 0° 11'56" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 186.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 11'56" EAST ALONG SAID WEST LINE OF OUTLOT 'Y', 5.25 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 24.76 FEET AND WHOSE CHORD BEARS NORTH 0° 55'58" WEST, 24.76 FEET; THENCE SOUTH 89° 44'27" EAST, 20.51 FEET; THENCE SOUTH 0° 15'33" WEST, 30.00 FEET; THENCE NORTH 89° 44'27" WEST, 19.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (604 S. F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	2° 15'07"	630.00'	24.76'	12.38'	N0° 55'58"W 24.76'
C2-R	57° 20'28"	630.00'	630.50'	-	N28° 22'49"W 604.51'
C2-M	57° 21'46"	630.00'	630.73'	344.65'	N28° 29'17"W 604.72'

DATE OF SURVEY

OCTOBER 12, 2022

OWNER

CAYMUS PARK HOLDINGS, L.L.C.

BASIS OF BEARING

THE NORTH LINE OF LOT 1, MENARDS AT DESTINATION MARKET PLAT 1 WAS ASSUMED TO BEAR NORTH 89° 48'19" WEST.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap*18643 (Unless Otherwise Noted)	●	○
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Calculated Corner	+	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		
Yellow Plastic Cap	YPC	

LICENSED PROFESSIONAL LAND SURVEYOR
TERRY COADY
18643
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, PLS — Date: 3-22-2024

License Number 18643

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2

HWY 141 & NE DESTINATION DRIVE

PARCEL 3 - CAYMUS PARK HOLDINGS, L.L.C.

SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

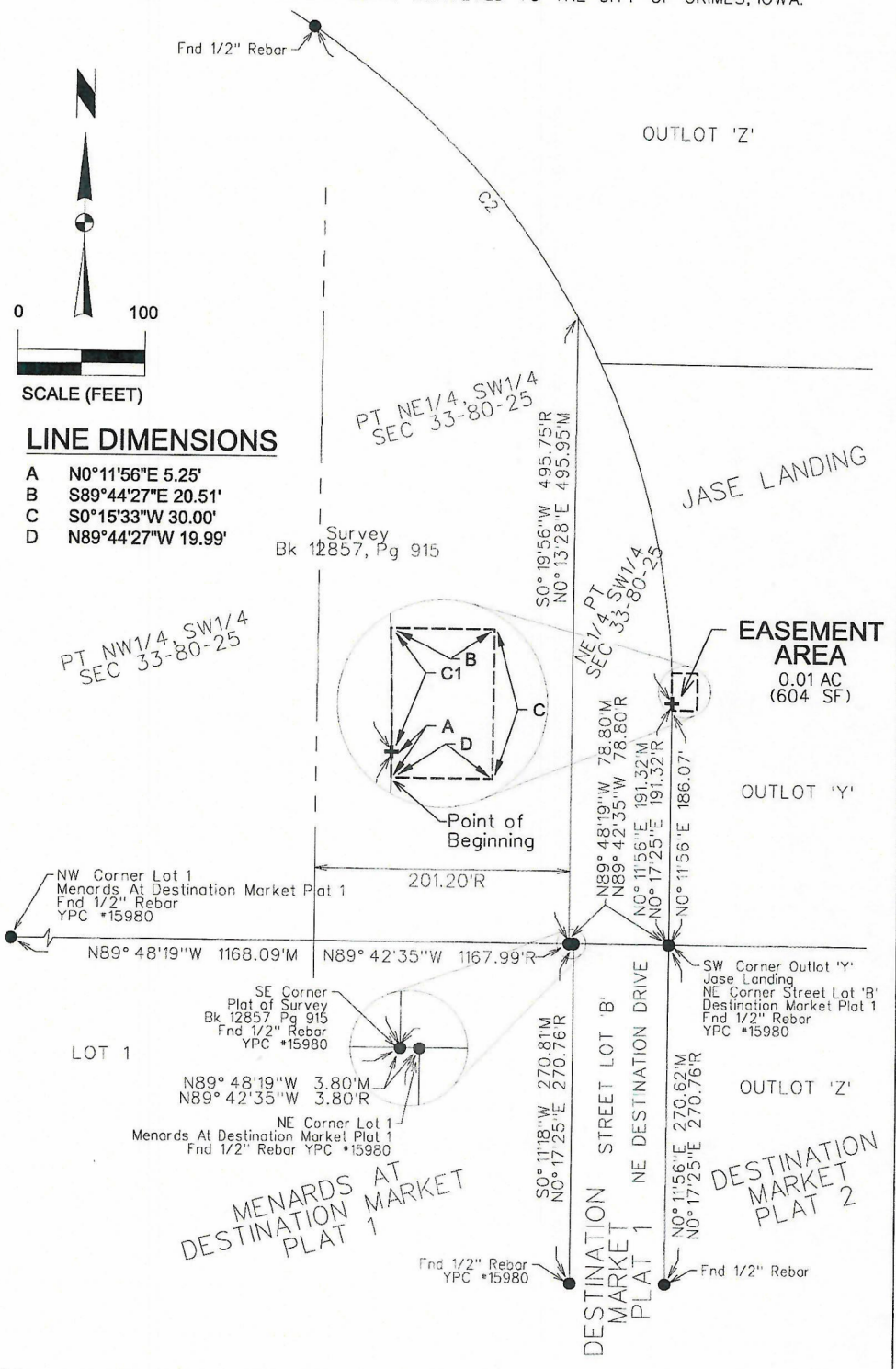
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DATE: 3-04-24
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3/8/2024
OpenRoadsDesigner_SAA

EASEMENT PLAT

PERMANENT EASEMENT BEING CONVEYED TO THE CITY OF GRIMES, IOWA.



LINE DIMENSIONS

A	N0°11'56"E 5.25'
B	S89°44'27"E 20.51'
C	S0°15'33"W 30.00'
D	N89°44'27"W 19.99'

HWY 141 & NE DESTINATION DRIVE

PARCEL 3 - CAYMUS PARK HOLDINGS, L.L.C.

SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	2 OF 2
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5/8/2024
OpenRoadsDesigner - SAA

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Hazardous Waste Storage License for Metro Waste Authority

BACKGROUND: The City Code Section 9-14-15 states that no person shall haul, cause to be hauled, or receive any hazardous household waste of any kind for storage within the corporate limits of the City unless such site is first licensed by the City and complies with all applicable fire, electric, and building codes and all applicable health and zoning ordinances as adopted by the City. Metro Waste Authority has provided all information required under the code to renew the permit. The information has been reviewed by the Fire Marshall and Building Department to ensure it meets all requirements as set out in the City Code. Upon approval by the Grimes City Council, Metro Waste Authority will pay the City the annual license fee in the amount of $1,000 prior to receiving the license renewal from the City Clerk. This license will be good for one year.

BUDGETARY CONSIDERATIONS:

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/COMMISION 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

RESOLUTION 05-1425 HAZARDOUS WASTE STORAGE LICENSE FOR METRO WASTE AUTHORITY

Grimes Resolution No. 05-1425

WHEREAS, Metro Waste Authority has requested a renewal of permit #1604 for the time frame of June 2025-June 2026 for a Hazardous Household Waste Storage Permit at the Metro Northwest Transfer Station located at 4015 SE Beisser Drive in Grimes, Iowa; and

WHEREAS, the Grimes City Code 9-14 Hazardous Hosehold Waste Storage Facilities requires that the facility be licensed annually by the City; and

WHEREAS, the Johnston-Grimes Metropolitan Fire Marshal has approved that the site meets all applicable fire, electric, and building codes and all applicable health and zoning ordinances as adopted by the City; and

WHEREAS, upon approval of the renewal of the license, Metro Waste Authority has agreed to pay the annual license fee of $1000.00 to the City of Grimes as required under the City Code;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the City issue Metro Waste Authority a Hazardous Household Waste Storage License for one year at the facility located at 4015 SE Beisser Drive in Grimes, Iowa.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Metro Waste Authority
We Know Where It Should Go

Metro Hazardous Waste Drop-Off
1105 Prairie Drive SW
Bondurant, IA 50035
515.967.5512

MEMORANDUM

DATE: 4-30-2025

TO: Alex Pfaltzgraff

FROM: Kyle Fischer

CC:

SUBJECT: Household Hazardous Waste Storage License Renewal

Alex,

Metro Waste Authority is requesting a Household Hazardous Waste Storage License Renewal for permit #1604 at the Metro Northwest Transfer Station located at 4015 SE Beisser Drive in Grimes Iowa. This will allow storage of the hazardous material received from households and Very Small Quantity Generators.

MWA is collecting Household Hazardous Waste at the facility, storing temporarily and then transporting the material back to the Metro Hazardous Waste Drop Off in Bondurant.

Thank you for your consideration,

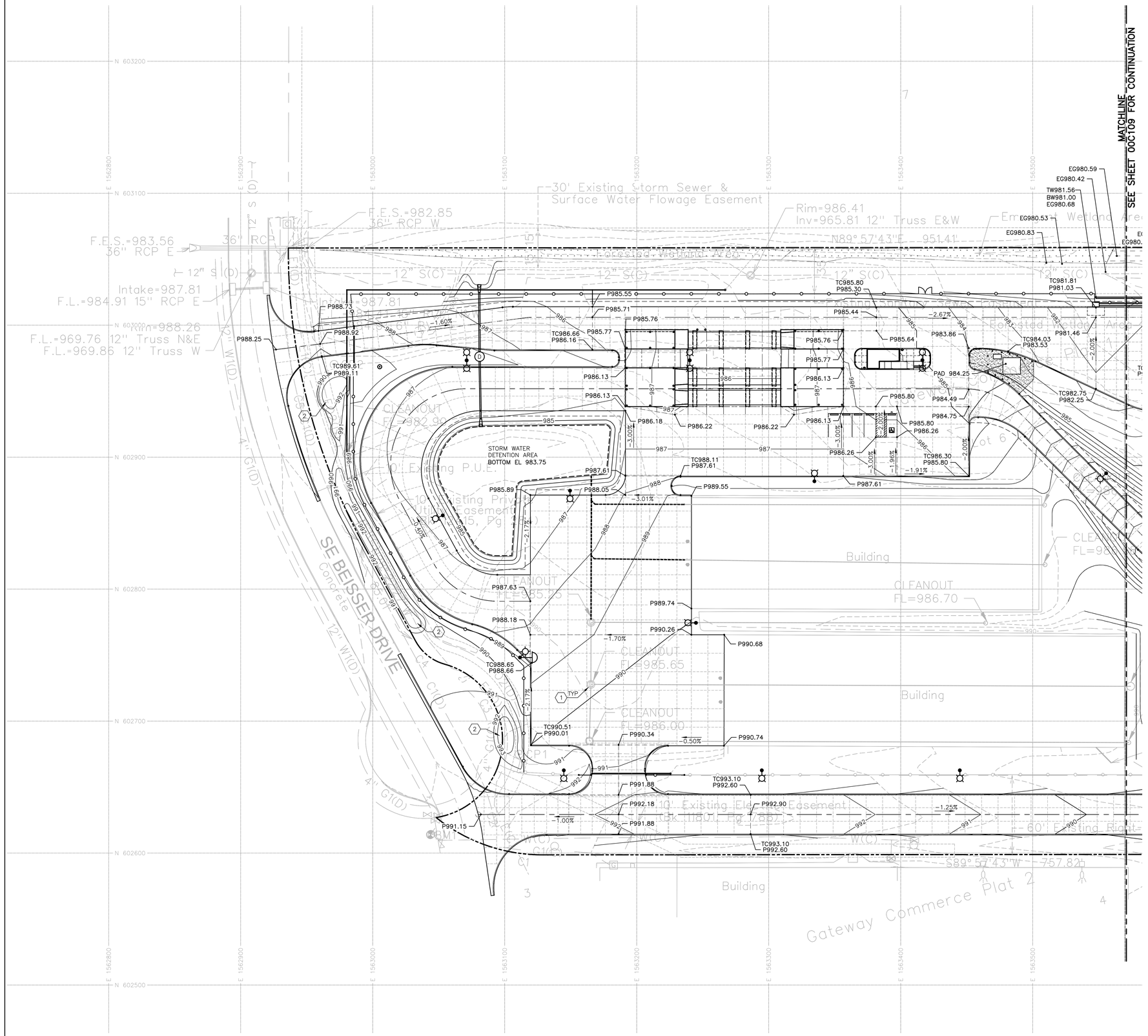


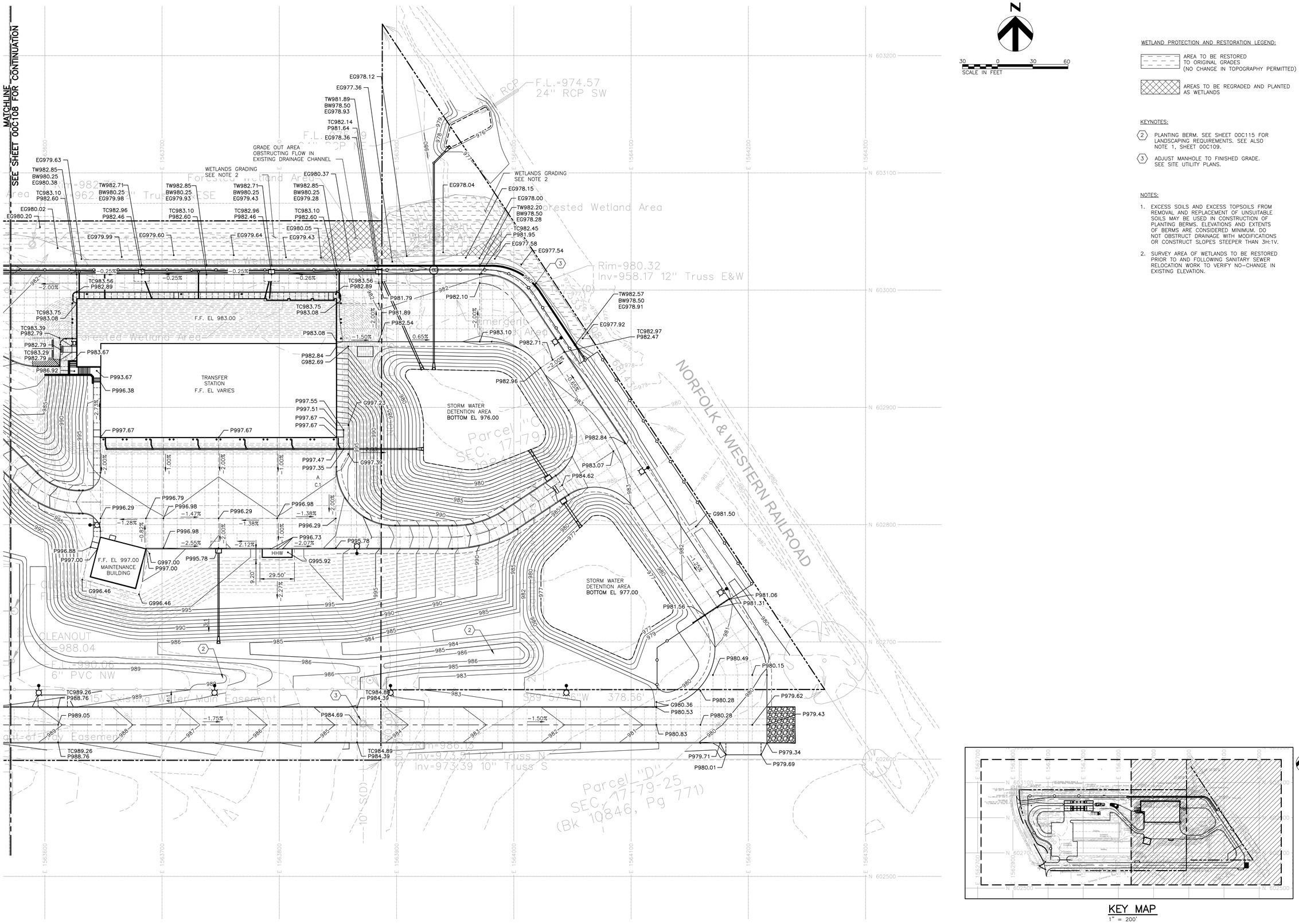
Kyle Fischer
Metro Hazardous Waste Drop-off
Facility Manager
515-333-4431
kfi@mwatoday.com

Metro Northwest Transfer Station - Grimes, IA

Household Hazardous Waste Collection for 2024

Row Labels	Sum of Weight Calculation
Acid	1191
Aerosols	3367
Antifreeze (For Recycle)	2535
Ballast, non PCB	200
Bases	3600
Batteries, Lead-acid, used - Universal Waste	6012
Batteries, Lithium (Recycle)	355
Batteries, Ni-Cad (Recycle)	254
CFLs (Recycle)	748.2
Electronics Waste	395
Fire Extinguisher	5
Fluorescent Light Tube (4-foot or less) for Recycle	691.8
Fluorescent Light Tube (u-shaped)	24
Fluorescent Tube 8 ft or 6 ft (Recycle)	37.2
Fuels	6204
Latex Paint	48883
Oil - Used Motor Oil (Recycle)	13740
Oil Filter (Recycle)	50
Oil-Based Paint	6897
Oxidizer, Inorg	54
Paint Related	1703
Pesticides (Herbicide, Insecticide, Fungicide)	5059
Sharps/Red Bag Waste	693
White Goods (for demanufacture and recycling)	2
(blank)	
Grand Total	**102700.2**


MATCHLINE
SEE SHEET 00C109 FOR CONTINUATION
30' Existing Storm Sewer & Surface Water Flowage Easement
F.E.S.=982.85
36" RCP W
F.E.S.=983.56
36" RCP E
Intake=987.81
F.L.=984.91 15" RCP E
Rim=988.26
F.L.=969.76 12" Truss N&E
F.L.=969.86 12" Truss W
Rim=986.41
Inv=965.81 12" Truss E&W
N89° 57'43"E 951.41
Existing Sanitary Sewer Easement
Restricted Wetland Area
Existing Private Utility Easement
STORM WATER DETENTION AREA
BOTTOM EL 983.75
10' Existing P.U.E.
CLEANOUT
FL=982.90
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FL=985.65
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Building
SE BEISSER DRIVE
Concrete
60' ROW
Gateway Commerce Plat 2
Lot 6
Lot 5
Lot 4
Lot 3
S89° 57'43"W 757.82
60' Existing Right-
10' Existing Electrical Easement
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-1.70%
-0.50%
-1.00%
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SCALE IN FEET

WETLAND PROTECTION AND RESTORATION LEGEND:

- AREA TO BE RESTORED TO ORIGINAL GRADES (NO CHANGE IN TOPOGRAPHY PERMITTED)
- AREAS TO BE REGRADED AND PLANTED AS WETLANDS

KEYNOTES:

(2) PLANTING BERM. SEE SHEET 00C115 FOR LANDSCAPING REQUIREMENTS. SEE ALSO NOTE 1, SHEET 00C109.

(3) ADJUST MANHOLE TO FINISHED GRADE. SEE SITE UTILITY PLANS.

NOTES:

1. EXCESS SOILS AND EXCESS TOPSOILS FROM REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS MAY BE USED IN CONSTRUCTION OF PLANTING BERMS. ELEVATIONS AND EXTENTS OF BERMS ARE CONSIDERED MINIMUM. DO NOT OBSTRUCT DRAINAGE WITH MODIFICATIONS OR CONSTRUCT SLOPES STEEPER THAN 3H:1V.
2. SURVEY AREA OF WETLANDS TO BE RESTORED PRIOR TO AND FOLLOWING SANITARY SEWER RELOCATION WORK TO VERIFY NO-CHANGE IN EXISTING ELEVATION.

KEY MAP
1" = 200'

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART ON THE BASIS OF UNVERIFIED INFORMATION COMPILED AND FURNISHED BY OTHERS TO THE PREPARER WHO IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

Metro Waste Authority

P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

SITE GRADING PLAN AREA 2

0 1" 2"

FILENAME	00C109.dwg
SCALE	1" = 30'

SHEET 00C109

Metro Northwest Transfer Station Monthly Inspections

MONTH/YEAR: JANUARY 2025

Fire Extinguisher Inspections

Fire Extinguisher Locations	Charge Condition	Inspection Tag	Shake Contents	Comments	Initials
Maintenance Shop	GOOD	✓			
Fueling Station	GOOD	✓			
Main Office	GOOD	✓	✓		MM
Scale House	GOOD	✓	✓		
Driver Break Room	GOOD	✓	✓		MM
Door #1 Tip Floor	RECHARGE	✓	✓	SERVICE	
Door#2/3 Tip Floor	GOOD	✓	✓		
Door #4/5 Tip Floor	GOOD	✓	✓		
Door #6/7 Tip Floor	GOOD	✓	✓		
Door #8/9 Tip Floor	GOOD			NO TAG	
Door #10 Tip Floor	GOOD	✓	✓		
South Tunnel	**Charge Condition**	**Inspection Tag**	**Shake Contents**	**Comments**	**Initials**
East	GOOD	✓	✓		
Middle	GOOD	✓	✓		
West	GOOD	✓	✓		
North Tunnel	**Charge Condition**	**Inspection Tag**	**Shake Contents**	**Comments**	**Initials**
East	GOOD	✓	✓		MM
Middle #1	GOOD	✓	✓		
Middle #2	GOOD	✓	✓		
West	GOOD	✓	✓		
Equipment	**Charge Condition**	**Inspection Tag**	**Shake Contents**	**Comments**	**Initials**
WLD 124	GOOD	✓	✓		
WLD 115	GOOD	✓	✓		

Safety Equipment Inspection

Safety Equipment	Location	Equip Test	No Visual Defects	Comments	Initials
AED / Defibrillator	Main Office	GOOD	✓		
Eye Wash	Maintenance Shop	GOOD	✓		
Eye Wash	Break Room	GOOD	✓		
Emergency Light	West Tip Floor	GOOD	✓		
Emergency Light	North Tip Floor	GOOD	✓		
Emergency Light	East Tip Floor - South	GOOD	✓		
Emergency Light	East Tip Floor - North	GOOD	✓		

Other Equipment Inspections

Equipment	Location	Work Completed	No Visual Defects	Comments	Initials
Run / Test Generator		✓	✓		
Drain Fire Condensation Pipes		✓	✓		
Run Back-Up Loader	On-Site / Varies	✓	✓		
Run Shop Compressor	Maintenance Shop	✓	✓		
Drain Water from Compressor	Maintenance Shop	✓	✓		
Check Compressor Oil Level	Maintenance Shop	✓	✓		
Washdown Basin	East of Transfer Station	✓	✓	CLEAN OUT	

Other Comments: HK SOLUTIONS SCHEDULED TO CLEAN OUT WASH DOWN BASIN

Signature: [signature]

Date: 1/6/2025

Report Immediate Concerns to a Supervisor. Keep this record on-site.

Stantec Consulting Services Inc.
One Carlson Parkway North, Suite 100
Plymouth MN 55447-4440

October 23, 2024

Project/File: 2277073053

Mr. Chad Stobbe
Iowa Department of Natural Resources
Land Quality Bureau
Solid Waste Section
502 East 9th Street
Des Moines, IA 50319-0034

Reference: Transfer Station Permit Renewal Application – MWA Metro Northwest Transfer Station (Permit No. 77-SDP-69-14P-XRF)

Dear Ms. Stobbe,

On behalf of Metro Waste Authority (MWA), Stantec is submitting an electronic copy of the transfer station permit renewal application for the Metro Northwest Transfer Station (MNTS) located in the City of Grimes, Iowa, in Polk County. The enclosed permit renewal application includes the IDNR Solid Waste Transfer Station Permit Application Form 50B along with the Executive Summary and attachments. Although all the required documents are attached to provide a complete application submittal package, only the following have been updated from the 2021 permit submittal as described in the Executive Summary:

- Section B: Site Map or Aerial Photograph
- Section D: Organizational Chart
- Section E: Operator Certification
- Section F: Scale Certificate
- Section I: Emergency Response and Remedial Action Plan
- Section K: Proof of Financial Assurance and Closure Cost Estimates

If you have any questions, or would like a hard copy of this document, please contact Andrew Phillips at the MWA at (515) 250-5411 or Brad Sullivan with Stantec at (763)-479-5155.

Reference: **Transfer Station Permit Renewal Application – MWA Metro Northwest Transfer Station (Permit No. 77-SDP-69-14P-XRF)**

Regards,

STANTEC CONSULTING SERVICES INC.

Brad Sullivan PE
Senior Associate, Civil Engineer
Phone: (763) 252-6807
brad.sullivan@stantec.com

Attachment: MWA MNTS Permit Renewal Application

Solid Waste Transfer Station Permit Renewal Application – Metro Waste Authority

Metro Northwest Transfer Station (Permit No. 77-SDP-69-14P-XFR)
4105 SE Beisser Drive,
Grimes, Iowa, 50111

Stantec

Prepared for:
Metro Waste Authority

October 22, 2024

Prepared by:
Stantec Consulting Services

Project/File:
227707305

Stantec Consulting Services Inc.

Table of Contents

Permit Application Form 50B **1**
Certification **3**

List of Appendices
A **Section A: Executive Summary**
B **Section B: Site Map or Aerial Photograph**
C **Section C: Proof of Ownership/Local Zoning Requirements**
D **Section D: Organizational Chart**
E **Section E: Operator Certifications**
F **Section F: IDALS Scale Certificate**
G **Section G: Site Design Plan**
H **Section H: Site Operation Plan**
I **Section I: Emergency Response and Remedial Action Plan (ERRAP)**
J **Section J: Site Closure Plan**
K **Section K: Proof of Financial Assurance & Closure Cost Estimate**

IOWA DEPARTMENT OF NATURAL RESOURCES

SOLID WASTE TRANSFER STATION

PERMIT APPLICATION FORM 50B

☐ **New Permit**

☒ **Permit Renewal (permit number)** 77 -SDP- 69 - 14P XFR

SECTION 1. FACILITY CONTACT INFORMATION

Facility

Name: Metro Northwest Transfer Station Phone: (515) 244-0021

Address: 4105 Southeast Beisser Drive City, State, Zip: Grimes, Iowa, 50111

County: Polk

Responsible Official for the Facility

Name: Michael McCoy Phone: (515) 323-6535

Address: 300 East Locust Street Fax: (515) 244-9477

City, State, Zip: Des Moines, Iowa, 5039-1864 E-mail: mmc@mwatoday.com

Owner of Site

Name: Metro Waste Authority Phone: (515) 244-0021

Address: 300 East Locust Street Fax: (515) 244-9447

City, State, Zip: Des Moines, Iowa, 5039-1864 E-mail:

Facility Operator

Name: Andrew Phillips Phone: (515)250-5411

Address: 300 East Locust Street Fax:

City, State, Zip: Des Moines, Iowa, 5039-1864 E-mail:

Financial Assurance Engineer

Name: Bradley Sullivan Phone: (763)252-6807

Address: 1 Carlson Parkway Fax:

City, State, Zip: Plymouth, MN, 55447 E-mail: Brad.sullivan@stantec.com

Iowa Engineer License #: P27328 Expiration Date: 12/31/2025

SECTION 2. SITE INFORMATION

☒ **This facility is part of the following solid waste comprehensive planning area:**

Planning Area: Metro Waste Authority Date of Last Approved Plan: N/A - IDNR EMS Program Participant

☐ **This facility does not participate in a planning area within the state of Iowa other than its own.**

*A solid waste comprehensive plan must be developed and approved by the department prior to issuance of a sanitary disposal project permit. Please contact the department's Solid Waste Comprehensive Planning staff at (515) 725-8319 for instructions and requirements for completing a comprehensive plan.

Days and hours of operation of the facility: Commercial Haulers: Moday-Friday 7:15AM -2:45PM; Hazardous Waste: Tuesday-Thursday by Appointment Only (Second Saturdays March-November); Residential Garbage: 8:00AM-12:00PM (Second Saturdays Only March-November); Recycling Dropoff: Monday-Friday 7:15AM-4:00PM (Second Saturdays 8:00AM-12:00PM); Compost Purchasing: Monday-Friday 9:00AM-4:00PM (Second Saturdays 8:00AM-12:00PM

March-November).

Open to the public? ☒ Yes ☐ No

Service area of the facility and final disposal destination (*include unincorporated areas and out of state cities*):

Service Area: All cities and unincorporated areas within Polk County; the cities of Carlisle, Hartford, and Norwalk in Warren County, the cities of Mingo and Prairie City in Jasper County; the city of Jefferson in Greene County; and the cities of Adel, Dawson, Linden, Minburn, Perry, Redfield, and Waukee, and unincorporated area in Dallas County.

Disposal Facility: Metro Park East Landfill or Metro Park West Landfill

Type, source and expected weight (tons) of solid waste to be handled per day, week and year at the facility:

per day 370 (average)

per week 1,830 (average)

per year 175,000

Description of the waste handling process to be used (*e.g., individuals unload trash into one of 3 roll-offs on site. Roll-offs are removed when full and replaced with empties.*):

Waste unloaded onto tipping floor and loaded into solid waste transport vehicles

Check all other materials accepted/activities at the facility:

- ☒ Recyclables drop-off - glass, paper, plastic, metal
- ☒ Lead Acid Batteries
- ☒ Used Oil
- ☒ Antifreeze
- ☐ White Goods Collection
- ☐ Tires
- ☒ Electronics Collection (including Cathode Ray Tubes)
- ☐ Scrap Metal Salvaging
- ☐ Appliance Demanufacturing
- ☐ Electronics Demanufacturing
- ☐ Yard Waste Composting
- ☐ Yard Waste Collection
- ☒ HHM/RCC
- ☒ Other Bagged Compost Sales

SECTION 3. PERMIT APPLICATION CHECKLIST

Checking the appropriate boxes below certifies that the documents submitted in conjunction with this application form are complete and in compliance with the applicable chapters of the Iowa Administrative Code. While some of the documents below may have been submitted previously, updated copies of each is required to be provided with each permit renewal application, unless a prior document remains current and is identified by Doc ID # below. If an application is found by the department to be incomplete, it may be denied and returned to the applicant.

Required Documents

☒ **Section A. Executive Summary (permit renewals only)**

- Summary of modifications, if any, to the facility that occurred during the current permit cycle.
- Summary of each special provision of the current permit to determine if it is to remain the same, be revised or be removed.
- Summary of each permit amendment, if any, that occurred during the current permit cycle to determine if it shall be included with the renewed permit, be revised or be removed.
- Provide documentation and certification as required for new permit amendment requests and new waiver requests from Iowa Administrative Code, if any.

☒ **Section B. Site Map or Aerial Photograph (IAC 567 106.8(1)"c")**

Updated Figures 1 and 2 are provide. No other updates have been made to the materials presented in IDNR Doc #101722

No Revision Required - See Doc ID#: _____

☒ **Section C. Proof of Ownership/Local Zoning Requirements (IAC 567 106.8(1)"d")**

No Revision Required - See Doc ID#: 101722 - No Change

☒ **Section D. Organizational Chart (IAC 567 106.8(1)"i")**

No Revision Required - See Doc ID#: Added Environmental Operations Manager Positions

☒ **Section E. Operator Certification (if permitted for 20,000 tons or more per year) (IAC 567 106.11(1)"d")**

No Revision Required - See Doc ID#: Current operator certifications attached

☒ **Section F. IDALS Scale Certificate (IAC 567 106.10(2)"b")**

☒ **Section G. Site Design Plan (IAC 567 106.8(1)"j")**

No Revision Required - See Doc ID#: 101722 - No Change

☒ **Section H. Site Operation Plan (IAC 567 106.8(1)"k")**

No Revision Required - See Doc ID#: 101722 - No Change

☒ **Section I. Emergency Response and Remedial Action Plan (IAC 567 106.8(1)"m")**

No Revision Required - See Doc ID#: Updated emergency contacts and sensitive populations within 5 miles. No other updates have been made to IDNR Doc #101722

☒ **Section J. Site Closure Plan (IAC 567 106.8(1)"l")**

No Revision Required - See Doc ID#: 101722 - No Change

☒ **Section K. Proof of Financial Assurance (IAC 567 106.18)**

SECTION 4. APPLICANT CERTIFICATION

Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

I further certify that the construction and operation of the above described facility will be in accordance with the plans, specifications, reports and related communications accepted by the Iowa Department of Natural Resources and on file in its office; and in accordance with conditions imposed in the permit issued by the Iowa Department of Natural Resources.

Signature of Permit Applicant: _____ **Date:** 21 October 2024

Printed Name: Michael McCoy **Title:** Executive Director

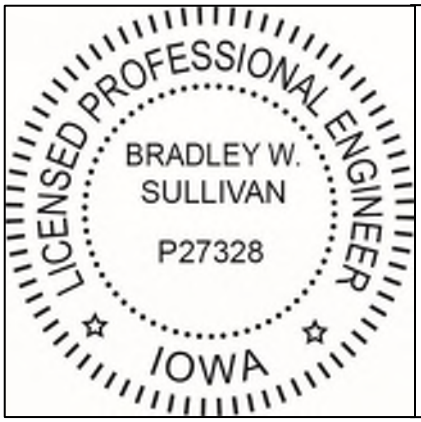
Application for a solid waste transfer station must be accompanied by the plans, specifications and additional information required by the applicable solid waste rules under Iowa Administrative Code 567 Chapter 106.

Send completed application with attached information to:

Iowa Department of Natural Resources
Land Quality Bureau
Solid Waste Section
502 E 9th St
Des Moines, IA 50319-0034

For questions concerning this application please contact the Department at (515) 201-8272.

Certification



I hereby certify that these engineering documents have been 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.

X _____ 10/22/2024

Bradley Sullivan
Professional Engineer

Date

Section A – Executive Summary

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2 Summary of Modifications A-1
3 Special Provision Action A-2
3.1 Special Provision 1 ..... A-3
3.2 Special Provision 2 ..... A-3
4 Permit Amendment Action A-3
5 New Permit Amendment Request A-3

1 Introduction

This transfer station renewal application provides the necessary information for renewal of Permit No. 77-SDP-69-14P-XFR for operation of the Metro Northwest Transfer Station (MNTS) which is owned and operated by the Metro Waste Authority (MWA). The facility is located at 4105 SE Beisser Drive, in Grimes, Iowa 50111. The property occupies the East ½ of the Northeast ¼ of Section 17, Township 79 North, Range 25 West, in Polk County, Iowa. Legal descriptions and surveys of the property are included in Section C.

An updated Solid Waste Transfer Station Permit Application Form 50B is included with this permit renewal application. Please refer to this form for facility contact information.

2 Summary of Modifications

Section A: Executive Summary

Includes discussion of summaries of modifications within this permit renewal application, special provisions action, permit amendments action, and any new permit amendments.

Section B: Site Maps or Aerial Photograph

Figure 1 – Site Vicinity Map and Figure 2 – Zoning and Land Use Map have been updated. All other figures in this section are as previously submitted in the Transfer Station Permit Renewal Application prepared by HDR, Inc., and submitted to the Iowa Department of Natural Resources (IDNR) on November 22, 2021 (referred to as the 2021 Permit Application or IDNR Doc ID 101722, herein).

Section C: Proof of Ownership/Local Zoning Requirements

No changes were made to this section. The documents included are the same as submitted in the 2021 Permit Application (IDNR Doc ID 101722).

Section D: Organizational Chart

The 'Environmental Manager' Position was added to the Organizational Chart.

Section E: Operator Certification

This October 2024 permit renewal application includes a copy of the most recent operator certifications. Current operator certifications are issued and maintained by IDNR. They are also stored in MWA files.

Section F: IDALS Scale Certificate

This October 2024 permit renewal application includes a copy of the current weigh scale certifications.

Section G: Site Design Plan

No changes were made to this section. The documents included are the same as submitted in the 2021 Permit Application (IDNR Doc ID 101722).

Section H: Site Operation Plan

No changes were made to this section. The documents included are the same as submitted in the 2021 Permit Application (IDNR Doc ID 101722).

Section I: Emergency Response and Remedial Action Plan (ERRAP)

The emergency contact information has been updated to reflect staffing changes and the list of at-risk populations within five miles has been updated. All other contents in this section are as previously submitted in the 2021 Permit Application (IDNR Doc ID 101722).

Section J: Site Closure Plan

No changes were made to this section. The documents included are the same as submitted in the 2021 Permit Application (IDNR Doc ID 101722).

Section K: Proof of Financial Assurance and Closure Cost Estimate

This October 2024 permit renewal application includes an updated closure cost estimate. During the preparation of this permit renewal, it was found that closure costs inflated to 2024 dollars surpassed the value of the dedicated closure fund approved by the 2014 resolution. The MWA will review closure costs and update the closure fund value accordingly during the next regular board meeting (anticipated to be on the November 2024 agenda). Any updates to the closure cost estimate and proof of financial assurance will be provided to the IDNR

3 Special Provision Action

Special Provisions of Permit No. 77-SDP-69-14P-XFR issued on January 22, 2022 were reviewed. The special provisions sections are discussed individually below with regard to the renewal of the permit.

Section B – Site Map or Arial Photograph

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1 Map or Aerial Photograph [106.8(1) "c"] B-1
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1.2 Zoning and Land Use [106.8(1)c(2)] B-1
1.3 Homes and Buildings [106.8(1)c(3)] B-1
1.4 Haul Routes [106.8(1)c(4)] B-1
1.4.1 Routes to Metro Park East (MPE) Landfill, 12181 Northeast University Ave, Mitchellville, Iowa B-2
1.4.2 Routes to Metro Park West (MPW) Landfill, 2499 337th Street, Perry, Iowa B-2
1.5 Section Lines or Other Legal Boundaries [106.8(1)c(5)] B-2

List of Figures

Figure 1 Project Vicinity Map
Figure 2 750 Foot Buffer Zone & Land Use Map
Figure 3 Site Details and Property Boundaries
Figure 4 Haul Routes to MPE Landfill
Figure 5 Haul Routes to MPW Landfill

3.1 Special Provision 1

Special Provision 1 addresses the service area and comprehensive plan. This Provision references a plan approved on November 2, 2020. Since that plan approval, Metro Waste Authority is participating in the Iowa Solid Waste Environmental Management System program. The Provision should be revised to reflect this as a voluntary alternative to comprehensive planning.

3.2 Special Provision 2

Special Provision 2 addresses the permit, site operation plan, ERRAP, and closure plan to not constitute a waiver or variance from 567 IAC or the Code of Iowa. No revisions are requested to Special Provision 2 as part of this permit renewal application.

4 Permit Amendment Action

No amendments have been made since the permit was renewed on January 22, 2022.

5 New Permit Amendment Request

No permit amendments are requested at this time.

1 Map or Aerial Photograph [106.8(1) “c”]

Figure 1 shows the general location of the facility. Figure 2 depicts the site and surrounding land use. Figure 3 and the plan set included in Section G, Attachment G-4 show the site details, property boundaries, site topography, and potential local haul routes. Figure 1 – Site Vicinity Map and Figure 2 – Zoning and Land Use Map have been updated. All other figures in this section are as previously submitted in the 2021 Permit Application (IDNR Doc ID 101722) and compiled herein to provide a complete permit renewal application.

1.1 North and Other Principal Compass Points [106.8(1)c(1)]

The north and other principal compass points are shown on Figures 1, 2, 3, 4, and 5.

1.2 Zoning and Land Use [106.8(1)c(2)]

The MWA property which MNTS is located is zoned M-3 Heavy Industrial with a Waiver of Requirements for Hwy 141 Mixed Use Development Corridor District. See Section C for copies of zoning approvals and special use permit. Figure 2 attached shows the zoning of the site and properties within 750 feet.

1.3 Homes and Buildings [106.8(1)c(3)]

Figure 2 identifies the land use and structures located in vicinity of the MNTS. The area immediately surrounding the transfer station property within 750 feet is City of Grimes zoned M-3 (Heavy Industrial), M-2 (Light Industrial), and A-1 (Agricultural).

1.4 Haul Routes [106.8(1)c(4)]

Solid waste collected from the service area will be hauled to the transfer station within a variety of collection vehicles. A variety of routes will be taken from the collection routes to the transfer station.

Waste collected at the transfer station will be routed to either of MWA’s two landfills: Metro Park East Landfill or Metro Park West Landfill. Transfer vehicles leaving the transfer station can follow one of several routes when they exit the facility as to be established in the Annual Special Permit issued by Polk County. The potential routes are shown in Figures 4 and 5 as detailed below:

1.4.1 Routes to Metro Park East (MPE) Landfill, 12181 Northeast University Ave, Mitchellville, Iowa

Route #1

SE Beisser Dr to SE 37th St to Highway 141E (south on SE Grimes Blvd) to I-35N/I-80E to Highway 65S to Highway 163E (E University Ave) to the Metro Park East Landfill.

Route #2 (Alternate)

SE Beisser Dr to SE 37th St to Highway 141E (south on SE Grimes Blvd) to I-35S/I-80W to I-235E to Highway 163E (E University Ave) to the Metro Park East Landfill.

Route #3 (Alternate)

SE Beisser Dr to SE 37th St to Highway 141E (south on SE Grimes Blvd) to I-35N/I-80E to I-235W to Highway 163 (E University Ave) to the Metro Park East Landfill.

1.4.2 Routes to Metro Park West (MPW) Landfill, 2499 337th Street, Perry, Iowa

Route #1

SE Beisser Dr to SE 37th St to Highway 141W (north on SE Grimes Blvd) to Highway 144N (1st Ave) to 325th St to ‘Y’ Ave to the Metro Park West Landfill.

Route #2 (Alternate)

SE Beisser Dr to SE 37th St to S James St to Highway 44W (W 1st St) to ‘J’ Ave to Highway 144N (1st Ave) to 325th St to ‘Y’ Ave to the Metro Park West Landfill.

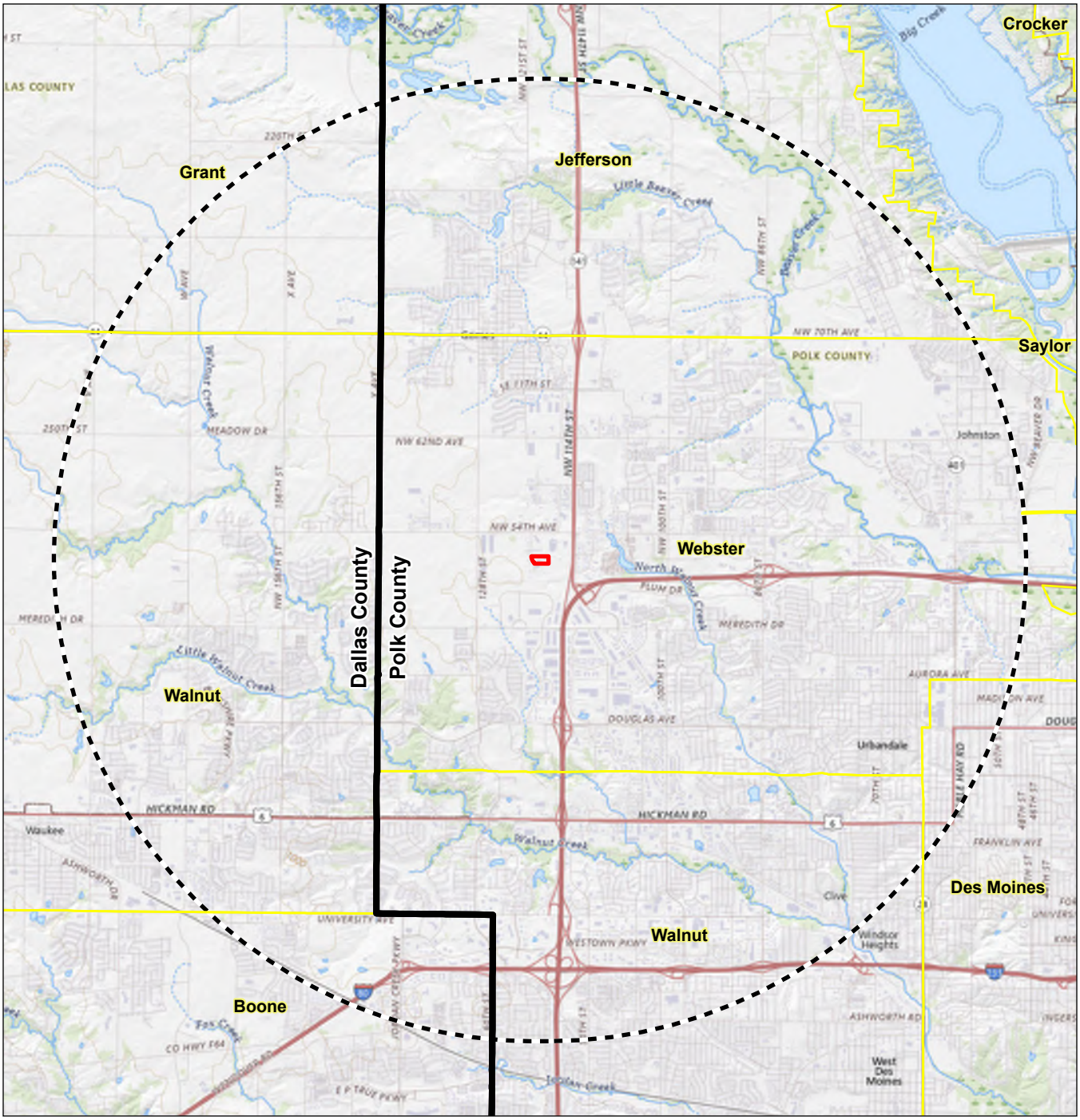
Route #3 (Alternate)

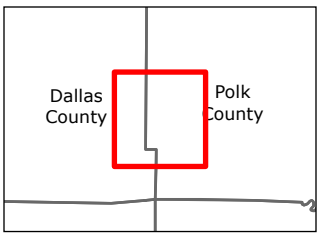
SE Beisser Dr to SE 37th St to S James St to Highway 44W (W 1st St) to Highway 169N (N Ave) to Highway 141W (141st St) to Highway 144N (1st Ave) to 325th St to ‘Y’ Ave to the Metro Park West Landfill.

1.5 Section Lines or Other Legal Boundaries [106.8(1)c(5)]

Section lines and proposed fenced areas for the Metro Northwest Transfer Station are shown in Figure 3. A copy of lots/parcels plat of surveys and legal descriptions of the property are included in Section C

Figures





Legend
- Site Boundary
- 5-Mile Radius
- City Boundary
- County Boundary

0 4,000 8,000 Feet
(At original document size of 8.5x11)
1:101,742

N

Notes
1. Coordinate System: NAD 1983 UTM Zone 15N
2. Data Sources: USGS
3. Background: USGS 7.5 Minute Quadrangle

Stantec

Project Location
T79N, R25W, S17
Webster, Polk Co., IA

Prepared by XXX on 2024-10-16
TR by XXX on 2020-XX-XX
IR by XXX on 2020-XX-XX

Client/Project 22777305
Metro Waste Authority's Metro Northwest Transfer Station
Permit Application

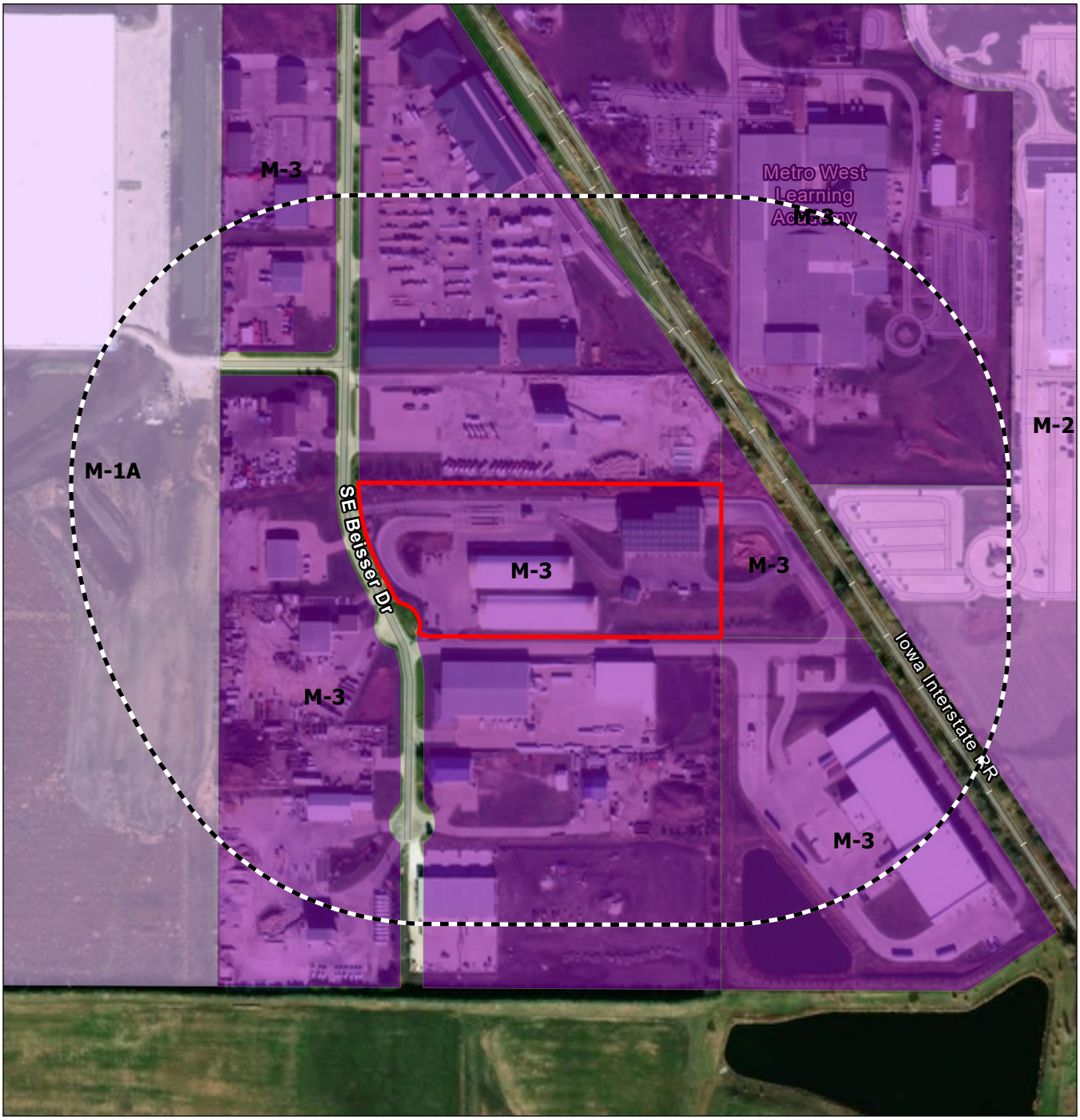
Figure No.
1

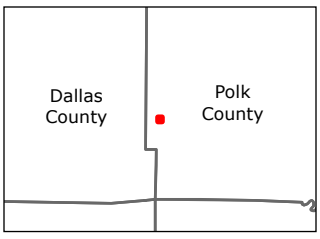
Title
Site Location Map

Page 1 of 1

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Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.





Legend

- Site Boundary
- 750-ft Radius

Zoning District

- M-1A: Commercial and Limited Light Industrial
- M-2: Light Industrial
- M-3: Heavy Industrial

0 200 400 Feet

(At original document size of 8.5x11)
1:4,800

N

Notes

1. Coordinate System: NAD 1983 UTM Zone 15N
2. Data Sources: ESRI, Webster Township Zoning
3. Background: ESRI World Imagery

Stantec

Project Location
T79N, R25W, S17
Webster, Polk Co., IA

Prepared by KAB on 2024-10-16
TR by XXX on 2020-XX-XX
IR by XXX on 2020-XX-XX

Client/Project 22777305
Metro Waste Authority's Metro Northwest Transfer Station
Permit Application

Figure No.
2

Title
Zoning and Land Use Map

Page 1 of 1

V:\2277\active\22770730\03_data\gis_cad\gis\pro\Permit_App\Permit_App.aprx Revised: 2024-10-16 By: kberglund

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM1 ELEV=993.26
SOUTHWEST BOLT WITH BURY TAG IN 2003 WATEROUS HYDRANT
SOUTHWEST OF BEISSER DRIVE CUL-DE-SAC

BM2 ELEV=990.52
SOUTHWEST BOLT WITH BURY TAG IN 1998 WATEROUS HYDRANT ON THE
NORTH SIDE OF DRAINAGE DITCH, WEST SIDE OF BEISSER DRIVE.

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00)
IARTN DERIVED - US SURVEY FEET

CP1 N=602674.901 E=1563110.920
SET 1/2" REBAR WITH RED CAP 16' NORTHEAST OF TRANSFORMER AT
SOUTHWEST CORNER OF SITE.

CP2 N=602970.292 E=1562970.824
SET 1/2" REBAR WITH RED CAP 10' NORTH OF CONCRETE APPROACH OF NORTH
DRIVEWAY AT NORTHWEST CORNER OF SITE.

CP3 N=602959.194 E=1563857.439
SET 1/2" REBAR WITH RED CAP 50' NORTHWEST OF NORTH END OF FARM
FENCE AT NORTHEAST CORNER OF SITE.

CP4 N=602667.407 E=1563877.228
SET 1/2" REBAR WITH RED CAP 8' NORTH OF CHAIN LINK FENCE AT
SOUTHEAST CORNER OF SITE.

N

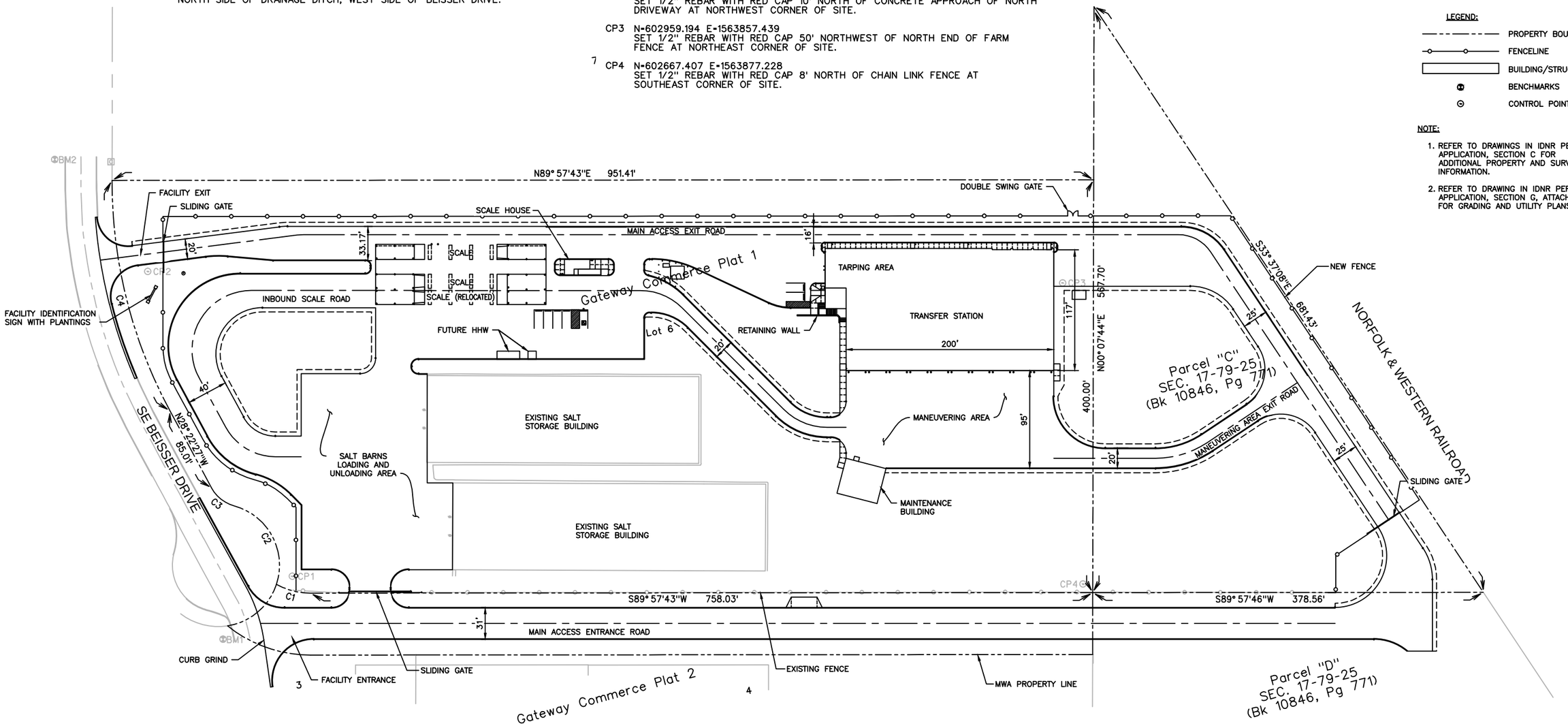
50 0 50 100
SCALE IN FEET

LEGEND:

- PROPERTY BOUNDARY
- FENCELINE
- BUILDING/STRUCTURE
- BENCHMARKS
- CONTROL POINTS

NOTE:

1. REFER TO DRAWINGS IN IDNR PERMIT APPLICATION, SECTION C FOR ADDITIONAL PROPERTY AND SURVEY INFORMATION.
2. REFER TO DRAWING IN IDNR PERMIT APPLICATION, SECTION G, ATTACHMENT 4 FOR GRADING AND UTILITY PLANS.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C1	28° 53' 34" RT	68.55'	34.57'	17.66'	N75° 35'30"W	34.20'
C2	92° 58' 22" LT	59.50'	96.55'	62.67'	N28° 17'57"W	86.30'
C3	46° 24' 42" RT	35.50'	28.76'	15.22'	N51° 34'47"W	27.98'
C4	28° 31' 03" RT	467.19'	232.53'	118.73'	N14° 06'54"W	230.14'

HDR

METRO WASTE AUTHORITY
P-45 - METRO NORTHWEST TRANSFER STATION

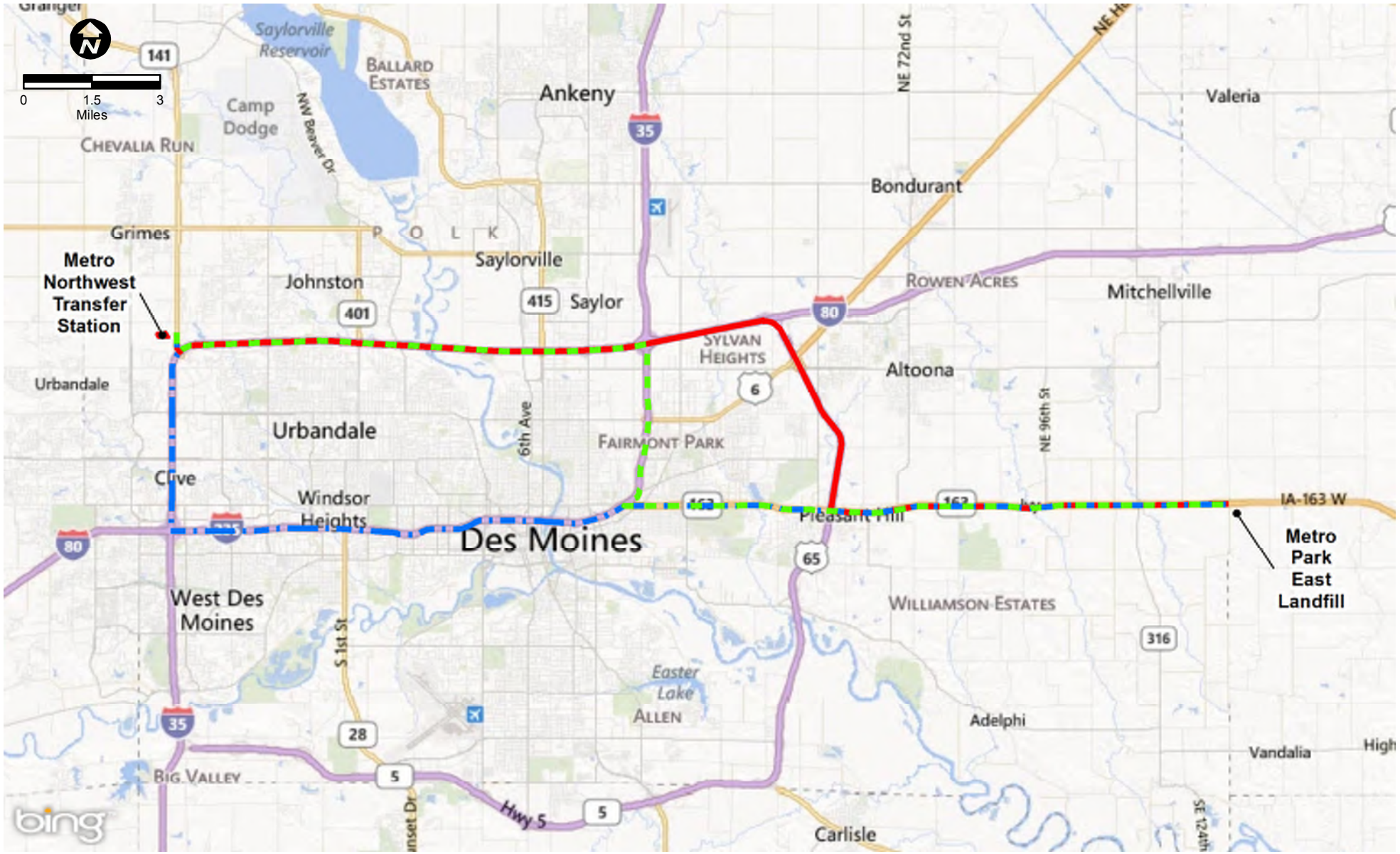
SITE DETAILS AND PROPERTY BOUNDARY

DATE: MAY 2014

FIGURE: 3

C:\pwworking\oma\d1453152\Figure 3.dwg, 5/20/2014 10:13:55 AM, asanne

Z:\Projects\Metro_Waste_Authority\215094_Grimes_Transfer_Station\Map_Docs\Draft\Haul_Routes_to_MPE_Landfill.mxd\march14\jcm



Legend

- Project Location
- Route 1
- Route 2
- Route 3

HDR

Haul Routes to MPE Landfill

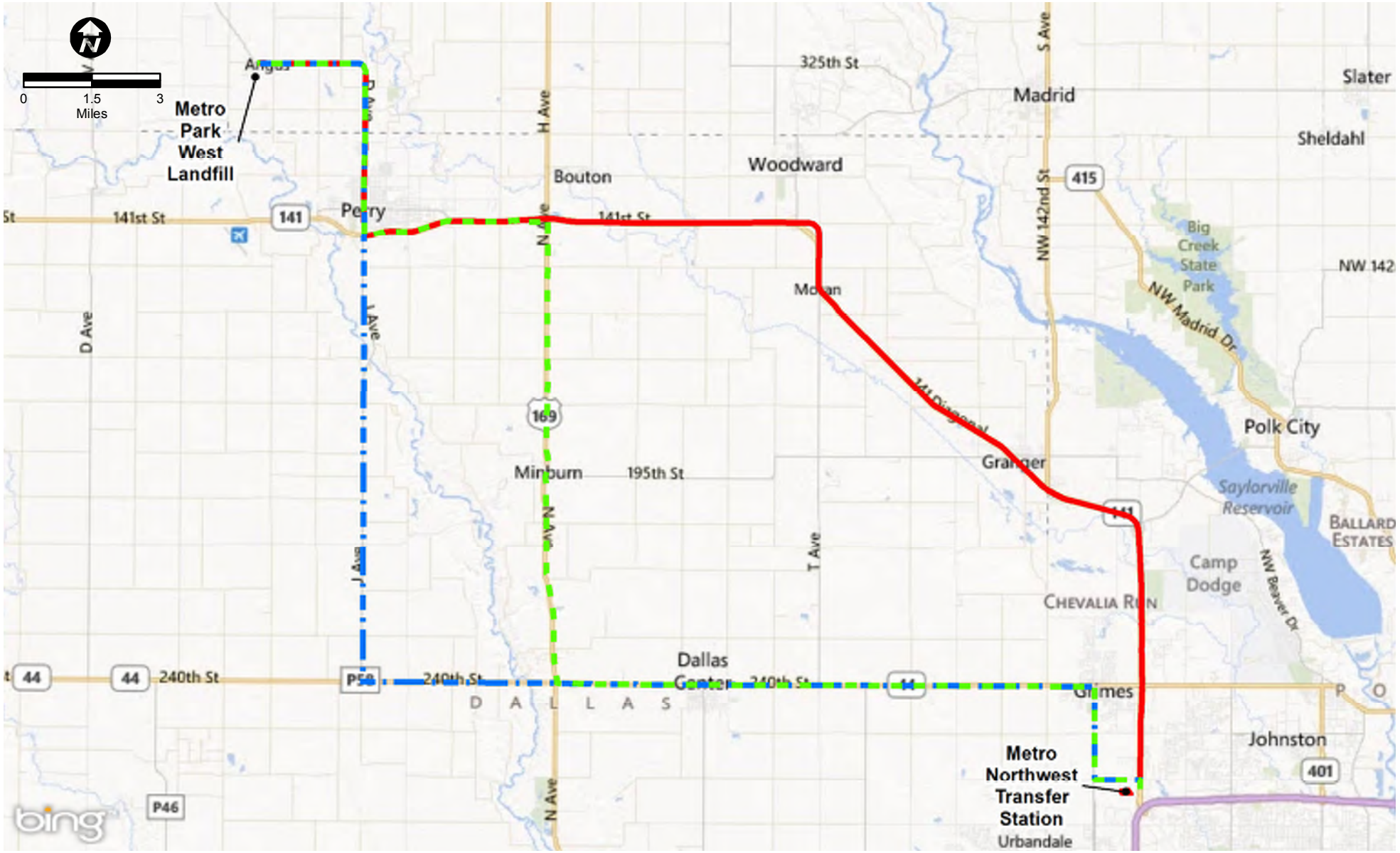
Metro Waste Authority
P-45 Metro Northwest Transfer Station

Metro Waste Authority
No Wasted Resources

DATE
May 2014

FIGURE
4

Z:\Projects\Metro_Waste_Authority\215094_Grimes_Transfer_Station\Map_Docs\Draft\Haul_Routes_to_MPW_Landfill.mxd\march14\jcm



Legend

- Project Location
- Route 1
- Route 2
- Route 3

HDR

Haul Routes to MPW Landfill

Metro Waste Authority
P-45 Metro Northwest Transfer Station

Metro Waste Authority
No Wasted Resources

DATE
May 2014

FIGURE
5

Section C – Proof of Ownership & Local Zoning Requirements [IAC 567 106.8 (1) "d"]

The content within this section is the same as submitted in the 2021 Permit Application (IDNR Doc ID 101722) and has been compiled herein to provide a complete permit renewal application.

MNTS consists of three parcels of land owned by MWA, Lot 6, Parcel C and Parcel D, located at 4105 SE Beisser Drive within the City of Grimes, Iowa. In conjunction with purchasing Lot 6, MWA received a Special Use Permit for the transfer station dated November 5, 1998, from the City of Grimes Board of Adjustment. Lot 6 was zoned M-3 (Heavy Industrial) at the time of purchase. On December 17, 2013, the Grimes Board of Adjustment approved MWA's request for a Special Use Permit for solid waste transfer station on the Parcel C property. Parcel C was rezoned to M-3 Heavy Industrial with a Waiver of Requirements for Hwy 141 Corridor. Parcel D lies entirely within a dedicated roadway right-of- way (ROW). MWA is utilizing its rights to this ROW easement to access MWA's property.

MWA's purchase of this property simply shifts the maintenance of this parcel of ROW from its prior owner to MWA. Copies of the following documents are attached:

- Parcel C and Lot 6 Purchase Agreements/Warranty Deed
- Parcel D Plat of Survey and Purchase Agreement
- Site Survey
- City of Grimes Approval Letter dated February 4, 2014
- MWA Request for Rezoning, Waiver of Requirements and Special Use Permit (includes a copy of the 1998 Special Use Permit)

A summary of the purchased property and right-of-way easement is included in the table below.

Property Summary

Description	Book Location/Records of Polk County, Iowa	Area (acres)	Warranty Deed/Date of Purchase
Lot 6	Gateway Commerce Plat 1 Book 8060, Page 351	8.17 acres	November 10, 1998
Parcel C	Book 10846, Page 771	2.47 acres	December 29, 2004
Parcel D	Book 15144, Page 207	1.09 acres	May 21, 2014
ROW Easement*	Book 8018, Page 391 (original easement)	NA	NA

*A portion of the access road along the south side of MWA's property will be constructed in dedicated public ROW easement.

Grubb & Ellis. | Mid-America Pacific
Property Solutions Worldwide
Independently Owned and Operated

PURCHASE AGREEMENT: COMMERCIAL PROPERTY

Date of Purchase Agreement: **October 27, 2004**

AGENCY AGREEMENT: In this offer to purchase it is clearly understood and agreed by the parties hereto, that Grubb & Ellis|Mid-America Pacific Appointed Buyer's Agent(s) exclusively represents the ~~BUYER~~ SELLER in this transaction. The Listing Agent(s) exclusively represents the SELLER in this transaction. If the same Agent represents both BUYER and SELLER a detailed explanation of Consensual Dual Agency must be attached to this agreement. Further, the BUYER and SELLER acknowledge that prior to signing this agreement that their respective Listing or Selling Agent made a written disclosure of the type of representation being provided.

Buyer	Date	John A. Lottmann II 11-8-04 Seller	Date
Buyer	Date	Seller	Date

TO: **EBII, Inc.** (Sellers). THE UNDERSIGNED Buyers hereby offer to buy the real property situated in **Grimes,** Iowa, locally known as **approximately 2.47 acres shown on attached boundary and utility survey** and legally described as: **to be determined by Plat of Survey prior to closing,** subject to and together with any reasonable easements of record, zoning restrictions, restrictive covenants of record and leases, if any, unless otherwise provided herein, and agree as follows:

1. **PURCHASE PRICE:** The Purchase Price shall be **$1.90 per square foot, as described by Plat of Survey,** and the method of payment shall be as follows:

   CASH: Buyers will pay the balance of the purchase price in cash at the time of closing. This Agreement is not contingent upon Buyers' obtaining such funds.

2. **POSSESSION AND CLOSING:** Possession is to be given on or about **December 15, 2004.** Adjustment of interest, rents or any other charges attributable to the Buyers' possession are to be made of like date. Closing shall occur after approval of title and PRIOR TO POSSESSION. If for any reason the parties hereto agree to a possession date which is before or after the day of closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed upon filing of documents and receipt of all funds by Sellers or any escrow agent.

3. **CONDITION OF PROPERTY:** The property as of the date of this agreement including buildings, grounds, and all improvements will be preserved by the Sellers in its present condition until possession, ordinary wear and tear excepted. Sellers represent that as of the date of closing, the heating equipment, air conditioning equipment, plumbing equipment, electrical wiring and other mechanical fixtures and equipment, if any, are in good working condition and performing the function for which they were intended, unless otherwise specified as follows: N/A.

4. **INCLUDED PROPERTY:** Included with the property shall be all fixtures or personal property that integrally belong to, are specifically adapted to, or are a part of the real estate, whether attached or detached, such as: attached carpeting, light fixtures (including light bulbs), awnings, storm windows, storm doors, screens, air conditioning equipment, plumbing equipment, electrical wiring and other mechanical fixtures and equipment, if any, unless otherwise specified as follows:

   The following items shall not be included: N/A.

5. **RENTAL PROPERTY:** If this property is currently used as rental property, the agreement **is not** contingent upon Sellers providing Buyers evidence of compliance with local zoning and housing code ordinances, if applicable, unless otherwise provided herein.

6. **NOTICE:** Any notice required under this Purchase Agreement shall be deemed given when it is received in writing either by hand delivery or by certified mail, return receipt requested. Persons designated for receipt of any notice for the purpose of this Agreement shall be as follows:

For the Sellers: **John Witmer**
Address: **12051 4th Avenue NW, Seattle, WA 98177**

For the Buyers: **Thomas B. Hadden, III**
Address: **300 E. Locust Street, Suite 100, Des Moines, IA 50309**

Copies of such notices shall also be sent to the Listing Agent and Selling Agent as designated in this Agreement, or their Brokers.

7. **CONDITIONS:** Buyers' duty to perform under this Agreement is contingent upon and subject to the following:

a) **Sellers shall cause a plat of survey to be created, which shall designate the Property as a "parcel" upon the records of the Polk County Auditor, which shall generally conform to the approximately 2.47 acre parcel shown on attached boundary and utility survey. Buyer shall have the right to approve the form of such plat of survey, which approval shall not be unreasonably withheld, conditioned or delayed. It is understood and agreed that Seller shall have no obligation to furnish any infrastructure (including, without limitation, public or private sewer services) to the Property.**

Failure of any one or more of the conditions set forth in subparagraph a above, shall give Buyers the right to terminate this Agreement in Buyers' sole and absolute discretion, without any liability whatsoever to Sellers; provided that written notice thereof is given to Sellers on or before **December 3, 2004**, and upon written notice thereof, the earnest money shall be returned to Buyers, and upon such return, neither party shall have any further rights or obligations with respect to this Agreement.

8. **TAXES:** The Sellers shall pay all real estate taxes that are liens for prior years and all those that are due and payable in the fiscal year in which possession is given. The Sellers shall pay their pro-rated share, based upon the possession date, of the real estate taxes for the fiscal year in which possession is given due and payable in the subsequent fiscal year. The Buyers shall be given a credit for such pro-ration at closing based upon the last known actual real estate taxes payable according to public record. However, if such taxes are not based upon the full assessment of the present property improvements or the tax classification as of the date of possession, such pro-ration shall be based on the current milage and the assessed value as shown by the Assessor's records on the date of possession. In the event of such partial assessment, it shall be the duty of the Sellers to so notify the Buyers.

9. **SPECIAL ASSESSMENTS:** The Sellers shall pay in full all special assessments that are certified as liens on the public record at the time of delivery of deed or execution of formal installment contract. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid through an escrow account with sufficient funds to pay such liens when payable with any unused funds returned to the Sellers. All charges for solid waste removal, sewage, water, utilities and assessments for maintenance that are attributable to Sellers' possession shall be paid by Sellers. All other special assessments shall be paid by Buyers.

10. **HAZARDOUS WASTE:** At closing a Groundwater Hazard Statement will be filed by the Sellers regarding the following items: 1. wells; 2. solid waste disposal; 3 hazardous wastes; and 4. underground storage tanks located on the property. The Buyers may at their expense within thirty (30) days after mutual acceptance of this Purchase Agreement have the property inspected for the presence or suspected presence of any substances coming within the definition of hazardous wastes or substances, pollutants or contaminants under any state or federal law, rule, or regulation, including without limitation asbestos and polychlorinated biphenyl's; or the presence of any underground storage tanks.

If any such substances, pollutants, contaminants or underground storage tanks are found, then this Agreement may be terminated at the Buyers' option, and, upon written notice of termination, the Earnest Money shall be returned to Buyers and, upon such return neither party shall have any further rights or obligations with respect to this Agreement.

11. **SURVEY**: The **Sellers shall** within thirty (30) days after mutual acceptance of this Purchase Agreement, have **the property surveyed** at their expense. If the survey, certified by a Registered Land Surveyor, shows any encroachments on said property or if any improvements located on the subject property encroach on lands of others, such encroachments shall be treated as a title defect.

12. **INSURANCE:** Sellers shall bear the risk of loss or damage to the property prior to closing or possession, whichever first occurs. Sellers agree to maintain existing insurance and shall forthwith secure endorsements on the policies making loss payable to the parties as their interests may appear. Buyers may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void in the sole discretion and at the option of Buyers. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date. However, Buyers shall have the right to complete the closing and receive insurance proceeds regardless of the extent of damages.

13. **JOINT TENANCY:** If Sellers' title is held in joint tenancy, this contract shall not sever such joint tenancy. If Buyers are husband and wife, their interest hereunder shall be held in joint tenancy unless otherwise specifically indicated.

14. **DEED:** Upon payment of purchase price, Sellers shall convey title by warranty deed, with terms and provisions as per form approved by the Iowa State Bar Association, free and clear of liens and encumbrances, reservations, exceptions or modifications, except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer, with special warranties as to acts of Sellers up to time of delivery of said warranty deed.

15. **ABSTRACT AND TITLE:** Sellers shall promptly provide an Abstract of Title continued to and including the date of acceptance of this Offer. Such abstract shall be delivered to an attorney for a title opinion for the Buyers, such attorney to be selected by the Buyers or their mortgagee. The Sellers agree to make every effort to promptly perfect the title in accordance with such opinion so that upon conveyance, Warranty Deed can be issued and title shall be deemed marketable in compliance with this Agreement, the land title laws of the State of Iowa and the Iowa Title Standards of the Iowa Bar Association. If closing is delayed due to Sellers' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten (10) days' written notice to the other party and the Broker. The Sellers shall not be entitled to rescind unless they have made a reasonable effort to produce marketable title. The abstract shall become the property of the Buyers when the purchase price is paid in full. Sellers shall pay costs of additional abstracting and/or title work due to act or omission of Sellers, including transfers of death of Sellers or assigns.

16. **REMEDIES OF THE PARTIES:** If the Sellers fail to fulfill this Agreement, they will pay the Broker the regular real estate commission in full. The Buyers shall have the right to have all payments returned, or to proceed by any action at law or in equity, and the Sellers agree to pay costs and reasonable attorney fees, and a Receiver may be appointed. For purposes of collecting the Broker's commission, Broker shall be deemed a third party beneficiary to this Agreement and may maintain an action at law against Sellers for the collection of Broker's commission

    If the Buyers fail to fulfill this Agreement, Sellers may forfeit the same as provided in Chapter 656 of the Code of Iowa, and all payments made herein shall be forfeited, or the Sellers may proceed by an action at law or in equity and the Buyers agree to pay costs and reasonable attorney fees, including the Broker's commission and any other expenses incurred by the Sellers, and a Receiver may be appointed. The failure of Buyers to perform under this Agreement shall not relieve Sellers of the obligation to pay the Broker's commission. For purposes of collecting the Broker's commission, Broker shall be deemed a third party beneficiary to this Agreement and may maintain an action at law against the Buyers or Sellers for the collection thereof.

17. **COURT APPROVAL:** If this property is an asset of any estate, trust or conservatorship, this contract is contingent upon Court approval unless declared unnecessary by Buyers' attorney. If necessary, the appropriate fiduciary shall promptly obtain Court approval and conveyance shall be made by Court Officer's Deed.

18. **ESCROW CLOSING:** Buyer and Seller acknowledge and understand that the closing of the sale may be handled by an escrow agent and that the Broker is authorized to transfer the Deposit or any other funds it receives to said escrow agent. After said transfer, Broker shall have no further responsibility or liability to Buyer or Seller for the accounting for said funds. Any escrow agent's charge for the escrow closing shall be equally divided between Buyer and Seller. Buyer and Seller hereby agree to waive the preliminary closing settlement statement requirement.

19. **GENERAL PROVISIONS:** In the performance of each part of this Agreement, time shall be of the essence. This Contract shall be binding on and inure to the benefit of the heirs, executors, administrators, assigns and successors in interest of the respective parties. The provisions of this Agreement shall survive the closing. Paragraph headings are for the convenience of reference and shall not limit nor affect the meaning of this Contract. Words and phrases herein, including any acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

20. **EASEMENT:** At the closing, Seller and Buyer shall execute and record a 30-foot utility easement centered on the existing sanitary sewer line running roughly east and west across the Property as shown on the attached boundary and utility survey.

21. **ACCEPTANCE:** When accepted, this Purchase Agreement shall become a binding contract for the sale and purchase of the subject property. If this Offer is not accepted on or before **November 5, 2004**, it shall become null and void and all payments shall be repaid to the Buyers without liability on the part of the Broker to either party. If accepted by the Sellers on a later date and such acceptance is ratified in writing by Buyers, then this Contract will be valid and binding.

We, the Sellers, hereby accept this Offer this 8 day of Nov, 2004 and agree to pay Grubb & Ellis|Mid-America Pacific, a commission as provided in the Listing Contract. If this property is not listed, the commission shall be **six** percent (**6%**) of the final purchase price, payable in full upon closing. Such commission shall be paid out of the purchase price to Grubb & Ellis|Mid-America Pacific, at closing.

THIS IS A LEGALLY BINDING CONTRACT. GRUBB & ELLIS|MID-AMERICA PACIFIC RECOMMENDS THAT THE PARTIES SEEK LEGAL ADVICE REGARDING THE EFFECT AND SPECIFICS OF THIS DOCUMENT PRIOR TO SIGNING.

SELLERS' SIGNATURES: EBH, Inc.	BUYERS' SIGNATURE: Metro Waste Authority
John A. Wilmer II	Thomas B. Hadden III
John Wilmer, President	Thomas B. Hadden, III, Executive Director
11-8-04	11-3-04
Date	Date
Fed. ID No.	Fed ID No.
Listing Broker	Salesperson

BRICK, GENTRY, BOWERS, SWARTZ, STOLTZE, SCHULING & LEVIS, P.C.

ATTORNEYS AND COUNSELORS AT LAW

AMY S. BEATTIE
JAMES R. BOWERS
JAMES E. BRICK
JOSEPH S. BRICK
STEVEN P. BRICK
KENNETH L. BUTTERS
NOLDEN GENTRY
THOMAS J. LEVIS
JAMES E. NERVIG
THOMAS P. SCHLAPKOHL

39TH AND INGERSOLL
550 THIRTY-NINTH STREET, SUITE 200
DES MOINES, IOWA 50312
TELEPHONE: (515) 274-1450
FACSIMILE: (515) 274-1488

MARK R. SCHULING
BRUCE H. STOLTZE
CLIFFORD S. SWARTZ

DAVID E. BRICK
STEPHANIE L. BRICK DREY
PATRICK M. McGRAW
MATTHEW S. BRICK

OF COUNSEL:
PATRICK W. BRICK

Writers direct e-mail: jim.nervig@brickgentrylaw.com

February 7, 2005

Tom Haddon
Metro Waste Authority
521 East Locust Street
Des Moines, Iowa 50309

To Whom it May Concern:

Pursuant to your request, we have examined the Abstract of Title to the following described real estate in Polk County, Iowa:

> Parcel C of the Survey of the E ½ of the NE ¼ of Section 17, Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa, as filed December 2, 2004 and recorded in Book 10846, Page 771, of Polk County Iowa records.

Said Abstract is now continued to January 25, 2005, at 9:41 A.M., by continuation No. 507539 prepared by Iowa Title Company. Based entirely upon our examination of the Abstract, it is our opinion that, as of the date of the final continuation mentioned above, good and marketable title to the above-described real estate is held by:

METRO WASTE AUTHORITY

SUBJECT TO the following:

> **Easements and Restrictions:** Said property is subject to easements, covenants, reservations and restrictions filed of record and/or appearing on the Plat.
>
> Entry 11 of the continuation No. 507539 shows a 30-foot wide Sewer Easement, filed on December 1, 1997, in Book 7779, Page 175, which appears to run across the property under examination from west to east.

2. **Taxes:** Entry No. 15 of continuation No. 507539 shows: Real Estate taxes for Fiscal Year 2003-04 and all prior years paid.

3. **Zoning:** The property is subject to the Zoning Ordinances of the City of Grimes, Iowa.

Respectfully submitted,

BRICK, GENTRY, BOWERS, SWARTZ,
STOLTZE, SCHULING & LEVIS, P.C.

By: James E. Nervig

TITLE GUARANTY DIVISION
Member No. 2621

JEN/mdc

JIMBR:Jim Nervig:Metro Waste Authority:Opinion Final - Grimes

No. 13
10846-771

PLAT OF SURVEY

Filed December 2, 2004

BK 10846 PG 771

PREPARED BY: JOEL R. ROMEY BISHOP ENGINEERING CO., INC. 3501 104th STREET URBANDALE IOWA 50322 PH.(515) 276-0467

RETURN TO Bishop Engineering "Planning Your Successful Development" 3501 104th Street Des Moines, Iowa 50322-3823 Civil Engineering & Land Surveying Established 1955

PLAT OF SURVEY

PART EAST 1/2 NE. 1/4 SEC. 17 T79N R25W

PROPERTY DESCRIPTIONS:

PARCEL "C":

AN IRREGULAR SHAPED PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE FIFTH PRINCIPAL MERIDIAN, GRIMES, POLK COUNTY, IOWA LYING WEST OF THE RAILROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 IN GATEWAY COMMERCE, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N00°06'04"E, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 378.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE NORFOLK & WESTERN RAILROAD AS IT IS PRESENTLY ESTABLISHED; THENCE S35°39'48"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORFOLK & WESTERN RAILROAD, A DISTANCE OF 917.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY No. 141 AS IT IS PRESENTLY ESTABLISHED; THENCE S54°15'43"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY No. 141, A DISTANCE OF 280.94 FEET TO THE SOUTH LINE OF THE SE. 1/4 OF THE NE. 1/4 OF SAID SECTION 17; THENCE N89°58'50"W ALONG THE SOUTH LINE OF THE SE. 1/4 OF THE NE. 1/4 OF SAID SECTION 17, A DISTANCE OF 653.38 FEET TO THE SOUTHEAST CORNER OF GATEWAY COMMERCE PLAT THREE, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N00°06'04"E, ALONG THE EAST LINE OF SAID GATEWAY COMMERCE PLAT THREE, AND ALONG THE EAST LINE OF PARCEL "A" OF LOT 4 IN GATEWAY COMMERCE PLAT TWO, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA AS SHOWN IN BOOK 15316 PAGE 687 IN THE OFFICE OF THE POLK COUNTY RECORDER, A DISTANCE OF 920.48 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.47 ACRES MORE OR LESS.

SAID PARCEL OF LAND BEING TOGETHER WITH A 60.00 FEET WIDE RIGHT-OF-WAY EASEMENT DESCRIBED AS:

THE NORTH 60.00 FEET OF PARCEL "D" IN THE SE. 1/4 OF THE NE. 1/4 OF SECTION 17, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5th P.M., GRIMES, POLK COUNTY, IOWA.

SAID PARCEL OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

PARCEL "D":

AN IRREGULAR SHAPED PORTION OF THE SOUTHEAST QUARTER (SE. 1/4) OF THE NORTHEAST QUARTER (NE. 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE FIFTH PRINCIPAL MERIDIAN, GRIMES, POLK COUNTY, IOWA LYING WEST OF THE RAILROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 IN GATEWAY COMMERCE, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N00°06'04"E, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 378.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE NORFOLK & WESTERN RAILROAD AS IT IS PRESENTLY ESTABLISHED; THENCE S35°39'48"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORFOLK & WESTERN RAILROAD, A DISTANCE OF 917.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY No. 141 AS IT IS PRESENTLY ESTABLISHED; THENCE S54°15'43"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY No. 141, A DISTANCE OF 280.94 FEET TO THE SOUTH LINE OF THE SE. 1/4 OF THE NE. 1/4 OF SAID SECTION 17; THENCE N89°58'50"W ALONG THE SOUTH LINE OF THE SE. 1/4 OF THE NE. 1/4 OF SAID SECTION 17, A DISTANCE OF 653.38 FEET TO THE SOUTHEAST CORNER OF GATEWAY COMMERCE PLAT THREE, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N00°06'04"E, ALONG THE EAST LINE OF SAID GATEWAY COMMERCE PLAT THREE, AND ALONG THE EAST LINE OF PARCEL "A" OF LOT 4 IN GATEWAY COMMERCE PLAT TWO, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA AS SHOWN IN BOOK 15316 PAGE 687 IN THE OFFICE OF THE POLK COUNTY RECORDER, A DISTANCE OF 922.48 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 13.89 ACRES MORE OR LESS INCLUDING 0.63 ACRES OF RECORD.

SAID PARCEL OF LAND BEING SUBJECT TO A 60.00 FEET WIDE RIGHT-OF-WAY EASEMENT FOR RIGHT-OF-WAY EASEMENT.

SAID PARCEL OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

LEGEND:
- ◆ INDICATES SECTION CORNER FOUND AS NOTED.
- ● INDICATES PROPERTY CORNER FOUND 5/8" RE-ROD WITH YELLOW PLASTIC ID #8071 UNLESS OTHERWISE NOTED
- ○ INDICATES PROPERTY CORNER PLACED 5/8" IRON PIN WITH YELLOW PLASTIC ID. #8071
- ◆ INDICATES PROPERTY CORNER FOUND DOT RAIL
- P INDICATES PLATED DISTANCE.
- M INDICATES MEASURED DISTANCE.
- PRA PREVIOUSLY RECORD AS

PROPRIETOR: EAR, INC.

SURVEY FOR: WILLIAM SMITHNE, ESQ. % BELIN LAW FIRM 666 WALNUT ST. DES MOINES, IOWA

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

LICENSE RENEWAL DATE: 31 DEC. 2005

SIGNED: Joel R. Romey

JOEL R. ROMEY P.L.S. 8071

DATE: 11/29/04

REV.	DWG.
10-04-04	
11-29-04	
12-1-04	

DRAWING NO. '04-0510

Iowa Title Co.

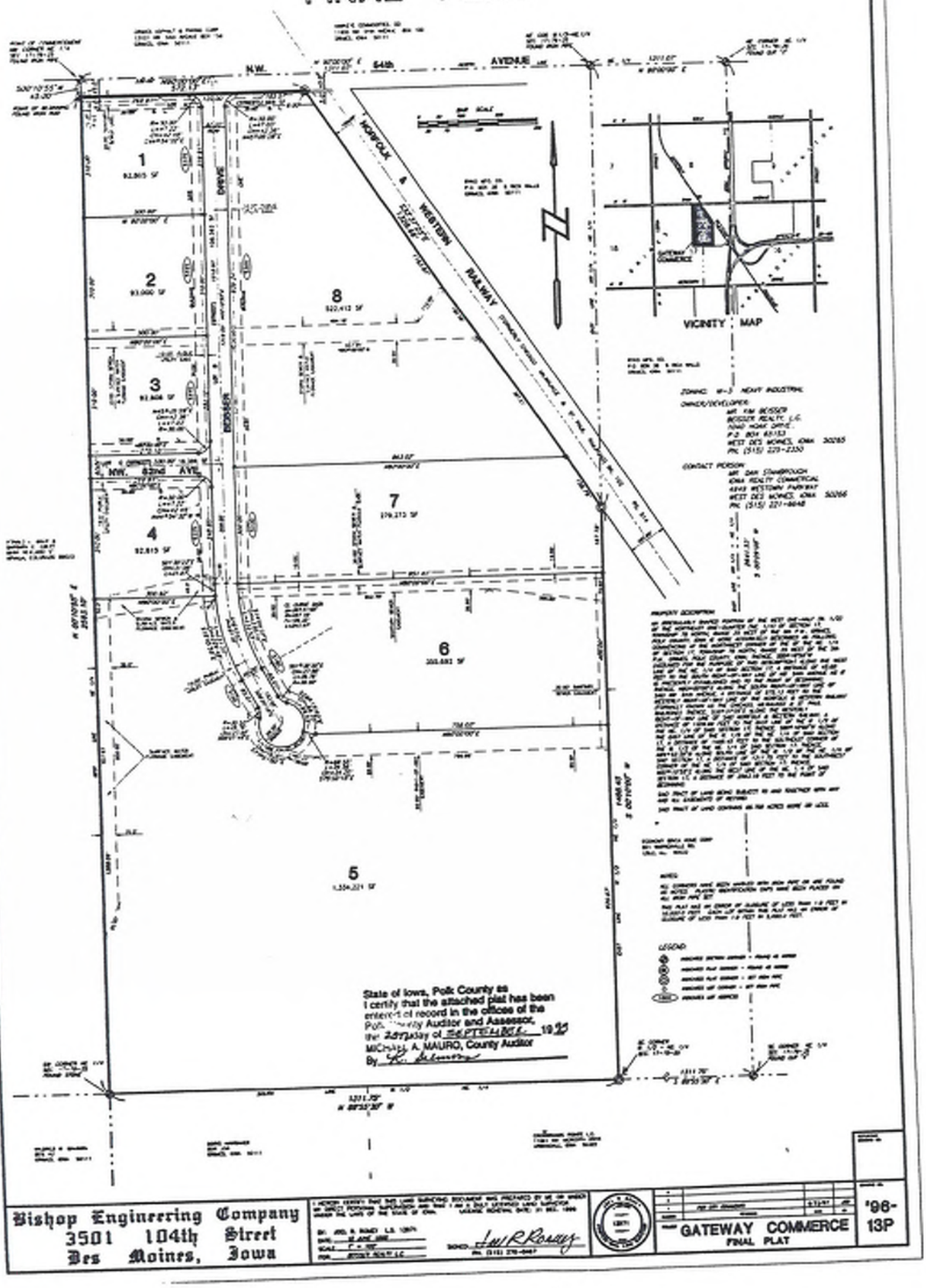
507539

13

Change
2.43
6.19
3.08
5.73
4.23
6.29
4.30
6.19
7.60100

of Iowa.

GATEWAY COMMERCE
FINAL PLAT



Bishop Engineering Company
3501 104th Street
Des Moines, Iowa

GATEWAY COMMERCE
FINAL PLAT

'96-13P

LICENSED LAND SURVEYOR
JOEL R. ROMEY
12971
IOWA

17 RL

COPY

Jeff's copy 5/12/14

DECLARATION FILED

When recorded return to: Preparer

Doc ID: 016226330002 Type: GEN
Recorded: 01/25/2005 at 09:40:25 AM
Fee Amt: $343.40 Page 1 of 2
Revenue Tax: $326.40
Polk County Iowa
TIMOTHY J. BRIEN RECORDER
File# 2005-00067623
BK 10913 PG 248-249

RETURN TO:

Prepared by: William D. Bartine, The Financial Center, 666 Walnut Suite 2000, Des Moines, IA 50309-3989, 515-243-7100
Send Tax Statements to: Metro Waste Authority,

507539

RDS 1-26-05

WARRANTY DEED

(CORPORATE GRANTOR)

For the consideration of One Dollar ($1.00) and other valuable consideration, EBH, INC., an Iowa corporation, does hereby Convey to METRO WASTE AUTHORITY the following described real estate in Dallas County, Iowa:

Parcel C of the Plat of Survey of the East One-Half (E½) of the Northeast One-Fourth (NE¼) of Section 17, Township 79 North, Range 25 West as filed on December 2, 2004 in Book 10846, Page 771, of the the Polk County, Iowa records.

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

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

Dated this 17 day of December, 2004.

EBH, INC., an Iowa corporation

By: John A. Witmer II
John A. Witmer II, President

Entered upon transfer books and for taxation this
JAN 26 2005
My fee $ 500 collected by recorder
MICHAEL A. MAURO, Auditor

STATE OF WASHINGTON)
)ss:
COUNTY OF KING)

On this 17TH day of December, 2004, before me a Notary Public in and for said State, personally appeared John A. Witmer II, to me personally known, who being by me duly sworn did say that he is President of said corporation, that said instrument was signed on behalf of the said corporation by authority of its board of directors and the said John A. Witmer II, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by him voluntarily executed.

PAUL W. MCJANNET NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 8-19-05

Notary Public in and for said State
WASHINGTON STATE
KING CO.
EXP 8-19-05

ADDITIONAL SIGNATURE PAGE ATTACHED

326.40

11

FILED

NOV 13 1998

TIME 1:58.9

44372-fc1

COPY

Jeff's copies

5/12/14

Prepared by/return to:
Jo Kline Cebuhar - Iowa Escrow 3209 Ingersoll - Suite 104 Des Moines, IA 50312 515/274-6565

453105

WARRANTY DEED

For the consideration of ONE DOLLAR and other valuable consideration, Beisser Realty, LC an Iowa limited liability company, does hereby convey to Metro Waste Authority the following described real estate in Polk County, Iowa:

Lot Six (6) in GATEWAY COMMERCE, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa

subject to and together with any and all easements, restrictions, and covenants of record.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above-stated; and grantors covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

4

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.

Dated: 11-10-98

Kim Beisser

Beisser Realty, LC an Iowa limited liability company

State of Iowa, Polk County, ss:

On this 10th day of November, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Kim Beisser, to me personally known, who being by me duly sworn did say that that person is President of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said Kim Beisser acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Commission expires: 7-10-99

Lakita Beattie

Notary Public

BK8060PG351

deed4.wps

REAL ESTATE TRAN 815.20
POLK CO 1
TAX PD T38 $815.20
TIM 815.20
BRIEN... RECORDER 8 CLK 008
0417 0000-000 1:28PM 11/13/98

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the "Agreement") is deemed made on the date the last of the parties executes this Agreement (the "Effective Date") by and between ASSK PROPERTIES, L.C., an Iowa limited liability company, whose address for the purposes of this Agreement is 3705 SE Beisser Drive, Grimes, IA 50111-4966 (hereafter referred to as the "Seller") and METRO WASTE AUTHORITY, whose address for the purposes of this Agreement is 300 East Locust Street, Suite 100, Des Moines, IA 50309-1864 (collectively hereafter referred to as the "Buyer").

RECITALS

A. Seller is the owner of the following legally described property situated in Polk County:

> Parcel D of the Plat of Survey recorded in Book 15144 at Page 207 of the records of Polk County, Iowa and also known as:
>
> The North 60.00 feet of Parcel "A" of Lot 4 filed in Book 10216, Page 687 of the Polk County Recorder's Office, being a part of Lot 4, Gateway Commerce Plat 2, an Official Plat in the City of Grimes, Polk County, Iowa and containing 1.09 acres (47,514 S.F.).

Subject only to easements, restrictions, and covenants of record (the "Property");

B. Buyer desires to purchase from Seller and Seller desires to sell to Buyer the Property;

C. Buyer and Seller desire to set forth the obligations, restrictions, limitations, and conditions upon which the Property will be conveyed by Seller to Buyer.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, each for the other, Buyer and Seller agree as follows:

1. Sale of Property. Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, for the Purchase Price set forth below and on the terms and conditions set forth in this Agreement, the Property. For purposes of this Agreement, "Property" shall be deemed to mean, on a collective basis: (a) the parcel of land described above, together with all rights, easements, and interests appurtenant thereto; and (b) all improvements located on the Land, if any.

2. Purchase Price. Seller, in consideration of the mutual covenants and agreements contained herein, agrees to sell to Buyer and Buyer, in consideration of the mutual covenants and agreements contained herein, agrees to purchase the Property from Seller for the sum of $10.00 (the "Purchase Price"). The Purchase Price shall be paid by Buyer to Seller at the time of Closing.

3. Abstract and Title. Buyer's attorney has reviewed the abstract of title to the property and prepared the title opinion attached as Exhibit "A". Seller agrees to cause the current mortgage to be released as to the Property.

4. Permitted Exceptions. The Property shall be conveyed by Seller to Buyer subject only to the local municipal zoning ordinance, real estate taxes not yet due and payable, easements and restrictions of record and other exceptions to title that are of record, approved by Buyer and those other matters as hereinafter provided (the "Permitted Exceptions").

5. Closing. Assuming all contingencies have been satisfied or waived, the Closing of this transaction shall occur as soon as reasonably practicable as agreed in writing by the parties (hereinafter referred to as the "Closing Date") at a location mutually agreed upon by the parties herein. Time is of the essence in this Purchase Agreement.

6. Real Estate Taxes. Seller shall pay all real estate taxes assessed against the Property for all periods through the date of Closing, including a prorated share of the real estate taxes due for the tax period in which the Closing takes place (payable in the subsequent fiscal tax year). Real Estate taxes which are not delinquent at the time of Closing and which Seller is responsible to pay under the terms hereof, shall be credited against the Purchase Price at Closing.

7. Special Assessments. Seller shall pay as soon as the same are payable, all special assessments with respect to the Property which are due and payable as of the Closing Date. Buyer shall pay and/or be responsible for any assessments due after the Closing Date.

8. Commission. Seller and Buyer each represent and warrant to the other that no brokerage commission, finder's fee, or other compensation is due and payable with respect to the transaction contemplated by this Agreement. The warranties and obligations of the parties pursuant to this paragraph shall survive the termination of the Closing. Should any third party claim a commission is due and owing, both parties agree to cooperate in challenging such claim. Such cooperation shall not be deemed to alter the indemnifications contained in this paragraph in any manner.

9. Warranties and Representations of Seller. Seller warrants and represents to Buyer that it has the full right, power, and authority to sell and convey the Property to Buyer as provided in this Agreement and to carry out the Seller's obligations hereunder. All requisite partnership, corporate, or other actions necessary to authorize Seller to enter into this Agreement and to perform its obligations hereunder have been taken; the joinder of no person or entity other than Seller will be necessary to sell the Property fully and completely to Buyer at Closing except as otherwise set forth and provided herein; and the execution and delivery of this Agreement and the consummation of the transaction herein contemplated will not conflict with or result in a breach of any of the terms or provisions of, or constitute a default under any indenture, mortgage

loan agreement, or instrument to which Seller is a party or by which the Property is bound. Other than the interests noted in paragraph 16, if any, Seller represents and warrants to Buyer that there are no adverse or other parties in possession of the Property or any part of thereof. No party has been granted any license, lease, or other right or interest relating to the use or possession of the Property, or any part thereof, other than as expressly provided for herein or of record or which will be terminated concurrently with Closing. At Closing, a Groundwater Hazard Statement will be filed by Sellers regarding the following: (i) wells; (ii) solid waste disposal; (iii) hazardous wastes; and (iv) underground storage tanks located on the Property. These representations contained in the Groundwater Hazard Statement shall be for the benefit of the Buyer who shall be entitled to rely upon said representations.

10. Warranties and Representations of Buyer. Buyer warrants and represents to Seller that it has the full right, power, and authority to acquire the Property from Seller as provided in this Agreement and to carry out the Buyer's obligations hereunder. All requisite actions necessary to authorize Buyer to enter into this Agreement and to perform its obligations hereunder have been taken; the joinder of no person or entity other than Buyer will be necessary to acquire the Property fully and completely from Seller at Closing; and the execution and delivery of this Agreement and the consummation of the transaction herein contemplated will not conflict with or result in a breach of any of the terms or provisions of, or constitute a default under any indenture, mortgage loan agreement, or instrument to which Seller is a party or by which Buyer or the Property is bound.

11. Conveyance Documents. Seller shall convey the Property to Buyer by a general warranty deed, conveying to Buyer good and merchantable fee simple title to the Property, subject only to such title exceptions and encumbrances as provided herein or as have been approved by Buyer (the "Permitted Exceptions") and in a form reasonably acceptable to counsel for Seller and Buyer.

12. Closing Costs. Seller shall pay all documentary and transfer taxes and recording fees necessary to cure title objections of the Buyer. Buyer shall pay the recording fees in connection with the Deed conveying title to Buyer, and any financing documents encumbering or relating to the Property and other documents Buyer desires to record. Buyer shall pay the premium for issuing the Iowa Title Guaranty or title policy (if any) described herein. Each party shall be responsible for paying its own attorney fees. Buyer shall cause an appropriate closing statement to be prepared in advance of Closing for proper execution by both Buyer and Seller consistent with the terms of this Agreement. Seller and Buyer shall share equally in any settlement fees associated with Closing.

13. Section 1031 Exchange. Buyer and Seller each reserve the right, at the sole election of each Buyer and Seller, to structure this transaction as an exchange of like-kind properties under Section 1031 of the Internal Revenue Code and the regulations and proposed regulations thereunder. If either Buyer or Seller so elects, each shall reasonably cooperate with the other, provided any such exchange is consummated pursuant to an agreement that is mutually acceptable to Buyer and Seller and which shall be executed and delivered on or before the Closing Date and provided such Section 1031 exchange does not delay the Closing Date. Each party shall in all events be responsible for those costs and expenses related to their respective Section 1031 exchange (including, but not limited, to all attorney fees and costs).

14. Possession; Risk of Loss. All risk of loss with respect to the Property shall remain with Seller until Closing of the purchase of the Property. Seller shall preserve and care for the Property until Closing in a manner consistent with its prior practice, including roof, HVAC, and fire prevention systems.

15. Existing Tenancy or Other Interests. Seller confirms the Property is not subject to an existing lease or other possessory interest not shown of record. If such an interest exists, Seller agrees to provide documentation executed by the party holding such interest in which such interest is terminated prior to Closing.

16. Lien Waivers. If at Seller's (or its affiliates) request or direction any person or entity has supplied material or services for the Property within six (6) months prior to the Effective Date of this Agreement which may form the basis of a Mechanic's Lien being filed against the Property, then the Seller shall provide copies of written lien waivers from all such persons or entities supplying material or services prior to the Closing Date. Seller agrees to indemnify and hold Buyer harmless from any such claims which arise because of the filing of Mechanic's Liens for work contracted for by Seller prior to the Closing Date and specifically reserves the right to pursue an action in connection therewith, which right shall survive Closing.

17. Pending Actions. Seller has no notice of any action, litigation, proceeding, or investigation against itself, related entities, its partners, or the Property, which would affect the Property or the right of Seller to sell and convey the Property, or any action, litigation, proceeding, or investigation, including, without limitation, any eminent domain proceeding which would result in any lien, claim, right, or interest in the Property in favor of any third party.

18. Notices. Except with regard to Buyer's undertaking set forth in Paragraph 3, neither party shall have the right to terminate this Agreement or seek any remedy for a breach hereof by the other party unless such breach continues for a period of thirty (30) days following written notice by the party seeking to pursue such remedy, specifying the occurrence and description of such default under this Agreement and unless the party given such notice shall have failed to commence to take such steps as are necessary to cure such breach or default as soon as possible (or having so commenced such steps to cure shall thereafter have failed to proceed diligently and with continuity to remedy the same). All notices, demands, writings, supplements, or other documents which are required or permitted by the terms of this Agreement to be given to any party shall be delivered in person, or shall be deposited in the United States Mail, postage prepaid, return receipt requested, addressed at the addresses specified above and shall be effective upon such deposit.

19. Assignment; Agreement Binding on Successors; Survival of Provisions. This Agreement may not be assigned or transferred by any of the parties without the express written consent of the other. This Agreement and amendments, if any, and all representations, warranties, indemnification obligations, rights, and duties hereunder shall survive the Closing and shall be fully binding at all times against Seller and Buyer, as well as any and all of its or their successors in interest, assigns, or transferees.

20. Default; Remedies of the Parties.

20.1 Buyer's Remedies for Seller's Default. If (a) each of the conditions precedent set forth in this Agreement have been satisfied or waived prior to the Closing Date and (b) Seller fails or refuses to timely convey the Property to Buyer in accordance with the terms and conditions of this Agreement, except on account of a default hereunder by Buyer, Buyer may elect one of the following remedies: (a) be entitled to terminate Buyer's obligations under this Agreement by written notice to Seller; (b) be entitled to specific performance of this Agreement; or (c) any other remedies available at law or equity.

20.2. Seller's Remedies for Buyer's Default. If (a) each of the conditions precedent set forth in this Agreement have been satisfied or waived prior to the Closing Date and (b) Buyer fails or refuses to timely purchase the Property and Close in accordance with the terms and conditions of this Agreement, except on account of a default hereunder by Seller, Seller may elect one of the following remedies: (a) be entitled to terminate Seller's obligations under this Agreement by written notice to Buyer; (b) be entitled to specific performance of this Agreement; or (c) any other remedies available at law or equity.

21. Time. Time is of the essence in the performance of each party's obligations hereunder.

22. No Waiver. Subject to the deemed approvals under this Agreement, no waivers by any party of the performance or satisfaction of any covenant or condition shall be valid unless in writing, nor shall it be considered to be a waiver by such party of any other covenant or condition hereunder.

23. Entire Agreement. This Agreement contains the entire agreement between the parties regarding the Property and supersedes all prior agreements, whether written or oral, between the parties regarding the same subject. This Agreement may only be modified by subsequent written agreement signed by the party to be charged.

24. Counterparts and Effectiveness. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement, and this Agreement shall only be effective if a counterpart is signed by both Buyer and Seller.

25. Severability. In the event any provision of this Agreement shall be held to be invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

26. Survival of Warranties. Any warranties, covenants and representations contained in this document shall survive the execution of this Agreement and any other documents, including the Warranty Deed given by Seller to Buyer to consummate this transaction, shall not be merged into such documents.

27. Attorney Fees. In the event of default by either party pursuant to any of the terms of this Agreement, the prevailing party in any litigation or enforcement action shall be entitled to reimbursement by the defaulting party for any of the prevailing party's reasonable attorney fees, court costs, and other associated costs of enforcement.

28. Governing Law; Construction. This Agreement shall be construed pursuant to the laws of the State of Iowa. Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid. If any such provision of this Agreement shall be determined to be invalid or unenforceable, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating or otherwise affecting the remaining provisions of this Agreement.

29. Headings. Article and section headings used in this Agreement are for the convenience of the parties only and shall not affect the construction of this Agreement.

30. Further Assurances. At or after Closing, the parties shall prepare, execute and deliver, at their respective expense, such additional instruments and other documents and shall take or cause to be taken such other action as is reasonably requested by the other party at any time or from time to time in order to effectuate and comply with all the terms of this Agreement and the transactions contemplated hereby.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

SELLER:

ASSK PROPERTIES, L.C.,
an Iowa limited liability company

By:_____
Print_____
Title:_____

_____
Tax Identification Number

Dated: _____

BUYER:

METRO WASTE AUTHORITY

By:_____
Print:_____
Title:_____

_____
Tax Identification Number

Dated: _____

BRICK GENTRY P.C.
ATTORNEYS & COUNSELORS at LAW

PATRICK T. BURK
ATTORNEY

TELEPHONE: 515-274-1450
FACSIMILE: 515-274-1488
E-MAIL: patrick.burk@brickgentrylaw.com

January 13, 2014

PRELIMINARY TITLE OPINION

Metro Waste Authority
c/o Jeff Dworek
300 East Locust Street, Ste. 100
Des Moines IA 50309-1864

Re: That part of Lot 3 in GATEWAY COMMERCE PLAT 2, an Official Plat, described as Parcel "A" on the Plat of Survey filed October 16, 2003 in Book 10216, Page 688 AND that part of Lot 4 in GATEWAY COMMERCE PLAT 2, an Official Plat, described as Parcel "A" on the Plat of Survey filed October 16, 2003 in Book 10216, Page 687, said Surveys being filed in the Polk County Recorder's Office Polk County, Iowa; ALL now included in and forming a part of the City of Grimes, Polk County, Iowa.

We have examined the accompanying abstract of title to the above-described real property last continued as Abstract No. **667866** by **Iowa Title Company** from **January 16, 2007,** to **December 17, 2013, at 6:00 a.m.** We find the prevailing record title to said property as shown by said abstract to be in

Assk Properties, L.C.

by virtue of a **Warranty Deed** dated **January 10, 2007,** and filed **January 16, 2007,** in Book **12032** Page **224** subject to the Special Exceptions and Standard Exceptions noted on the attached schedules.

Proper conveyance must be secured and placed of record at closing. This conveyance should be from a duly authorized representative of **Assk Properties, L.C.** specifically citing the authority of the company's representatives. The documents filed of record must disclose: (1) whether the limited liability company is member-managed or

Exhibit "A"

manager-managed; (2) that the conveyance is accomplished in the ordinary course of the limited liability company; and (3) the specific authority of the signatory to sign on behalf of the limited liability company. These disclosures should be contained within the conveyance documents and the loan documents.

Upon due satisfaction or approval of the Special Exceptions and subject to the Standard Exceptions, it is our opinion that the abstract will show a marketable title to said property in your name.

BRICK GENTRY, P.C.

By: Patrick T. Burk

Patrick T. Burk

PTB/kkh

SPECIAL EXCEPTIONS

1. **MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS**. At Entry No. **6** of Abstract No. **808759** appears a **Mortgage** dated **January 12, 2007**, and filed **January 16, 2007**, in Book **12032**, Page **225**, in the **Polk** County Recorder's Office from **Assk Properties, L.C.** to **Northwest Bank** in the original amount of **$1,360,000.00**. This Mortgage remains unsatisfied of record and constitutes a first and paramount lien on the property under examination. At Entry No. **7** of Abstract No. **808759** appears an **Assignment of Leases and Rents** dated **January 12, 2007**, and filed **January 16, 2007**, in Book **12032**, Page **233**, in the **Polk** County Recorder's Office from **Assk Properties, L.C.** to **Northwest Bank** in the original amount of **$1,360,000.00**. **THIS MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS MUST BE SHOWN AS SATISFIED AND RELEASED AS TO ANY PROPERTY CONVEYED TO METRO WASTE AUTHORITY PRIOR TO OR CONTEMPORANEOUSLY WITH CLOSING ON THIS MATTER.**

2. **REAL ESTATE TAXES:** Real estate taxes for fiscal year 2011/2012 and all prior years show paid in full. Real estate taxes for fiscal year 2012/2013 are as follows:

Parcel No.	00305-428-027
First Installment	$31,473.00 Paid
Second Installment	$31,473.00 Due

3. **EASEMENTS:** The following easements appear of record in the abstract which should be consulted to determine their effect upon the intended use of the abstracted property:

(a) **Easement for Right-of-Way**, dated **August 31, 1998**, and filed **September 28, 1998**, in Book **8018**, Page **391**. This document conveys a right-of-way easement to Economy Brick Home Corporation across the north 60 feet of Lot 5 in Gateway Commerce (which property now lies in Lot 4 Gateway Commerce Plat Two). A copy of this easement is attached as Exhibit "A" for ease of reference. It is my understanding that this is the very property which is planned to be conveyed by the current titleholder to Metro Waste Authority. Accordingly, any such conveyance would be subject to this easement, as well as any other easements affecting or applying to this conveyed property.

(b) **Easement for Sanitary Sewer Right of Way**, dated **August 31, 1998,** and filed **September 28, 1998**, in Book **8018**, Page **395**. A copy of this easement is attached as Exhibit "B" for ease of reference. Please consult the document for location of the easement.

(c) **Easement for Storm Sewer and Surface Water Flowage**, dated **August 31, 1998**, and filed **September 28, 1998**, in Book **8018**, Page **399**. A copy of this easement is attached as Exhibit "C" for ease of reference. Please consult the document for location of the easement.

(d) **Easement for Surface Water Flowage**, dated **August 31, 1998**, and filed **September 28, 1998**, in Book **8018**, Page **404**. A copy of this easement is attached as Exhibit "D" for ease of reference. This easement affects the northern portion of Lot 5, but please consult the easement document for its exact location.

(e) **Easement for Right-of-Way to the City of Grimes**, dated **October 26, 1999**, and filed **November 3, 1999**, in Book **8361**, Page **303**. A copy of this easement is attached as Exhibit "E" for ease of reference. This easement affects the north 60 feet of Lot 4 in Gateway Commerce Plat Two, but please consult the easement document for its exact location. The easement also covers the real property to be conveyed to Metro Waste Authority. For further reference, please see **Affidavit of Kim Beisser** dated **October 14, 2003**, and filed **October 14, 2003** in Book **10212**, Page **1**, which states this easement was intended to grant access only and not intended to transfer title.

(f) **Easement for Sanitary Sewer Right-of-Way to the City of Grimes**, dated **October 26, 1999**, and filed **November 3, 1999**, in Book **8361**, Page **307**. A copy of this easement is attached as Exhibit "F" for ease of reference. Among other land, this easement affects the east 20 feet of the north 60 feet of Lot 4 in Gateway Commerce Plat Two, but please consult the easement document for its exact location.

(g) **Easement for Water Main to the City of Grimes**, dated **October 26, 1999**, and filed **November 3, 1999**, in Book **8361**, Page **311**. A copy of this easement is attached as Exhibit "G" for ease of reference. This easement affects the north portion of Lot 4 in Gateway Commerce Plat Two, but please consult the easement document for its exact location.

(h) **Easement for Surface Water Flowage to the City of Grimes**, dated **October 26, 1999**, and filed **November 3, 1999**, in Book **8361**, Page **316**.

A copy of this easement is attached as Exhibit "H" for ease of reference. This easement affects only Lots 1, 2, and 3 in Gateway Commerce Plat Two, but please consult the easement document for its exact location.

(i) **Underground Electric Line Easement to MidAmerican Energy Company**, dated **November 19, 2003**, and filed **December 8, 2003**, in Book **10300**, Page **454**. A copy of this easement is attached as Exhibit "I" for ease of reference. This easement affects the northern portion of Lot 4 in Gateway Commerce Plat Two, but please consult the easement document for its exact location.

(j) **Communications Line Easement between Metro Waste Authority and Assk Properties, L.C.** dated **October 2, 2007**, and filed **October 18, 2007**, in Book **12415**, Page **284**. A copy of this easement is attached as Exhibit "J" for ease of reference.

(k) **Communications Line Easement between Jack D. Bohlender and Susan E. Bohlender and Assk Properties, L.C.** dated **October 26, 2007**, and filed **December 4, 2007**, in Book **12468**, Page **851**. A copy of this easement is attached as Exhibit "K" for ease of reference.

Please pay special attention to the easements for right-of-way at subparagraphs (a) and (e). You should also note there is an existing communications line easement granted by Metro Waste Authority to the current titleholder across real estate currently owned by Metro Waste Authority and known as Lot 6 in Gateway Commerce; however, there appears to be no communications line easement contained in the abstract which covers the abstracted property or that property which is proposed to be conveyed to Metro Waste Authority.

This paragraph is provided for informational purposes only. No affirmative action is required prior to closing.

4. **ZONING:** The property is subject to the Zoning Ordinance of the **City of Grimes, Iowa.**

10. **PERSONAL LIEN SEARCHES:** Ten-year personal lien searches have been conducted against: **Assk Properties, L.C.,** and none were found.

STANDARD EXCEPTIONS

Parties in possession, if other than the titleholder(s), may have rights of which you must take notice not appearing in the abstract.

Easements, or claims of easements, may exist which are not shown of record and do not appear in the abstract.

Liens may exist for labor and materials furnished in the improvement of the property for a period of ninety (90) days after the furnishing thereof without being placed of record so as to show in the abstract.

Special assessments may subsequently be filed of record against the property: i) for municipal services rendered prior to closing, and ii) by virtue of a resolution of necessity having been adopted by the taxing authority where the property is located but not certified to the County Treasurer.

No survey has been furnished. An accurate survey may show encroachments, overlappings or shortages not shown in the abstract. You must satisfy yourself as to the boundaries of the property and as to the location of any improvements thereon.

The abstract of title does not disclose the existence of environmental deficiencies such as underground storage tanks, wells, solid waste, hazardous wastes, asbestos, or radon gas. Liability for removal and remediation may be imposed by virtue of ownership of the property even though one may not have been responsible for the deficiency.

Judgment and other searches must show clear subsequent to the date of recording of your conveyance documents. The abstract should be continued in final certified, typewritten form and returned for review and final opinion.

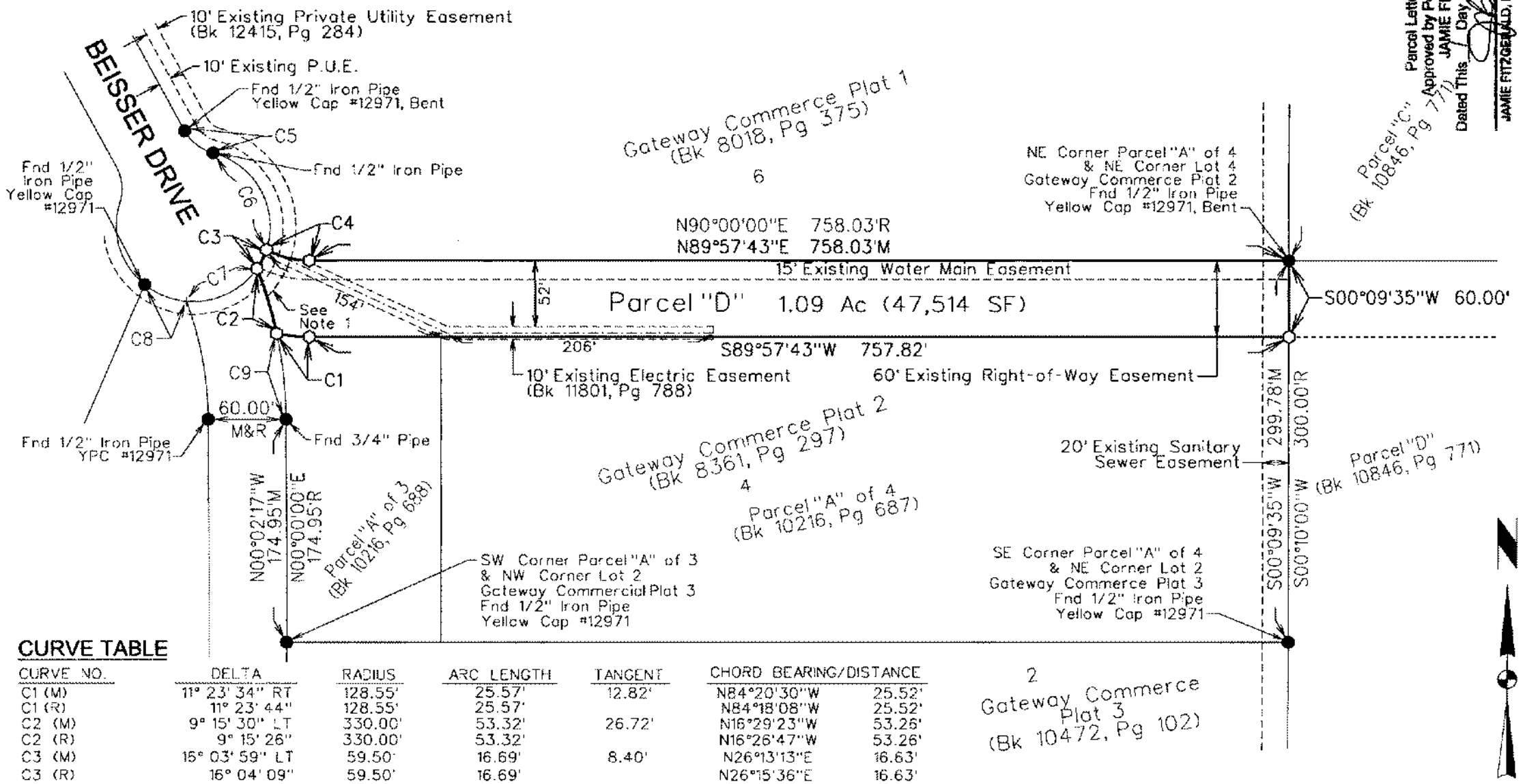
This opinion is provided to the **Metro Waste Authority** only and it is not to be relied upon by any other person or entity.

Doc ID: 028416040001 Type: PLT
Kind: SURVEY
Recorded: 04/01/2014 at 04:26:50 PM
Fee Amt: $12.00 Page 1 of 1
Polk County, Iowa
JULIE M. HAGGERTY, RECORDER
File# 2014-00072191
Bk 15144 Pg 207

PLAT OF SURVEY

PARCEL "D" DESCRIPTION:

THE NORTH 60.00 FEET OF PARCEL "A" OF LOT 4 FILED IN BOOK 10216, PAGE 687 OF THE POLK COUNTY RECORDER'S OFFICE, BEING A PART OF LOT 4, GATEWAY COMMERCE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 1.09 ACRES (47,514 S.F.).



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C1 (M)	11° 23' 34" RT	128.55'	25.57'	12.82'	N84°20'30"W	25.52'
C1 (R)	11° 23' 44"	128.55'	25.57'		N84°18'08"W	25.52'
C2 (M)	9° 15' 30" LT	330.00'	53.32'	26.72'	N16°29'23"W	53.26'
C2 (R)	9° 15' 26"	330.00'	53.32'		N16°26'47"W	53.26'
C3 (M)	15° 03' 59" LT	59.50'	16.69'	8.40'	N26°13'13"E	16.63'
C3 (R)	16° 04' 09"	59.50'	16.69'		N26°15'36"E	16.63'
C4 (M)	28° 53' 34" LT	68.55'	34.56'	17.66'	S75°35'30"E	34.20'
C4 (R)	28° 53' 29"	68.55'	34.56'		S75°35'15"E	34.20'
C5 (M)	46° 24' 42" LT	35.50'	28.76'	15.22'	S51°34'47"E	27.98'
C5 (R)		35.50'	28.76'		S51°32'30"E	27.98'
C6 (M)	92° 58' 22" RT	59.50'	96.55'	62.67'	S28°17'57"E	86.30'
C6 (R)		59.50'	96.55'		S28°15'40"E	86.30'
C7 (M)	60° 46' 52" RT	59.50'	63.12'	34.90'	S64°38'39"W	60.20'
C7 (R)	60° 46' 53"	59.50'	63.12'		S64°38'19"W	60.20'
C8 (M)	34° 19' 12" LT	59.50'	35.64'	18.37'	S67°48'19"E	35.11'
C8 (R)	34° 19' 17"	59.50'	35.64'		S67°48'36"E	35.11'
C9 (M)	11° 49' 03" LT	330.00'	68.06'	34.15'	N05°57'07"W	67.94'
C9 (R)	11° 49' 03"	330.00'	68.06'		N05°54'32"W	67.94'

NOTES

1. 10' PROPOSED PRIVATE UTILITY EASEMENT TO BE RECORDED IN A SEPARATE DOCUMENT.

0 100
SCALE (FEET)

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 19710 (Unless Otherwise Noted)	●	○
Calculated Point	+	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	

REQUESTED BY

METRO WASTE AUTHORITY
300 E LOCUST STREET
SUITE 100
DES MOINES, IA 50309-1864

DATE OF SURVEY

FEBRUARY 13, 2014

OWNER/ADDRESS

ASSK PROPERTIES LC
3705 SE BEISSER DRIVE
GRIMES, IA 50111-4966

PROPERTY ADDRESS

4235 SE BEISSER DRIVE
GRIMES, IA 50111

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS 3/10/14
Date

License Number 19710
My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:
Sheet 1 of 1

Parcel Letter Designation
Approved by Polk County Auditor
JAMIE FITZGERALD
Dated This 1st Day of April 2014
JAMIE FITZGERALD, POLK COUNTY AUDITOR

Parcel Number: 2014-00072191 Page 2 of 2

REQUESTED BY METRO WASTE AUTHORITY

PLAT OF SURVEY

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
Book: 15144 Page: 207 File Number: 2014-00072191

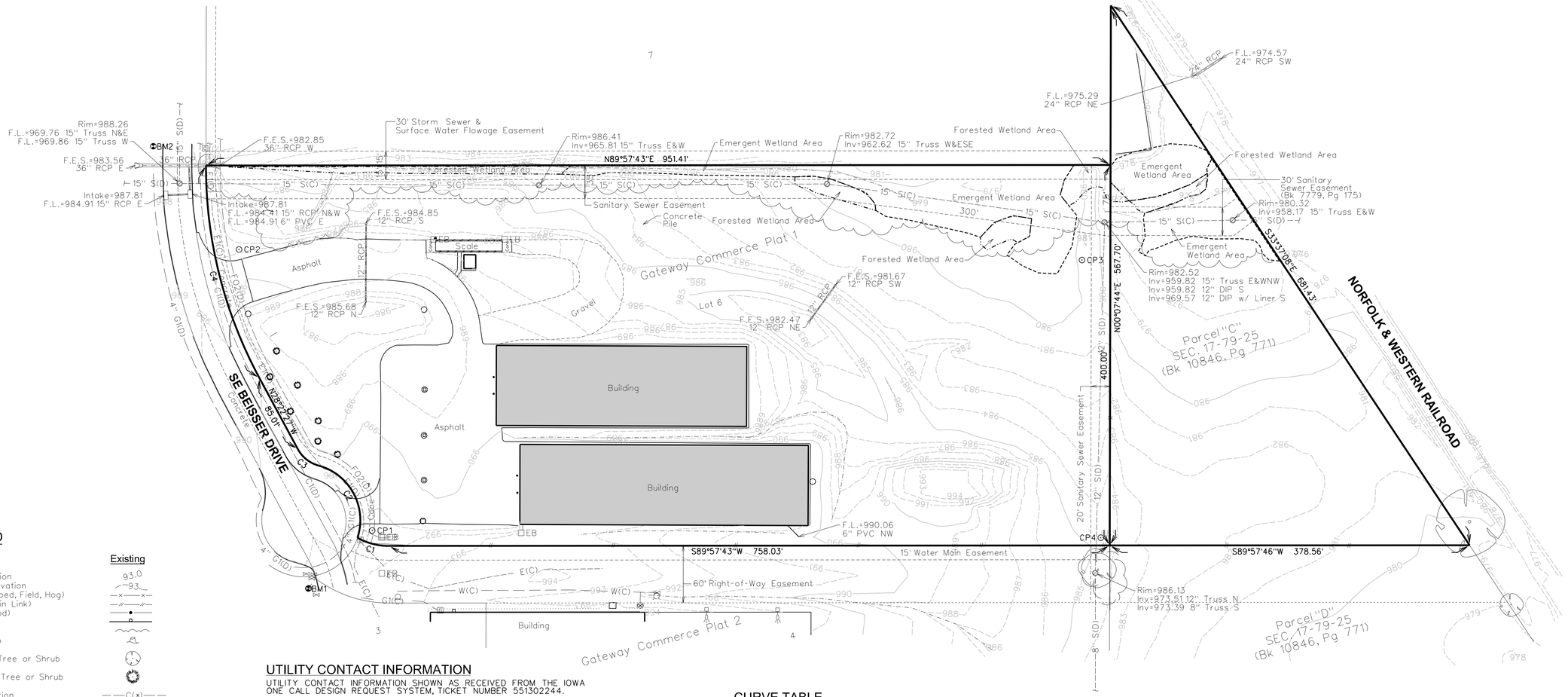
Project No: 113.0638
Sheet 1 of 1

RETURN TO: ERIN GRIFFIN, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

PREPARED BY: ERIN GRIFFIN, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

RETURN TO:

EXISTING SITE SURVEY



LEGEND

Features	Existing
Spot Elevation	93.0
Contour Elevation	93
Fence (Barbed, Field, Hog)	—x—x—
Fence (Chain Link)	—//—//—
Fence (Wood)	—•—•—
Fence (Silt)	—o—o—
Tree Line	
Tree Stump	
Deciduous Tree or Shrub	
Coniferous Tree or Shrub	
Communication	——C(×)——
Overhead Communication	——OC(×)——
Fiber Optic	——FO(×)——
Underground Electric	——E(×)——
Overhead Electric	——OE(×)——
Gas Main with Size	——4" G(×)——
High Pressure Gas Main with Size	--4" HPG(×)--
Water Main with Size	--8" W(×)--
Sanitary Sewer with Size	——8" S(×)——
Duct Bank	——DUCT(×)——
Test Hole Location for SUE w/ID	TH1

(×) Denotes the survey quality service level for utilities

Sanitary Manhole	
Storm Sewer with Size	12" ST
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	
Above Ground Storage Tank	
Sign	
Satellite Dish	
Mailbox	
Irrigation Control Valve	

UTILITY CONTACT INFORMATION

UTILITY CONTACT INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551302244.

G & E — MIDAMERICAN ENERGY COMPANY
NORM TRENTMANN
515-252-6621
NETrentmann@midamerican.com

C1 — CENTURYLINK LOCAL NETWORK
TOM STURMER
303-664-8090
Thomas.sturmer@qwest.com

FO2 — PRIVATE FIBER OPTIC
SHOWN AS PER MAP RECEIVED

WINDSTREAM/MCLEOD
CLEAR OF SURVEY AREA PER
JOEL SCHROEDER
800-289-1901
locate.desk@windstream.com

MCI
CLEAR OF SURVEY AREA PER
JANETTE HARRIS
972-729-6650
janette.l.harris@verizonbusiness.com

CITY OF GRIMES
KEN BROWN
515-986-3176

IOWA ONE CALL
1-800-292-8989 811
www.Iowaonecall.com

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C1	28° 53' 34" RT	68.55'	34.57'	17.66'	N75°35'30"W	34.20'
C2	92° 58' 22" LT	59.50'	96.55'	62.67'	N28°17'57"W	86.30'
C3	46° 24' 42" RT	35.50'	28.76'	15.22'	N51°34'47"W	27.98'
C4	28° 31' 03" RT	467.19'	232.53'	118.73'	N14°06'54"W	230.14'

0 60
SCALE (FEET)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM1 ELEV=993.26
SOUTHWEST BOLT WITH BURY TAG IN 2003 WATEROUS HYDRANT SOUTHWEST OF BEISSER DRIVE CUL-DE-SAC

BM2 ELEV=990.52
SOUTHWEST BOLT WITH BURY TAG IN 1998 WATEROUS HYDRANT ON THE NORTH SIDE OF DRAINAGE DITCH, WEST SIDE OF BEISSER DRIVE.

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00)
IARTN DERIVED - US SURVEY FEET

CP1 N=602674.901 E=1563110.920
SET 1/2" REBAR WITH RED CAP 16' NORTHEAST OF TRANSFORMER AT SOUTHWEST CORNER OF SITE.

CP2 N=602970.292 E=1562970.824
SET 1/2" REBAR WITH RED CAP 10' NORTH OF CONCRETE APPROACH OF NORTH DRIVEWAY AT NORTHWEST CORNER OF SITE.

CP3 N=602959.194 E=1563857.439
SET 1/2" REBAR WITH RED CAP 50' NORTHWEST OF NORTH END OF FARM FENCE AT NORTHEAST CORNER OF SITE.

CP4 N=602667.407 E=1563877.228
SET 1/2" REBAR WITH RED CAP 8' NORTH OF CHAIN LINK FENCE AT SOUTHEAST CORNER OF SITE.

ADDRESS

4105 SE BEISSER DRIVE
GRIMES, IA 50111

DATE OF SURVEY

JULY 29, 2013

NOTES

1) BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2) FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3) FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4) UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5) UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6) BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.
7) PRIVATE UTILITIES ARE NOT SHOWN TO BE A PART OF THIS SURVEY UNLESS PROVIDED BY OWNER.

MARK	REVISION	DATE	BY

Engineer: XXX | Checked By: EDG | Scale: 1"= 60'
Technician: SGK | Date: 08-01-13 | Field Bk: Pg:

Project No: 113.0638 | Sheet 1

GRIMES, IOWA

METRO WASTE AUTHORITY
EXISTING SITE SURVEY

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 113.0638
Sheet 1

X:\project_drivers\Block_Dcrp_V8\BNF\utilitysym.dgn
Snyder
12/27/2013
11:09:09 AM
SGK
113.0638 MWA Grimes\DPK\Drawings\113X0638.ess

CITY OF GRIMES

101 North East Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

February 4, 2014

HDR Engineering, Inc.
8404 Indian Hills Drive
Omaha, Nebraska 68114

% Doug Decesare

Ref: Metro Waste Authority Rezone Request, Waive of Requirements and Special Use Permit

Dear Doug,

On December 10, 2013 the Grimes City Council approved the First Reading of Ordinance #623 which was a request from Metro Waste Authority to rezone approximately 8 acres currently zoned A-1 Agricultural to M-3 Heavy Industrial and a Waiver of Requirements for Hwy 141 Mixed use Development Corridor District.
On January 14, 2014 the Grimes City Council voted to adopt Ordinance #623.

On December 17, 2013 the Grimes Board of Adjustment voted to approve the request from Metro Waste Authority for Special Use Permit for an M-3 Use in the Hwy 141 Corridor.

Enclosed are the minutes from these meetings. If you have any further questions, please feel free to contact me.

Thank you.

Rochelle Williams

Rochelle Williams
rwilliams@ci.grimes.ia.us
City Clerk

Metro Waste Authority
Your Partner in Environmental Solutions

October 31, 2013

City of Grimes Board of Adjustment
c/o Mr. Joe McAreavy
Public Works Director
City of Grimes
101 N.E. Harvey Street
Grimes, IA 50111

RE: P-45 Metro Waste Authority Solid Waste Transfer Station
Board of Adjustment – Special Use Permit

Dear Mr. McAreavy:

In accordance with the City of Grimes Ordinances, Chapter 165, Section 165.37 Special Permits, Metro Waste Authority (MWA) hereby requests the City of Grimes Board of Adjustment (BOA) to consider expanding an existing Special Use Permit (Appeal No. 05-98) dated November 5, 1998 for a proposed municipal solid waste transfer station to be located at 4105 SE Beisser Drive. The existing Special Use Permit applies to one of two parcels owned by Metro Waste Authority. Please find attached a BOA application, conceptual site plan, and copy of existing Special Use Permit for the proposed municipal solid waste transfer station.

MWA currently owns two parcels of land, Lot 6 and Parcel C, located at 4105 SE Beisser Drive within the City of Grimes. Currently Lot 6 is zoned M-3 and Parcel C is zoned A-1. In 1998 MWA purchased Lot 6 which is approximately 8 acres with the intent to construct a municipal solid waste transfer station. In conjunction with purchasing Lot 6, MWA received a Special Use Permit for the transfer station dated November 5, 1998 from the City of Grimes Board of Adjustment. To provide additional acreage necessary for efficient development of a transfer station, in 2004 MWA purchased Parcel C which is approximately 2.5 acres and adjacent to Lot 6. In 2008 MWA allowed several of our member communities; including the Cities of Grimes, Des Moines, Clive, and West Des Moines to construct two salt barns and utilize the Lot 6 parcel for salt storage and distribution activities.

In an effort to allow continued operation of the existing salt barns, the transfer station has been located on the northern and eastern portion of Lot 6 (zoned M-3). The transfer station will be a bi-level, fully enclosed building design consisting of a vehicle unloading/tipping floor area in the upper level of the building and two "load-out" refuse hoppers to allow the feeding of waste into the top of transfer tractor-trailers located in the lower level. Outside the transfer station building upper level will be a vehicle maneuvering area for refuse trucks. The attached layout also shows provisions to allow for a small vehicle unloading area to the south of the maneuvering area. As a bi-level facility, the ingress and egress roads to the vehicle maneuvering area and small vehicle area rise at a slope no greater than six percent. This slope is considered good practices and appropriate for the types of vehicles utilizing the facility and winter weather conditions. Additionally, the turning radii of the roads are laid out to allow safe and efficient movement of the large vehicles utilizing the facility. Based on the building location, required

grade changes and turning movements, the egress roads from the transfer station vehicle maneuvering area and small vehicle area extend into Parcel C (zoned A-1).

It should also be noted that transfer tractor-trailers will enter the lower level "load-out area" of the transfer station building from the east. This will allow the transfer trailers to directly exit the site to the west after being loaded with waste. To safely and efficiently accommodate this transfer tractor-trailer loading operation, access is through the right-of-way easement onto Parcel C. This transfer tractor-trailer roadway on Parcel C will also connect to the egress roads from the maneuvering and small vehicle areas.

Given the design and operational requirements for a municipal solid waste transfer station and in part the site constraints posed by the existing salt barns, we believe it is necessary and appropriate to extend the road network into Parcel C. As such, MWA requests the BOA consider expanding the existing Special Use Permit (allowing a solid waste transfer station on Lot 6) to include allowing a solid waste transfer station on Parcel C. On October 18, 2013 MWA began the re-zoning process for Parcel C to change the zoning from A-1 to M-3 with the submission of a request for a Waiver of Requirements to allow M-3 use within the Highway 141 Mixed Use Development Corridor District.

MWA request the Board of Adjustment expands the existing Special Use Permit to allow a solid waste transfer station on Parcel C and looks forward to working with the City of Grimes on this project. I would encourage you to schedule a tour of our existing facility located on Delaware Avenue if you would like to see first hand the type of facility that is being proposed. If you should require any additional information or have any questions or concerns, please feel free to contact me at (515) 323-6535.

Sincerely,

Thomas B. Hadden III

Thomas B. Hadden III
Executive Director

Attachments: BOA Application
Conceptual Site Plan
Existing Special Use Permit

cc: Jeff Dworek (MWA)
Doug DeCesare (HDR)
John Dempsey (HDR)
John Gade (Fox Engineering)
James Brick (Brick Gentry)
Kelley Brown (Grimes City Administrator)
File P45.15

Appeal No. _____ Filed: _____

BOARD OF ADJUSTMENT
CITY OF GRIMES, IOWA
CITY HALL

APPEAL FROM DECISION OF ZONING ADMINISTRATOR

Appellant: Metro Waste Authority Address: 300 East Locust St., Suite 100, Des Moines, IA 50309

Owner: Metro Waste Authority Address: _____

To the Chairperson, Board of Adjustment:

I HEREBY APPEAL from the decision of the Zoning Administrator dated N/A.

PREMISES AFFECTED is located on the east side of SE Beisser Drive Street/Avenue, 1,450 feet south of the corner formed by the intersection of SE 37th Street and SE Beisser Drive and known as Number 4105 SE Beisser Drive Street/Avenue.

Attached hereto is a copy of the decision rendered by the Zoning Administrator in acting on

Application dated _____, By _____

For _____.

DESCRIPTION OF PROPOSED BUILDING
EXISTING

(1) Size of Building: Proposed Transfer Station

At street level 120 Feet wide, 200 feet deep.

At typical floor level 200 (building front) Feet wide, 120 feet deep.

Height 2 Stories, 50 Feet.

(2) Occupancy: (Use of each floor) N/A
Dwelling (Number of families) Present _____
Proposed _____

Industrial or Commercial: (Number of persons employed)
Present N/A
Proposed 2

(3) Zoning District: M-3 (Lot 6) and A-1 (Parcel C)

(4) Date of Present Use: N/A

(5) Date of Erection: Transfer Station anticipated 2014/2015

(6) Character of Construction: Frame ____ Ordinary Brick ____ Fire Proof ____ Other X

(7) Has any Appeal or Petition previously been filed with this Board on these premises? Yes

If work constitutes an Alteration or Extension to any existing building, describe briefly.
N/A

ATTACHED HERETO AND MADE A PART OF THIS APPEAL, I SUBMIT THE FOLLOWING: (Note- all these papers must be submitted with the Appeal)

(a) COPY OF DECISION OR ORDER OF ZONING ADMINISTRATOR on which appeal is based. See attached existing special use permit

(b) A TYPEWRITTEN statement of the principal points on which I base my appeal, with description of proposed work, if any. See transmittal letter

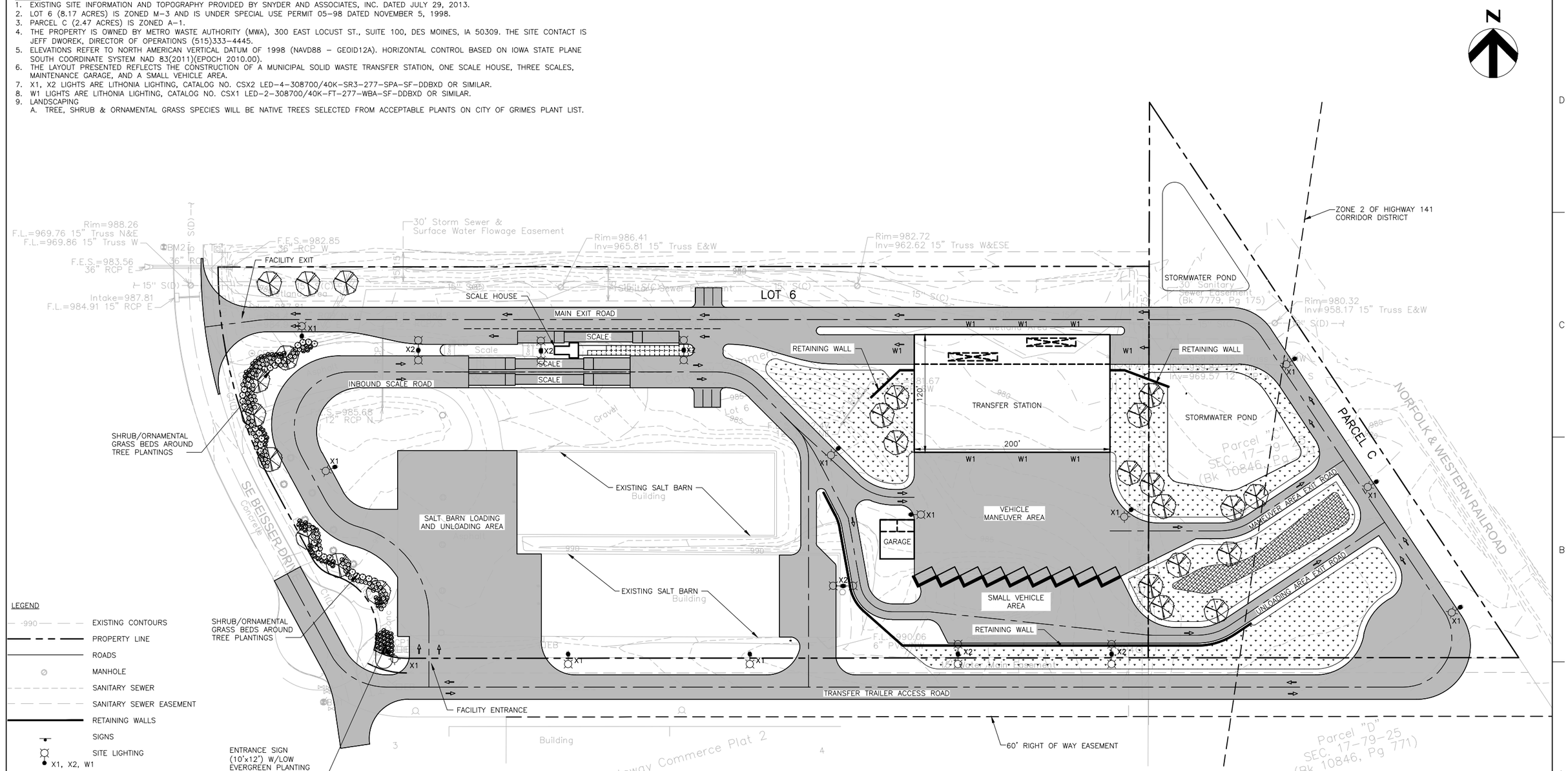
(c) ONE SET OF PLANS INCLUDING PLOT PLAN AND SECTIONAL DRAWINGS of the structure, with dimensions and compass points, illustrating clearly the points at issue.
See attached site plan; sectional drawings of structure not applicable

(d) LETTER OF AUTHORIZATION from owner or lessee. See transmittal letter

I hereby certify that all of the above statements and the statements contained in the papers submitted herewith are true.

Date: 10-28-2013 Applicant Signature: Jan Hall

NOTES:
1. EXISTING SITE INFORMATION AND TOPOGRAPHY PROVIDED BY SNYDER AND ASSOCIATES, INC. DATED JULY 29, 2013.
2. LOT 6 (8.17 ACRES) IS ZONED M-3 AND IS UNDER SPECIAL USE PERMIT 05-98 DATED NOVEMBER 5, 1998.
3. PARCEL C (2.47 ACRES) IS ZONED A-1.
4. THE PROPERTY IS OWNED BY METRO WASTE AUTHORITY (MWA), 300 EAST LOCUST ST., SUITE 100, DES MOINES, IA 50309. THE SITE CONTACT IS JEFF DWOREK, DIRECTOR OF OPERATIONS (515)333-4445.
5. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1998 (NAVD88 - GEOID12A). HORIZONTAL CONTROL BASED ON IOWA STATE PLANE SOUTH COORDINATE SYSTEM NAD 83(2011)(EPOCH 2010.00).
6. THE LAYOUT PRESENTED REFLECTS THE CONSTRUCTION OF A MUNICIPAL SOLID WASTE TRANSFER STATION, ONE SCALE HOUSE, THREE SCALES, MAINTENANCE GARAGE, AND A SMALL VEHICLE AREA.
7. X1, X2 LIGHTS ARE LITHONIA LIGHTING, CATALOG NO. CSX2 LED-4-308700/40K-SR3-277-SPA-SF-DDBXD OR SIMILAR.
8. W1 LIGHTS ARE LITHONIA LIGHTING, CATALOG NO. CSX1 LED-2-308700/40K-FT-277-WBA-SF-DDBXD OR SIMILAR.
9. LANDSCAPING
   A. TREE, SHRUB & ORNAMENTAL GRASS SPECIES WILL BE NATIVE TREES SELECTED FROM ACCEPTABLE PLANTS ON CITY OF GRIMES PLANT LIST.



ISSUE	DATE	DESCRIPTION
A	10/2013	SPECIAL USE PERMIT

PROJECT MANAGER: J. Dempsey
PROJECT NUMBER: 215094

HDR Engineering, Inc.

Metro Waste Authority

METRO WASTE AUTHORITY
P-45 - PROPOSED TRANSFER STATION
CONCEPTUAL DESIGN

SITE PLAN

0 1" 2"

FILENAME: 00C-01.dwg
SCALE: 1" = 50'
FIGURE: 00C-01

C:\pwworking\oma\d1223910\00C-01.dwg, 10/29/2013 4:28:04 PM, ddecesar

GRIMES

Discover the Possibilities

CITY OF GRIMES, IOWA
BOARD OF ADJUSTMENT
NOTICE OF DISPOSITION OF APPEAL

APPEAL NO.: 05-98 DATE: November 05, 1998

APPELLANT: Beisser Realty, L.C. owner
Metro Waste Authority - appellant
521 E Locust Street
Des Moines, IA 50309

REPRESENTED BY: Clifford S. Swartz
550 39th Street
Des Moines,Iowa 50312

NOTICE IS HEREBY GIVEN THAT ON November 10, 1998

THE BOARD OF ADJUSTMENT APPROVED YOUR REQUEST FOR A SPECIAL USE PERMIT TO GRANT THE USE OF A TRANSFER STATION IN A M-3 ZONE - HEAVY INDUSTRIAL DISTRICT.

Grimes Code of Ordinance 165.32 (C.) (10) states that the use of garbage, offal or dead animal reduction in a M-3 zone may be permitted subject to the approval by the Board of Adjustment. And that the Board shall consider all of the provisions 154.32 (C) (1-5) when considering the request.

It was the resolution of the Board of Adjustment that your request be approved and that:

The provisions stated under 165.32 (C) (1-5) shall be reviewed by Planning and Zoning, City Staff, and City Engineer as required in Section 165.38 in the Grimes Code of Ordinances.
The Board of Adjustment is only stating in their motion that they approve of the use. No plans or specification were submitted by MWA for consideration to indicate that provisions 165.32 (C) (1-5) could be met.

IF YOU DO NOT AGREE WITH THE DECISION OF THE GRIMES BOARD OF ADJUSTMENT, YOU HAVE THE RIGHT TO FILE AN APPEAL WITH THE IOWA DISTRICT COURT WITHIN THIRTY (30) DAYS PURSUANT TO GRIMES CODE OF ORDINANCE SECTION 165.41.

NOTE: THIS IS NOT A BUILDING OR ZONING PERMIT. Proper permits must be obtained through normal procedures as prescribed by law.

For the BOARD OF ADJUSTMENT

Chairperson

ATTEST:

Secretary

108050

METRO WASTE AUTHORITY
300 EAST LOCUST STREET, SUITE 100
DES MOINES, IA 50309-1864

USBANK
33-54-730

DATE	AMOUNT
10/30/2013	$75.00

PAY Seventy Five Dollars And 00 Cents

TO THE ORDER OF
CITY OF GRIMES
101 NE HARVEY STREET
GRIMES IA 50111-2180

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈108050⑈ ⑆073000545⑆ 1964900025 79⑈

METRO WASTE AUTHORITY

108050

VENDOR ID	NAME	PAYMENT NUMBER	CHECK DATE	
GRIMES, CITY OF	CITY OF GRIMES	00054097	10/30/2013	108050

OUR VOUCHER NUMBER	YOUR VOUCHER NUMBER	DATE	AMOUNT	AMOUNT PAID	DISCOUNT	WRITE-OFF	NET
00090172	APPLICATION FEE Board of Adjustment Special Use Permit Appl. fee (Grimes Transfer Station)	10/30/2013	$75.00	$75.00	$0.00	$0.00	$75.00

Section D – Organizational Chart

Metro Waste Authority

ORGANIZATIONAL CHART
MTS FY 2023-24

Administrator

Team Member



Section E – Operator Certifications [IAC 567 106.11(1) “d”]

Copies of operator certificates for existing transfer station personnel are attached.

Certificate of Completion

This Certificate is presented to:

Jeremy Robertson

For successful completion of the IDNR approved Transfer Station Operating Training Course Conducted by the City of Cedar Falls Public Works Department on December 12, 2023 in Cedar Falls, Iowa

Signature _____ **Date** 12 Dec 2023

Doyle Smith, Public Works Supervisor

Certificate of Completion

This Certificate is presented to:
James Reeves

For successful completion of the IDNR approved Transfer Station Operating Training Course Conducted by the City of Cedar Falls Public Works Department on December 19, 2018 in Cedar Falls, Iowa

Signature _____ Date 19 December 2018

Certificate of Completion

This Certificate is presented to:
Daniel Scott

For successful completion of the IDNR approved Transfer Station Operating Training Course Conducted by the City of Cedar Falls Public Works Department on December 19, 2018 in Cedar Falls, Iowa

Signature _____ Date 19 December 2018

Section F – IDALS Scale Certificate [IAC 567 106.10(2) “b”]

A copy of the IDALS scale certificate for the MNTS is attached.

POST IN CONSPICUOUS PLACE

NONTRANSFERABLE

STATE OF IOWA

DEPARTMENT OF AGRICULTURE & LAND STEWARDSHIP

License No. 6009

DES MOINES

SCALE LICENSE

METRO WASTE AUTHORITY
300 EAST LOCUST STREET STE 100
DES MOINES IA 50309-1864

SCALE LOCATION
METRO WASTE AUTHORITY
4105 SE BEISSER DRIVE
GRIMES IA 50111

IS GRANTED THE ABOVE LICENSE PURSUANT TO SECTIONS 214, CODE OF IOWA. THIS LICENSE SHALL REMAIN IN FULL FORCE FROM THE DATE OF ISSUE UNTIL ITS EXPIRATION DATE, UNLESS REVOKED OR SUSPENDED FOR CAUSE BY THE SECRETARY OF AGRICULTURE FOR NONCOMPLIANCE WITH CHAPTER 214, CODE OF IOWA OR RULES ADOPTED PURSUANT THERETO.

DATE OF ISSUE 8/15/2023

EXPIRATION DATE
12/31/2024

This license is non-transferable and non-refundable

Mike Naig

SECRETARY OF AGRICULTURE

TYPE OF DEVICE --- NUMBER	
0 THRU 500 LBS	0
501 THRU 5000 LBS	0
5001 THRU 50000 LBS	0
50001 THRU 120000 LBS	3
OVER 120000 LBS	0
MOISTURE METERS	0
COUNTY	77

Section G – Site Design Plan

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4.1 Vehicle Design and Repair [106.15(1,2)] G-5
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Attachment G-1: Floodplain Map and IDNR Letter
Attachment G-2: Wetlands Map and USACE Letter
Attachment G-3: Threatened and Endangered Species Letter
Attachment G-4: Plans and Specifications



1 Transfer Station Siting Location Requirements [IAC 567 106.9 (455B)]

The content within this section is the same as submitted in the 2021 Permit Application (IDNR Doc ID 101722) and has been compiled herein to provide a complete permit renewal application.

1.1 Flood Plain Information [106.9(1)]

The MNTS is not located in a floodplain based on information from the Federal Emergency Management Agency. A floodplain map was obtained for the City of Grimes (City) and is included in Attachment G-1.

The MNTS project also received a letter from the Iowa Department of Natural Resources (IDNR) that no flood plain development permit is required from IDNR or the City. A copy of this letter is included in Attachment G-1.

1.2 Adequate Separation [106.9(2)]

The Metro Northwest Transfer Station is not located within 500 feet of any educational or health care facility or permanent residence.

1.3 Wetlands Information

The Metro Northwest Transfer Station permanently impacted approximately 0.414 acres of wetlands. A wetlands delineation map and letter from the United States Army Corps of Engineers (USACE) dated January 30, 2014 are included in Attachment G- 2. No new wetlands will be impacted due to the ongoing transfer station operations.

1.4 Threatened and Endangered Species

The IDNR completed an environmental review for natural resources of the project site and found no site-specific records of rare species and natural communities that would be impacted by the Metro Northwest Transfer Station Facility. The IDNR letter dated November 15, 2013 is included in Attachment G-3.

2 Transfer Station Design Standards [IAC 567 106.10 (455B)]

2.1 Adequate Enclosures [106.10(1) "A"]

The transfer building completely encloses the unloading, storage, and loading areas. The enclosure keeps precipitation out of the building, reduces attraction of vectors, and reduces dust and litter generation at the site.

2.2 Dumping or Holding Floors or Pits: Cleaning and Drainage [106.10(1) "B-D"]

Surfaces that come into contact with solid waste or wash water areimpervious to liquids. Separation is maintained between stormwater and wash water. A trench drain was installed in the floor of the transfer station (see Attachment G-4 for the as-constructed plans). Floor drains were also installed in the lower-level tunnel and beneath the load-out scale(s). These drains are connected to the sanitary sewer system and serve to collect wash water and other liquids.

2.3 Unloaded Solid Waste Storage [106.10(1) "E"]

There are periods of time when waste storage will be needed. Areas for waste storage are clearly marked and include a fire detection system and sprinkler system.

2.4 Surge Pit: Odor Control Mechanisms [106.10(1) "F"]

No surge pit is used on this facility.

2.5 Surge Pit: Sprinkler System [106.10(1) "G"]

No surge pit is used on this facility.

2.6 Salvaged Materials [106.10(1) "H"]

Currently, MWA does not plan to store salvaged materials on-site. In the event that materials are salvaged on-site, areas where salvaged materials are stored shall be clearly marked.

2.7 Adequate Indoor and Outdoor Lighting [106.10(1) "I"]

The transfer station building has been designed to have adequate indoor and outdoor lighting as well as translucent roof and wall panels that reduces the difference in lighting when entering or exiting the building.

2.8 Ingress/Egress [106.10(1) "J"]

Each of the truck entrances to the transfer station are equipped with closable overhead doors. The transfer station building design has a sufficient number of man doors throughout the facility to meet emergency egress requirements.

2.9 Perimeter Fencing [106.10(2) "A"]

The perimeter fencing and entrance/exit gates are shown on the as-constructed plans in Attachment G-4. The entrance and exit gates are locked when the transfer station is not in operation.

2.10 Scale [106.10(2) "B"]

Onsite scale(s) certified by the Iowa Department of Agriculture are used to record incoming waste quantities at the transfer station. Periodic calibrations of the scale will occur as necessary.

2.11 Queuing Distance for Vehicles [106.10(2) "C"]

Adequate queuing distance for vehicles entering and exiting the property is provided such that lines of vehicles will not extend onto public streets during peak hours. See the Site Plan in Attachment G-4. If vehicle queuing should extend onto the public street at some time in the future, adjustment will be made to the queuing plan or appropriate approvals will be obtained from the local government authority.

2.12 Signs/Pavement Markings [106.10(2) "D"]

Pavement markings and signs are provided for safe and proper on-site traffic patterns.

2.13 Permanent Sign [106.10(2) "E"]

The entrance sign indicates the name of operation, permit number, hours and days the facility is open, categories of waste accepted, and telephone number of emergency contact personnel.

3 Temporary Solid Waste Storage at Transfer Stations [IAC 567 106.12 (455B)]

3.1 Storage Area [106.12(1)]

Waste remaining at the end of the day is stored inside the fully enclosed building (doors closed). Areas for waste storage are clearly marked and include a fire detection and sprinkler system.

3.2 Storage Time [106.12(2)]

Waste will not be stored longer than 48 hours, excluding Sundays and national holidays.

4 Solid Waste Vehicle Construction and Maintenance Requirements [IAC 567 106.15 (455B)]

4.1 Vehicle Design and Repair [106.15(1,2)]

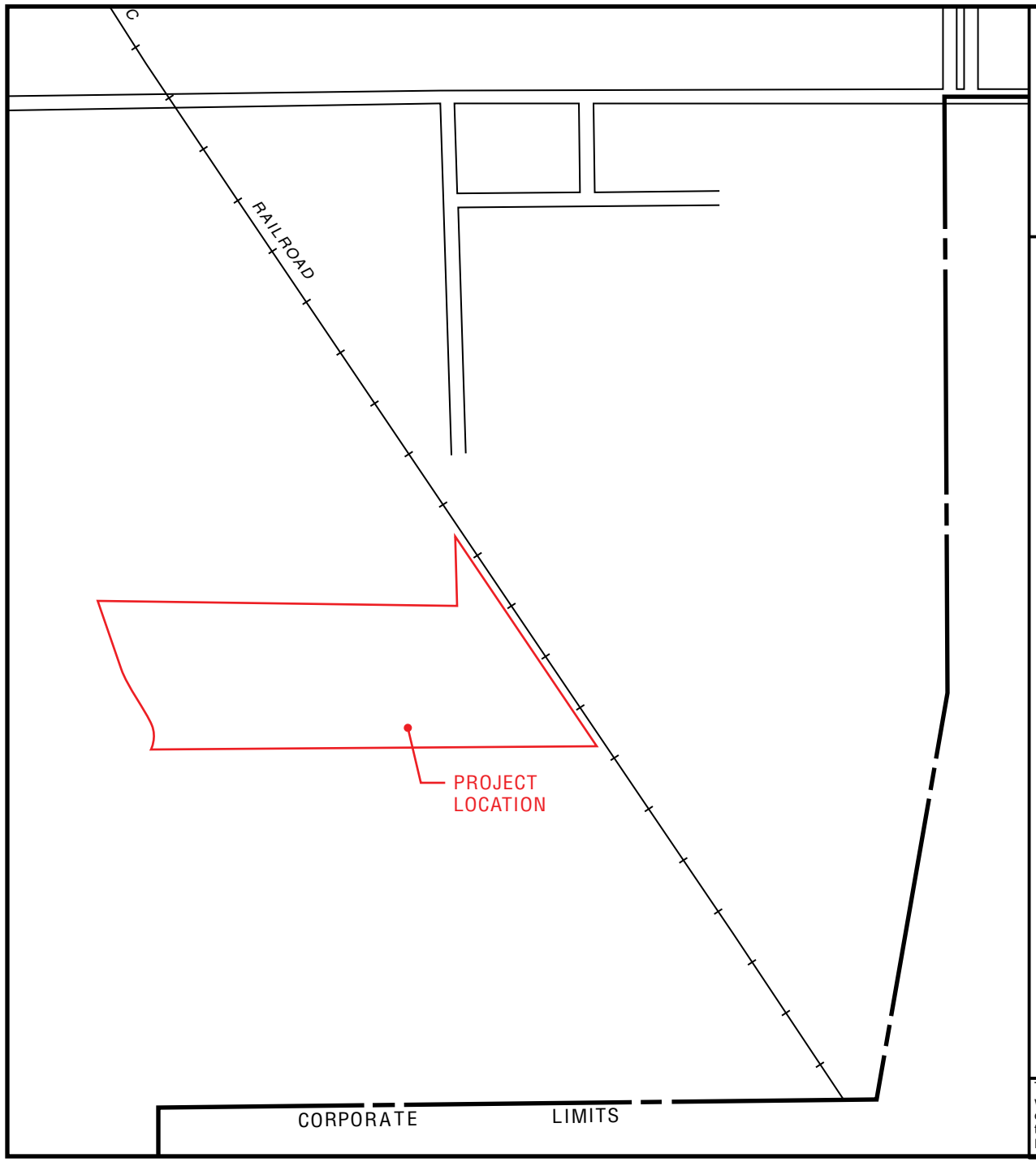
The portion of the solid waste transport vehicle that contains solid waste is sufficient to prevent the accidental discharge of its contents, the attraction or harborage of vectors, and infiltration of precipitation. Transport vehicles with an open top will have a suitable cover, which is not easily torn, shredded, broken, or breached under normal use.

Any transport vehicle that fails to meet the requirements of this rule is repaired before being utilized in the transport or storage of solid waste.

4.2 Vehicle Cleaning [106.15(3,4)]

Transfer station vehicles are cleaned at intervals frequent enough to prevent a nuisance or vector attraction. Wastewater generated from the cleaning of the areas of the solid waste transport vehicles that hold solid waste are considered wash water and is managed accordingly.

Attachment G-1: Floodplain Map and IDNR Letter



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

CITY OF
GRIMES,
IOWA
POLK COUNTY

PANEL 2 OF 3
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
190228 0002 A

EFFECTIVE DATE:
SEPTEMBER 30, 1983

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Service Map Store at www.msc.fema.gov

January 8, 2014

Metro Waste Authority
c/o Matt Pillard
HDR Engineering, Inc.
8404 Indian Hills Drive
Omaha, NE 68114

RE: Metro Waste Authority Grimes Transfer Station: Proposed Placement of Fill, Construction of Buildings, Construction of Road Grades, Paving, and Associated Work (small waterways)
The NE¼ of Section 17, T79N, R25W, Polk County, within the incorporated limits of the City of Grimes, Iowa

Dear Mr. Pillard:

This is in response to your Flood Plain Development Permit application received on November 25, 2013, on behalf of Metro Waste Authority, concerning the above project.

Based on the information received, the Department has determined the following:

- The proposed project will not require any flood plain development or dam construction permits from our office, as long as all road grades and any other structures that could act as a dam during a rainfall event are of a size below the thresholds contained in the enclosed sheet. Please contact us for another determination and further instruction if any structure will be of a size that exceeds any of the permit thresholds for dams.

- The project will not require a local flood plain permit from the City of Grimes.

The applicant is responsible for complying with all other local, state and federal statutes, ordinances, rules and permit requirements applicable to the construction, operation and maintenance of the approved works. The project may require a Section 404 Permit from the U.S. Army Corps of Engineers. Please note that the project does not require a Sovereign Lands Construction Permit from the Department.

502 EAST 9th STREET / DES MOINES, IOWA 50319-0034
PHONE 515-281-5918 FAX 515-281-8895 www.iowadnr.gov

Thank you for your cooperation. If you have any questions, please call me at 515-281-8968.

Sincerely,

Jeff Simmons
Water Resources Section
Flood Plain Management Program

Enclosure

Copies -Ward Lenz; Rock Island District, U.S. Army Corps of Engineers; P.O. Box 2004; Rock Island, IL 61204-2004

567—71.3(455B) Dams. Approval by the department for construction, operation, or maintenance of a dam in the floodway or flood plain of any water source shall be required when the dimensions and effects of such dam exceed the thresholds established by this rule. EXCEPTION: Public road embankments with culverts which impound water only in temporary storage are exempt from the requirements of this rule and shall be reviewed under rules 567—71.1(455B) and 567—72.1(455B). Approval required by this rule shall be coordinated with approval for storage of water required by 567—Chapter 51. Approval by the department shall be required in the following instances:

71.3(1) *Rural areas.* In rural areas:

a. Any dam designed to provide a sum of permanent and temporary storage exceeding 50 acrefeet at the top of dam elevation, or 25 acre-feet if the dam does not have an emergency spillway, and which has a height of 5 feet or more.

b. Any dam designed to provide permanent storage in excess of 18 acre-feet and which has a height of 5 feet or more.

c. Any dam across a stream draining more than 10 square miles.

d. Any dam located within 1 mile of an incorporated municipality, if the dam has a height of 10 feet or more, stores 10 acre-feet or more at the top of dam elevation, and is situated such that the discharge from the dam will flow through the incorporated area.

71.3(2) *Urban areas.* Any dam which exceeds the thresholds in 71.3(1) *"a," "b"* or *"d."*

71.3(3) *Low head dams.* Any low head dam on a stream draining 2 or more square miles in an urban area, or 10 or more square miles in a rural area.

71.3(4) *Modifications to existing dams.* Modification or alteration of any dam or appurtenant structure beyond the scope of ordinary maintenance or repair, or any change in operating procedures, if the dimensions or effects of the dam exceed the applicable thresholds in this rule. Changes in the spillway height or dimensions of the dam or spillway are examples of modifications for which approval is required.

71.3(5) *Mill dams.* Rescinded IAB 2/20/91, effective 3/27/91.

71.3(6) *Maintenance of preexisting dams.* Approval shall be required to maintain a preexisting dam as described in 567—Chapter 73 only if the department determines that the dam poses a significant threat to the well-being of the public or environment and should therefore be removed or repaired and safely maintained. Preexisting dams are subject to the water, air and waste management dam safety inspection program as set forth in 567—Chapter 73.

This rule is intended to implement Iowa Code sections 455B.262, 455B.264, 455B.267, 455B.275 and 455B.277.

Attachment G-2: Wetlands Map and USACE Letter

WETLAND ID	TYPE	AVOID (AC)	TEMPORARY (AC)	PERMANENT (AC)
A	FORESTED	0.049		
B	EMERGENT	0.052		
C	EMERGENT		0.187	
D	FORESTED			0.039 (0.034+0.002+0.003)
E	EMERGENT		0.135	
F	FORESTED			0.030 (0.022+0.008)
G	EMERGENT			0.193
H	FORESTED			0.027
I	EMERGENT			0.005
J	FORESTED			0.023 (0.015+0.008)
K	EMERGENT			0.097
TOTAL (ACRES)		**0.101**	**0.322**	**0.414**

NOTE:

1. REFER TO DRAWINGS IN IDNR PERMIT APPLICATION, SECTION G, ATTACHMENT 4 FOR GRADING AND UTILITY PLANS.

N

50 0 50 100
SCALE IN FEET

LEGEND

- FORESTED WETLANDS
- FORESTED WETLANDS PERMANENT IMPACT
- EMERGENT WETLANDS
- EMERGENT WETLANDS PERMANENT IMPACT
- EMERGENT WETLANDS TEMPORARY IMPACT

0.008 ACRES (F)
0.022 ACRES (F)
0.052 ACRES (B)
0.049 ACRES (A)
0.003 ACRES (D)
0.027 ACRES (H)
0.034 ACRES (D)
0.187 ACRES (C)
0.002 ACRES (D)
0.193 ACRES (G)
0.005 ACRES (I)
0.135 ACRES (E)
0.015 ACRES (J)
0.008 ACRES (J)
0.097 ACRES (K)

FACILITY EXIT
SLIDING GATE
SCALE HOUSE
MAIN ACCESS EXIT ROAD
SCALE
SCALE
SCALE (RELOCATED)
INBOUND SCALE ROAD
FACILITY IDENTIFICATION SIGN WITH PLANTINGS
FUTURE HHW
TARPING AREA
RETAINING WALL
TRANSFER STATION
200'
DOUBLE SWING GATE
NEW FENCE
EXISTING SALT STORAGE BUILDING
MANEUVERING AREA
MANEUVERING AREA EXIT ROAD
SALT BARNS LOADING AND UNLOADING AREA
MAINTENANCE BUILDING
EXISTING SALT STORAGE BUILDING
SLIDING GATE
CURB GRIND
FACILITY ENTRANCE
SLIDING GATE
EXISTING FENCE
MWA PROPERTY LINE
MAIN ACCESS ENTRANCE ROAD
Right-of-Way Easement
SE BEISSER DRIVE
Gateway Commerce Plat 2
Parcel "C" SEC. 17-79-25 (Bk 10846, Pg 771)
Parcel "D" SEC. 17-79-25 (Bk 10846, Pg 771)
NORFOLK & WESTERN RAILROAD
20' Sanitary Sewer Easement
30' Storm Sewer & Surface Water Flowage Easement
Forested Wetland Area
Emergent Wetland Area
15' Water Main Easement
Rim=988.26
F.L.=969.76 15" Truss N&E
F.L.=969.86 15" Truss W
F.E.S.=983.56 36" RCP E
F.E.S.=982.85 36" RCP W
Intake=987.81
F.L.=984.91 15" RCP E
Rim=986.41
Inv=965.81 15" Truss E&W
Rim=982.72
Inv=962.62 15" Truss W&SE
F.L.=975.29 24" RCP NE
F.L.=974.57 24" RCP SW
Rim=980.32
Inv=958.17 15" Truss E&W
Rim=988.10
Inv=973.51 12" Truss N
Inv=973.39 8" Truss S
CLEANOUT FL=982.00
CLEANOUT FL=985.26
CLEANOUT FL=985.45
CLEANOUT FL=986.00
CLEANOUT FL=986.70
CLEANOUT FL=988.04
CLEANOUT FL=987.69
F.L.=990.06 6" PVC NW
N89° 57'43"E 951.41'
S89° 57'43"W 758.03'
S89° 57'46"W 378.56'

HDR

METRO WASTE AUTHORITY
P-45 - METRO NORTHWEST TRANSFER STATION

WETLAND AREAS

DATE: MAY 2014

FIGURE: 2

C:\pwworking\oma\d1453152\Figure 2.dwg, 5/20/2014 10:12:14 AM, asanne

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, ROCK ISLAND DISTRICT
PO BOX 2004 CLOCK TOWER BUILDING
ROCK ISLAND, ILLINOIS 61204-2004

REPLY TO
ATTENTION OF

January 30, 2014

Operations Division

SUBJECT: CEMVR-OD-P-2013-1265

Mr. Jeff Dworek
Metro Waste Authority
300 East Locust Street, Suite 100
Des Moines, Iowa 50309

Dear Mr. Dworek:

Our office reviewed all information provided to us/in your application dated November 22, 2013, concerning the proposed construction of the new Grimes Waster Transfer Station in Section 17, Township 79 North, Range 25 West, Polk County, Iowa.

Based on your application and follow up discussions with HDR, it has been determined that approximately 0.414 acres of wetlands will be permanently impacted by this project. 0.322 acres of wetlands will be temporarily impacted by the relocation of a storm sewer. To compensate for these losses, wetland mitigation will consist of purchasing credits from the Voas Wetland Mitigation Bank at a 2:1 ratio for permanent impacts (0.84 acres). For temporary impacts, the site will be restored to pre-construction contours following the relocation of the sewer line. Within 30 days of placing fill into the wetland, Metro Waste Authority will provide the Corps of Engineers a copy of the Proof of Purchase from the Voas Wetland Mitigation Bank.

Your project is covered under Nationwide Permit No. 39, as published in the enclosed Federal Register (77 FR 10184) on February 21, 2012, provided you meet the permit conditions for the nationwide permits which are included in the Federal Register. You must also comply with the special conditions listed below. The Corps has also made a determination of no effect on federally threatened and endangered species or critical habitat. The Iowa Department of Natural Resources (IADNR) has also issued Section 401 Water Quality Certification with conditions for this nationwide permit. The decision regarding this action is based on information found in the administrative record, which documents the District's decision-making process, the basis for the decision, and the final decision.

Please contact our office if the project plans change and there are different impacts caused by dredged or fill material into Corps' regulated waters. This may change your Department of the Army 404 authorization.

Special Conditions:

1. You are encouraged to conduct your construction activities during a period of low flow. You are required to remove all fill material used as a temporary crossing, causeway, or work pad to an upland, non-wetland site, to seed all disturbed areas with native grasses, and to implement appropriate measures to insure that sediments are not introduced into waters of the United States during construction of this project.

2. Bank and shoreline protection shall consist of suitable clean materials, free from debris, trash, and other deleterious materials. If broken concrete is used as riprap, all reinforcing rods must be cut flush with the surface of the concrete, and individual pieces of concrete shall not exceed 3 feet in any dimension. Asphalt, car bodies, and broken concrete containing asphalt are specifically excluded from this authorization.

3. Polk County is within the known breeding range of the federally endangered Indiana Bat (*Myotis sodalis*). The Corps has made a determination of not likely to adversely affect federally threatened and endangered species provided no habitat or potential habitat for listed species will be impacted by the project. If habitat may be affected, then further coordination with the US Fish and Wildlife Service will be necessary.

4. Metro Waste will provide the Corps of Engineers a pre and post construction survey of the wetlands that will be temporarily impacted. The purpose of this survey will be to show that the wetlands are returned to their pre-construction state. The post construction survey will also serve as the one required report. This report will list the species planted and their location.

5. Within 30 days of placing fill into the wetland, Metro Waste Authority will provide the Corps of Engineers a copy of the Proof of Purchase showing that 0.84 acres of wetland credit were purchased.

This verification is valid until March 18, 2017, unless the nationwide permit is modified, reissued or revoked. It is your responsibility to remain informed of changes to the nationwide permit program. We will issue a public notice announcing any changes if and when they occur. Furthermore, if you commence or are under contract to commence this activity before the date the nationwide permit is modified or revoked, you will have twelve months from that date to compete your activity under the present terms and conditions of this nationwide permit.

Our office has completed a Preliminary Jurisdictional Determination concerning your project area. It was mailed to you September 16, 2013.

This authorization does not eliminate the requirement that you must still acquire other applicable Federal, state, and local permits. If you have not already coordinated your project with the IADNR, please contact Mr. Kelly Stone in writing or telephone 515/281-4312 to determine if a floodplain development permit is required for your project. You should also contact Ms. Kelly Poole, of the IADNR Sovereign Lands Division in writing or telephone 515/281-8967 to determine if a sovereign lands construction permit is required or if this project may adversely impact Iowa threatened or endangered species or their habitat.

You are required to complete and return the enclosed "Completed Work Certification" form upon completion of your project in accordance with General Condition No. 30 of the nationwide permits.

The Rock Island District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please take a moment to complete the attached postcard and return it or go to our Customer Service Survey found on our web site at http://per2.nwp.usace.army.mil/survey.html. (Be sure to select "Rock Island District" under the area entitled: Which Corps office did you deal with?)

Should you have any questions, please contact our Regulatory Branch by letter, or telephone me at 309/794-5859.

Sincerely,

Albert J. Frohlich
Project Manager
Regulatory Branch

When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

_____ _____

Transferee Date

Enclosures

Copies Furnished: (w/o enclosures)

Ms. Christine Schwake (3)
Iowa Department of Natural Resources
Water Resources Section
Wallace State Office Building
502 East 9th Street
Des Moines, Iowa 50319-0034

Mr. Matt Pillard
HDR Engineering, Inc.
8404 Indian Hills Drive
Omaha, Nebraska 68114

Attachment G-3: Threatened and Endangered Species Letter

Fields of Opportunities

STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

November 15, 2013

HDR ENGINEERING
Attn: MATT PILLARD
8404 INDIAN HILLS DR
OMAHA NE 68114

RE: Environmental Review for Natural Resources
Solid Waste Transfer Station
Grimes, Ia
Polk County
Section 17, Township 79 N, Range 25 W

Dear Mr. Pillard,

Thank you for inviting Department comment on the impact of this project. The Department has searched for records of rare species and significant natural communities in the project area and found no site-specific records that would be impacted by this project. However, these records and data are not the result of thorough field surveys. If listed species or rare communities are found during the planning or construction phases, additional studies and/or mitigation may be required.

This letter is a record of review for protected species, rare natural communities, state lands and waters in the project area, including review by personnel representing state parks, preserves, recreation areas, fisheries and wildlife but does not include comment from the Environmental Services Division of this Department. This letter does not constitute a permit. Other permits may be required from the Department or other state or federal agencies before work begins on this project.

Please reference the following IDNR Environmental Review/Sovereign Land Program tracking number assigned to this project in all future correspondence related to this project: 9481.

If you have questions about this letter or require further information, please contact me at (515) 281-8967.

Sincerely,

Kelly Poole

Kelly Poole
Environmental Specialist
Conservation and Recreation Division

FILE COPY: Kelly Poole
Tracking Number: 9481

cmz

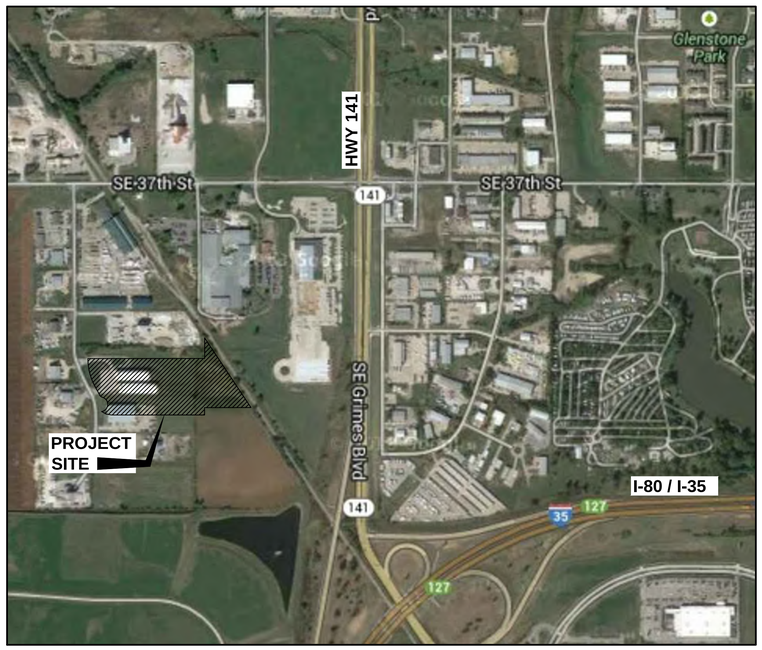
Attachment G-4: Plans and Specifications

HDR

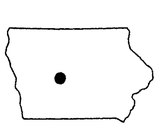
HDR Engineering, Inc.



Metro Waste Authority



VICINITY MAP
1" = 500'



Permit Drawings For

Metro Waste Authority Metro Northwest Transfer Station

(IDNR Permit)

Project No.
000000010136941

Grimes, Iowa
October, 2018

IDNR Permit Renewal Submittal

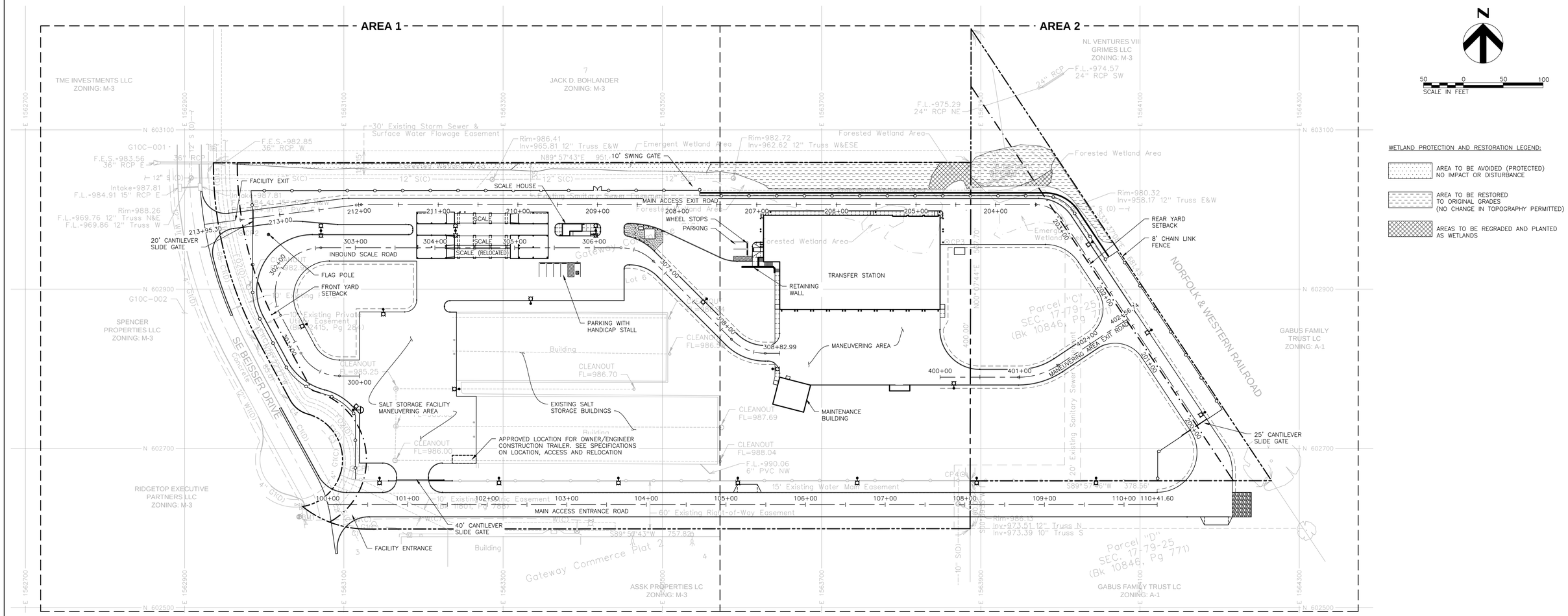
INDEX OF DRAWINGS

GENERAL
00G000 INDEX AND COVER SHEET

CIVIL
00C101 OVERALL SITE PLAN
00C108 SITE GRADING PLAN - AREA 1
00C109 SITE GRADING PLAN - AREA 2
00C110 SITE UTILITY PLAN - AREA 1
00C111 SITE UTILITY PLAN - AREA 2

ARCHITECTURAL
01A101 TRANSFER STATION LOWER FLOOR PLAN
01A102 TRANSFER STATION UPPER FLOOR PLAN
01A201 TRANSFER STATION ELEVATIONS

STRUCTURAL
01S301 TRANSFER STATION SECTIONS 1
01S302 TRANSFER STATION SECTIONS 2



L-#	ALIGNMENT LINE TABLE					
LINE NO.	ALIGNMENT NAME	STATIONING	START POINT	END POINT	LENGTH	DIRECTION

C-#	ALIGNMENT CURVE TABLE							
CURVE NO.	ALIGNMENT NAME	PI STATION	Δ	RADIUS	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH

NOTES:

1. SEE SHEETS 00C301 AND 00C302 FOR ROADWAY PROFILES.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

1. GENERAL NOTES:
   a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS (UNLESS NOTED OTHERWISE).
   b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT BRANDT WILLIAMSON WITH FOX ENGINEERING (515.233.0000).
   c. ALL PERMITS (IDNR, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   d. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
   e. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
   f. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
2. SANITARY SEWER NOTES:
   a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 (8" TO 15").
   c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH INTERIOR CHIMNEY SEALS.
   f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
   g. SANITARY SEWER TESTING & TELEVISING (8" TO 15") SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.

OPEN SPACE REQUIREMENTS:

M-3 ZONING DISTRICT MINIMUM OPEN SPACE = 10%
PROVIDED OPEN SPACE = 50.77%

M-3 ZONING BULK REGULATIONS TABLE		
FRONT YARD	30 FT	398 FT PROVIDED
SIDE YARD	NONE REQUIRED EXCEPT WHEN ADJACENT TO R DISTRICT OR STREET ROW LINE – 25 FT	66 FT PROVIDED (N) 146 FT PROVIDED (S)
REAR YARD	40 FT EXCEPT WHERE RAILROAD ROW LIES ADJACENT TO REAR OF LOT, REQUIREMENT MAY NOT APPLY	162 FT PROVIDED
MAX HEIGHT	NO LIMITATION	
MAX STORIES	NO LIMITATION	

3. WATER MAIN NOTES:
   a. 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 NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM HYDRANT LEAD SHALL BE 2-FEET.
   b. 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.
   c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT (FLUSH MOUNT VALVCO OR APPROVED EQUAL).
   d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   e. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA AND BLOWOFF OF CHLORINE SHALL BE DONE BY THE CITY OF GRIMES. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
4. STORM SEWER NOTES:
   a. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
   b. 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.

CITY BENCHMARKS		
NAME	DESCRIPTION	ELEVATION
G10C-001	BURY BOLT ON G10C-001 FH ON W SIDE OF SE BEISSER DR NEAR 4000 SE BEISSER DRIVE	993.25
G10C-002	BURY BOLT ON G10C-002 FH ON W SIDE OF SE BEISSER DR NEAR 4100 SE BEISSER DRIVE	990.56
SITE BENCHMARK		
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 – GEOID12A) IARTN DERIVED – US SURVEY FEET		
NAME	DESCRIPTION	ELEVATION
BM1	SW BOLT WITH BURY TAG IN 2003 WATEROUS HYDRANT SW OF BEISSER DRIVE CUL-DE-SAC	993.26

CIVIL NOTES:

THESE NOTES APPLY TO ALL CIVIL ("C") SHEETS.

1. ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS, 2014 EDITION) UNLESS NOTED OTHERWISE. SEE THE DETAILED SPECIFICATIONS FOR SPECIFIC REFERENCES.
2. THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER VALVE BOXES/MANHOLES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL UTILITIES AND SEWERS FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES LINES ARE APPROXIMATE. NO EXCAVATION WILL BE PERMITTED UNTIL BURIED UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL CALL FOR UTILITY STAKES PRIOR TO DIGGING. SEE SHEET 00C100 FOR UTILITY CONTACT INFORMATION.
4. IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS, 2014 EDITION) SHALL GOVERN THE FOLLOWING ITEMS:

RIGID GRAVITY PIPE TRENCH BEDDING	FIGURE 3010.102
FLEXIBLE GRAVITY PIPE TRENCH BEDDING	FIGURE 3010.103
PRESSURE PIPE TRENCH BEDDING	FIGURE 3010.104
SANITARY SEWER CLEANOUT	FIGURE 4010.203
SUBDRAINS	FIGURE 4040.231
SUBDRAIN CLEANOUTS	FIGURE 4040.232
RCP APRON SECTION FOOTING	FIGURE 4030.221
SUBDRAIN OUTLETS	FIGURE 4040.233
THRUST BLOCKS	FIGURE 5010.101
TRACER SYSTEM	FIGURE 5010.102
FIRE HYDRANT ASSEMBLY	FIGURE 5020.201
CIRCULAR SANITARY MANHOLE	FIGURE 6010.301
SANITARY SEWER MANHOLE OVER EXISTING SEWER	FIGURE 6010.303
DROP CONNECTION FOR SANITARY SEWER MANHOLE	FIGURE 6010.307
SINGLE OPEN THROAT INTAKE STORM SEWER INLET	FIGURE 6010.507
CASTINGS FOR SANITARY SEWER MANHOLE	FIGURE 6010.601
CONCRETE PAVEMENT JOINT DETAILS	FIGURE 7010.101
PCC CURB DETAILS	FIGURE 7010.102
MANHOLE BOXOUTS IN PAVEMENT	FIGURE 7010.103
CONCRETE DRIVEWAY TYPE B	FIGURE 7030.101
ROCK APRON FOR PIPE OUTLET	FIGURE 9040.10
ROLLED EROSION CONTROL BLANKET	FIGURE 9040.3
CHAIN-LINK FENCE	FIGURE 9060.101
MODULAR BLOCK RETAINING WALL	FIGURE 9070.102

5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING WETLANDS DESIGNATED TO BE PROTECTED AND RESTORED FROM DAMAGE DUE TO CONSTRUCTION ACTIVITIES, CONSTRUCTION DEBRIS, AND SEDIMENTATION FROM CONSTRUCTION ACTIVITIES.

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART ON THE BASIS OF UNVERIFIED INFORMATION COMPILED AND FURNISHED BY OTHERS TO THE PREPARER WHO IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

Metro Waste Authority

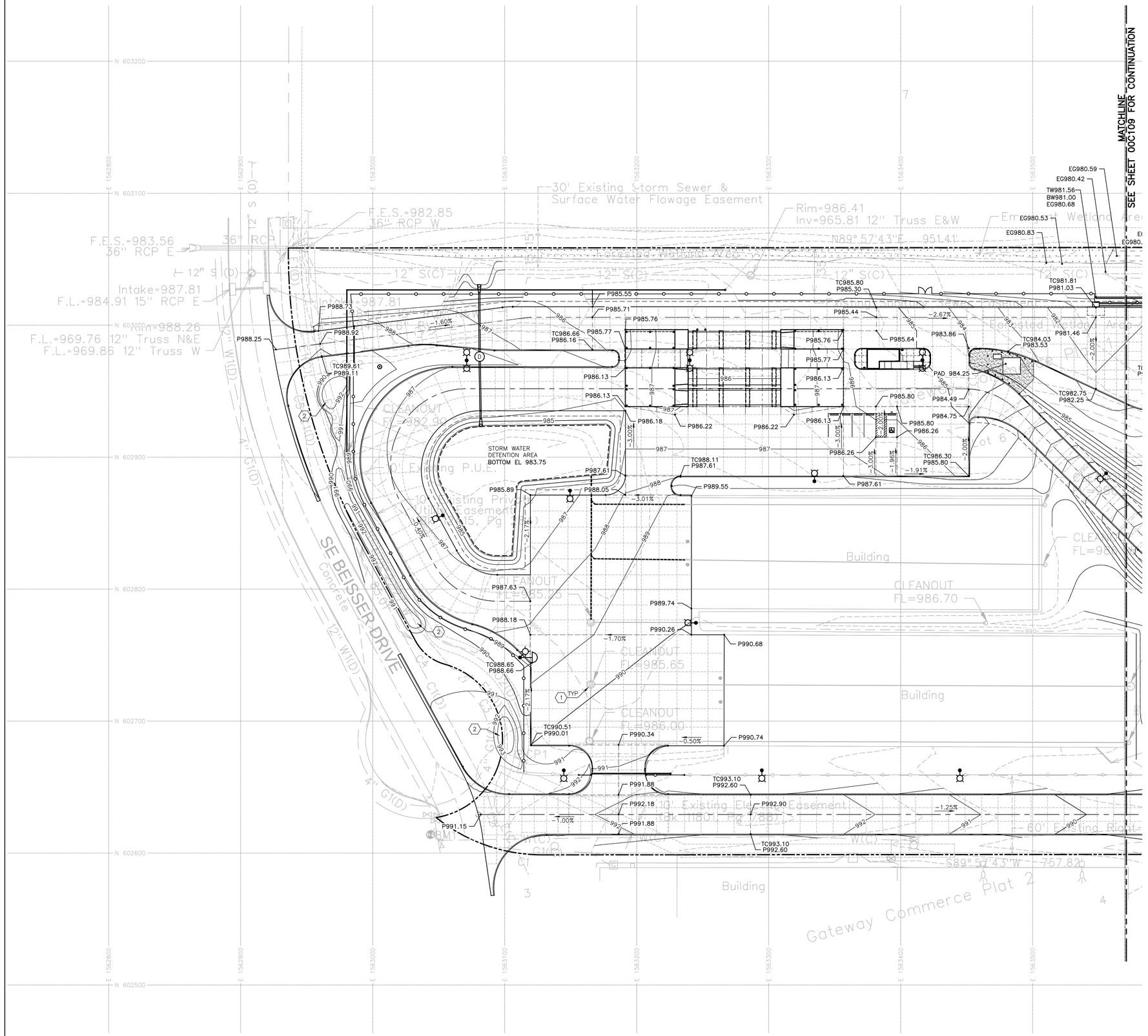
P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

OVERALL SITE PLAN

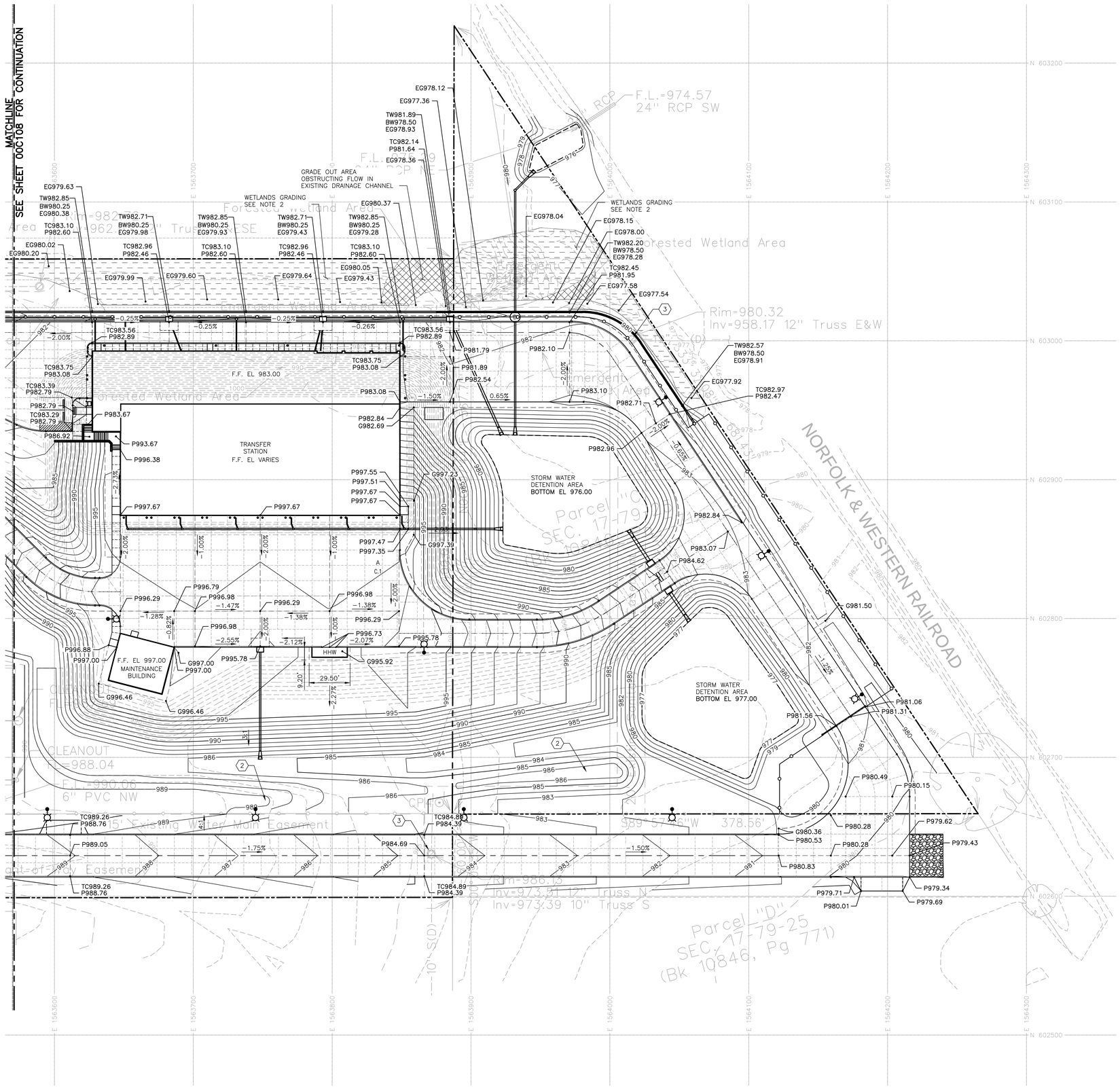
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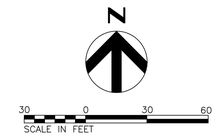
FILENAME	00C101.dwg
SCALE	1" = 50'

SHEET 00C101


MATCHLINE
SEE SHEET 00C109 FOR CONTINUATION
30' Existing Storm Sewer & Surface Water Flowage Easement
F.E.S.=982.85
36" RCP W
F.E.S.=983.56
36" RCP E
Intake=987.81
F.L.=984.91 15" RCP E
Rim=988.26
F.L.=969.76 12" Truss N&E
F.L.=969.86 12" Truss W
Rim=986.41
Inv=965.81 12" Truss E&W
N89° 57'43"E 951.41
Existing Sanitary Sewer Easement
Restricted Wetland Area
STORM WATER DETENTION AREA
BOTTOM EL 983.75
10' Existing P.U.E.
10' Existing Private Utility Easement
SE BEISSER DRIVE
Concrete
CLEANOUT
FL=982.90
CLEANOUT
FL=985.65
CLEANOUT
FL=986.70
CLEANOUT
FL=986.00
Building
Lot 6
Lot 5
Lot 4
Lot 3
Gateway Commerce Plat 2
S89° 57'43"W 757.82
10' Existing Electric Easement
60' Existing Right-
EG980.59
EG980.42
TW981.56
BW981.00
EG980.68
EG980.53
EG980.83
TC981.81
P981.03
TC985.80
P985.30
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TC986.66
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TC989.61
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TC984.03
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P985.64
PAD 984.25
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MATCHLINE
SEE SHEET 00C108 FOR CONTINUATION





WETLAND PROTECTION AND RESTORATION LEGEND:

- AREA TO BE RESTORED TO ORIGINAL GRADES (NO CHANGE IN TOPOGRAPHY PERMITTED)
- AREAS TO BE REGRADED AND PLANTED AS WETLANDS

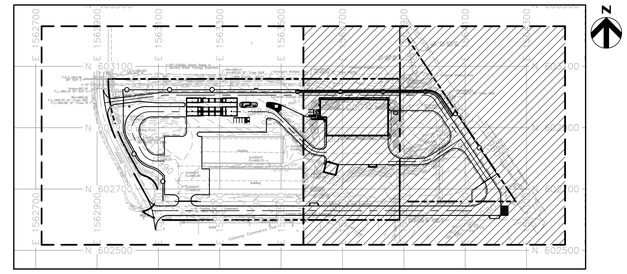
KEYNOTES:

(2) PLANTING BERM. SEE SHEET 00C115 FOR LANDSCAPING REQUIREMENTS. SEE ALSO NOTE 1, SHEET 00C109.

(3) ADJUST MANHOLE TO FINISHED GRADE. SEE SITE UTILITY PLANS.

NOTES:

1. EXCESS SOILS AND EXCESS TOPSOILS FROM REMOVAL AND REPLACEMENT OF UNSUITABLE SOILS MAY BE USED IN CONSTRUCTION OF PLANTING BERMS. ELEVATIONS AND EXTENTS OF BERMS ARE CONSIDERED MINIMUM. DO NOT OBSTRUCT DRAINAGE WITH MODIFICATIONS OR CONSTRUCT SLOPES STEEPER THAN 3H:1V.
2. SURVEY AREA OF WETLANDS TO BE RESTORED PRIOR TO AND FOLLOWING SANITARY SEWER RELOCATION WORK TO VERIFY NO-CHANGE IN EXISTING ELEVATION.



KEY MAP
1" = 200'

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART ON THE BASIS OF UNVERIFIED INFORMATION COMPILED AND FURNISHED BY OTHERS TO THE PREPARER WHO IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

Metro Waste Authority

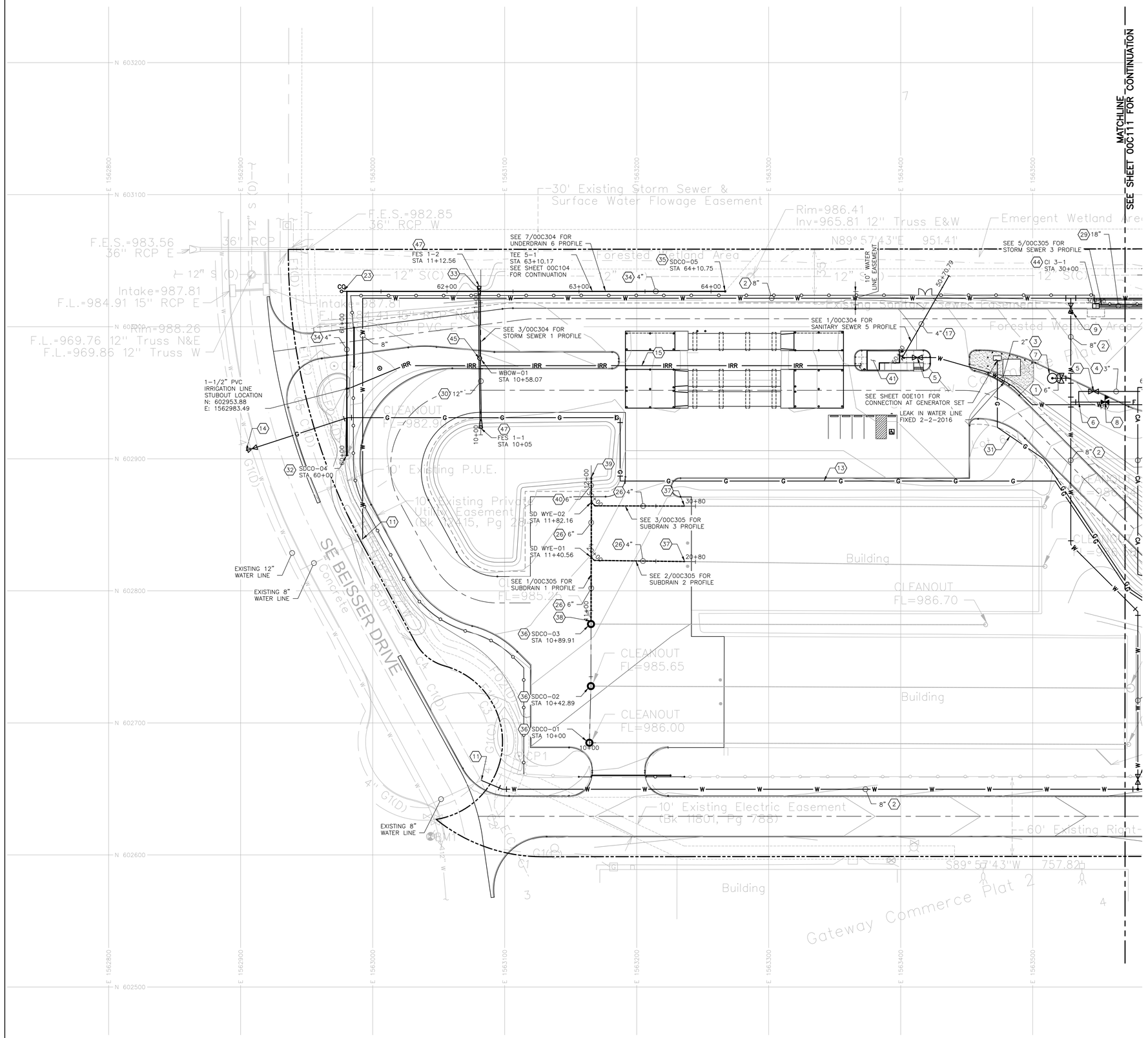
P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

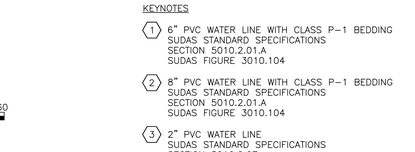
SITE GRADING PLAN AREA 2

0 1" 2"

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SCALE	1" = 30'

SHEET 00C109





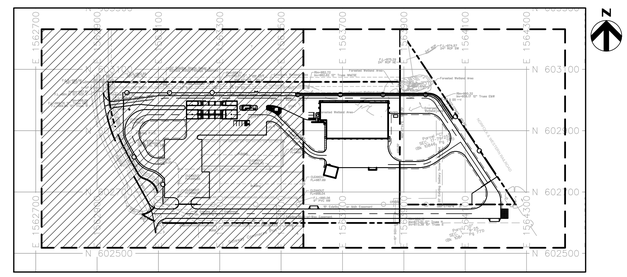
STORM STRUCTURE TABLE			
NAME	RIM	NORTHING	EASTING
CI 3-1	981.74	603015.76	1563547.93
FES 1-1	985.43	602923.16	1563081.92
FES 1-2	984.33	603030.72	1563080.72
SD WYE-01	985.35	602825.52	1563165.57
SD WYE-02	984.87	602867.12	1563165.69
SDCO-01	990.21	602684.97	1563164.19
SDCO-02	989.78	602727.85	1563165.33
SDCO-03	988.82	602774.86	1563165.42
SDCO-04	989.52	602902.65	1562980.43
SDCO-05	985.26	603026.76	1563267.07
WBOW-01	988.00	602976.23	1563081.04

GENERAL NOTES:

1. SEE MECHANICAL SHEETS 01M101, 01M102, 02M101, AND 03M101 FOR CONTINUATION AT BUILDING CONNECTIONS.
2. MAXIMUM SPACING BETWEEN CLEANOUTS ON SANITARY SEWER SERVICE LINES IS 90 FEET.
3. REFER TO CITY OF GRIMES STANDARD NOTES ON SHEET 00C101 FOR ADDITIONAL UTILITY REQUIREMENTS FOR SITE PLANS
4. SEE SHEETS 00E101 AND 00E102 FOR SITE ELECTRICAL LAYOUT INFORMATION.

KEYNOTES

1. 6" PVC WATER LINE WITH CLASS P-1 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.01.A SUDAS FIGURE 3010.104
2. 8" PVC WATER LINE WITH CLASS P-1 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.01.A SUDAS FIGURE 3010.104
3. 2" PVC WATER LINE SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.07
4. 3" PVC WATER LINE SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.07
5. CURB STOP AND BOX PER CITY OF GRIMES
6. 6"X3" REDUCING TEE
7. FIRE HYDRANT ASSEMBLY, SEE CITY OF GRIMES STANDARD NOTES.
8. POST INDICATOR VALVE
9. 8" GATE VALVE, DO NOT CONSTRUCT IN ROADWAY
11. CONNECT TO EXISTING 8" WATER LINE STUBOUT
13. GAS LINE SIZE AND PIPE TYPE PER MIDAMERICAN ENERGY
14. CONNECTION TO EXISTING GAS MAIN BY MIDAMERICAN ENERGY
15. 1-1/2" PVC IRRIGATION LINE STUBOUT SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.07
17. 4" PVC SANITARY SEWER WITH CLASS F-3 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4010.2.04.C SUDAS FIGURE 3010.103
23. CLEANOUT SUDAS STANDARD SPECIFICATIONS FIGURE 4010.203
26. TYPE I, CASE C PERFORATED PVC SUBDRAIN PIPE SUDAS STANDARD SPECIFICATIONS SECTION 4040.2.02 AND FIGURE 4040.231
29. 18" PVC STORM DRAIN WITH CLASS F-2 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4020.2.01.E SUDAS FIGURE 3010.103
30. RCP WITH CLASS R-2 BEDDING SUDAS STANDARD SPECIFICATIONS FIGURE 3010.102 INSTALL ENGINEERING FABRIC AT ALL PIPE JOINTS
31. 1" GAS LINE – MATERIAL TO MEET LOCAL GAS UTILITY STANDARD
32. CONNECT TO EXISTING 4" DRAIN PIPE AT 4" CLEANOUT; ADJUST CLEANOUT TO GRADE; CONTRACTOR TO VERIFY DEPTH AND LOCATION
33. ENCASE PVC WITH PCC AT CROSSING; COORDINATE INSTALLATION BETWEEN PVC AND RCP
34. 4" PVC NON-PERFORATED UNDER DRAIN WITH CLASS F-2 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4040.2.04
35. CONNECT TO EXISTING 4" DRAIN PIPE AND INSTALL 4" CLEANOUT IE = 982.11. CONTRACTOR TO VERIFY DEPTH AND LOCATION
36. ADJUST CLEANOUT TO GRADE
37. CONNECT TO EXISTING DRAIN PIPE
38. CONNECT TO EXISTING DRAIN PIPE W/4"X6" REDUCER
39. NEENAH R-5050-CF6 AUTOMATIC DRAINAGE GATE OR EQUAL
40. LAST 10 FEET OF PIPE SHALL BE NON-HELICAL CMP SUDAS SPECIFICATION SECTION 4020.2.01.G CONNECTION TO PVC PER SUDAS STANDARD SPECIFICATIONS SECTION 4020.3.04.E.
41. BACKFLOW PREVENTER AND IRRIGATION WATER METER IN SCALE HOUSE
44. CURB INLET WITH 13 FT BOXOUT SEE SUDAS STANDARD SPECIFICATIONS FIGURE 6010.507
45. WEST BASIN OUTLET WEIR SEE DETAIL 6/00C503
47. RCP APRON SECTION FOOTING SUDAS FIGURE 4030.221. PROVIDE PIPE CONNECTORS AND INSTALL APRON GUARD SUDAS STANDARD SPECIFICATION SECTION 4030



KEY MAP
1" = 200'

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

RECORD DRAWING

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Metro Waste Authority

P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

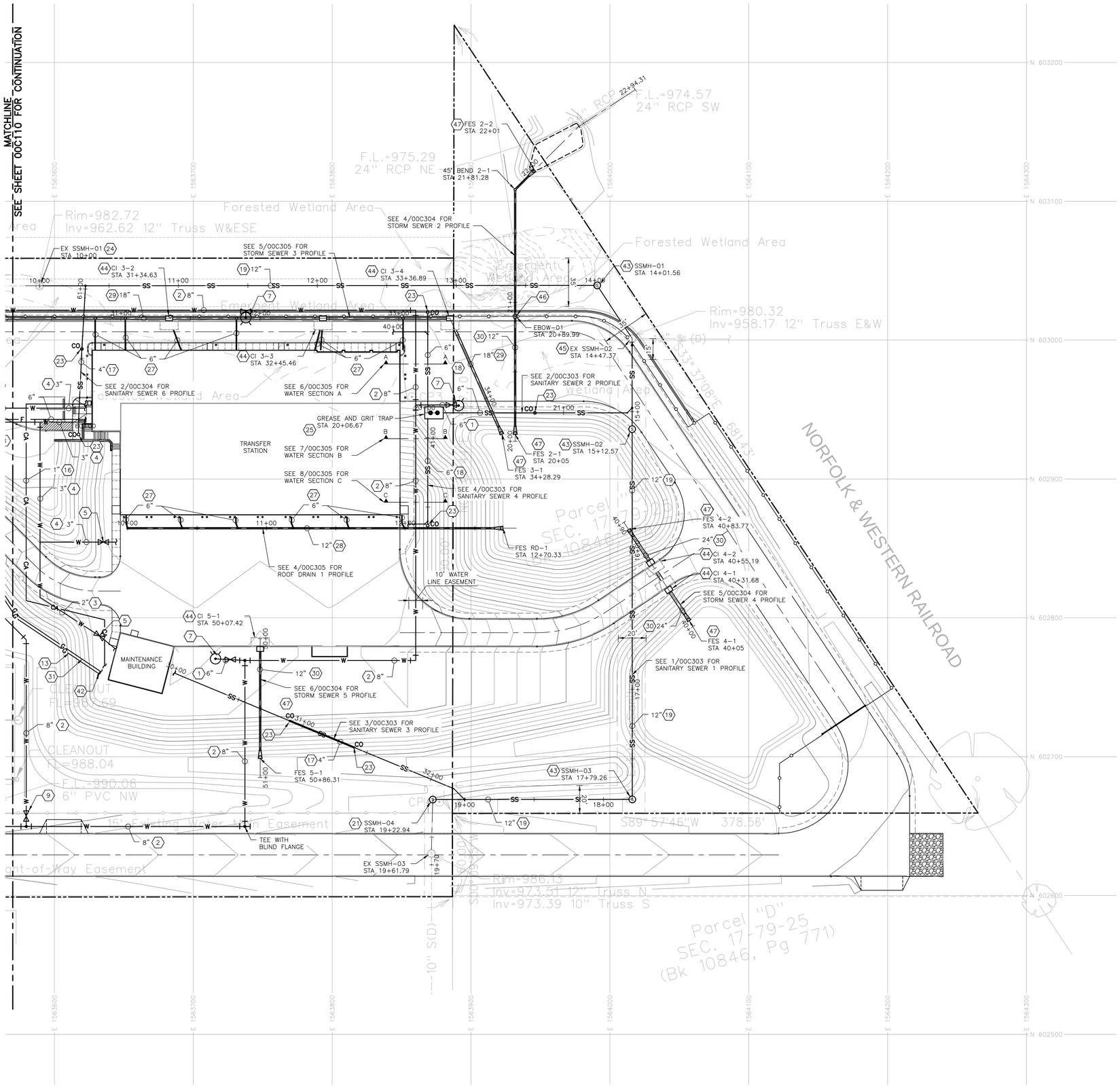
SITE UTILITY PLAN
AREA 1

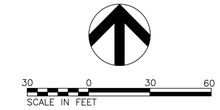
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SCALE	1" = 30'

SHEET 00C110

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SANITARY STRUCTURE TABLE			
NAME	RIM	NORTHING	EASTING
EX SSMH-01	982.72	603039.17	1563589.29
EX SSMH-02	982.40	603001.15	1564016.01
EX SSMH-03	984.58	602630.33	1563871.42
GREASE AND GRIT TRAP	982.72	602947.67	1563873.31
SSMH-01	980.42	603039.43	1563990.86
SSMH-02	982.80	602935.95	1564016.03
SSMH-03	981.99	602669.26	1564016.13
SSMH-04	984.97	602669.17	1563872.45

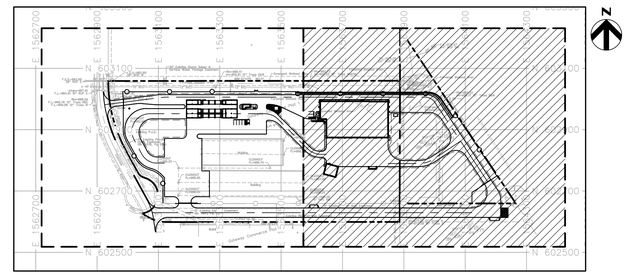
STORM STRUCTURE TABLE			
NAME	RIM	NORTHING	EASTING
45° BEND 2-1	976.88	603108.45	1563931.78
CI 3-2	982.89	603015.76	1563682.56
CI 3-3	982.89	603015.76	1563793.39
CI 3-4	982.07	603015.76	1563884.82
CI 4-1	985.19	602820.23	1564042.34
CI 4-2	985.19	602839.80	1564029.33
CI 5-1	996.21	602777.59	1563748.15
EBOW-01	982.07	603017.15	1563931.78
FES 2-1	977.33	602932.17	1563931.78
FES 2-2	977.25	603122.41	1563945.70
FES 3-1	977.64	602932.36	1563922.22
FES 4-1	979.56	602798.02	1564057.12
FES 4-2	978.56	602863.61	1564013.50
FES 5-1	986.68	602698.70	1563748.15
FES RD-1	977.08	602864.58	1563922.98

GENERAL NOTES:

1. SEE MECHANICAL SHEETS 01M101, 01M102, 02M101, AND 03M101 FOR CONTINUATION AT BUILDING CONNECTIONS.
2. MAXIMUM SPACING BETWEEN CLEANOUTS ON SANITARY SEWER SERVICE LINES IS 90 FEET.
3. REFER TO CITY OF GRIMES STANDARD NOTES ON SHEET 00C101 FOR ADDITIONAL UTILITY REQUIREMENTS FOR SITE PLANS.
4. SEE SHEETS 00E101 AND 00E102 FOR SITE ELECTRICAL LAYOUT INFORMATION.

KEYNOTES

1. 6" PVC WATER LINE WITH CLASS P-1 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.01.A SUDAS FIGURE 3010.104
2. 8" PVC WATER LINE WITH CLASS P-1 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.01.A SUDAS FIGURE 3010.104
3. 2" PVC WATER LINE SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.07
4. 3" PVC WATER LINE SUDAS STANDARD SPECIFICATIONS SECTION 5010.2.07
5. CURB STOP AND BOX PER CITY OF GRIMES
7. FIRE HYDRANT ASSEMBLY, SEE CITY OF GRIMES STANDARD NOTES, SPACING BASED ON 150 FT RADIUS OF BUILDING
9. 8" GATE VALVE, DO NOT CONSTRUCT IN ROADWAY
13. GAS LINE SIZE AND PIPE TYPE PER MIDAMERICAN ENERGY
16. 1" HDPE COMPRESSED AIR LINE SEE GENERAL NOTE 1
17. 4" PVC SANITARY SEWER WITH CLASS F-3 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4010.2.04.C SUDAS FIGURE 3010.103
18. 6" PVC SANITARY SEWER WITH CLASS F-3 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4010.2.04.C SUDAS FIGURE 3010.103
19. 12" PVC SANITARY SEWER WITH CLASS F-3 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4010.2.01.A SUDAS FIGURE 3010.103
21. 48" ID CIRCULAR SANITARY MANHOLE OVER EXISTING SEWER WITH TYPE C CASTING SUDAS STANDARD SPECIFICATIONS FIGURES 6010.303 AND 6010.601
22. 48" ID CIRCULAR SANITARY MANHOLE WITH TYPE C CASTING SUDAS STANDARD SPECIFICATIONS FIGURES 6010.301 AND 6010.601
23. CLEANOUT SUDAS STANDARD SPECIFICATIONS FIGURE 4010.203
24. CONNECT TO EXISTING 48" ID SANITARY MANHOLE WITH CORE CONNECTION SUDAS STANDARD SPECIFICATIONS SECTION 6010.3.05
25. GREASE AND GRIT TRAP SEE DETAIL 3/00C502
27. 6" PVC STORM DRAIN WITH CLASS F-2 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4020.2.01.E SUDAS FIGURE 3010.103
28. 12" PVC STORM DRAIN WITH CLASS F-2 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4020.2.01E SUDAS FIGURE 3010.103
29. 18" PVC STORM DRAIN WITH CLASS F-2 BEDDING SUDAS STANDARD SPECIFICATIONS SECTION 4020.2.01.E SUDAS FIGURE 3010.103
30. RCP WITH CLASS R-2 BEDDING SUDAS STANDARD SPECIFICATIONS FIGURE 3010.102 INSTALL ENGINEERING FABRIC AT ALL PIPE JOINTS
31. 1" GAS LINE – MATERIAL TO MEET LOCAL GAS UTILITY STANDARD
42. CONNECT TO GAS METER
43. 48" ID CIRCULAR SANITARY MANHOLE WITH TYPE C CASTING SUDAS STANDARD SPECIFICATIONS FIGURES 6010.301 AND 6010.601
44. CURB INLET WITH 13 FT BOXOUT SEE SUDAS STANDARD SPECIFICATIONS FIGURE 6010.507
45. CONNECT TO EXISTING 48" ID SANITARY MANHOLE WITH CORE CONNECTION AND DROP CONNECTION SUDAS STANDARD SPECIFICATIONS SECTION 6010.3.05 AND FIGURE 6010.3.07
46. EAST BASIN OUTLET WEIR SEE DETAIL 7/00C503
47. RCP APRON SECTION FOOTING SUDAS FIGURE 4030.221. PROVIDE PIPE CONNECTORS AND INSTALL APRON GUARD SUDAS STANDARD SPECIFICATION SECTION 4030



KEY MAP
1" = 200'

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

RECORD DRAWING

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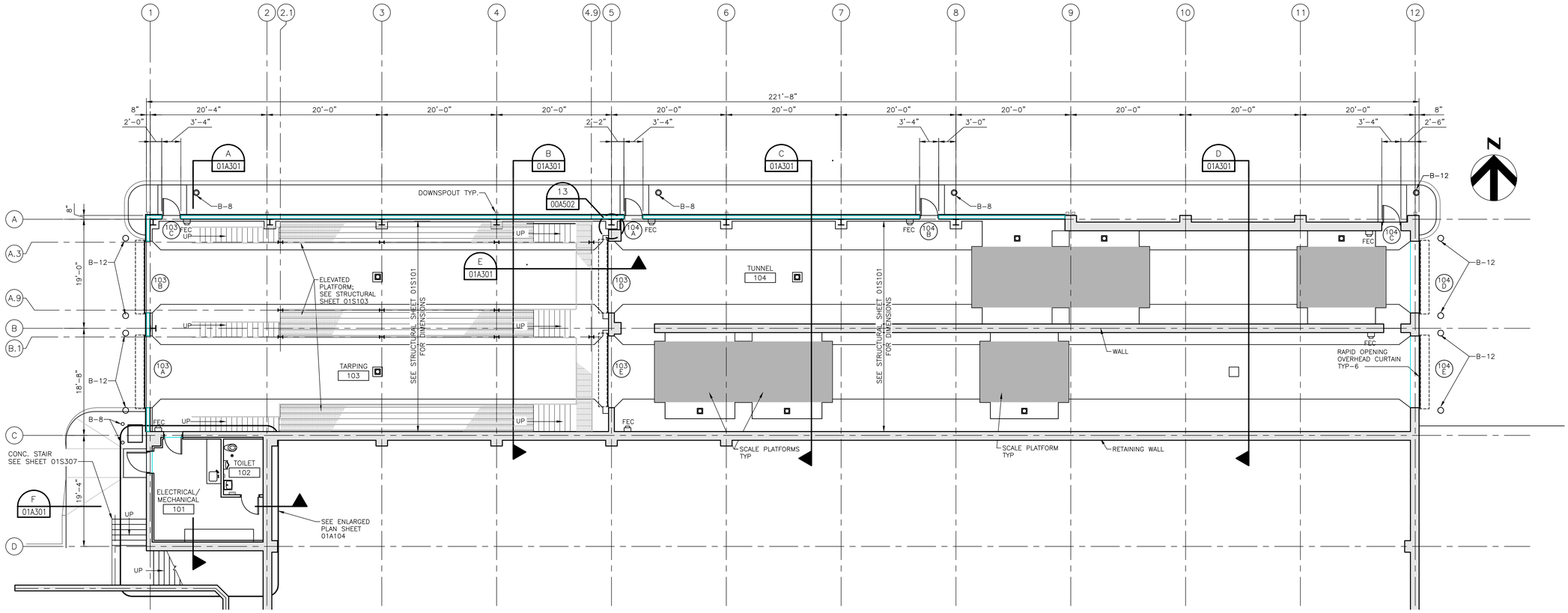
Metro Waste Authority

P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

SITE UTILITY PLAN AREA 2

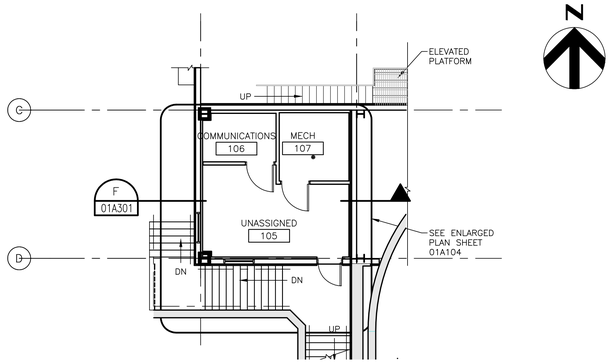
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SCALE	1" = 30'
SHEET	00C111



TRANSFER STATION (LOWER LEVEL)

1/8" = 1'-0"



MECHANICAL ROOM (UPPER LEVEL)

1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1. ALL ANGLES ON PLAN ARE 90 DEGREES UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF STUD, OUTSIDE FACE OF METAL FRAME, CENTERLINE OF COLUMN OR CENTERLINE OF BEAM UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE VERIFIED PRIOR TO SUBMITTAL OF SHOP DRAWINGS, ORDERING RELATED MATERIALS AND PERFORMING CONSTRUCTION WORK.
3. VERIFY MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE AND INTERFACE. CONTRACTOR SHALL COORDINATE LOCATION FOR ALL MECHANICAL AND ELECTRICAL ITEMS WITH GENERAL CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO INSTALLATION AND/OR FABRICATION.
4. AT LARGE SCALE PLAN DETAILS, WALL TYPES ARE INDICATED. FOR CLARITY, IN SOME INSTANCES NOT ALL STUDS AND/OR FURRING ARE SHOWN ON THE DETAILS. CONTRACTOR SHALL FRAME USING NORMAL FRAMING METHODS AND SHALL ALSO COMPLY WITH INSTRUCTIONS OUTLINED IN THE SPECIFICATIONS.
5. IT IS THE INTENT OF THIS CONTRACT THAT ALL AREAS AFFECTED BY CONSTRUCTION BE A FINISHED & COMPLETE PROJECT. CONTRACTOR SHALL PATCH, REPAIR & ADJUST AS REQUIRED TO ACHIEVE THIS FINISHED PROJECT.

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

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Metro Waste Authority

P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

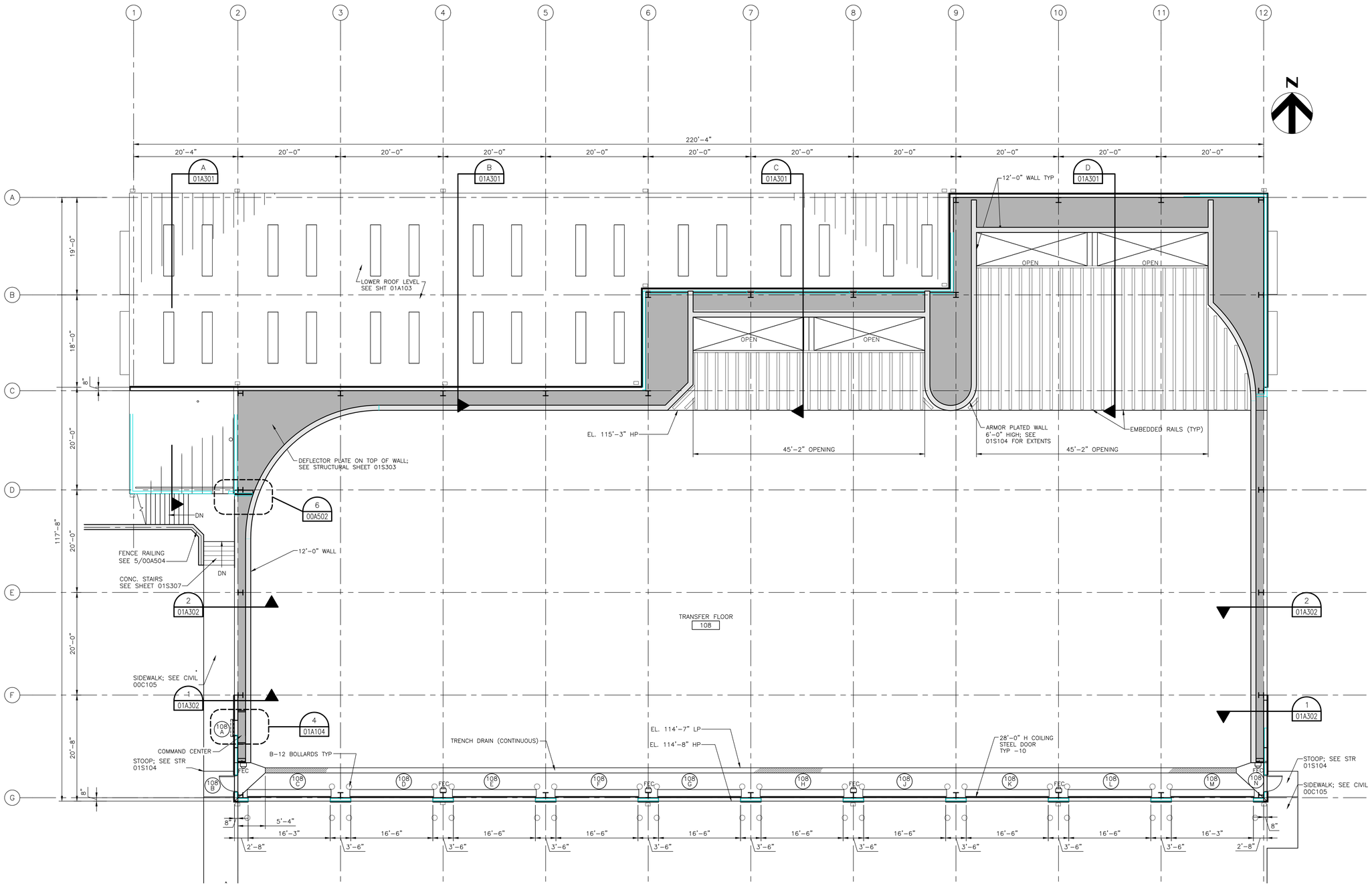
TRANSFER STATION FLOOR PLANS

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SHEET **01A101**

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TRANSFER STATION (UPPER LEVEL)

SCALE: NO SCALE

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

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Metro Waste Authority

P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

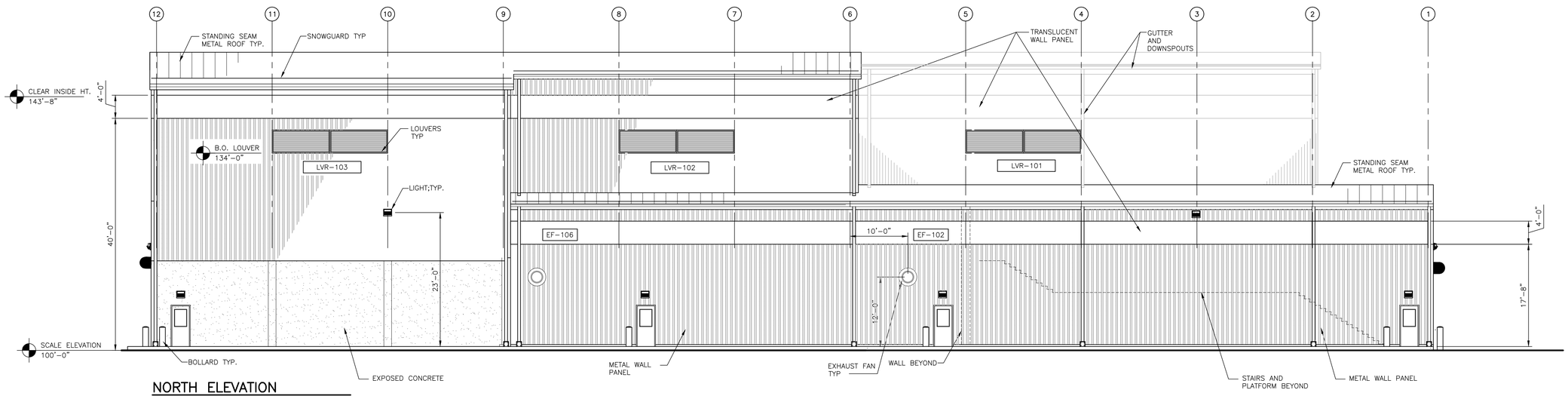
TRANSFER STATION FLOOR PLAN

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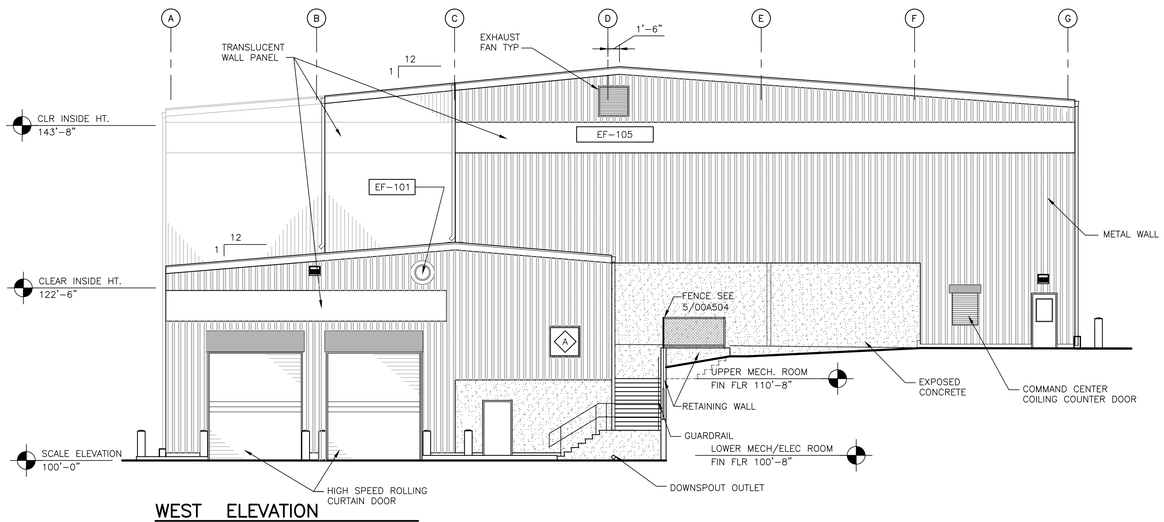
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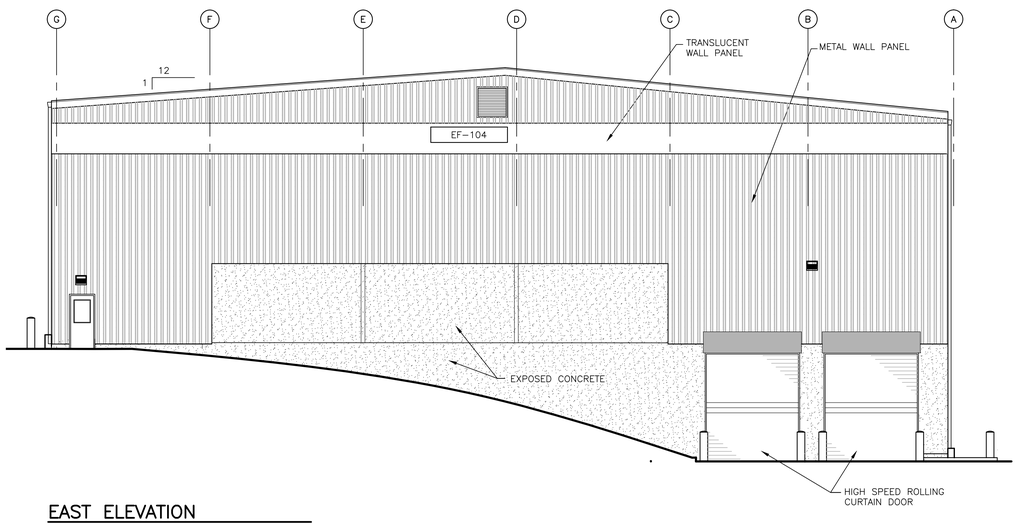
NORTH ELEVATION
1/8" = 1'-0"

NOTE:

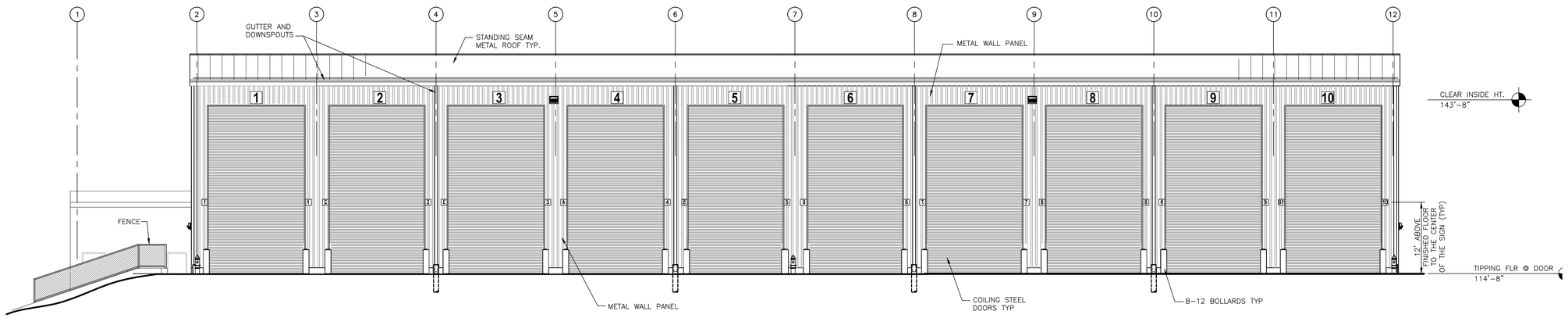
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2. SECURITY FEATURES NOT SHOWN.



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

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Metro Waste Authority

P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

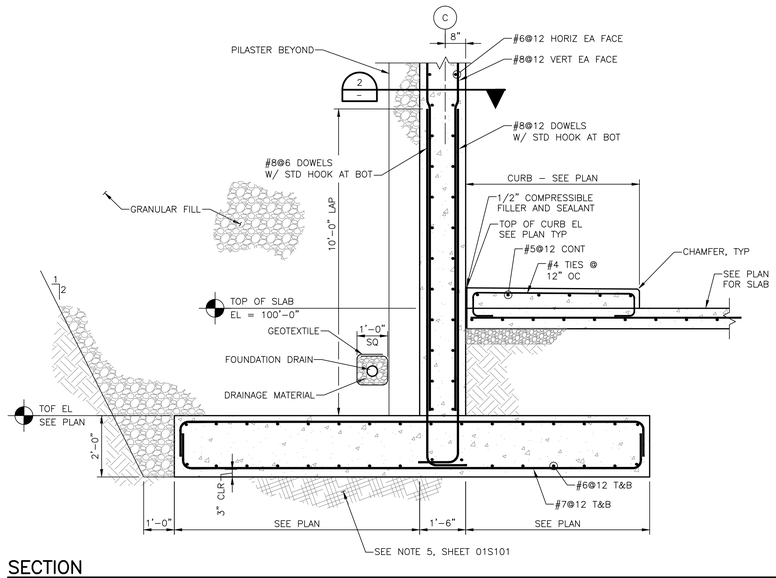
TRANSFER STATION BUILDING ELEVATIONS

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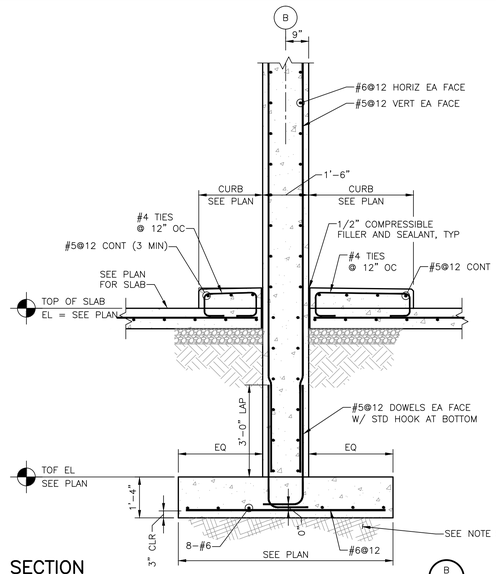
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SHEET 01A201

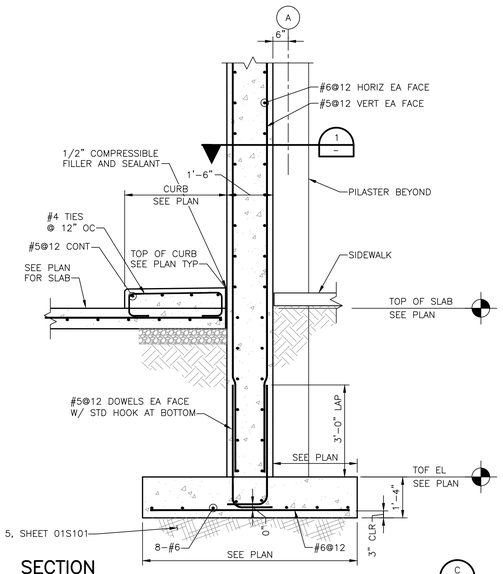
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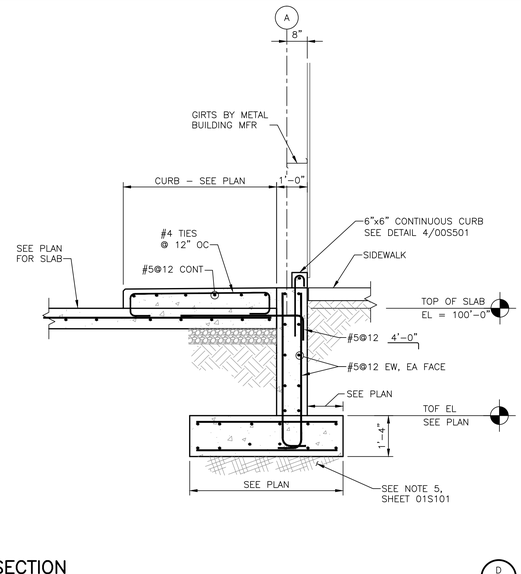
SECTION
1/2" = 1'-0"
A 01S101



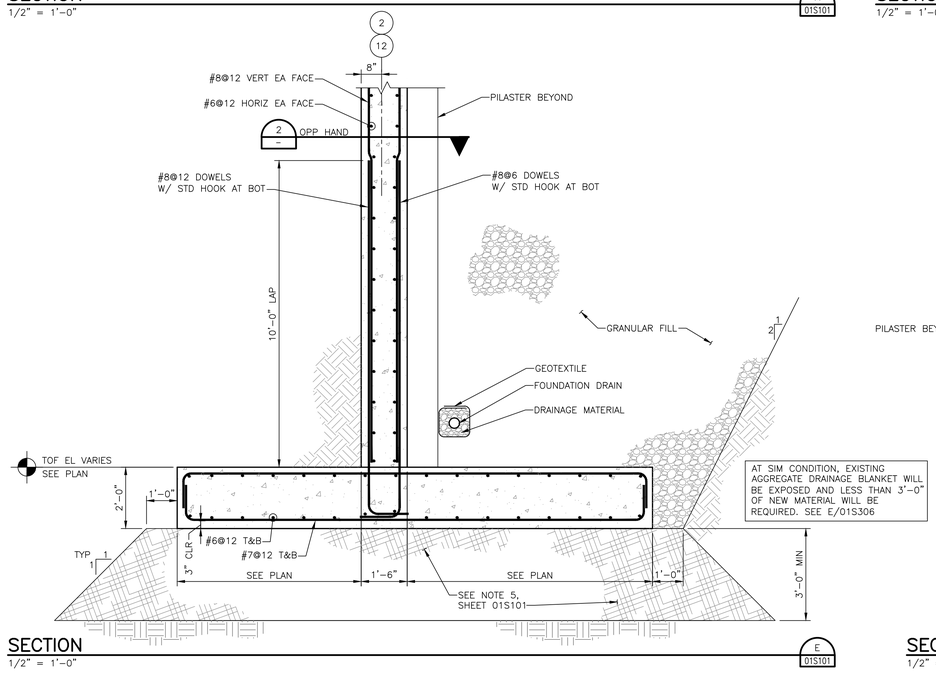
SECTION
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B 01S101



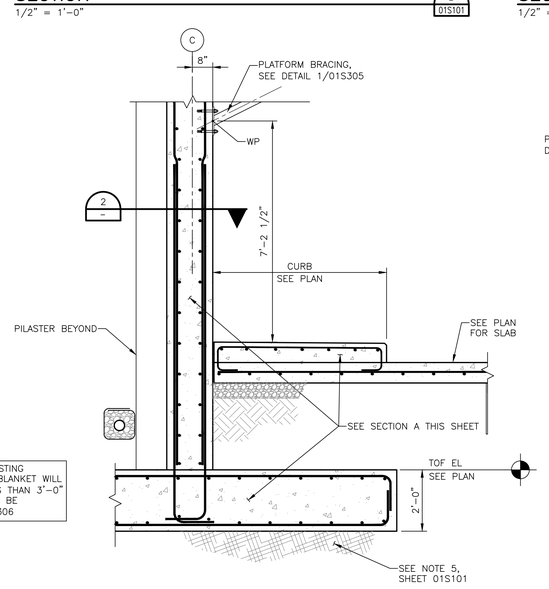
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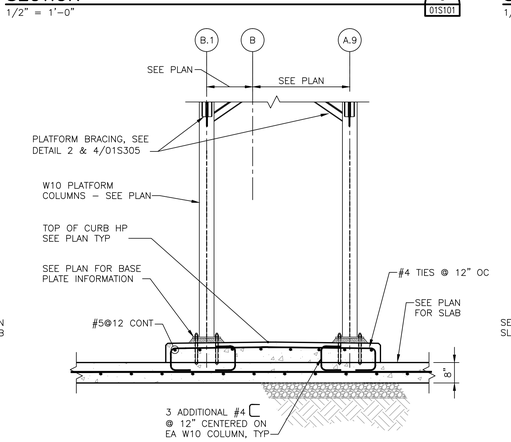
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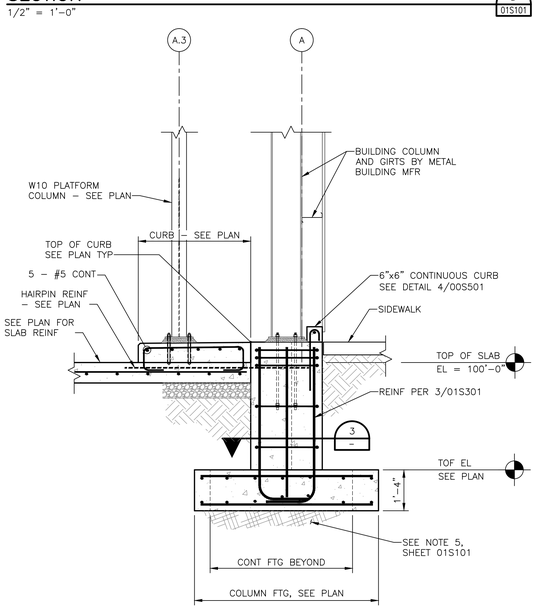
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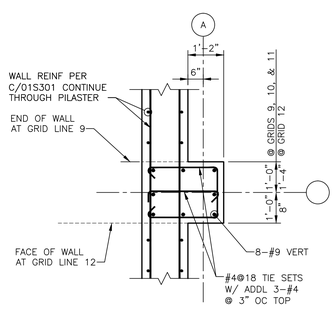
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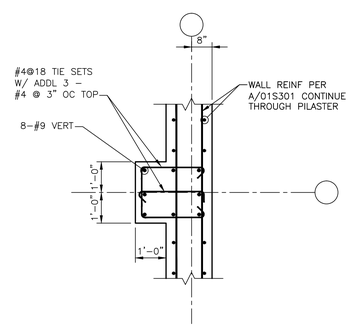
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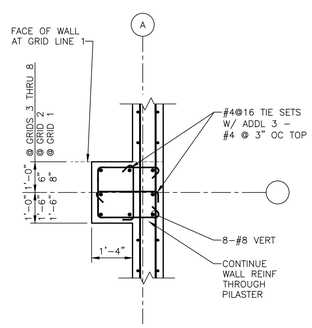
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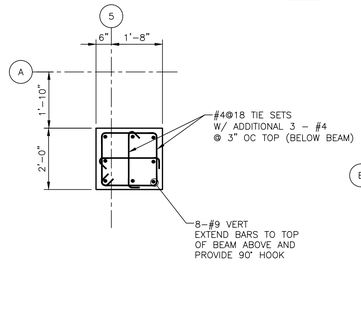
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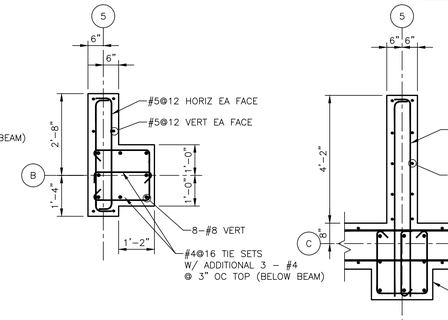
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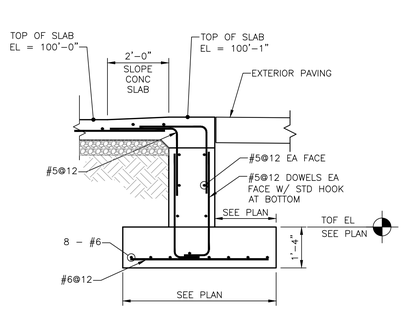


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PLAN DETAIL
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PLAN DETAIL
1/2" = 1'-0"
6 01S102



SECTION AT
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J 01S102

0	12/30/16	RECORD DRAWINGS
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART ON THE BASIS OF UNVERIFIED INFORMATION COMPILED AND FURNISHED BY OTHERS TO THE PREPARER WHO IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

Metro Waste Authority

P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

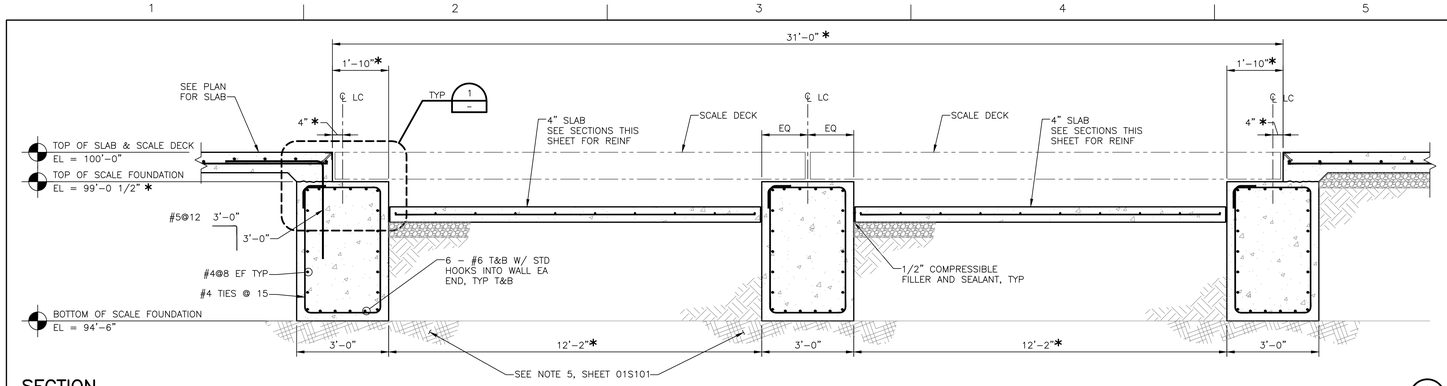
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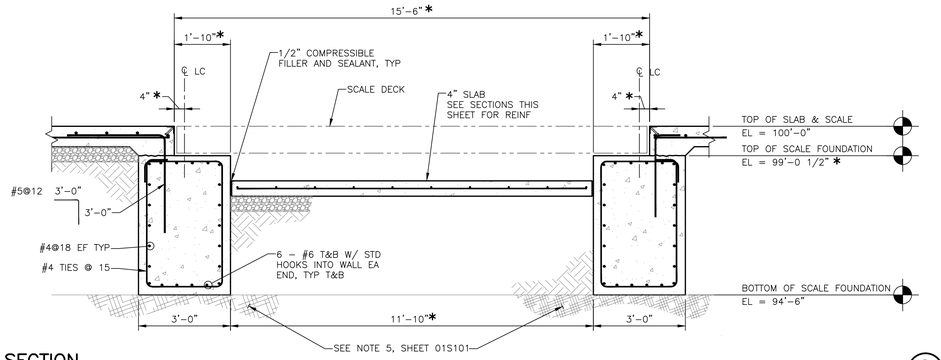
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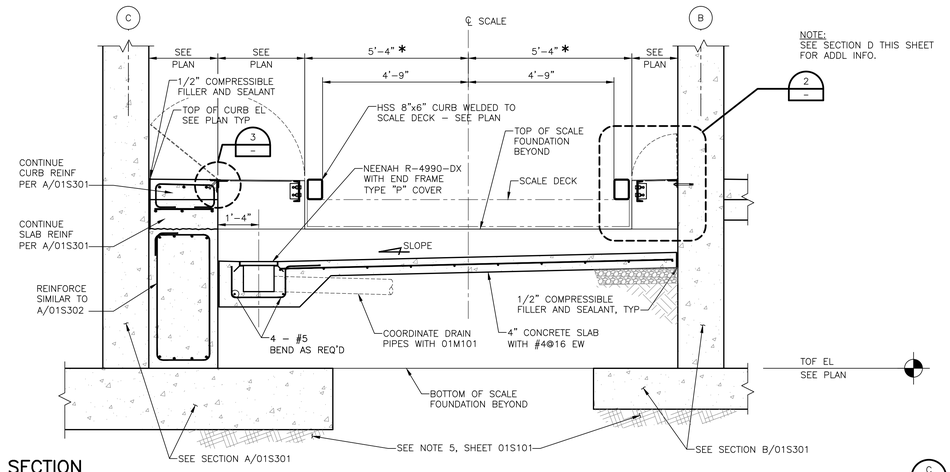
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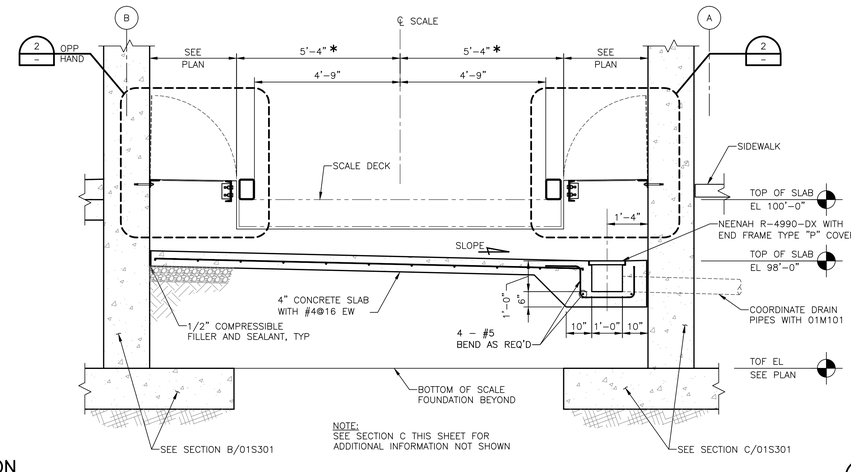
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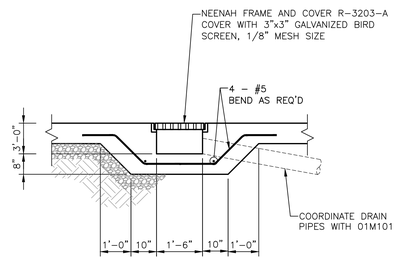
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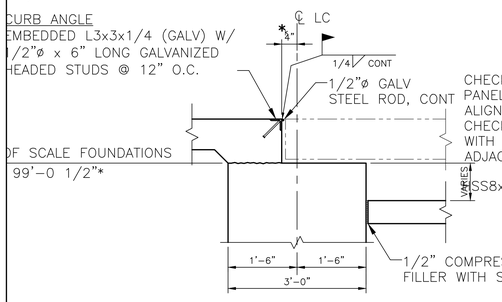
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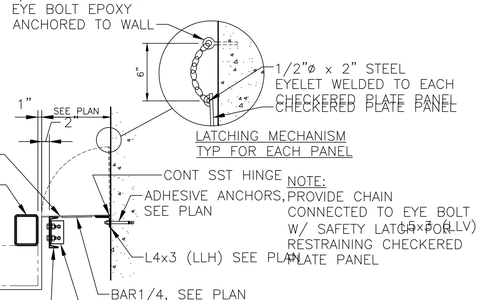
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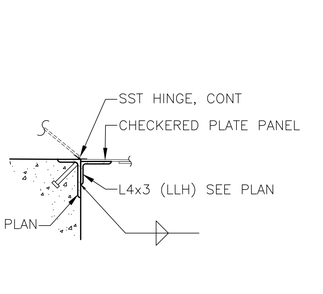
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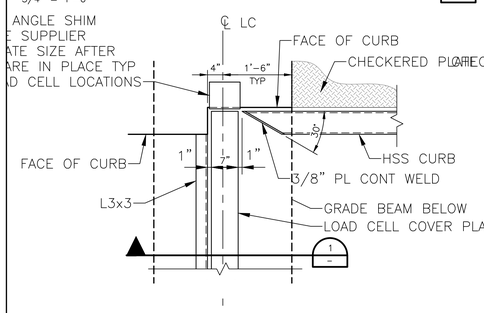
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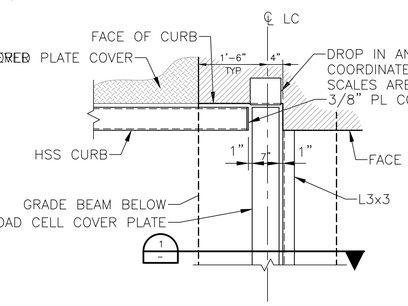
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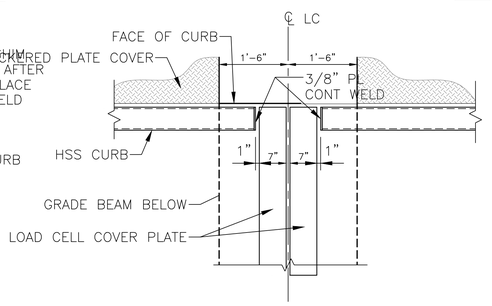
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DETAIL *
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4 01S102



DETAIL *
3/4" = 1'-0"
5 01S102



DETAIL *
3/4" = 1'-0"
6 01S102

GENERAL SHEET NOTES (APPLIES TO THIS ENTIRE SHEET):

1. * INDICATES DIMENSION OR DETAILS TO BE VERIFIED PRIOR TO CONSTRUCTION. DIMENSIONS BASED ON METTLER TOLEDO MODEL 7560. SEE SPECIFICATION SECTION 10880.
2. LC = LOAD CENTER

ISSUE	DATE	DESCRIPTION
0	12/30/16	RECORD DRAWINGS

PROJECT MANAGER	J DEMPSEY
ARCHITECTURAL	B GEHRKI
CIVIL	D FUCHS
ELECTRICAL	L RAKSIN
FIRE PROTECTION	Z SACHSENMAIER
MECHANICAL	T CARSON
STRUCTURAL	S MAGNUSSEN
LANDSCAPE	A PETERSON
PROJECT NUMBER	215094

RECORD DRAWING

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Metro Waste Authority

P-45REBID METRO NORTHWEST TRANSFER STATION CONSTRUCTION

TRANSFER STATION SECTIONS 2

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SCALE	1/2" = 1'-0"
SHEET	01S302

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Section H – Site Operations Plan

The content within this section is the same as submitted in the 2021 Permit Application (IDNR Doc ID 101722) and has been compiled herein to provide a complete permit renewal application.

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1.4 Visual Inspection [106.11(4)] H-2
1.5 Segregation and Management of Unacceptable Wastes [106.11(5)] H-2
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List of Attachments
Attachment H-1: Rejected Waste Loads Log

1 Transfer Station Operating Requirements [IAC 567 106.11]

1.1 Operator Certification [106.11(1) "A-D"]

Site access is and will be controlled and limited to a time when a transfer station operator who has met the proper training requirements is on duty. The training requirements include the reading, understanding, and implementation of this document and the reading, understanding, and implementation of the ERRAP. This also includes the ability to visually recognize universal symbols and markings, and indications of unacceptable materials pursuant to subrule 106.11(4). In addition, the operations manager shall also be certified by a training program approved by the Department such as, but not limited to, the Solid Waste Association of North America's Managing Transfer Station Systems Training and Certification Course since the facility will be permitted for 20,000 tons or more per year of solid waste. A copy of facility operator certificate for Metro Waste Authority's (MWA) operations manager is included in Section E. See Section D for MWA's organizational chart.

1.2 Service Area [106.11(2)]

Solid waste is only accepted that is generated in MWA's service area. Delivery is typically restricted to approved waste haulers with the exception of public vehicles allowed for periodic public events held on designated Saturdays. See www.mwatoday.com/locations for drop off hours and restrictions.

1.3 Operation Enclosure [106.11(3)]

The transfer building completely encloses the unloading, storage, and loading areas. The enclosure keeps precipitation out of the building, reduces attraction of vectors, and also reduces litter generation at the site. No materials are or will be salvaged at the transfer station.

Tires, white goods and residential collection carts found in the haulers' loads are separated from the waste stream, stored outside of the transfer building, and periodically removed from the site.

Tires and white goods incidental to acceptance of solid waste during public events may be unloaded and transferred outside of the transfer station facility. These materials are typically transferred into transportation vehicles and removed from the site the day of the event.

1.4 Visual Inspection [106.11(4)]

The transfer station operator, at a minimum, visually inspects all solid waste accepted by the transfer station for hot loads and hazardous, infectious, radioactive, and other wastes not accepted for disposal in a sanitary landfill.

1.5 Segregation and Management of Unacceptable Wastes [106.11(5)]

To the extent practical, transfer station operators will segregate and manage identifiable unacceptable wastes and hot loads in accordance with applicable laws and in a safe and responsible manner. Due to the nature of the operation, the operator typically pushes each load after it has been dumped on the tip floor. Therefore, the load is observed and if unacceptable wastes are observed they are immediately segregated. The solid waste hauler responsible for leaving the waste is then notified to retrieve it from the transfer station.

Although the receipt of a hot load is not expected to occur often, any hot load will typically be isolated from the other waste in the transfer station, wetted down with water, and allowed to cool until it is no longer a fire hazard. A load inspection form is completed and placed on file on site documenting unacceptable waste and hot loads.

1.6 Scavenging [106.11(6)]

Transfer station operators are currently not allowed to salvage materials, although this practice is allowed under the code and may be changed at some future date. However, scavenging is prohibited.

1.7 Controlling Litter and Vectors [106.11(7, 9)]

Unloading, handling, and transferring solid waste inside the transfer building limits the generation of litter. During each day of operation, litter will be picked up from the outside of the transfer building on an as-needed basis. Litter fences will be utilized near the tunnel. Periodic cleaning will prevent litter accumulation inside the building.

Vectors and vermin are controlled by removing solid waste from the building, by using regular insecticide spray schedules, bait traps, and by regular washing of floors, equipment, and other areas of the building as required. The practice of “first-in” is “first-out” for waste handling reduces time solid waste is present at the facility. Putrescible loads will be given priority in loading so as to reduce the time they are present on site and to reduce odors.

1.8 Equipment and Site Cleaning [106.11(8, 10)]

Transfer station trailers are power washed off-site, as necessary to control odor, excessive mud, vectors, and vermin. Equipment to be used within the transfer building is easily cleaned. Wash water is collected and drains to the grease and grit trap where it is then pumped to the sanitary sewer system. The tipping floor within the transfer station is cleaned as needed to prevent a nuisance or public health hazard.

1.9 Wash Water Collection [106.11(11, 12)]

Trench drains are installed in the floor of the transfer station, in the lower-level tunnel, and beneath the load-out scales (See Attachment G-4). These drains are connected to a grease and grit trap and the sanitary sewer system and serve to collect wash water and other liquids. Periodic inspection, cleaning, and repairs of the trench drains are performed to maintain proper operation conditions. If repairs are needed, surfaces in waste handling and wash-down areas will not be used for waste handling unless the area is repaired to maintain a surface impermeable to liquids. Repairs to any breach of an impervious surface will be performed within 24 hours of discovery of the breach.

1.10 Routine Operational Maintenance [106.11(13)]

Routine operational maintenance of the facility is and will be conducted in an adequate manner.

2 Temporary Solid Waste Storage at Transfer Stations [IAC 567 106.12]

2.1 Storage Area [106.12(1)]

The Metro Northwest Transfer Station has approximately 16,000 square feet of tipping floor area for vehicle unloading, loader operation, and temporary solid waste storage. Solid waste remaining at the end of the day is stored inside the fully enclosed building (doors closed).

Areas for waste storage are clearly marked and include a fire detection and sprinkler system. This waste will be the first loaded (“first-out”) on the next workday.

The transfer trailers may serve as temporary storage of solid waste while waiting transfer to the Metro Park East (MPE) Landfill or Metro Park West (MPW) Landfill.

2.2 Storage Time [106.12(2)]

Waste is not stored longer than 48 hours, excluding Sundays and national holidays.

3 Transfer Station Record-Keeping Requirements [IAC 567 106.13]

The official operating records are maintained on file at the MPE Landfill and are available at the Metro Northwest Transfer Station via SharePoint. Copies of the permit and plans and record maintenance specifically noted in IAC 567 106.13 are kept at the locations noted in 106.13(1) and 106.13(2).

3.1 Permit and Plans [106.13(1)]

Metro Waste Authority maintains a copy of the following documents:

- Current permit(s), on site. [MWA file no. 25-7A]
- Plan of operation, on site. [MWA file no. 25-8203]
- Emergency response and remedial action plan, on site. [MWA file no. 25-7135]
- Proof of financial assurance, on file at MPE Landfill. [MWA file no. 25-3345.2]

3.2 Record Maintenance [106.13(2)]

Metro Waste Authority will maintain records of the following information for three calendar years:

- Tonnage of all solid waste disposed of quarterly, on file at MPE Landfill. [MWA file no. 3336]
- Destination of all outgoing solid waste, on file at MPE Landfill. [MWA file no. 25- 3337]
- Wash water management system inspection log, on site. [MWA file no. 25-8267]
- Hot loads and hazardous, infectious, radioactive, or other unacceptable wastes found, on site. [MWA file no. 25-8268]
- Training received by transfer station operator(s) pursuant to 106.11(1), on file at MPE Landfill. [MWA file no. 7420.001.04]

4 Transfer Station Reporting Requirements [IAC 567 106.14]

4.1 Reporting Requirements [106.14(1)]

- The following information will be reported to the Department on a quarterly basis:
- Tons of solid waste disposed of.
- Comprehensive planning areas from which the solid waste originated and the corresponding tonnages of solid waste disposed from each county and planning area.
- Destination of all outgoing solid waste.

4.2 Engineering Inspections [106.14(2)]

The transfer station will be inspected annually by an Iowa-licensed professional engineer (P.E.). The inspection, at a minimum, covers the design standards pursuant to rule IAC 567 106.10(455B). The inspection report will reflect the facility's compliance with respect to the Department-approved design and construction. The annual engineering inspection report will be submitted to the Department by the first workday in November each year.

4.3 Vehicle Design and Repair [106.15(1,2)]

The portion of the solid waste transport vehicle that contains solid waste will be sufficient to prevent the accidental discharge of its contents, the attraction or harborage of vectors, and infiltration of precipitation. Transport vehicles with an open top will have a suitable cover, which is not easily torn, shredded, broken, or breached under normal use.

Any transport vehicle that fails to meet the requirements of this rule is repaired before utilized in the transport or storage of solid waste.

4.4 Vehicle Cleaning [106.15(3,4)]

Transfer station vehicles are and will be cleaned at intervals frequent enough to prevent a nuisance or vector attraction. Wastewater generated from the cleaning of the areas of the solid waste transport vehicles that hold solid waste are considered wash water and is managed accordingly.



5 Solid Waste Transport Vehicle Operation Requirements [IAC 567 106.16]

5.1 Secure Closure of Transport Vehicles [106.16(1)]

The solid waste transport vehicle's openings shall be securely closed before transport and during solid waste storage so as to prevent the loss of solid waste. A transfer trailer tarping area is located within the transfer station building where loaded transfer trailers are covered with tarps prior to leaving the building (See Record Drawings in Attachment G-4).

5.2 Loading Operation [106.16(2)]

Solid waste transport vehicles are loaded with solid waste inside the transfer station building in a manner that reduces the spilling of materials. Solid waste spilled from a solid waste transport vehicle during loading shall be collected as often as necessary to reduce litter, dust, or other fugitive debris.

5.3 Solid Waste Spill [106.16(3)]

If solid waste is spilled from a solid waste transport vehicle during transport that is not on transfer station property, the spilled solid waste shall be collected as soon as possible. Metro Waste Authority shall immediately report the spill to the Department and the Department field office with jurisdiction over the Metro Northwest Transfer Station and spill location.

Attachment H-1: Rejected Waste Loads Log

Rejected Waste Loads Log

Date	Time	Hauler Information	Comments	Initial of Operator

Section I – Emergency Response and Remedial Action Plan

The emergency contact information has been updated to reflect staffing changes and the list of at-risk populations within five miles has been updated. All other contents in this section are as previously submitted in the 2021 Permit Application (IDNR Doc ID 101722).

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List of Attachments

Attachment I-1: Site Plans and Maps
Attachment I-2: Emergency Phone Numbers
Attachment I-3: Directions to Hospital
Attachment I-4: IDNR Guidelines for Reporting Hazardous Conditions Including Chapter 131 IAC "Notifications of Hazardous Conditions"
Attachment I-5: List of At-Risk Populations Within a Five-Mile Radius

1 Facility Information

The Metro Northwest Transfer Station Emergency Prevention and Action Plan (MNTS Action Plan) was prepared by MWA independently of IDNR regulation 567 – 102.16 (455B) for the Metro Northwest Transfer Station (MNTS). Rather than duplicate the content of MWA's action plan this Emergency Response and Remedial Action Plan (Plan) will reference specific sections, where applicable, of the MNTS Action Plan to be located in the MNTS office. The MNTS Action Plan will be updated periodically by MWA as needed.

1.1 Permitted Agency

Metro Waste Authority (MWA)

Metro Northwest Transfer Station (MNTS)

1.2 DNR Permit Number

Permit number will be issued by the Iowa Department of Natural Resources (IDNR). The IDNR construction and operation permit number for the MNTS is #77-SDP-69-14P-XFR.

1.3 Facility Description

This facility is a solid waste transfer station. This site also includes a satellite facility for household hazardous materials (HHM).

1.4 Responsible Official and Contact

The MNTS Working Foreman has been designated as the on-site emergency coordinator, or in their absence the Solid Waste Administrator, or in their absence the Disposal Operations Manager, or in their absence the Executive Director. The MNTS Action Plan provides the Lines of Authority and notifications in the individual action guides.

The Engineer of Record for this permit renewal application is:

Brad Sullivan, PE
Stantec Consulting Services, Inc.
1 Carlson Parkway, Suite 100
Plymouth, MN 55447
Direct phone: 763-252-6807
Email: brad.sullivan@stantec.com

1.5 Site and Environs Map

A site vicinity map is included in Figure 1 of Attachment A. Figure 2 contains the emergency evacuation plan map. This site plan map provides the location of emergency evacuation routes, fire escape routes, and emergency assembly points (EAPs). Employees should be familiar with both the evacuation routes and the EAP.

2 Temporary Solid Waste Storage at Transfer Stations [IAC 567 106.12]

2.1 Iowa Code

This Plan is designed to meet the requirements of Iowa Code paragraph 455B.306(6)d which requires the submission of an Emergency Response and Remedial Action Plan by all sanitary disposal projects.

This Plan is intended to:

- Establish provisions to minimize the possibility of fire or explosion.
- Establish provisions to minimize any releases to air, land, or water of pollutants that could threaten human health and the environment.
- Identify possible occurrences that may endanger human health and environment.

2.2 Permit Provisions

An updated Plan will be submitted at the time of each permit renewal application if a review indicates that revisions are required. The Plan is intended to be flexible and to meet contingencies arising at the facility. Requests for changes to the Plan may be submitted to MWA's Solid Waste Administrator, Disposal Operations Manager, or Site Engineer.

3 Transfer Station Record-Keeping Requirements [IAC 567 106.13]

3.1 Utilities Failure

Utilities include natural gas, electricity, sanitary sewer, and water.

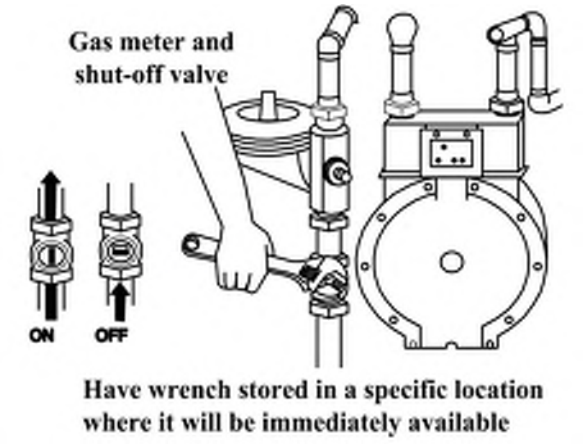
3.1.1 Natural Gas Failure Short Term and Long Term

In the event MNTS facilities are without natural gas supply and natural gas odor is present contact the following:

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.
- Natural Gas Company - See Attachment B for telephone number.

NATURAL GAS LEAK

- If a gas odor is present and it is strong, take immediate action:
- Natural gas is an asphyxiate. In proper concentrations it can suffocate a person.
- Use extreme caution if a gas odor is present.
- Try to shut off the natural gas by turning the shut-off valve to the horizontal position.
- Leave the building where the odor is identified. Go to the Emergency Assembly Point (See Attachment A). Account for MNTS personnel, guests, contractors, etc.
- Do not attempt to locate gas leaks.
- Open doors and windows.
- Do not turn lights on/off or unplug electrical appliances.
- Do not use telephones in or around the building or office.
- Do not position or operate vehicles or powered equipment.
- Do not attempt any other repairs to the natural gas systems.
- If you turn off the gas for any reason, it must be turned back on by a professional.



- After the gas has been shut-off and the facility ventilated, or the facility has been evacuated to a safe distance, then the following individuals must be contacted:
    - Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.
    - Natural Gas Company - See Attachment B for telephone number.

3.1.2 Electricity Failure Short Term and Long Term

Disruption of essential services due to electrical failure are explained further in the MNTS Action Plan.

SCALE FAILURE DUE TO ELECTRICITY SUPPLY FAILURE

If the MNTS scales are non-operational, then the following individuals must be contacted:

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.
- MNTS Working Foreman may direct trucks directly to the Metro Park East (MPE) Sanitary Landfill or the Metro Park West (MPW) Sanitary Landfill.

BUILDINGS

Although the MNTS is primarily open during daylight hours, twilight and dusk operations may require supplemental light and heat if the electricity fails.

If the electrical systems at the HHM enclosure are non-operational, persons should not enter the enclosure if waste gases are suspected to be present (See Section 3.4.3). For long term electricity supply failure to the HHM enclosure, operations may require a portable generator to power the mechanical ventilation system.

3.2 Weather Related Events, Including Event and Post Event Conditions

Use weather radios located in MNTS office to receive the most updated information on local conditions.

3.2.1 Tornado

Tornado Terminology:

Tornado Watch - Tornadoes are possible.

Tornado Warning - A tornado has been sighted or indicated by weather radar.

PROCEDURES DURING AND AFTER A TORNADO

Tornado procedures are explained further in the MNTS Action Plan.

PROCEDURES AFTER A TORNADO

- Try to get out of damaged buildings. Once out, do not re-enter unless necessary. Use great caution.
- Extinguish all smoking and small fires. For any type of fire, notify Fire Department – see Attachment B for telephone numbers.

CHECK FOR NATURAL GAS LEAKS

- Check for gas leaks. If you smell gas or hear a blowing or hissing noise, open a window and quickly leave the building.
- Turn off the gas at the outside main valve if you can and call the gas company from a cellular telephone or a telephone away from the affected property. If you turn off the gas for any reason, it must be turned back on by a professional.
- CHECK FOR ELECTRICAL SYSTEM DAMAGE
- Look for electrical system damage. If you see sparks or broken or frayed wires, or if you smell hot insulation, turn off the electricity at the main fuse box or circuit breaker.
- If you have to step in water to get to the fuse box or circuit breaker, call an electrician first for advice.
- CHECK FOR SEWAGE, LEACHATE, AND WATER LINE DAMAGE
- Check for sewage, leachate, and water line damage. If you suspect sewage lines are damaged, avoid using toilets, avoid generating additional leachate from solid waste, and call a plumber. If water pipes are damaged, contact the water company and avoid using water from the tap.
- CHECK SOLVENT STORAGE SYSTEMS
- Extinguish all smoking and small flames. For any type of fire, notify Fire Department – see Attachment B for telephone numbers.
- If a spill/leak exists, attempt to stop the leak/spill or absorb solvents with inert materials.

- If bulk fuel or solvent is leaking into the environment from a storage system, take immediate steps to limit flow into drainage ways.
- Report applicable spills or leaks to the Solid Waste Administrator or Disposal Operations Manager. See Attachment B for emergency contacts

CHECK HOUSEHOLD HAZARDOUS MATERIALS ENCLOSURE

- If a spill/leak exists, see Section 3.4.
- Do not open to the public until hazardous materials that may have been displaced during the storm are properly managed.

3.2.2 Wind Storms/Winter Storms

Wind Storm / Winter Storm Terminology:

Down Burst - a strong out rush of wind formed by rain cooled air. Strong down bursts, which produce extensive damage, are often mistaken for tornadoes. A downburst can easily overturn a mobile home, tear roofs off houses, and topple trees.

Winter Storm Watch - Indicates that severe winter weather may affect your area.

Winter Storm Warning - Indicates that severe winter weather conditions are definitely on the way.

Blizzard Warning - Indicates that large amounts of falling or blowing snow and sustained winds of at least 35 miles per hour are expected for several hours.

Heavy snow can interrupt or halt transportation services.

If a blizzard warning is issued by local authorities contact the following individuals for further instruction:

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.

3.2.3 Intense Rainstorm and Erosion

Thunderstorm Terminology:

Severe Thunderstorm Watch - A severe thunderstorm (damaging winds 58 miles per hour or more, or hail three-fourths of an inch in diameter or greater) is likely to develop.

Severe Thunderstorm Warning - A severe thunderstorm has been sighted or indicated by weather radar. Erosion issues are not likely to become a major concern at the MNTS.

THUNDERSTORM PROCEDURES

THUNDERSTORM WATCH PROCEDURES

- Locate a safe place, such as the designated tornado shelter at the transfer station.
- Watch the sky.
- Assign someone to listen to the MNTS weather radio located in the MNTS office.

THUNDERSTORM WARNING PROCEDURES

- Go to a safe place.
- Listen to the MNTS weather radio located in the MNTS office and wait for the "all clear" by the authorities.
- Tornadoes are spawned by thunderstorms and flash flooding can occur with thunderstorms. When a "severe thunderstorm warning" is issued, review what actions to take under a "tornado warning" or a "flash flood warning."

PROCEDURES AFTER A THUNDERSTORM INCLUDING LIGHTNING STRIKES

Procedures for thunderstorms and lightning strikes that injure people are explained further in the MNTS Action Plan.

CHECK FOR SEWAGE, LEACHATE, AND WATER LINE DAMAGE

- Check for sewage, leachate, and water lines damage. If you suspect sewage lines are damaged, avoid using toilets, avoid generating additional leachate from solid waste, and call a plumber. If water pipes are damaged, contact the water company and avoid using water from the tap.

CHECK SOLVENT STORAGE SYSTEMS

- Extinguish all smoking and small flames. For any type of fire, notify Fire Department – see Attachment B for telephone numbers.
- If a spill/leak exists, attempt to stop the leak/spill or absorb fuel/solvents with inert materials.
- If bulk solvent is leaking into the environment from a storage system, take immediate steps to limit flow into drainage ways.
- Report spills or leaks to the Solid Waste Administrator or Disposal Operations Manager. See Attachment B for emergency contacts.

CHECK HOUSEHOLD HAZARDOUS MATERIALS ENCLOSURE

- Extinguish all smoking and small flames. For any type of fire, notify Fire Department – see Attachment B for telephone numbers.
- If a spill/leak exists, see Section 3.4.
- Do not open to the public until hazardous materials that may have been displaced during the storm are properly managed.

3.2.4 Lightning Strikes

There are some places that are safer than others from lightning strikes, however no place is risk free.

LIGHTNING STRIKE VICTIM

- A person who has been struck by lightning does not carry an electrical charge that can shock other people.

- Lightning striking a scale or other area near workers may also cause medical problems. Check personnel and follow MWA medical emergency protocol (MNTS Action Plan).
- If a lightning victim is injured, follow MWA medical emergency protocol (MNTS Action Plan).
- Instructions for making 911 calls are located in the MNTS Action Plan and near telephones.

3.2.5 Flooding

Flood Terminology:

Flash Flood Watch – A flood is possible, be alert to signs of flash flooding, and be ready to evacuate. Know the local terrain, flash floods can happen more quickly in hilly terrain or low-lying areas.

Flash Flood Warning – A flood is already occurring and will occur soon in your area, listen to local radio and television for local information and advice.

If a flash flood warning is issued by local authorities contact the following individuals for further instruction.

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.

FLOOD DAMAGE PREVENTION PROCEDURES

- Move waste off working floor and into trailers if possible.
- Move materials to higher location within HHM enclosure, if possible.
- Move key documents, electronic files, computers, etc. to higher ground or take them with you if you must evacuate.
- Review evacuation procedures with employees.
- Turn on weather radio and get the latest emergency information.
- If told to leave, do so immediately.

PROCEDURES DURING A FLOOD

- Evacuation may be necessary. If advised to evacuate, do so immediately.
- Never drive into a flooded area.
- Never drive around road barricades.
- In case employees are separated from one another during floods or flashfloods, each employee shall contact the Solid Waste Administrator or Disposal Operations Manager so all employees can be accounted for.
- Evacuation is much simpler and safer before floodwaters become too deep for ordinary vehicles to drive through.
- Listen to a battery-operated radio or television for evacuation instructions.
- Follow recommended evacuation routes. Shortcuts may be blocked.
- Leave early enough to avoid being marooned by flooded roads.

IF OUTDOORS

- Climb to high ground and stay there.
- Avoid walking through any floodwaters. If it is moving swiftly, even water 6 inches deep can sweep you off your feet.

IF IN A VEHICLE

- Never drive into a flooded area.
- Never drive around road barricades.
- If you come to a flooded area, turn around and go another way.
- If your car stalls, abandon it immediately and climb to higher ground. Many deaths have resulted from attempts to move stalled vehicles.

PROCEDURES AFTER A FLOOD

- Return to the MNTS only after it has been declared safe by local emergency management officials. Follow all emergency rules, laws, and regulations.
- Report and stay clear from loose power lines or damaged utilities.
- Report downed power lines to your utility company or local emergency manager.
- Some appliances, such as television sets, can shock you even after they have been unplugged. Do not use appliances or motors that have gotten wet unless they have been taken apart, cleaned, and dried.
- Be alert for gas leaks. Use a flashlight to inspect for damages. Do not smoke or use candles, lanterns, or open flames unless you are sure that the gas has been turned off and the area has been aired out.
- Look for fire hazards. Broken or leaking gas lines, flooded electrical circuits, submerged furnaces or electrical appliances, flammable or explosive materials coming from upstream.
- Service damaged septic tanks, cesspools, pits, and leaching systems as soon as possible. Damaged sewage systems are health hazards.
- Document the damage for insurance purposes by taking notes or photographs.

STRUCTURAL STABILIZATION TEMPORARY MEASURES

- Identify potential deficiencies and provide temporary shoring to protect life and property while the water levels are receding. All shoring measures should be planned with the assistance of qualified structural engineers or contractors.
- Support unstable or leaning structures or features with temporary bracing and reinforcement.
- Strengthen exposed foundations or brace areas of undermining by following engineer's recommendations.
- Brace and strengthen decayed or damaged floor and ceiling structures. Check bearing locations for movement or settlement.

CHECK FOR SEWAGE, LEACHATE, AND WATER LINE DAMAGE

- Check for sewage, leachate, and water line damage. If you suspect sewage lines are damaged, avoid using toilets, avoid generating additional leachate from solid waste, and call a plumber. If water pipes are damaged, contact the Solid Waste Administrator or Disposal Operations Manager who should contact the water company. Avoid using water from the tap.

CHECK SOLVENT STORAGE SYSTEMS

- Extinguish all smoking and small flames. For any type of fire, notify Fire Department – see Attachment B for telephone numbers.
- If a spill/leak exists, attempt to stop the leak/spill or absorb fuel/solvents with inert materials.

- If bulk solvent is leaking into the environment from a storage system, take immediate steps to limit flow into drainage ways.
- Report applicable spills or leaks to the Solid Waste Administrator or Disposal Operations Manager. See Attachment B for emergency contacts.

CHECK HOUSEHOLD HAZARDOUS MATERIALS ENCLOSURE

- Extinguish all smoking and small flames. For any type of fire, notify Fire Department – see Attachment B for telephone numbers.
- If a spill/leak exists, see Section 3.4.
- Do not open to the public until hazardous materials that may have been displaced during the flood are properly managed.

SCREENING AND DOCUMENTING FLOOD RELATED WASTES

- Do not accept hazardous material caused by a flood.
- Do not accept free flowing liquids – even if the container is thought to contain only flood- related liquid.
- Do not accept containers that contain unknown materials, especially drums and similar containers that "floated" to the current owner.
- Document all flood related debris for possible credit/reimbursement.

3.3 Fire and Explosions

Emergency protocol for incipient and major fires/explosions are explained further in the MNTS Action Plan.

3.3.1 Waste/Recyclable Materials

For fires at the tipping floor, see Section 3.3.6 Facilities. For fires in vehicles, see Section 3.3.8 Hot Loads.

FIRES AT RECYCLABLE STORAGE AREAS

Recyclable storage areas will be located outside and away from the building. The procedures for handling fires in recyclable storage areas will be similar to Section 3.3.8 Hot Loads.

FIRES AT HOUSEHOLD HAZARDOUS MATERIALS ENCLOSURE

The HHM enclosure is located outside and away from the transfer station building and maintenance building. The procedures for handling fires at the HHM enclosure will be similar to Section 3.3.2 Buildings and Site. The HHM enclosure is protected with a fire suppression system. Fire suppressant will flow from the total flood nozzles when they are activated due to increased heat levels. Flow from the nozzles should initiate the local alarm (vibrating bell or equivalent) on the enclosure.

3.3.2 Buildings and Site

SMALL LOCALIZED FIRE – BUILDING OR OFFICE

- Emergency protocol for incipient and major fires/explosions are explained further in the MNTS Action Plan.
- Caution: A small-localized fire can engulf a room in less than 60 seconds.
- Act quickly. Smoke can be very dangerous.
- Use a fire extinguisher to extinguish the flame, shoot at the base of the flame. Remember the PASS (pull, aim, squeeze, sweep) method.
- Remove nearby flammable materials such as paper, drapes, rags, etc.
- Evacuate all unnecessary personnel – go to the Emergency Assembly Point (See Attachment A).
- Notify Fire Department for any fire – see Attachment B for telephone numbers.

OUT OF CONTROL FIRE – BUILDING OR OFFICE

Emergency protocol for incipient and major fires/explosions are explained further in the MNTS Action Plan. The transfer station building is protected throughout with an automatic fire sprinkler system. Water will flow from the fire sprinkler system heads when they are activated due to increased heat levels. Water flow from the sprinkler system will initiate the fire alarm system, notifying the occupants. This fire alarm system also reports fire alarms, calling the fire department.

- Get out of the building. Familiarize yourself with at least two exits from each room; for example; one window and one door.
- Go to the Emergency Assembly Point (See Attachment A).
- Phone the Fire Department (911) from a mobile phone or from a neighbor's phone. See Attachment B for telephone numbers.
- Contact the Solid Waste Administrator or Disposal Operations Manager from a mobile phone or from a neighbor's phone. See Attachment B for telephone numbers.
- Never go back inside a building for any reason, until the all clear is given by the fire department.

3.3.3 Equipment

ENGINE FIRES

Emergency protocol for incipient and major fires/explosions are explained further in the MNTS Action Plan.

- Immediately turn off the ignition to shut down the fuel pump and the flow of fuel.
- Putting out an engine fire safely and efficiently requires two people. One holds the fire extinguisher and the other opens the hood. The fire will flare up as the fresh air hits it. Immediately spray the fire extinguisher across the base of the flames until the fire is out.
- It is important to get the hood open fast. If the fire burns through the hood release cable before you can get it open, there will be no way to get at the fire.
- Do not try to put out an engine fire by spraying the extinguisher through the radiator or through the wheel wells, this method will not work and will waste time and the fire extinguisher contents. Get at the base of the flames.
- Notify Fire Department for any fire – see Attachment B for telephone numbers.

3.3.4 Fuels

GENERAL SAFETY

- Vapors from fuels can be more flammable than liquid, and can travel from their liquid origin. Always use caution when filling vehicles or containers.
- Equipment shall be refueled only at designated locations.
- In case of spillage, filler caps shall be replaced and spillage disposed of before engines are started.
- Engines shall be stopped and operators shall not be on the equipment during refueling operations.
- Only designated persons shall conduct fueling operations.
- Smoking and open flames shall be prohibited in areas used for fueling, fuel storage, or enclosed storage of equipment containing fuel.
- Liquid fuels not handled by pump shall be handled and transported only in portable containers or equivalent means designed for that purpose. Portable containers shall be metal, have tight closures with screw or spring covers and shall be equipped with spouts or other means to allow pouring without spilling. Leaking containers shall not be used.

3.3.5 Utilities

PROPANE GAS TANK

This facility does not have a propane storage tank.

ELECTRICAL

Emergency protocol for incipient and major fires/explosions are explained further in the MNTS Action Plan.

- Use a fire extinguisher rated CLASS C: Energized Electrical Equipment including Wiring, Fuse Boxes, Circuit Breakers, Machinery, and Appliances.
- Caution: A small-localized fire can engulf a room in less than 60 seconds.
- Act quickly.
- Remove nearby flammable materials such as paper, drapes, rags, etc.
- If necessary, evacuate all unnecessary personnel. Go to the Emergency Assembly Point (See Attachment A).
- Notify Fire Department for any fire – see Attachment B for telephone numbers.

FOR SMALL LOCALIZED ELECTRICAL FIRES

- Use a fire extinguisher rated CLASS C: Energized Electrical Equipment including Wiring, Fuse Boxes, Circuit Breakers, Machinery, and Appliances.
- Caution: A small-localized fire can engulf a room in less than 60 seconds.

FOR LARGER UNCONTROLLED ELECTRICAL FIRES

- Get out of the building. Familiarize yourself with at least two exits from each room; for example; one window and one door.
- Go to the Emergency Assembly Point (See Attachment A).
- Phone the Fire Department from a mobile phone or from a neighbor’s phone. See Attachment B for telephone numbers.
- Contact the Solid Waste Administrator or Disposal Operations Manager from a mobile phone or from a neighbor’s phone. See Attachment B for telephone numbers.
- Never go back inside a building for any reason.

Natural Gas

See Section 3.1.1 for Natural Gas.

3.3.6 Facilities

See Section 3.3.2 Buildings and Site. The MNTS does not have additional facilities not previously covered. The leased salt barn buildings and area are not covered in this ERRAP.

TIPPING FLOOR

Transfer station stockpile/tipping floor fires can be started from several causes: spontaneous combustion, careless smoking, and arson.

- Understand and be aware of warning signs.
- Always report any visible smoke to the Working Foreman. Report steam to the Working Foreman. See Attachment B for phone numbers.
- If in doubt about a possible fire or signs of fire call the Fire Department (call 911). See Attachment B for telephone numbers.
- Contact the Solid Waste Administrator or Disposal Operations Manager from a mobile phone or from a neighbor's phone. See Attachment B for telephone numbers.

ONCE A FIRE IS IDENTIFIED

- Utilize the Alarm System as necessary. Manual pull stations will be installed adjacent to all exit doorways in the transfer station building. When the sprinkler system heads are activated by increased heat levels, water flow from the sprinkler system will initiate the fire alarm system, notifying the occupants. The fire alarm system also reports fire alarms, calling the fire department.
- Control access to the site and establish site security.
- First aid should be available on-site.

Controlling a transfer station fire may be accomplished through local fire fighting equipment. Follow the instructions of the fire fighting professionals on site.

- Excavated waste may require a hot pad where it can be spread and soaked with water or other fire extinguishing media.
- Soaked material may require a cool pad storage area.
- Use caution while excavating "hot" materials, exposure to the air may create flames.
- Before attempting to excavate the "hot spot" within a stockpile, a spotter should watch equipment operators.
- Move "hot" materials to a hot pad so the materials can be sprayed with water or fire extinguishing media.

Unaffected stockpile materials and soaked stockpile materials should be moved to a cool pad while the remaining materials are excavated.

3.3.7 Hot Loads

SMOLDERING OR IGNITED FIRES – IN A VEHICLE

- "Hot Loads" are loads of waste or vehicles that are smoking, smoldering or are on fire. "Hot Loads" may arrive at the transfer station without the driver aware of the risk.
- Do not dump hot loads on top of exposed waste of any kind.
- Do not stop a truck on fire or containing a hot load near a building.
- Quickly alert the driver and direct the truck toward a safe area.
- Call the Fire Department. See Attachment B for telephone numbers.
- If the load can be dumped without harming the driver or others, dump the load in a safe area. Caution: A fire may spread quickly or "flash" as air is introduced.
- Use sand to cover the material or water from MNTS fire hoses to prevent the fire from spreading.
- Stay out of the "zone of danger," which is the cone-shaped area directly behind a vehicle with the gas tank located in the usual position at the back. If a gas tank explodes, it sends a tremendous blast out from the rear of the vehicle. This can be lethal for 50 to 100 feet behind the vehicle.

3.3.8 Waste Gases

Explosive and flammable gases such as methane are not anticipated at the MNTS.

Fires at the HHM enclosure could result in harmful waste gases. Should this condition occur, the following actions should be taken immediately:

- Move away from the enclosure.
- Phone the Fire Department (911) from a mobile phone or from a neighbor's phone. See Attachment B for telephone numbers.
- Contact the Solid Waste Administrator or Disposal Operations Manager from a mobile phone or from a neighbor's phone. See Attachment B for telephone numbers.

3.3.9 Evacuation

- See the Emergency Evacuation Map (Attachment A) and the MNTS Action Plan for applicable evacuation steps in each individual action guide.

3.4 Regulated Waste Spills and Releases

Terminology:

Regulated Waste – Generally includes non-hazardous material such as leachate, municipal solid waste, and petroleum contaminated soils.

Spill – For this report, a spill primarily involves liquids or solids that are deposited accidentally on the facility's property in an incorrect location but remain within the facility's property boundary. Spills include quantities of 100 gallons or less, or two tons or less.

Release – For this report, a release may involve spills of solids or liquids greater than 100 gallons or greater than two tons that enter lagoons, sedimentation ponds, drainage ways, etc. but stay on-site.

3.4.1 Waste Materials

Waste Materials – Waste materials are materials normally accepted at the transfer station and are also regulated wastes.

Household Hazardous Materials (HHM) – HHM are regulated waste materials generated by households in small quantities and normally accepted through household hazardous waste programs.

3.4.2 Wash Water

ON-SITE SPILL OR RELEASE

MNTS uses sanitary sewer lines to dispose of leachate generated from waste. A spill situation might occur if the drainage paths are blocked or dammed.

If a leachate spill is observed contact the following:

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.

LAGOONS

This facility does not have a lagoon.

DRAINAGE SYSTEMS

- Leachate should not overflow into a non-leachate designated drainage system from a spill event.
- If leachate should be observed overflowing into a drainage system actions should be taken to stop the flow of leachate.

MISCELLANEOUS SPILLS

Leachate from waste and/or spills should not be allowed to flow beyond the MNTS property boundary and should not be allowed to enter a creek, river, or stream.

Small leachate spills from tankers or other sources should be observed so they do not leave the property boundary. Absorbent materials, such as yard waste or compost, could be placed on the spill to minimize tracking.

Inspect HHM Enclosure and Oil Storage Systems

Hazardous material, incompatible materials, reactive materials, and other chemicals are stored in the HHM enclosure. Outside of the HHM enclosure may be a waste oil structure. Specific spill responses are discussed during 40-hour HAZWOPER training. Personnel managing the HHM enclosure materials are required to have 40-hour training.

If a spill is identified:

- Notify the Solid Waste Administrator or Disposal Operations Manager of the type and amount of material spilled.
- Assess the type and quantity of the spilled material to determine if outside assistance is required.
- If outside assistance is necessary, contact the appropriate emergency services (Attachment B).
- If no outside assistance is required, immediately stop the flow by closing an open valve, setting container upright, plugging the leak, etc.
- Once the spill has been corrected, deploy appropriate waste spill kit tools to prevent material from exiting the facility or spreading further.

Use extreme caution while managing a hazardous waste spill. More than one material may have been spilled and may pose a serious hazard if they come into contact with one another.

3.4.3 Waste Gases

Methane gas is a by-product of waste decomposition and can be explosive in specific concentrations. Methane gas is colorless and odorless; odor is emanated from other gases mixed with the methane.

- Methane gas can migrate and accumulate in enclosed buildings, under scales, crawl spaces and other confined spaces.
- Methane gas concentration levels are often detected using an electronic meter. If methane gas is detected within the explosive limits:
- Extinguish all smoking.
- Attempt to ventilate the area by opening windows/doors.
- If the methane is detected in the MNTS office or other building regularly occupied, evacuate immediately and go to the Emergency Assembly Point (See Attachment A).

If methane is detected in the MNTS office or other building regularly occupied contact the following:

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.

Other waste gases may possibly by released from HHM. Waste gas may be present after spills or after containers are opened. Gases generated in this environment may have none to noxious odor and may have color or be colorless. If gases are expected to be present, the HHM enclosure should be ventilated by opening the doors of the enclosure. The HHM enclosure also has a mechanical ventilation system to ventilate the air; this system should be on if gases are suspected to be present.

- Gases can migrate and accumulate in enclosed structures, crawl spaces, and other confined spaces.
- Gas concentration levels are often detected using an electronic meter.
- If gas is detected:
    - Attempt to ventilate the area by opening doors and turning on the mechanical ventilation system.
    - Contact the Solid Waste Administrator or Disposal Operations Manager. See Attachment B for contact information.
    - Do not return to the enclosure until it has been properly ventilated and the concentrations have been checked with an electronic meter.

3.4.4 Waste Stockpiles and Storage Facilities

This site does not have any waste stockpiles or waste storage facilities other than the tipping floor and HHM enclosure.

The HHM enclosure receives hazardous and other materials from private residents and CESQG. The materials are properly sorted, labeled, and stored in the enclosure. The reusable and non-reusable materials will be collected by MWA's certified staff and transported to the Metro Hazardous Waste Drop-Off.

3.4.5 Waste Transport Systems

Waste received at the MNTS will be transported to the MPE Landfill or MPW Landfill in transfer trailers owned and operated by Metro Waste Authority.

Materials received at the HHM enclosure will be transported by MWA's certified staff in box truck and trailers to the Metro Hazardous Waste Drop-Off.

3.4.6 Litter and Airborne Particulates

Litter and airborne particulates will be controlled according to the sanitary disposal project permit.

3.4.7 Site Drainage Systems

Flood or Heavy Rain/Wet Situations:

- If regulated wastes enter drainage systems, use great caution removing the wastes – flowing water can have extreme force.
- Wet weather can cause embankments to become weakened and fail.

NON FLOOD AND NON HEAVY RAIN/WET CONDITIONS

Prevent the waste from washing away beyond the property boundary; remove the wastes as soon as possible.

3.4.8 Off-Site Releases

LEACHATE

Leachate must be kept from entering creeks, rivers, streams, or other waterways. Leachate should not be allowed to leave the property boundaries.

If leachate is observed leaving the property boundary and/or entering a creek, river, stream, or other waterway, immediately contact the following:

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.

WASTE GASES

- See Section 3.4.3 Waste Gases for information related to waste gases.
- If waste gases are detected outside of the property boundary, contact the MNTS Working Foreman.
- A second check of gas concentration levels with newly calibrated equipment may be required.
- If waste gases are detected a second time outside of the property boundary, then contact the Solid Waste Administrator or Disposal Operations Manager immediately (See Attachment B for telephone numbers).

REGULATED WASTE

- Prevent the waste from traveling further off site. Earthen dams, excavation, compaction, and other techniques can be applied to stop the flow of regulated waste from traveling further from the property boundary.
- If the regulated waste is in a waterway, attempt to stop the flow of waste and if possible, stop the flow of waste downstream. Use caution working near steep banks or wet embankments.
- Contact the Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.

3.5 Hazardous Material Spills and Releases

- See Attachment D for State Guidelines for Reporting Hazardous Conditions. Hazardous Material Emergency protocol is explained further in the MNTS Action Plan.

3.5.1 Load Check Control Points

Load checking is performed periodically by the transfer station to identify banned materials, hazardous materials, and wastes that may have been generated from areas outside the solid waste planning boundaries.

If a solid waste load is identified as containing hazardous materials or hazardous markings on containers are identified follow the Hazardous Material Emergency protocol as explained further in the MNTS Action Plan.

3.5.2 Mixed Waste Deliveries

See Section 3.5.1 above.

3.5.3 Fuels

Fuels and oils that are spilled can be absorbed with specific material designed for this purpose – they are often called “snakes”, “booms”, or “pillows”. These materials, after use, are moved in drums to a used oil containment area until suitable transport to an off-site disposal location can be arranged.

If a fuel / oil spill occurs or is identified, follow the Hazardous Material Emergency protocol as explained further in the MNTS Action Plan.

3.5.4 Waste Gases

- See Section 3.4.3 Waste Gases for information related to waste gases.
- If waste gases are detected outside of the property boundary, contact the Solid Waste Administrator or Disposal Operations Manager. See Attachment B for telephone numbers.
- A second check of gas concentration levels with newly calibrated equipment may be required.
- If waste gases are detected a second time outside of the property boundary, then contact the Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.
- If waste gases are detected indoors, do not smoke. Ventilate the area and evacuate the area as gas can drop oxygen levels to dangerous levels and can explode.

3.5.5 Site Drainage Systems

FLOOD OR HEAVY RAIN/WET SITUATIONS

- If hazardous wastes enter drainage systems: follow the Hazardous Material Emergency protocol as identified in the MNTS Action Plan.
- Contact the Solid Waste Administrator or Disposal Operations Manager. See Attachment B for telephone numbers.
- Emergency / Hazardous Material professionals will provide assistance to minimize the risk downstream.

NON FLOOD AND NON HEAVY RAIN/WET CONDITIONS

Prevent the waste from washing away beyond the property boundary. Get assistance before attempting to remove the wastes. Assistance should be obtained from trained professionals.

3.5.6 Off-Site Releases

- If possible, construct an earthen dam or similar structure to reduce the spread of contamination. Do not contact the material, contaminated dust, fumes or gases.
- Dial 911.
- Should a spill leave the property follow the Hazardous Material Emergency protocol as identified in the MNTS Action Plan.
- See Attachment D for reporting hazardous conditions to the State.

BIOHAZARDOUS RELEASES

Biohazardous compounds and agents, such as anthrax, can cause symptoms in workers, contractors, drivers, etc. through inhalation, direct skin contact, or ingestion of spores, viruses, bacteria, etc.

If a suspicious package is identified within the service area and local health and enforcement authorities suspect the presence of anthrax or other biohazardous agents, solid waste managers should:

- Suspend solid waste and recycling collection from the buildings under investigation until authorities make a final determination.
- Take necessary precautions depending on that determination. If suspicious materials are observed at the MNTS contact the following:
- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.
- MNTS Working Foreman - See Attachment B for telephone numbers.

ASBESTOS INHALATION HAZARD

Asbestos fibers can cause symptoms in workers, contractors, drivers, etc. through inhalation. If an asbestos exposure is suspected, contact the following:

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.
- MNTS Working Foreman - See Attachment B for telephone numbers.
- Management staff may be required to contact an outside contractor specializing n asbestos removal.

3.6 Mass Movement of Land and Waste

3.6.1 Earthquakes

DURING AN EARTHQUAKE

- Duck, cover, and hold. If you are inside, crawl under a heavy piece of furniture and hold on or get under a doorframe.
- If you are outside, stay in an open area.
- If you are in your car or equipment, stop driving.

AFTER AN EARTHQUAKE

- Check for injuries.
- Get out of the building if it appears to be structurally unsound.
- Do not re-enter the building.
- If the building is evacuated, go to the Emergency Assembly Point and account for transfer station personnel, contractors, guests, etc.
- Listen to the MNTS weather radio for further instructions.
- Be aware of broken glass and other sharp objects on the floor.
- Be aware of material above your head that might fall.
- Check water, gas, and electric lines for damage (natural gas odor).
- Do not use matches, or smoke.
- Avoid the telephone.
- Do not go sightseeing.
- Expect aftershocks.
- Have the scale checked and re-certified by a qualified technician. In case of earthquake, the following individuals must be contacted:
- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.

CHECK SOLVENT STORAGE SYSTEMS

- Extinguish all smoking and small flames. For any type of fire, notify Fire Department – see Attachment B for telephone numbers.
- If a spill/leak exists, attempt to stop the leak/spill or absorb solvents with inert materials.
- Report applicable spills or leaks to the Solid Waste Administrator or Disposal Operations Manager.

3.6.2 Slope Failure

- Because of the instability of some stockpiles, the stockpile face should never be allowed to get higher than 15-20 feet.
- Use caution when excavating the “toe” of the stockpile. Removing too much material may destabilize the upper portion of stockpile causing it to “slide” or fall down.

In case of any stockpile slide, the following individuals/companies must be contacted:

- Solid Waste Administrator or Disposal Operations Manager - See Attachment B for telephone numbers.
- The Iowa Department of Natural Resources should be contacted by management if waste leaves the property boundary.

3.6.3 Waste Shifts

See Section 3.6.2 above.

3.7 Emergency & Release Notifications and Reporting

Emergency reporting and notifications will be provided as needed by state, federal, and local authorities.

3.7.1 Federal Agencies

See Attachment B for emergency phone numbers.

3.7.2 State Agencies

See Attachment B for emergency phone numbers.

3.7.3 County and City Agencies

See Attachment B for emergency phone numbers.

3.7.4 News Media

See Attachment B for phone numbers.

3.7.5 Facilities with Special Populations within 5 Miles

See Attachment E for a list of facilities with telephone numbers.

3.7.6 Emergency Response Agencies and Contact Information

See Attachment B for Emergency Phone Numbers.

3.7.7 Reporting Requirements and Forms

Emergency reporting requirements and forms will be provided as needed by state, federal, and local authorities.

3.8 Emergency Waste Management Procedures

3.8.1 Communications

Emergency protocol for communications is explained further in the MNTS Action Plan.

3.8.2 Temporary Discontinuation of Service

If telephone service is discontinued, cellular or digital telephones can be used.

The MNTS Working Foreman can dispatch messengers to deliver emergency messages in case of a discontinuation of normal communication systems.

If the facility's receiving or transportation services must be discontinued, the MNTS Working Foreman will coordinate with the Solid Waste Administrator or Disposal Operations Manager to contact member municipalities, county governments, and hauling companies as soon as possible to communicate rerouting instructions.

3.8.3 Facilities Access and Rerouting

- Emergency rerouting will be facilitated by the Solid Waste Administrator or Disposal Operations Manager coordinating with MNTS Working Foreman.
- If access to the facility is blocked, telephone, radio, and person to person contact at the transfer station will be used to communicate new directions and re-routing.

3.8.4 Waste Acceptance

- The MNTS will re-route solid waste to the MPE Landfill or the MPW Landfill.
- After the emergency, normal disposal or transportation systems should resume as soon as possible.
- If wastes must be diverted for more than one day, contact the Solid Waste Administrator or Disposal Operations Manager; see Attachment B for telephone numbers.

3.8.5 Wastes in Process

- During an emergency, safety to human life is a priority.
- Wastes being tipped, processed, or handled must be left in place until the threat to human life is greatly reduced.
- If an emergency does not threaten human life, the Solid Waste Administrator or Disposal Operations Manager will coordinate with the MNTS Working Foreman to decide how best to manage wastes in process depending on the emergency circumstances.
- When the threat to human life is greatly reduced, the waste should be processed according to the facility's permit.

3.9 Primary Emergency Equipment Inventory

3.9.1 Major Equipment

The emergency supplies listed below should be readily available.

- Flashlight with extra batteries or electric lantern with batteries.
- Portable, battery operated radio(s) and/or weather radio.
- Manual pull stations – alarm system.
- Extra batteries.
- Hose, standpipe, and sprinkler systems.
- Emergency lighting system.
- Spill prevention kits.
- Emergency eye washes/showers.
- First-aid kit and manual.
- Wrench/tool for emergency natural gas valve shut-off
- Fire extinguishers.

3.9.2 Fire Hydrants and Water Sources

Hose, standpipe, and sprinkler system is available at the MNTS.

3.9.3 Off-Site Equipment Resources

Additional machinery can be borrowed from other Metro Waste Authority facilities until replacements can be acquired.

3.10 Emergency Aid

Life threatening emergency protocol is explained in the MNTS Action Plan.

A commercial first-aid kit will be maintained at MNTS office. Individuals trained in first aid can administer minor first-aid treatment when required. Serious injuries will be handled through local 911 Emergency Service (See Attachment B).

See Attachment B for Emergency Contacts.

- Solid Waste Administrator or Disposal Operations Manager should be notified of any injury, see Attachment B for telephone numbers.

3.10.1 Responder Contacts

- Call 911.
- The Fire Department and/or the Hazardous Material Division will be first responders in case of a spill or release involving hazardous materials.
- Instructions for making 911 calls will be located in the MNTS Action Plan and next to telephones.
- Solid Waste Administrator or Disposal Operations Manager – See Attachment B for telephone numbers.

3.10.2 Medical Services

- Call 911.
- Call 911 before transporting sick or injured individuals in a personal vehicle or non- emergency vehicle.
- Directions to the Hospital are located in Attachment C.
- Instructions for making 911 calls will be located in the MNTS Action Plan and near telephones.
- Solid Waste Administrator or Disposal Operations Manager – See Attachment B for telephone numbers.

3.10.3 Contracts and Agreements

- The facility does not have any contracts or agreements for emergency aid.911 service is provided to county businesses and businesses of incorporated cities.

3.11 ERRAP Training Requirements

During the first year, after the plans are approved by the Department, existing and new employees will review the contents of the approved ERRAP with the Training Provider (See 3.11.1).

3.11.1 Training Providers

The Safety/Compliance Coordinator will serve as the training provider, will review the Plan with existing and new employees, and will provide any additional training required fulfilling the roles outlined in the Plan.

3.11.2 Employee Orientation

New employees are required to review the Plan and become familiar with the contents of the Plan. Emergency Phone Numbers (Attachment B) will be provided to each employee.

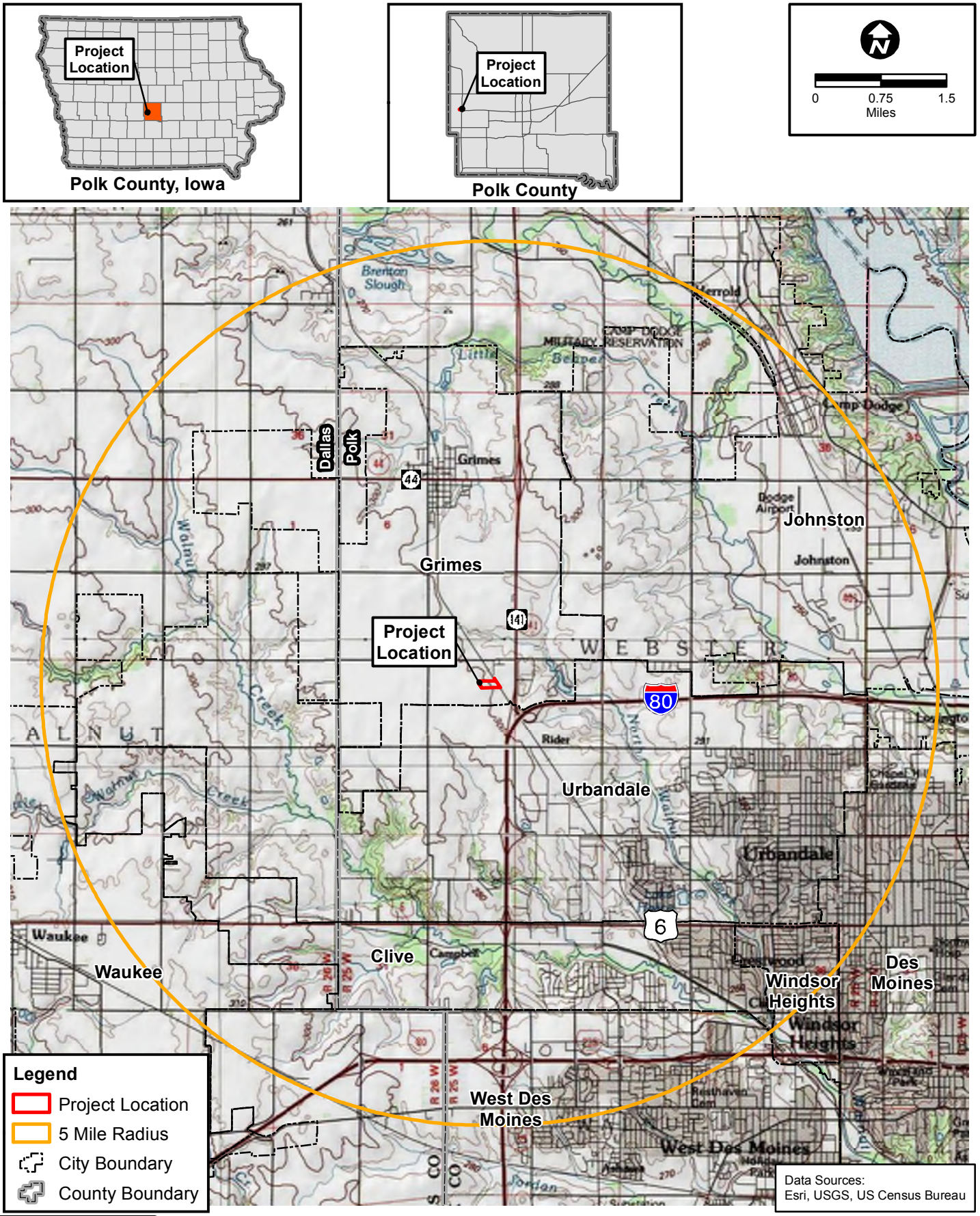
3.11.3 Annual Training Updates

The Safety/Compliance Coordinator will provide an annual review of the Plan with new and existing employees one time per year. New information will be reviewed at that time.

3.11.4 Training Completion and Record Keeping

Records of annual employee plan training will be kept on file at the Metro Park East Landfill administrative office.

Attachment I-1: Site Plan Maps



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Site Vicinity Map

Metro Waste Authority
P-45 Metro Northwest Transfer Station

Metro Waste Authority
No Wasted Resources

DATE
May 2014

FIGURE
1

N

50 0 50 100
SCALE IN FEET

LEGEND:
- EVACUATION ROUTES
- W — DOMESTIC WATER
- PROPERTY BOUNDARY
- FENCELINE
- BUILDING/STRUCTURE
- LIGHT POLES
- FIRE HYDRANTS
- EXISTING FIRE HYDRANTS

N 603100 N 603000 N 602900 N 602800 N 602700 N 602600
E 1562900 E 1563000 E 1563100 E 1563200 E 1563300 E 1563400 E 1563500 E 1563600 E 1563700 E 1563800 E 1563900 E 1564000 E 1564100 E 1564200 E 1564300

30' Storm Sewer & Surface Water Flowage Easement
15" S(D)
15" S(C)
BM2
CP2
CP3
CP4
FACILITY EXIT
SCALE HOUSE
SCALE
SCALE
SCALE (RELOCATED)
INBOUND SCALE ROAD
FUTURE HHW
TRANSFER STATION
TORNADO SHELTER (LOWER LEVEL)
EMERGENCY ASSEMBLY POINT
EXISTING SALT STORAGE BUILDING
EXISTING SALT STORAGE BUILDING
MANEUVERING AREA
MANEUVERING AREA EXIT ROAD
MAINTENANCE BUILDING
SE BEISSER DRIVE
NORFOLK & WESTERN RAILROAD
15' Water Line Easement
MAIN ACCESS ENTRANCE ROAD
Right-of-Way Easement
FACILITY ENTRANCE
MWA PROPERTY LINE
Building

HDR

METRO WASTE AUTHORITY
P-45 - METRO NORTHWEST TRANSFER STATION

EMERGENCY EVACUATION MAP

DATE
MAY 2014

FIGURE
2

C:\pwworking\oma\d1453152\Section 1-Figure 2.dwg, 5/21/2014 8:57:27 AM, asanne

Attachment I-2: Emergency Phone Numbers

EMERGENCY CONTACT LIST

TELEPHONE LOCATIONS:

Location of Nearest Telephones .....Metro Northwest Transfer Station Office

LAW ENFORCEMENT:

Polk County Sheriff's Office.....911 emergency
Dispatch (non emergency) (515) 286-3333

Iowa Highway Patrol .....(515) 725-6090

FIRE:

Johnston-Grimes Metropolitan Fire Department .....911 emergency
Jim Clark, Fire Chief .....(515) 276-5182 fire station

MEDICAL / DOCTOR:

Ambulance .....911 telephone

Hospitals: Methodist West Hospital .....(515) 343-1000
Mercy Med Center-West Lakes.....(515) 358-8280
Mercy Emergency Department .....(515) 247-3121
Iowa Methodist Medical Center.....(515) 241-6213

Life Flight .....(515) 243-4357

Poison Control .....(800) 222-1222

Directions to Nearest Hospital
Methodist West Hospital .....See Attachment C
Estimated Drive Time.....10 minutes (5.7 miles)

TRANSFER STATION MANAGEMENT - PERSONNEL PHONE LIST:

Environmental Manager
Andrew Phillips ..... (515) 250-5411 Mobile

Disposal Operations Manager
Brian Wambold .....(515) 333-4447 office

EMERGENCY CONTACT LIST (CONTINUED)

Health and Safety Coordinator
Open

Working Foreman
Jeremy Robertson ..... (515) 490-7214 mobile

Executive Director
Michael McCoy..... (515) 323-6535 work

Deputy Director
Leslie Irlbeck ..... (515) 323-6501 work

COUNTY/CITY EMERGENCY MANAGERS:

LOCAL:

Polk County Air Quality ..... (515) 286-3705

Polk County Emergency Management Agency
A.J. Mumm ..... (515) 286-2107

Polk County Health Department..... (515) 286-3798

STATE:

Iowa Landfill Permit.. ..... (515) 725-8200

Iowa Occupational Safety and Health ..... (515) 281-7629

Iowa Water Quality Bureau ..... (515) 725-8200

IDNR Field Office 5 in Des Moines, Iowa ..... (515) 725-0268

Iowa Emergency Management Division ..... (515) 725-3234

IDNR Spill Response ..... (515) 281-8694 (24 hours)

EMERGENCY CONTACT LIST (CONTINUED)

FEDERAL:

EPA Region 7 ..... (800) 223-0425
..... (913) 281-0991(24 hours)

MEDIA:

Television

KCCI - Des Moines ..... (515) 247-8888
WOI - Des Moines ..... (515) 457-1026
WHO - Des Moines ..... (515) 282-1313

Radio

WHO-AM 1040 ..... (515) 245-8900

UTILITIES:

Telephone: CenturyLink ..... (800) 350-1044
..... (800) 954-1211 (24 hours)
Water: Grimes Water Supply (People Serv)..... (515) 986-3176
Emergency After Hours..... (888) 861-1921
Electricity: MidAmerican Energy ..... (800) 799-4443 (24 hours)
Natural Gas: Black Hills Energy..... (800) 694-8989 (24 hours)

ENGINEER OF RECORD:

Stantec Consulting Services, Inc..... (763) 479-4200

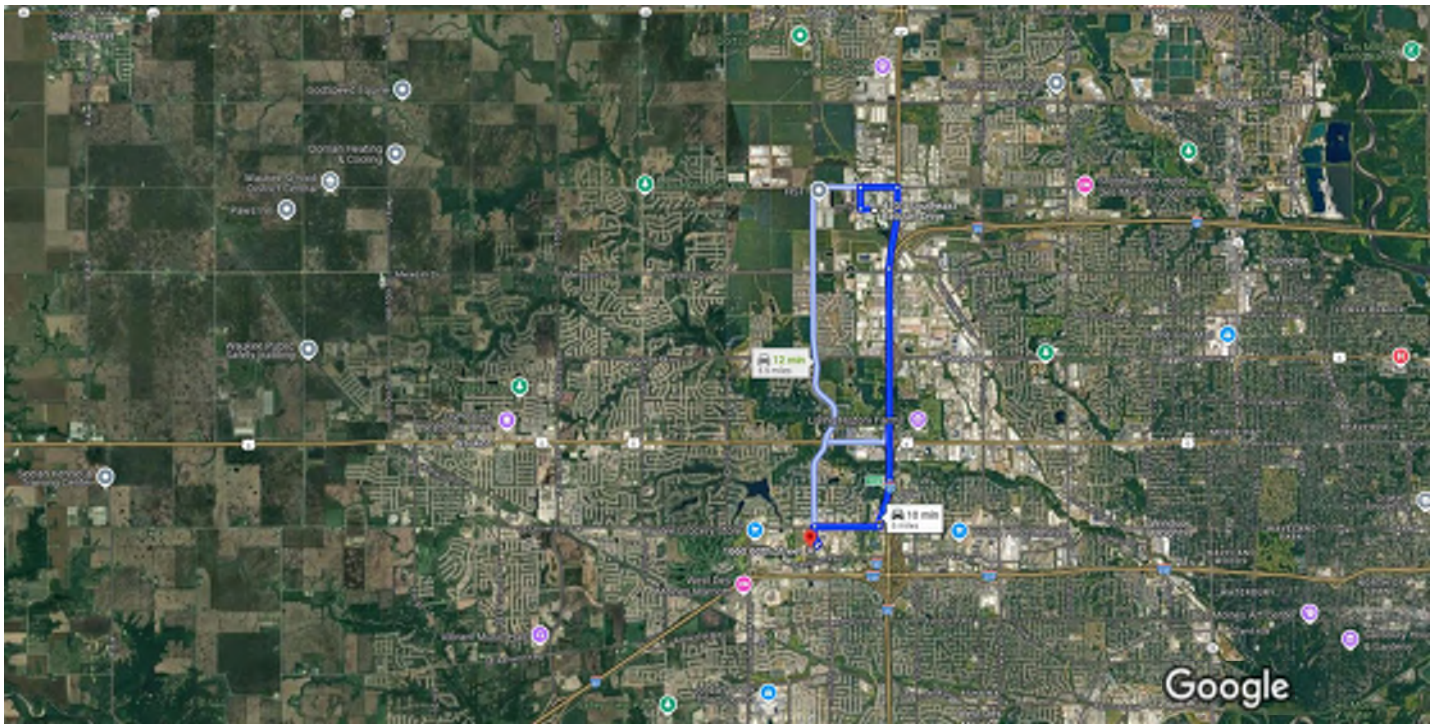
Attachment I-3: Directions to Hospital

Google Maps

4105 SE Beisser Dr, Grimes, IA 50111 to 1660 60th St, West Des Moines, IA 50266

Drive 6.0 miles, 10 min

MNTS to Methodist West Hospital



Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 Google 1 mi

via I-35 S/I-80 W — 10 min
Fastest route, the usual traffic — 6.0 miles
⚠ This route has restricted usage or private roads.

via I-35 S/I-80 W and Northwest 128th Street — 11 min
6.0 miles

via Northwest 128th Street — 12 min
5.5 miles

Explore nearby 1660 60th St

Attachment I-4: IDNR Guidelines for Reporting Hazardous Conditions Including Chapter 131 IAC "Notification of Hazardous Conditions"

Compliance & Enforcement Bureau
Iowa Department of Natural Resources

24 – Hour Emergency Response Phone Number: 515/281-8694

You should report a spill now if:

- The hazardous substance has the potential to leave the property by flowing over the surface or through sewers, tile lines, culverts, drains, utility lines, or some other conduit.
- The hazardous substance has the potential to reach any surface water or groundwater.
- The hazardous substance can be detected in the air at the boundaries of the facility property by the senses (sight and smell) or by monitoring equipment.
- There is a potential threat to the public health and safety.
- Local officials respond to the incident.
- The release exceeds a Federal Reportable Quantity (RQ).

It is recommended that all spills be cleaned up although a particular spill may not be reportable.
A series of small spills over the years can result in one big cleanup!
Department rules stress the immediate or potential danger that a spill may cause.
In general, Iowa reporting requirements are more stringent than Federal reporting requirements.
However, the time limit for reporting at the Federal level is more immediate.

If you need to report a spill, or have any questions about the need to report,
call (515) 281-8694 or contact our Emergency Response Unit.

Broughton, Adam
Provides 24-hour technical assistance and regulatory oversight regarding spills and hazardous conditions. Liaison to local, state, and federal emergency planning groups.
Telephone: 515/725-0386, e-mail: adam.broughton@dnr.iowa.gov

Lee, Kathleen
Provides 24-hour technical assistance and regulatory oversight regarding spills and hazardous conditions. Liaison to local, state, and federal emergency planning groups.
Telephone: 515/725-0384, e-mail: kathy.lee@dnr.iowa.gov

Tucker, Rodney
Provides 24-hour technical assistance and regulatory oversight regarding spills and hazardous conditions. Liaison to local, state, and federal emergency planning groups.
Telephone: 515/725-0387, e-mail: rodney.tucker@dnr.iowa.gov

IAC 7/2/08 Environmental Protection[567] Ch 131, p.1

CHAPTER 131
NOTIFICATION OF HAZARDOUS CONDITIONS

[Prior to 7/1/83, DEQ Ch 41]
[Prior to 12/3/86, Water, Air and Waste Management[900]]

567—131.1(455B) Definitions. For purposes of this chapter:

"Corrosive" means causing or producing visible destruction or irreversible alterations in human skin tissue at the site of contact, or in the case of leakage of a hazardous substance from its packaging, causing or producing a severe destruction or erosion of other materials through chemical processes.

"Department" means the department of natural resources.

"Hazardous condition" means any situation involving the actual, imminent or probable spillage, leakage, or release of a hazardous substance onto the land, into a water of the state or into the atmosphere which, because of the quantity, strength and toxicity of the hazardous substance, its mobility in the environment and its persistence, creates an immediate or potential danger to the public health or safety or to the environment.

"Hazardous substance" means any substance or mixture of substances that presents a danger to the public health or safety and includes, but is not limited to, a substance that is toxic, corrosive, or flammable, or that is an irritant or that, in confinement, generates pressure through decomposition, heat, or other means. The following are examples of substances which, in sufficient quantity, may be hazardous: acids; alkalis; explosives; fertilizers; heavy metals such as chromium, arsenic, mercury, lead and cadmium; industrial chemicals; paint thinners; paints; pesticides; petroleum products; poisons; radioactive materials; sludges; and organic solvents. "Hazardous substances" may include any hazardous waste identified or listed by the administrator of the United States Environmental Protection Agency under the Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act of 1976, or any toxic pollutant listed under Section 307 of the federal Water Pollution Control Act as amended to January 1, 1977, or any hazardous substance designated under Section 311 of the federal Water Pollution Control Act as amended to January 1, 1977, or any hazardous material designated by the secretary of transportation under the Hazardous Materials Transportation Act (49 CFR §172.101).

"Irritant" means a substance causing or producing dangerous or intensely irritating fumes upon contact with fire or when exposed to air.

"Toxic" means causing or producing a dangerous physiological, anatomic or biochemical change in a biological system.

567—131.2(455B) Report of hazardous conditions. Any person manufacturing, storing, handling, transporting, or disposing of a hazardous substance shall notify the department at (515)281-8694 and the local police department or the office of the sheriff of the affected county of the occurrence of a hazardous condition as soon as possible but not later than six hours after the onset of the hazardous condition or discovery of the hazardous condition. A sheriff or police chief who has been notified of a hazardous condition shall immediately notify the department. Reports made pursuant to this rule shall be confirmed in writing as provided in 131.2(2).

131.2(1) *Verbal report.* The verbal report of such a hazardous condition should provide information on as many items listed in 131.2(2) as available data will allow.

131.2(2) *Written report.* The written report of such a hazardous condition shall be submitted to the department within 30 days and contain the following information:

a. The exact location of the hazardous condition.

b. The time and date of onset or discovery of the hazardous condition.

c. The name of the material, the manufacturer's name and the volume of each material involved in the hazardous condition in addition to contaminants within the material if they by themselves could cause a hazardous condition.
d. The medium (land, water or air) in which the hazardous condition occurred or exists.
e. The name, address and telephone number of the party responsible for the hazardous condition.
f. The time and date of the verbal report to the department of the hazardous condition.
g. The weather conditions at the time of the hazardous condition onset or discovery.
h. The name, mailing address and telephone number of the person reporting the hazardous condition.
i. The name and telephone number of the person closest to the scene of the hazardous condition who can be contacted for further information and action.
j. Any other information, such as the circumstances leading to the hazardous condition, visible effects and containment measures taken that may assist in proper evaluation by the department.

131.2(3) *Reporting of subsequent findings.* All subsequent finding and laboratory results should be reported and submitted in writing to the department as soon as they become available. These rules are intended to implement Iowa Code section 455B.115.

[Filed 2/3/78, Notice 10/5/77—published 2/22/78, effective 3/29/78]
[Filed emergency 10/31/80—published 11/26/80, effective 10/31/80]
[Filed emergency 6/3/83—published 6/22/83, effective 7/1/83]
[Filed emergency 11/14/86—published 12/3/86, effective 12/3/86]
[Filed 12/30/93, Notice 10/13/93—published 1/19/94, effective 2/23/94]

MWA Specific Notes:

You should report a spill immediately if:

- A film, sheen upon, or discoloration of the surface of the water or adjoining shorelines can be seen or the hazardous substance has the potential to reach surface water or groundwater.

- There is a threat of environmental damage (e.g. failure of vegetation to grow or wildlife kill off during or after the spill).

- The release exceeds a Federal Reportable Quantity (RQ) 40cfr302.4. Some potential examples of RQs at the MPE Landfill, MPW Landfill, MTS, and RCC include:

    - PCBs 1 lb;
    - Mercury 1 lb; and
    - 2, 4-D herbicides 100 lbs.

Note: petroleum products do not have an RQ, but the other factors described above apply when determining the necessity of reporting.

An outside contractor should be used if an RQ spill occurs, and proper documentation recorded. For petroleum product spills, follow the SPCC plan.

Attachment I-5: List of At-Risk Populations Within a Five Mile Radius

Metro Northwest Transfer Station
Emergency Response and Remedial Action Plan
Private Schools within 5 miles
October 2024

School Name	Physical Street	Physical City	State	Zip	Phone
St Francis of Assisi School	7075 Ashworth Road	West Des Moines	Iowa	50266	5154577167
Dowling Catholic High School	1400 Buffalo Rd	West Des Moines	Iowa	50265	5152253000
St Pius X Catholic School	3601 66th St	Urbandale	Iowa	50323	5152761061
Des Moines Christian Elementary School	13007 Douglas Parkway	Urbandale	Iowa	50323	5152522485
Des Moines Christian Secondary School	13007 Douglas Parkway	Urbandale	Iowa	50323	5152522490

Notes:

Source data is from Iowa Geospatial Data Clearinghouse
https://geodata.iowa.gov/maps/af92090370284a1794bb8373980092b2/about

Metro Northwest Transfer Station
Emergency Response and Remedial Action Plan
Public Schools within 5 miles
October 2024

SchoolName	PhysicalStreet	PhyscialCity	CountyName	STATE	Phone
Crossroads Park Elementary School	1050 50th St	West Des Moines	Polk	IA	5156335600
Valley High School	3650 Woodlan	West Des Moines	Polk	IA	5156334000
Indian Hills Junior High School	9401 Indian Hil	Clive	Polk	IA	5156334700
Eason Elementary School	605 SE Boone	Waukee	Dallas	IA	5159875200
Cowles Elementary School	6401 College A	Des Moines	Polk	IA	5152427818
Clive Learning Academy	1600 73rd Stre	Des Moines	Polk	IA	5156335800
Crestview School of Inquiry	8355 Franklin A	Clive	Polk	IA	5156335700
Hillis Elementary School	2401 56th St	Des Moines	Polk	IA	5152428412
Grant Ragan Elementary School	645 NE Dartmo	Waukee	Dallas	IA	5159870435
Valerius Elementary School	6301 Aurora Av	Urbandale	Polk	IA	5154576500
Karen Acres Elementary School	3500 74th Stre	Urbandale	Polk	IA	5154575700
Shuler Elementary School	16400 Douglas	Clive	Dallas	IA	5159878597
Moore Elementary School	3725 52nd St	Des Moines	Polk	IA	5152428426
Rolling Green Elementary School	8100 Airline Av	Urbandale	Polk	IA	5154575900
Hoover High School	4800 Aurora Av	Des Moines	Polk	IA	5152427300
Webster Elementary School	12955 Aurora A	Urbandale	Dallas	IA	5153318600
Urbandale Middle School	7701 Aurora Av	Urbandale	Polk	IA	5154576600
Walnut Hills Elementary School	4240 156th St	Urbandale	Dallas	IA	5159873585
Urbandale High School	7111 Aurora Av	Urbandale	Polk	IA	5154576800
Radiant Elementary School	5050 170th ST	Urbandale	Dallas	IA	5159875161
Timber Ridge Elementary	7370 NW 54th	Johnston	Polk	IA	5153314379
Horizon Elementary	5905 N W 100t	Johnston	Polk	IA	5159861121
Summit Middle School	9500 Windsor I	Johnston	Polk	IA	5159860318
Lawson Elementary School	5450 NW 62nd	Johnston	Polk	IA	5152780478
Johnston Middle School	6501 NW 62nd	Johnston	Polk	IA	5152780476
Henry A Wallace Elementary School	6207 NW 62nd	Johnston	Polk	IA	5152786977
Johnston Senior High School	6500 NW 100th	Johnston	Polk	IA	5152780449
Beaver Creek Elementary School	8701 Lyndhurs	Johnston	Polk	IA	5152786228
South Prairie Elementary	500 S James S	Grimes	Polk	IA	5159864057
Dallas Center-Grimes High School	2555 W 1st St	Grimes	Dallas	IA	5159869747
DC-G Oak View	1300 SW Cour	Grimes	Dallas	IA	5159860105
Heritage Elementary	500 NE Beaver	Grimes	Polk	IA	5153009627
North Ridge Elementary	400 NW 27th S	Grimes	Polk	IA	5159865674

Notes:

Source data is from Iowa Geospatial Data Clearinghouse
https://geodata.iowa.gov/maps/af92090370284a1794bb8373980092b2/about

Metro Northwest Transfer Station
Emergency Response and Remedial Action Plan
Child Care Centers within 5 miles
October 2024

NAME	TYPE	ADDRESS	CITY	COUNTY	STATE	ZIP	TELEPHONE
AMERICA'S CHILDREN OF OAKMOOR	CENTER BASED	4731 MERLE HAY RD	DES MOINES	POLK	IA	50322	(515) 270-2220
ANGELI CRISTIANI CHILDCARE	CENTER BASED	1700 28TH ST	WEST DES MOINES	POLK	IA	50266	(515) 255-0816
LOVING ARMS CHILDREN'S CENTER	CENTER BASED	6270 MERLE HAY RD	JOHNSTON	POLK	IA	50131	(515) 270-0150
MEREDITH DRIVE PRESCHOOL - BRIDGE CAMPUS	SCHOOL BASED	10025 NW 62ND AVE	JOHNSTON	POLK	IA	50131	(515) 986-5867
METRO KIDS - COWLES	CENTER BASED	6401 COLLEGE AVE	DES MOINES	POLK	IA	50324	(515) 242-7951
METRO KIDS - HILLIS	CENTER BASED	2401 56TH ST	DES MOINES	POLK	IA	50310	(515) 242-7951
URBANDALE ADVENTURETIME - JENSEN ELEMENTARY	SCHOOL BASED	6301 AURORA AVE	URBANDALE	POLK	IA	50322	(515) 457-5855
URBANDALE ADVENTURETIME - KAREN ACRES ELEMENTARY	SCHOOL BASED	3400 74TH ST	URBANDALE	POLK	IA	50322	(515) 457-5855
URBANDALE ADVENTURETIME - OLMSTED ELEMENTARY	SCHOOL BASED	11140 AURORA AVE	URBANDALE	POLK	IA	50322	(515) 457-5855
URBANDALE ADVENTURETIME - ROLLING GREEN ELEMENTARY	SCHOOL BASED	8100 AIRLINE AVE	URBANDALE	POLK	IA	50322	(515) 457-5855
URBANDALE ADVENTURETIME - WEBSTER ELEMENTARY	SCHOOL BASED	12955 AURORA AVE	URBANDALE	DALLAS	IA	50323	(515) 457-5855
WAUKEE FAMILY YMCA BEFORE AND AFTER SCHOOL - EASON	SCHOOL BASED	605 SE BOONE DR	WAUKEE	DALLAS	IA	50263	(515) 249-8146
WEST SIDE KIDS INC	CENTER BASED	255 NE DARTMOOR DR	WAUKEE	DALLAS	IA	50263	(515) 978-0322
WESTLAKES KINDERCARE	CENTER BASED	6670 UNIVERSITY AVE	WEST DES MOINES	DALLAS	IA	50266	(515) 221-0718
WESTVIEW CHURCH PRESCHOOL	RELIGIOUS FACILITY	1155 SE BOONE DR	WAUKEE	DALLAS	IA	50263	(515) 987-9954
DES MOINES CHRISTIAN EARLY EDUCATION	RELIGIOUS FACILITY	13007 DOUGLAS PKWY, STE 100	URBANDALE	POLK	IA	50323	(515) 252-2482
DRAKE UNIVERSITY HEAD START - MERLE HAY	HEAD START	3800 MERLE HAY RD	DES MOINES	POLK	IA	50310	(641) 791-2922
DRAKE UNIVERSITY HEAD START - ASHWORTH	HEAD START	1025 28TH ST	WEST DES MOINES	POLK	IA	50266	(515) 271-1854
AS WE GROW CHILDCARE AND PRESCHOOL	SCHOOL BASED	10015 NW 61ST PLACE	JOHNSTON	POLK	IA	50131	(515) 414-6458
ASHWORTH LEARNING CENTER	CENTER BASED	5300 ASHWORTH ROAD	WEST DES MOINES	POLK	IA	50266	(515) 707-9098
BEYOND THE BELL - RADIANT ELEMENTARY	SCHOOL BASED	5050 170TH ST	URBANDALE	DALLAS	IA	50323	(515) 987-5161
BEYOND THE BELL - GRANT RAGAN ELEMENTARY	SCHOOL BASED	645 NE DARTMOOR DR	WAUKEE	DALLAS	IA	50263	(515) 987-5161
BEYOND THE BELL - MAPLE GROVE ELEMENTARY	SCHOOL BASED	1455 98TH ST	WEST DES MOINES	DALLAS	IA	50266	(515) 987-5161
BEYOND THE BELL - SHULER ELEMENTARY	SCHOOL BASED	16400 DOUGLAS PKWY	CLIVE	DALLAS	IA	50325	(515) 987-5161
BEYOND THE BELL - WALNUT HILLS ELEMENTARY	SCHOOL BASED	4240 NW 156TH ST	URBANDALE	DALLAS	IA	50323	(515) 987-5161
BLESSINGS LLC CARE FOR KIDS	CENTER BASED	6820 ASHWORTH RD	WEST DES MOINES	DALLAS	IA	50266	(515) 556-5693
CADENCE ACADEMY PRESCHOOL - CLIVE	SCHOOL BASED	14300 HICKMAN RD	CLIVE	DALLAS	IA	50325	(515) 987-2137
CADENCE ACADEMY PRESCHOOL - JOHNSTON	SCHOOL BASED	5623 NW 86TH ST SUITE 100	JOHNSTON	POLK	IA	50131	(515) 276-9247
CADENCE ACADEMY PRESCHOOL - URBANDALE	SCHOOL BASED	3054 NW 86TH ST	URBANDALE	POLK	IA	50322	(515) 270-1426
CADENCE ACADEMY PRESCHOOL - WEST DES MOINES	SCHOOL BASED	5859 ASHWORTH RD	WEST DES MOINES	POLK	IA	50266	(515) 226-9791
KID STATION AT HERITAGE	CENTER BASED	500 NE BEAVERBROOKE BLVD	GRIMES	POLK	IA	50111	(515) 778-6118
KIDS COMPANY OF CLIVE	CENTER BASED	1306 NW 138TH ST	CLIVE	POLK	IA	50325	(515) 223-0204
KIDS CONNECTION - BEAVER CREEK ELEMENTARY	SCHOOL BASED	8701 LYNDHURST DR	JOHNSTON	POLK	IA	50131	(515) 252-8490
KIDS CONNECTION - HORIZON ELEMENTARY	SCHOOL BASED	5905 NW 100TH ST	JOHNSTON	POLK	IA	50131	(515) 252-8490
KIDS CONNECTION - LAWSON ELEMENTARY	SCHOOL BASED	5450 NW 62ND AVE	JOHNSTON	POLK	IA	50131	(515) 252-8490
KIDS CONNECTION - TIMBER RIDGE ELEMENTARY	SCHOOL BASED	7370 NW 54TH AVE	JOHNSTON	POLK	IA	50131	(515) 252-8490
KIDS CONNECTION - WALLACE ELEMENTARY	SCHOOL BASED	6207 NW 62ND AVE	JOHNSTON	POLK	IA	50131	(515) 252-8490
KIDS WEST - CLIVE LEARNING ACADEMY	CENTER BASED	1600 73RD ST	WINDSOR HEIGHTS	POLK	IA	50324	(515) 577-6857
KIDS WEST - CRESTVIEW ELEMENTARY	SCHOOL BASED	8355 FRANKLIN AVE	CLIVE	POLK	IA	50325	(515) 577-6856
KIDS WEST - CROSSROADS ELEMENTARY	SCHOOL BASED	1050 50TH ST	WEST DES MOINES	POLK	IA	50266	(515) 633-5018
KIDZ CORNER	CENTER BASED	2957 86TH STREET	URBANDALE	POLK	IA	50322	(515) 276-6728
KINDERCARE LEARNING CENTER	CENTER BASED	8601 THOMAS AVENUE	JOHNSTON	POLK	IA	50131	(515) 214-1036
KLASSIC KIDS CHILD DEVELOPMENT CENTER	CENTER BASED	1237 73RD ST	WINDSOR HEIGHTS	POLK	IA	50324	(515) 274-4464
KOALATY TIME ENCORE	CENTER BASED	2500 NW 128TH ST	URBANDALE	POLK	IA	50323	(515) 278-5220
LITTLE DRAGON PRESCHOOL - BEAVER CREEK	SCHOOL BASED	8701 LYNDHURST DRIVE	JOHNSTON	POLK	IA	50131	(515) 278-6228
LITTLE DRAGON PRESCHOOL - HORIZON	SCHOOL BASED	5905 NW 100TH STREET	JOHNSTON	POLK	IA	50131	(515) 986-1121
LITTLE DRAGON PRESCHOOL - LAWSON	SCHOOL BASED	5450 NW 62ND STREET	JOHNSTON	POLK	IA	50131	(515) 278-0478
LITTLE FRIENDS OF LIVING FAITH	CENTER BASED	2180 NW 142ND ST	CLIVE	DALLAS	IA	50325	(515) 556-5576
LITTLE LAMBS PRESCHOOL AT MT OLIVE LUTHERAN CHURCH	RELIGIOUS FACILITY	5625 FRANKLIN AVE	DES MOINES	POLK	IA	50310	(515) 277-8349
LITTLE VOYAGERS	CENTER BASED	2700 WESTOWN PKWY SUITE 140	WEST DES MOINES	POLK	IA	50266	(515) 447-8097
LITTLE WONDERS CHILD CARE AND LEARNING CENTER	CENTER BASED	145 NE DARTMOOR	WAUKEE	DALLAS	IA	50263	(515) 987-0443
TENDER HEART PRESCHOOL AND CHILD CARE	SCHOOL BASED	10000 MEREDITH DR	URBANDALE	POLK	IA	50322	(515) 309-3390
TENDER YEARS DAYCARE 4	CENTER BASED	2860 SE GRIMES BLVD	GRIMES	POLK	IA	50111	(515) 494-8830
THE GODDARD SCHOOL OF WAUKEE	SCHOOL BASED	80 NE CAREFREE LANE	WAUKEE	DALLAS	IA	50263	(515) 297-6555
THE VOYAGE EARLY LEARNING JOURNEY	CENTER BASED	1101 SE GATEWAY DR	GRIMES	POLK	IA	50111	(515) 986-6203
TINY TREASURES LUTHERAN PRESCHOOL	RELIGIOUS FACILITY	8301 AURORA AVE	URBANDALE	POLK	IA	50322	(515) 777-3902
TRACEY FOR TOTS	CENTER BASED	5800 MERLE HAY RD	JOHNSTON	POLK	IA	50131	(515) 331-2403
TRADITIONS CHILDREN'S CENTER I	CENTER BASED	5783 VISTA DR	WEST DES MOINES	POLK	IA	50266	(515) 223-6161
TRADITIONS CHILDREN'S CENTER III	CENTER BASED	3802 92ND DR	URBANDALE	POLK	IA	50322	(515) 331-2121
TRADITIONS CHILDREN'S CENTER IV	CENTER BASED	2555 NW 156TH ST	CLIVE	DALLAS	IA	50325	(515) 987-7467
TRADITIONS CHILDREN'S CENTER V, BLDG 100	CENTER BASED	9809 WHITE OAK LANE	JOHNSTON	POLK	IA	50131	(515) 986-3757
TRADITIONS CHILDREN'S CENTER V, BLDG 200	CENTER BASED	9709 WHITE OAK LANE	JOHNSTON	POLK	IA	50131	(515) 986-0302
TRADITIONS CHILDREN'S CENTER VI	CENTER BASED	1195 SE UNIVERSITY AVE	WAUKEE	DALLAS	IA	50263	(515) 216-2550
CHILDSERVE CHILD CARE CENTER	CENTER BASED	5609 GREENDALE RD	JOHNSTON	POLK	IA	50131	(515) 278-2499
CHILDSERVE JOHNSTON DAY HEALTH CENTER	CENTER BASED	5406 MERLE HAY RD	JOHNSTON	POLK	IA	50131	(515) 727-0254
CLIVE CHILDREN'S CENTER I	CENTER BASED	8250 HARBACH BLVD	CLIVE	POLK	IA	50325	(515) 223-8989
CLIVE CHILDREN'S CENTER II	CENTER BASED	1445 NW 81ST ST	CLIVE	POLK	IA	50325	(515) 223-9292
COUNTRY CLUB KINDERCARE	CENTER BASED	7210 VISTA DR	WEST DES MOINES	DALLAS	IA	50266	(515) 222-9685
CREEKSIDE PRESCHOOL INC	SCHOOL BASED	2743 82ND PLACE	URBANDALE	POLK	IA	50322	(515) 277-8454
DALLAS CENTER - GRIMES BASP	CENTER BASED	500 S JAMES ST	GRIMES	POLK	IA	50111	(515) 986-3068
FIRST STEPS CHILD CARE CENTER GRIMES	CENTER BASED	441 SE GATEWAY DR	GRIMES	POLK	IA	50111	(515) 986-0920
FRANK J ROSS BOYS AND GIRLS CLUBS - MOORE	CENTER BASED	3716 50TH ST	DES MOINES	POLK	IA	50310	(515) 242-7651
FULL CIRCLE CHILD DEVELOPMENT CENTER LLC	CENTER BASED	9375 BISHOP DR	WEST DES MOINES	DALLAS	IA	50266	(515) 987-9642
GENERATION NEXT - ABP	CENTER BASED	4401 114TH ST	URBANDALE	POLK	IA	50322	(515) 251-7930
GENERATION NEXT - FARM BUREAU	CENTER BASED	5400 UNIVERSITY AVE	WEST DES MOINES	POLK	IA	50266	(515) 226-6017
GENERATION NEXT - JOHNSTON	CENTER BASED	6109 MERLE HAY RD	JOHNSTON	POLK	IA	50131	(515) 252-6109
GRIMES CDC LTD DBA BRIGHTER BEGINNINGS	CENTER BASED	1901 N JAMES ST	GRIMES	POLK	IA	50111	(515) 986-0022
GRIMES CHILD DEVELOPMENT CENTER LTD.	CENTER BASED	1901 N JAMES ST	GRIMES	POLK	IA	50111	(515) 986-2292
HICKMAN KINDERCARE	CENTER BASED	15200 HICKMAN RD	CLIVE	DALLAS	IA	50325	(515) 987-5755
HOPE GRIMES PRESCHOOL	SCHOOL BASED	1335 NE BEAVERBROOKE BLVD	GRIMES	POLK	IA	50111	(515) 259-9495
HOPE WAUKEE PRESCHOOL	SCHOOL BASED	305 DARTMOOR DR	WAUKEE	DALLAS	IA	50263	(515) 264-2001
HOPE WEST DES MOINES CHILDREN'S CENTER	CENTER BASED	925 JORDAN CREEK PARKWAY	WEST DES MOINES	DALLAS	IA	50266	(515) 422-9153
HOPE WEST DES MOINES PRESCHOOL	SCHOOL BASED	925 JORDAN CREEK PKWY	WEST DES MOINES	DALLAS	IA	50266	(515) 422-9122
MONTESSORI CHILDREN'S CENTER	CENTER BASED	8509 ALICE AVE	CLIVE	POLK	IA	50325	(515) 278-4262
MONTESSORI CHILDREN'S HOUSE	CENTER BASED	1505 42ND ST	WEST DES MOINES	POLK	IA	50266	(515) 225-1073
NEW HORIZON ACADEMY - JOHNSTON	CENTER BASED	8650 NW 62ND AVE	JOHNSTON	POLK	IA	50131	(515) 348-4028
NEW HORIZON ACADEMY - WDM	CENTER BASED	9040 UNIVERSITY AVE	WEST DES MOINES	DALLAS	IA	50266	(515) 412-9915
NORTH RIDGE SCHOOL AGE CHILD CARE	SCHOOL BASED	400 NW 27TH ST	GRIMES	POLK	IA	50111	(515) 210-7978
PIUS PALS BEFORE AND AFTER SCHOOL PROGRAM	SCHOOL BASED	3601 66TH ST	URBANDALE	POLK	IA	50322	(515) 276-1061
PRIMROSE SCHOOL OF URBANDALE	SCHOOL BASED	12001 HICKMAN RD	URBANDALE	POLK	IA	50323	(515) 201-5636
SEEDS OF FAITH EARLY LEARNING CENTER	CENTER BASED	10395 UNIVERSITY AVE	CLIVE	POLK	IA	50325	(515) 689-8334

SHEPHERD'S FLOCK EARLY LEARNING CENTER	CENTER BASED	3900 ASHWORTH RD	WEST DES MOINES	POLK	IA	50265	(515) 225-1952
SMALL MIRACLES	CENTER BASED	1001 S JAMES ST	GRIMES	POLK	IA	50111	(515) 249-3035
SMILE DAYCARE	CENTER BASED	6201 FRANKLIN AVE	DES MOINES	POLK	IA	50322	(515) 669-6308
ST FRANCIS OF ASSISI KIDS CARE	CENTER BASED	7075 ASHWORTH RD	WEST DES MOINES	DALLAS	IA	50266	(515) 457-7167
ST FRANCIS OF ASSISI PRESCHOOL	SCHOOL BASED	7075 ASHWORTH RD	WEST DES MOINES	DALLAS	IA	50266	(515) 868-1255
STEP AHEAD CHILD CARE AND PRESCHOOL	SCHOOL BASED	2555 BERKSHIRE PKWY, STE B	CLIVE	DALLAS	IA	50325	(515) 987-6991

Notes:

Source data is from Iowa Homeland Infrstructure Foundation-Level Data
https://hifld-geoplatform.hub.arcgis.com/datasets/004fac3baff540bc9263341f3e06a51e_0/explore

Metro Northwest Transfer Station
Emergency Response and Remedial Action Plan
Nursing Homes within 5 miles
October 2024

NAME	TYPE	ADDRESS	CITY	COUNTY	STATE	ZIP	TELEPHONE
THE VILLAGE AT LEGACY POINTE NURSING FACILITY	NURSING HOME	1645 SE HOLIDAY CREST CIRCLE	WAUKEE	DALLAS	IA	50263	(515) 987-4101
MARTINA PLACE	ASSISTED LIVING	5815 WINWOOD DR	JOHNSTON	POLK	IA	50131	(515) 251-7999
ASSISTED LIVING AT DEERFIELD	ASSISTED LIVING	13731 HICKMAN ROAD	URBANDALE	POLK	IA	50323	(515) 331-6903
EDENCREST AT GREEN MEADOWS	ASSISTED LIVING	6750 CORPORATE DRIVE	JOHNSTON	POLK	IA	50131	(515) 207-1984
SILVERCREST AT WOODLANDS CREEK	ASSISTED LIVING	12605 WOODLANDS PARKWAY	CLIVE	POLK	IA	50325	(515) 223-9755
WALNUT RIDGE	ASSISTED LIVING	1701 CAMPUS DRIVE	CLIVE	POLK	IA	50325	(515) 457-1111
SENIOR SUITES OF URBANDALE	ASSISTED LIVING	4700 84TH ST	URBANDALE	POLK	IA	50322	(515) 270-9700
KENNYBROOK VILLAGE	ASSISTED LIVING	200 SW BROOKSIDE DRIVE	GRIMES	POLK	IA	50111	(515) 369-3900
BISHOP DRUMM RETIREMENT CENTER	NURSING HOME	5837 WINWOOD DRIVE	JOHNSTON	POLK	IA	50131	(515) 270-1100
VILLAGE AT LEGACY POINTE	ASSISTED LIVING	1654 SE HOLIDAY CREST CIRCLE	WAUKEE	DALLAS	IA	50263	(515) 987-3625
KENNYBROOK VILLAGE	NURSING HOME	200 SW BROOKSIDE DRIVE	GRIMES	POLK	IA	50111	(515) 369-3900
BICKFORD COTTAGE URBANDALE	ASSISTED LIVING	5915 SUTTON PLACE	URBANDALE	POLK	IA	50322	(515) 331-3000
URBANDALE HEALTH CARE CENTER	NURSING HOME	4614 NW 84TH STREET	URBANDALE	POLK	IA	50322	(515) 270-6838
KAREN ACRES HEALTHCARE CENTER	NURSING HOME	3605 ELM DRIVE	URBANDALE	POLK	IA	50322	(515) 276-4969
INDEPENDENCE VILLAGE OF WAUKEE MC	ASSISTED LIVING	1505 SE LAUREL STREET	WAUKEE	DALLAS	IA	50263	(515) 987-4103
BRIO OF JOHNSTON ASSISTED LIVING	ASSISTED LIVING	6901 PECKHAM STREET	JOHNSTON	POLK	IA	50131	(515) 350-7781
DEERFIELD HEALTH CARE CENTER	NURSING HOME	13731 HICKMAN ROAD	URBANDALE	POLK	IA	50323	(515) 331-6917
MAGGIE'S PLACE AT KENNYBROOK VILLAGE	ASSISTED LIVING	230 SW BROOKSIDE DRIVE	GRIMES	POLK	IA	50111	(515) 369-3900
BRIO OF JOHNSTON, LLC	NURSING HOME	6901 PECKHAM STREET	JOHNSTON	POLK	IA	50131	NOT AVAILABLE
CHILDSERVE HABILITATION CENTER - NF	NURSING HOME	5900 PIONEER PARKWAY	JOHNSTON	POLK	IA	50131	(515) 727-8750
TIMBERLAND ASSISTED LIVING AT DEERFIELD	ASSISTED LIVING	13731 HICKMAN ROAD	URBANDALE	POLK	IA	50323	(515) 267-0438
WALNUT RIDGE	NURSING HOME	1703 CAMPUS DRIVE	CLIVE	POLK	IA	50325	NOT AVAILABLE
MEADOWVIEW OF JOHNSTON MC	ASSISTED LIVING	5555 PIONEER PARKWAY	JOHNSTON	POLK	IA	50131	(515) 534-0300
MEADOWVIEW OF JOHNSTON	ASSISTED LIVING	5555 PIONEER PARKWAY	JOHNSTON	POLK	IA	50131	(515) 534-0300
MEADOWVIEW OF CLIVE	ASSISTED LIVING	3300 BERKSHIRE PARKWAY	CLIVE	DALLAS	IA	50325	(515) 644-8740
MEADOWVIEW OF CLIVE MC	ASSISTED LIVING	3300 BERKSHIRE PARKWAY	CLIVE	DALLAS	IA	50325	(515) 644-8740
WALNUT RIDGE SENIOR COMMUNITY	ASSISTED LIVING	1701 CAMPUS DRIVE	CLIVE	POLK	IA	50325	(515) 457-1111
EDENCREST AT TIMBERLINE	ASSISTED LIVING	14001 DOUGLAS PARKWAY	URBANDALE	POLK	IA	50323	(515) 802-0926

Notes:

Source data is from Iowa Homeland Infrastructure Foundation-Level Data
https://hifld-geoplatform.hub.arcgis.com/datasets/426ab97fbcec4f4d872340b4d8630170_0/explore?location=41.479028%2C-93.922515%2C9.48

Metro Northwest Transfer Station
Emergency Response and Remedial Action Plan
Hospitals within 5 miles
October 2024

Entity Name	Address	City	County	State	PostalCode	Phone
Clive Behavioral Health	1450 NW 114th Street	Clive	Polk	Iowa	50325	844-680-0504
Mercy Rehabilitation Hospital, LLC	1401 Campus Drive	Clive	Polk	Iowa	50325	(800) 831-0476
UnityPoint Health - Des Moines Methodist West Hospital	1660 60th Street	West Des Moines	Dallas	Iowa	50266	(515) 343-1000

Notes:

Source data is from Iowa Geospatial Data Clearinghouse
https://geodata.iowa.gov/datasets/3580e27ae9514b0f9a1a3abf7a8d0219_0/explore?location=41.969547%2C-93.334579%2C8.15

Section J – Site Closure Plan

The content within this section is the same as submitted in the 2021 Permit Application (IDNR Doc ID 101722) and has been compiled herein to provide a complete permit renewal application.

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1 Closure Requirements [IAC 567 106.8(1) "l"] J-1
1.1 Solid Waste Disposal [106.17(1)] J-1
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1 Closure Requirements [IAC 567 106.8(1) "I"]

Metro Waste Authority (MWA) shall submit to the local political jurisdiction, the Department, and Department field office with jurisdiction over the Metro Northwest Transfer Station written notice of intent to permanently close the facility at least 180 days before closure. Closure shall be in conformance with the closure plan pursuant to 106.8(1)"l" and will not be official until the Department field office has given written certification of the completion of the closure plan including activities listed in the following sections.

1.1 Solid Waste Disposal [106.17(1)]

All solid waste and litter at the site will be removed and properly disposed.

1.2 Transfer Station Building Cleaning [106.17(2)]

Surfaces that have come in contact with solid waste or wash water will be cleaned and rinsed prior to closing.

1.3 Transport Vehicle Cleaning [106.17(3)]

Solid waste transport vehicles that will remain on site will be cleaned and rinsed.

1.4 Wash Water System Management [106.17(4)]

Wash water, grease, and grit in the on-site collection management system shall be removed and properly managed.

1.5 Gates and Exits [106.17(5)]

Doors, gates, entrances, and exits will be locked prior to closure.

1.6 Reporting [106.17(6)]

After finishing the above tasks, MWA will report the completion of these activities to the local political jurisdiction, the Department, and Department field office with jurisdiction over the Metro Northwest Transfer Station.

Section K – Proof of Financial Assurance and Closure Cost Estimate

The estimated closure cost for the Metro Northwest Transfer Station were prepared in accordance the requirements of IAC 567-106.18(4) and is attached. The closure costs were prepared using unit pricing from previous years and inflating those costs to 2024 dollars.

Metro Waste Authority passed a resolution in 2014 that established a separate fund for closure and utilizes money market account or Certificate of Deposit for the fund. A copy of the 2014 resolution is attached for reference. During the preparation of this permit renewal, it was found that closure costs inflated to 2024 dollars surpassed the value of the dedicated closure fund approved by the 2014 resolution. The MWA will review closure costs and update the closure fund value accordingly during the next regular board meeting (anticipated to be on the November 2024 agenda). Any updates to the closure cost estimate and proof of financial assurance will be provided to the IDNR.

2024 Closure Cost Estimate
Metro Northwest Transfer Station (MNTS)

Section K - Financial Assurance

Closure Costs per IAC 567-106.18(4)*		**Closure Cost**
a. Disposal - Twice Maximum Transfer Station Storage Capacity		$132,560
b. Cleaning - Facility Building & Washwater Disposal		$17,223
Contingency	10%	$14,978
	Total Estimated Cost of Closure	**$164,762**

Note:
* Task items based on the list from IAC 567-106.18(4). Calculations are shown below.

a. Disposal - Twice Maximum Transfer Station Storage Capacity

Assumptions:

1 Daily maximum acceptance rate per design and MWA's limit = 1000 tons
Twice Transfer Station Storage Capacity = 2000 tons

2 Based on MWA's FY2014 estimated loading costs $11.66/ton for MNTS operations.
Escalate to 2024 at 2.5% annual.
Loading Cost = $14.93 per ton

3 Based on MWA's FY2014 estimated transportation cost $8.87/ton for MNTS to MPE Landfill and MPW Landfill.
Escalate to 2024 at 2.5% annual.
Transportation Cost (to MPE LF) = $11.35 per ton

4 Based on current MSW tip fee at MPE Landfill and MPW Landfill.
Disposal Fee = $40.00 per ton (commercial)

Total Cost - Disposal (at MPE Landfill)	**$132,560**	lump sum

b. Cleaning - Facility Building & Washwater Disposal

Assumptions:

b1. Transfer Station Building

1 Based on cost of power washing inside of the building at MNTS in 2021 of $15,000, escalate to 2024 at 2.5% annual.

Total Cost - Cleaning Building	**$16,153**	per event

b2. Washwater Disposal

1 Based on MNTS September 2024 bill from City of Grimes, which indicated water usage of 4,000 cubic feet. Washwater assumed for one week of the highest monthly usage of water.
One-week volume of washwater = 7,480 gallons

2 Based on MWA - MNTS September 2024 water bill from City of Grimes, IA.
Water Use Cost = $1.10 per 100 CF
Water Meter Cost = $21.92 lump sum (monthly flate rate)
Sewer Cost = $0.95 per 100 CF

3 Based on 2017 liquid waste water pumped from MNTS; haul & disposal at Des Moines Treatment Plan ($864.11); Escalated to 2024 at 2.5% annual.
Grease & Grit Trap Cleaning Cost = $1,027 lump sum

Total Cost - Cleaning Washwater Disposal	**$1,070**	per event

METRO WASTE AUTHORITY

RESOLUTION NO. 07-14-07

APPROVAL OF CLOSURE FUND FOR METRO NORTHWEST TRANSFER STATION

The purpose of this Resolution is for Board approval of the closure fund for Metro Northwest Transfer Station.

WHEREAS, Iowa Code Section 455B requires owners/operators of sanitary disposal facilities to establish a closure fund; and

WHEREAS, waste transfer stations are included in the definition of sanitary disposal facilities; and

WHEREAS, Staff has previously determined the appropriate amount to deposit in said closure fund is $160,000.00.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of MWA hereby approves the establishment of a closure fund for Metro Northwest Transfer Station in the amount of $160,000.00.

Moved by RON LONG, GRIMES and seconded by

BRET HODNE, WEST DES MOINES.

This Resolution passed by the MWA Board of Directors on July 23, 2014.

APPROVED:

Keith Ryan, Chair

ATTEST:

Reo Menning
Executive Director

Metro Waste Authority
STATEMENTS OF NET POSITION

	June 30 2023	June 30 2022
CURRENT ASSETS		
Cash and cash equivalents	$ 7,724,145	$ 15,547,224
Investments	26,543,299	17,829,303
Disposal fees receivable, less allowance for uncollectible accounts 2023 and 2022 $100,000	7,777,410	6,215,886
Prepaid expenses, accrued interest and other assets	184,748	311,296
Inventories	315,235	303,178
Total current assets	42,544,837	40,206,887
ASSETS WHOSE USE IS LIMITED		
Investments	43,360,403	41,643,180
LEASE RECEIVABLES	1,061,580	1,018,326
CAPITAL ASSETS	197,909,565	180,336,642
Less accumulated depreciation and amortization	106,025,940	96,282,544
Total capital assets	91,883,625	84,054,098
Total assets	178,850,445	166,922,491
DEFERRED OUTFLOWS OF RESOURCES		
Pension	1,249,426	920,128
CURRENT LIABILITIES		
Current portion of notes payable	2,850,000	2,630,000
Construction contracts payable	2,944,203	2,815,803
Trade accounts payable	3,707,209	2,997,304
Landfill tax payable	787,791	480,074
Accrued payroll and employee benefits	1,644,215	1,531,414
Other accrued expenses	349,003	324,720
Total current liabilities	12,282,421	10,779,315
LONG-TERM LIABILITIES		
Notes payable, net current portion	21,741,909	24,817,897
Accrued landfill closure and postclosure care costs	22,524,146	20,827,745
Net pension liability	3,111,888	101,550
Total long-term liabilities	47,377,943	45,747,192
Total liabilities	59,660,364	56,526,507
DEFERRED INFLOWS OF RESOURCES		
Leases	873,508	946,892
Pension	401,350	3,802,691
Total deferred inflows of resources	1,274,858	4,749,583
NET POSITION		
Net investment in capital assets	64,347,513	53,790,398
Restricted for transfer station closure	320,000	320,000
Unrestricted	54,497,136	52,456,131
Total net position	$119,164,649	$106,566,529

See Notes to Financial Statements.

IOWA DEPARTMENT OF NATURAL RESOURCES

SOLID WASTE TRANSFER STATION PERMIT

I.	Permit Number:	77-SDP-69-14P-XFR
II.	Permitted Agency:	Metro Waste Authority
III.	Project Location:	Metro Northwest Transfer Station 4105 SE Beisser Drive Grimes, IA 50111 Parcel ID#: 00305-428-006
	Phone:	(515) 244-0021
IV.	Responsible Official	
	Name:	Michael McCoy, Executive Director
	Address:	Metro Waste Authority 300 East Locust Street, Suite 100 Des Moines, IA 50309-1864
	Phone:	(515) 323-6535
	Fax:	(515) 244-9477
	Email:	mmc@mwatoday.com
V.	Licensed Engineer	
	Name:	Bradley Sullivan, P.E.
	Address:	Stantec Consulting Services, Inc. One Carlson Parkway, Suite 100 Plymouth, MN 55447-4440
	Phone:	(763) 252-6807
	Email:	brad.sullivan@stantec.com
	Iowa License #:	P27328
VI.	Date Permit Issued:	January 23, 2025
VII.	Permit Expiration Date:	January 23, 2028

Digitally signed by Chad A. Stobbe
Date: 2024.10.30 12:02:30 -05'00'

VIII. Issued by:

Chad A. Stobbe
Department of Natural Resources

IX. General Provisions

The above-named permitted agency is hereby authorized to operate a solid waste transfer station (XFR) at the described location in conformance with Iowa Code section 455B, the rules pursuant thereto existing at the time of issuance, and any subsequent new rules which may be duly adopted, and any provisions contained in Section X of this permit.

The project shall be constructed and operated according to the engineering plans and specifications, the site operation plan approved by the Department of Natural Resources (DNR), and these shall become a part of this permit. Updated plans shall be submitted at the time of each permit renewal application and included with any request for permit modification or significant change in facility operation.

No legal or financial responsibility arising from the construction or operation of the approved project shall attach to the State of Iowa or the DNR due to the issuance of this permit. If title to this project is transferred, the new owner must apply to the DNR for a transfer of this permit within thirty (30) days of the date of title transfer. This permit is void sixty (60) days after the date of title transfer unless the DNR has transferred the permit.

The permit holder is required to maintain records for the service area of tonnages accepted at this facility in accordance with 567 Iowa Administrative Code (IAC) 106.13(455B,455D) and 567 IAC 106.14(455B,455D). Records shall be developed and maintained in such a way that tonnages from each county/state may be tracked in order to provide the local solid waste agency and the DNR with accurate statistics from which generation and diversion rates will be derived. The reports are due on a quarterly basis and shall be submitted to the DNR using Form #542-8025. The reports will be due January 1st, April 1st, July 1st and October 1st for the quarters ending September 30th, December 31st, March 31st and June 30th, respectively. The permit holder shall mail the completed form to the Iowa Department of Natural Resources; Land Quality Bureau; Wallace State Office Building; 502 East Ninth Street; Des Moines; Iowa 50319-0034. This reporting procedure supersedes any previous conflicting permit provisions.

A site inspection and report shall be completed annually by an Iowa-licensed professional engineer in accordance with 567 IAC 106.14(2). The inspection shall, at a minimum, cover the design standards pursuant to 567 IAC 106.10(455B) and shall reflect the facility's compliance with respect to the DNR-approved design and construction. The annual report shall be submitted to the Iowa Department of Natural Resources; Land Quality Bureau; Wallace State Office Building; 502 East Ninth Street; Des Moines; Iowa 50319-0034 by November 1st each year.

The permit holder shall provide continuous financial assurance coverage for site closure in accordance with 567 IAC 106.18(455B). The permit holder shall submit proof of compliance, including an updated closure cost estimate and proof of coverage with each permit renewal, until released from this requirement by the DNR.

The permit holder shall use a scale certified by the Iowa Department of Agriculture and Land Stewardship (IDALS) for the purposes of weighing and reporting solid wastes accepted at the transfer station. If conditions are such that make it impractical to provide an on-site scale, then

off-site scale facilities or an alternative method to weighing may be used if approved by the DNR. The permit holder shall comply with the waste weighing, record keeping and tonnage fee reporting requirements defined in 567 IAC 101.14(445B,455D).

Solid waste accepted at this site shall not exhibit free liquids, toxic or hazardous properties. No hazardous wastes as defined by Iowa Code section 455B.411 may be accepted at this facility.

Failure to comply with Iowa Code section 455B, or any rule of order promulgated pursuant thereto, or any or all provisions of this permit may result in: 1) a civil penalty of up to $5,000 for each day of violation, pursuant to Iowa Code section 455B.307, or 2) the suspension or revocation of this permit, pursuant to Iowa Code section 455B.305.

The issuance of this permit in no way relieves the applicant of the responsibility for complying with all other local, state, and federal statutes, ordinances, and rules or other requirements applicable to the establishment and operation of this solid waste transfer station.

X. Special Provisions

1. The permit holder is authorized to accept up to 175,000 tons of municipal solid waste annually in accordance with the approved Metro Waste Authority's updated Solid Waste Comprehensive Plan (Plan). The Plan as approved by the DNR on May 6, 2024 (EMS Participant), any approved amendments to the Plan, and the latest Plan update are hereby incorporated as permit documents.

   The permitted service area is described as: All cities and the unincorporated area in Polk County; the cities of Carlisle, Hartford, and Norwalk in Warren County; the cities of Mingo and Prairie City in Jasper County; the city of Jefferson in Greene County and the cities of Adel, Dawson, Linden, Minburn, Perry, Redfield, and Waukee and the unincorporated area in Dallas County.

   Collected waste shall be disposed of at the Metro Park East Sanitary Landfill (77-SDP-01-72P) or the Metro Park West Sanitary Landfill (08-SDP-03-84P). The permit holder is not authorized to transfer solid waste to any other sanitary disposal project in Iowa without first receiving DNR approval.

2. No provision in this permit or the approved site operation plan, emergency response and remedial action plan, and closure plan, as described in the permit renewal application dated October 22, 2024 (Doc #111117), and supplemental documentation dated October 28, 2024, constitutes a waiver from 567 IAC Chapter 106 or the Code of Iowa. Any conflict between a provision of the permit or referenced documents and Iowa rules or statutes shall be resolved in favor of the duly adopted rules and statutes.

FACILITY WEEKLY INSPECTION LOG SHEET

Site Name MNTS Month / Year 4-2-25

Signature Print Name Jason Gaffels

Items Inspected	WK 1	WK2	WK 3	WK 4	WK 5	Comments
Date						
Weekly Inspections						
Gates (if applicable)						
Signs						
Door Locks						
Exterior Building/Walkway/Road integrity						
Evidence of Leaks/Spills Exterior						
Parking Lot/Grounds Litter Free						
Housekeeping						
Obstructions/Clearances						
Segregation of Incompatible Materials						
Evidence of Leaks/Spills Interior						
Shelving Integrity						
Fire Suppression System						
Ventilation System						
Lights (if applicable)						
Containers/Drums properly labeled						
Containers/Drums closed/sealed						
Waste segregated and packed properly						
Disposal of unacceptable materials/garbage						
Eye Wash						
Tools in working order						
Supplies stocked sufficiently						
Training records on file (past 3 yrs)						
Collection records on file (past 3 yrs)						
Emergency contacts posted						

CITY OF GRIMES

HAZARDOUS WASTE STORAGE LICENSE
STAFF APPROVAL FORM

Establishment Name: Metro Waste Authority
Establishment Address: 4105 SE Beisser Drive

Fire Department Approval

Fire Inspection Date: 8 May 2025

Approval: Yes ☒ No ☐

Reason for not approving: _____

Fire Marshal Signature: S. M. Bentley

Building Approval

Approval: Yes ☐ No ☐

Reason for not approving: _____

Building Official Signature: _____

CITY OF GRIMES

HAZARDOUS WASTE STORAGE LICENSE
STAFF APPROVAL FORM

Establishment Name: Metro Waste Authority
Establishment Address: 4105 SE Beisser Drive

Fire Department Approval

Fire Inspection Date:_____

Approval: Yes ☐ No ☐

Reason for not approving:_____

Fire Marshal Signature:_____

Building Approval

Approval: Yes ☒ No ☐

Reason for not approving:_____

Building Official Signature:_____

HAZARDOUS HOUSEHOLD WASTE STORAGE LICENSE

Permit #1604 Renewal

Licensee: Metro Waste Authority

Location: Metro Northwest Transfer Station, 4015 SE Beisser Drive, Grimes Iowa

Issued: June 2023
Expires: June 2024

Permit Issued in the City of Grimes and Approved by the Grimes City Council on May 27, 2025, according to the Grimes City Code Section 9-14 Hazardous Household Waste Storage Facilities

Date: May 27, 2025

_____
Scott Mikkelsen, Mayor

ATTEST:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Resolution Accepting Easements - JDS Property - South James and 19th Street Reconstruction

BACKGROUND: As part of the South James and 19th reconstruction project, certain easements are needed to construct the improvements. The owner of the JDS property has provided the necessary easements.

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/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the resolution

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 EASEMENTS - JDS PROPERTY - SOUTH JAMES AND 19TH STREET RECONSTRUCTION

Grimes Resolution No. 05-1525

WHEREAS, the City of Grimes has completed the design of the South James and 19th reconstruction project; and
WHEREAS, certain easements are necessary to construct the improvements; and
WHEREAS, the property owner has provided the necessary easements to the City; and
WHEREAS, staff have reviewed the easements and recommended acceptance.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the easements are hereby accepted and the clerk is authorized to execute the easements on behalf of the City, and record the easements within the office of the Polk County Recorder.

PASSED and APPROVED on May 27, 2025.

_____
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/SW 19th 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 completion and final acceptance of the Project by the City by Resolution of the City Council of the City.

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 does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) that 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.

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 2nd day of MAY, 2025.

GRANTOR:

By: JEFF STANBROUGH, MEMBER

By:

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 2nd day of MAY, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JEFF STANBROUGH, 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.

NOTARIAL SEAL IOWA
ALLISON FAZIO
Commission Number 851100
My Commission Expires
9-28-26

Notary Public in and for the
State of Iowa
My commission expires: 9-28-26

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 _____, 2025, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2025.

_____
Rachel Greving
City Clerk of City of Grimes, Iowa

TEMPORARY EASEMENT

EXHIBIT 34-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF GRIMES
SOUTH JAMES STREET IMPROVEMENTS
PARCEL 34

PROPERTY OWNER:

JDS REAL ESTATE INVESTMENTS, L.L.C.
10888 HICKMAN ROAD, STE 3B
CLIVE, IA 50325
BOOK 19335, PAGE 230

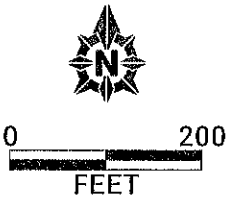
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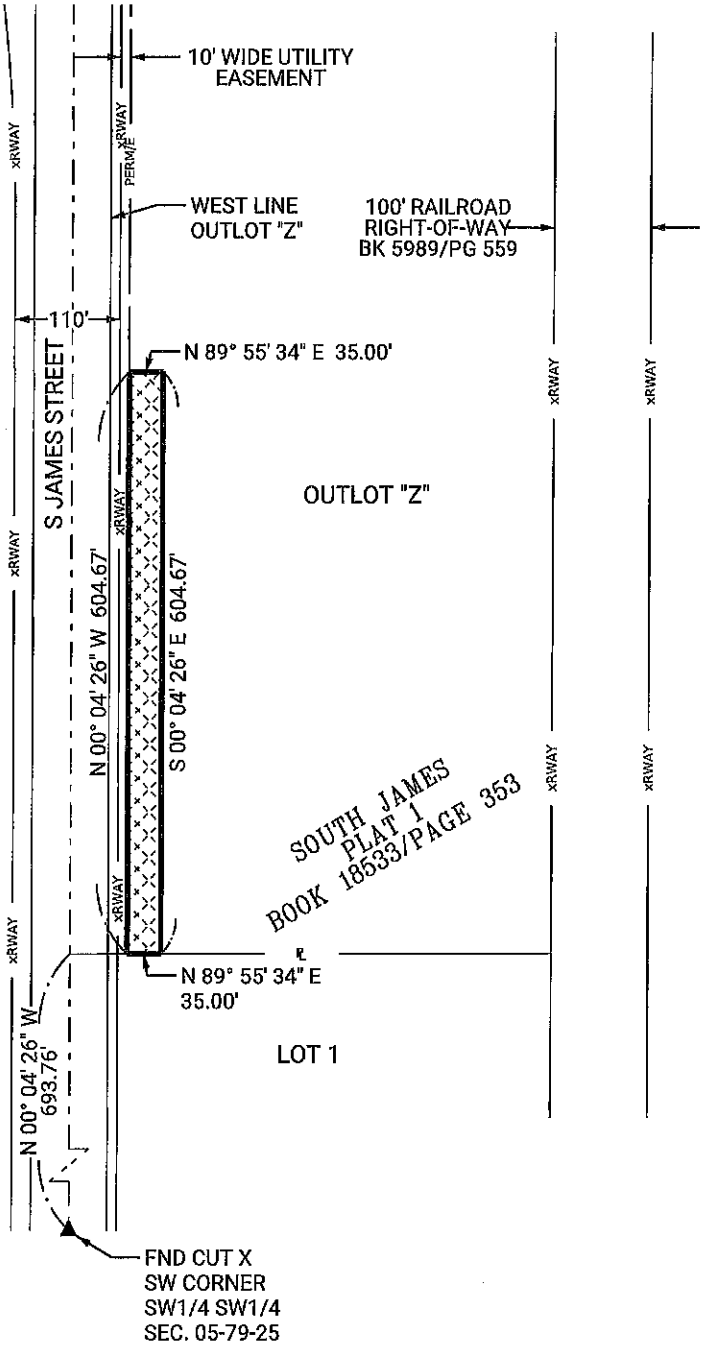
A PARCEL OF LAND LOCATED IN OUTLOT "Z" OF SOUTH JAMES PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18533, PAGE 353, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 35.00 FEET OF THE WEST 55.00 FEET OF THE SOUTH 604.67 FEET OF OUTLOT "Z" OF SAID SOUTH JAMES PLAT 1.

SAID TRACT CONTAINS 21,163 SQUARE FEET OR 0.49 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.





E1/2 SE1/4
SEC. 6-79-25

LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND 1/2" REROD (UNLESS NOTED)
O	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
— ℄ —	PROPERTY LINE

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Resolution to Make a One-Time Water and Sewer Adjustment for a Customer

BACKGROUND: The City Council approved Resolution #01-1623, Water and Sewer Adjustment Policy, on January 24, 2023. On April 28, 2025, utility customer Nathan Estes submitted a Water/Sewer Adjustment form and all relevant documentation to the Utility Billing Manager. Mr. Estes meets the criteria for receiving an adjustment on water and sewer charges due to a leak, and the subsequent repairs made to correct the issue.

BUDGETARY CONSIDERATIONS: An adjustment of $57.52 for water and $46.91 for sewer is recommended for the utility account of Nathan Estes.

STRATEGIC PLANNING:
Prioritized: _X__YES ____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/COMMISION ACTIONS: Council approval for the adjustment of Nathan Estes" utility account.

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Kathy Steele
Return to: Marcia Woodke

RESOLUTION TO MAKE A ONE-TIME WATER AND SEWER ADJUSTMENT FOR A CUSTOMER

Grimes Resolution No. 05-1625

WHEREAS, On January 24, 2023, the Grimes City Council approved Resolution 01-1623 adopting a Water/Sewer Adjustment Policy to encourage residents to make prompt repairs and/or provide a permanent solution to prevent water loss and increased sewer discharge, and

WHEREAS, City Staff have determined that Nathan Estes has met the criteria set forth in the Water/Sewer Adjustment Policy, and

WHEREAS, City Staff recommends an adjustment to Nathan Estes' utility account in the amount of $57.52 for water charges and $46.91 for sewer charges, and

WHEREAS, the City Council of Grimes does approve the adjustment of Nathan Estes' utility account.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the water and sewer adjustment for Nathan Estes' utility account is approved.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY OF GRIMES

WATER/SEWER ADJUSTMENT FORM

If your request is granted, this is a one (1) time only adjustment per customer/family.

Form must be filled out completely and receipts provided to support the issue has been resolved. Consideration will not be given when information is missing and/or receipts are not provided.

Date of Request	4/28/25
Date Incident Discovered	4/16/25 - notice from grimes
Address of Incident	[redacted] Grimes, IA 50111
Owner or Tenant #1	Nathan Estes
Last 4 of Social Security #	[redacted]
Phone Number	[redacted]
Owner or Tenant #2	Destiny Estes
Last 4 of Social Security #	[redacted]
Phone Number	[redacted]

Below please provide a description of the issue and the action taken to resolve the issue in a permanent manner.

The lever to my basement toilet had malfunctioned which left the toilet running. This occurred without me being aware for a while. I have replaced the handle and the connecting parts that fixed the issue.
I am unsure what the date was but I believe it happened the weekend of March 14th. I identified the issue and temporarily fixed then but formally fixed on 4/28.

I/We attest the information provided is true and accurate and understand that if this request is granted, I/We will not be provided this opportunity again.

Signature #1 Signature #2

[redacted] Estes	Main Meter						
Date	Consumption		Bill date w/leak	Consumption Billed	Amount over average usage		
4/1/2025	4300		5/1/2025	15100	9875.00		
3/1/2025	5600			0	0.00		
2/1/2025	5000		Total		9875.00		
1/1/2025	5700						
12/1/2024	4700						
11/1/2024	4100						
10/1/2024	5000		Dollar amount over average consumption				
9/1/2024	4300		Water	108.53	1/1/24 Bill	Water ExciseTax	Total Adjustment
8/1/2024	6200			54.26	Amount to Credit	3.26	57.52
7/1/2024	6300		Sewer	93.81			
6/1/2024	4600			46.91	Amount to Credit	Not Taxed	46.91
5/1/2024	6900						
	62700						
						Total Credit	104.43
Average Consumpt	5225.00						
				Per Policy- adjustment for half of consumption over average			
FY25 Water Rate	10.99	per 1000					
FY25 Sewer Rate	9.50	per 1000			Total Water Adj.	54.26	
					Total Water Tax Adj.	3.26	
					Total Sewer Adj.	46.91	
						104.43	

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Resolution Approving Farm Tenant Crop Loss Agreement - Christensen

BACKGROUND: With the development of the plans for WRA Connector Project, it was determined that certain easements were necessary to construct the project. Those easements have been acquired; however, the seasonal crops were already planted prior to the acquisition. As the project also extended beyond the planting season, crops were not able to be planted the following year. The purchase agreement identified that the City would reimburse the tenant (Mike Christensen) for these crop losses, totaling $14,000.00

BUDGETARY CONSIDERATIONS: $14,000.00

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/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

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

FARM TENANT CROP LOSS AGREEMENT

This FARM TENANT CROP LOSS AGREEMENT (this "Agreement") is made by and between the City of Grimes, Iowa, a municipal corporation (the "City"), and Mike Christensen (the "Tenant")

RECITALS

A. In connection with the construction of public sanitary sewer improvements, the City acquired certain easement interest(s) in the real estate located in Dallas County more particularly depicted and described on the Acquisition Plat attached hereto as ***Exhibit A*** (the "Property"); and

B. The City has executed a purchase agreement with the owner of said Property, in which Tenant has been identified as the farm tenant for the 2024 crop year pursuant to an oral farm tenancy agreement; and

NOW THEREFORE, in consideration of the Property and the mutual covenants and promises contained in this Agreement, the parties hereby agree as follows:

1. CROP DAMAGE PAYMENT. The City hereby agrees to pay $14,000 to Tenant as compensation for damages to the growing crops located on the Property, for the 2024 crop year. The parties acknowledge and agree that the Crop Damage Payment contemplated in this Agreement fairly and reasonably calculates the amount of anticipated damages to Tenant as a result of the construction of the improvements.

2. INDEMNIFICATION. Tenant hereby releases and agrees to indemnify the City, its employees, agents, and contractors from all liability for disputes, claims, damages or causes of action related to or arising from the Lease, including the performance or non-performance of any of Tenant's obligations pursuant to its terms. Tenant will protect and defend the City, its employees, agents and contractors against all claims by the Property Owner, tenant suppliers and any other persons rendering services to the Tenant with respect to the above described property.

3. RENEGOTIATION. Pursuant to Iowa Code Section 6B.52, the City hereby gives notice to Tenant that Tenant has a right to renegotiate construction or maintenance damages which are not apparent as of the date of this Agreement.

4. 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 Easement by the City Clerk.

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 5 day of May, 2025.

TENANT

STATE OF Iowa)
) SS.
COUNTY OF Polk)

On this 5 day of May, 2025, before me, the undersigned, personally appeared Michael Christenson, known to me to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Signature of Notary Public

ACCEPTANCE BY CITY

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 Agreement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 2025, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 20__.

_____
City Clerk of Grimes, Iowa

Exhibit A

"Attached as PDF"

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Appointing New Board of Appeals Member

BACKGROUND: The Board of Appeals currently has two vacancies. Trevor Brown, who also serves on the Board of Adjustment, has expressed interest in serving on the Board of Appeals.

BUDGETARY CONSIDERATIONS:

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/COMMISION 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

RESOLUTION 05-1825 APPOINTING NEW BOARD OF APPEALS MEMBER

Grimes Resolution No. 05-1825

WHEREAS, in accordance with the Grimes Code of Ordinance 2-2-3, the Mayor is vested with the authority to appoint members to Boards, Commissions, and Council Liaisons, subject to the

WHEREAS, these appointments are necessary to fill vacant positions or address expired terms;

WHEREAS, there is currently a vacancy on the Board of Appeals;

WHEREAS, Trevor Brown has expressed interest in serving on the Board of Appeals and possesses the necessary qualifications and experience to contribute meaningfully to the Board's work.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that Trevor Brown is hereby appointed to the Board of Appeals for a term ending in January of 2030.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Setting a Date for Public Hearing on an Ordinance Amending the Grimes Code of Ordinances Section 10-5 Cemetery

BACKGROUND: This amendment would allow for the notarized signature of the City Manager or the City Clerk instead of the Mayor and the City Clerk to quicken the process of the creation of a deed for a cemetery plot. It would also update language for consistency with current practices.

BUDGETARY CONSIDERATIONS:

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/COMMISION ACTIONS: NA

STAFF RECOMMENDATION: NA

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by:	Rachel Greving
Return to:	Rachel Greving

RESOLUTION 05-1925 SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING THE GRIMES CODE OF ORDINANCES SECTION 10-5 CEMETERY

Grimes Resolution No. 05-1925

WHEREAS, City staff desires to amend Section 10-5 of the Grimes Code of Ordinances concerning the regulation and maintenance of the Sunny Hill Cemetery;

WHEREAS, in accordance with Iowa law, the City Council is required to hold a public hearing to provide an opportunity for public input on the proposed ordinance amendment;

WHEREAS, it is necessary to set a date and time for said public hearing.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, as follows:
1. That a public hearing on the proposed amendment to the Grimes Code of Ordinances Section 10-5 shall be held at 5:30 PM on Tuesday, June 24, 2025, at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.
2. That the City Clerk is hereby directed to publish notice of the public hearing as required by law.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

10-5-3 Sale of Lots:

The sale of lots in the cemetery shall be evidenced by a deed signed and executed by the ~~Mayor~~City Manager ~~and~~or the Clerk for and on behalf of the City, and it is the duty of the Clerk to collect the purchase price for any lot sold before delivering the deed of conveyance for the same. The payment of all fees and charges shall be made at the office of the Clerk where receipts will be issued for all amounts paid. Said fees and charges shall be based upon the charges as set out in the rules and regulations in effect as adopted by the Council.

10-5-9 Use of Vaults:

All caskets and urns must be enclosed in a vault before actual burial.

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Resolution of Support for the MPO's SS4A Implementation Grant Application

BACKGROUND: The City of Grimes is part of the Des Moines Area Metropolitan Planning Organization (MPO). The MPO recently completed the first step in acquiring Safe Streets and Roads for All (SS4A) discretionary funds by completing and adopting a Comprehensive Safety Action Plan. There are 2 action items included in the grant application, one is for development and implementation of the roadway safety audit program and low-cost safety countermeasure program and the other is for larger safety projects. The City of Grimes is submitting a project called the IA 44 at Dallas Center Grimes High School. This project is part of our 1st phase of the Iowa Highway 44 reconstruction project and includes the construction of a roundabout just west of the current high school access off Iowa Highway 44. This will provide a new access from the high school to Iowa Highway 44 and remove the current access creating a higher level of safety in this area.

The City of Grimes support of this project includes agreeing to the required 20% match for both the smaller projects and larger project mentioned previously. This may also push the larger project from being done in year 5 of the CIP to year 4 to meet the utilization of the funds within the grant timelines.

BUDGETARY CONSIDERATIONS: The City of Grimes would be required to provide the 20% matching funds for the smaller projects and the larger project. The smaller projects will be based off what the City's portion of the projects and the larger project will be up to $600,000. The funding for both will be from Capital Improvements Programing.

STRATEGIC PLANNING:
Prioritized: __X__YES ____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/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends approval of the resolution of support by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens
Return to: Matt Ahrens

RESOLUTION 05-2025 OF THE CITY OF GRIMES IN SUPPORT OF THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION MULTIJURISDICTIONAL APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION'S SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT PROGRAM

Grimes Resolution No. 05-2025

WHEREAS, the U.S. Department of Transportation has established the Safe Streets and Roads for All (SS4A) discretionary grant program to fund initiatives that significantly reduce or eliminate roadway fatalities and serious injuries;

WHEREAS, the Des Moines Area Metropolitan Planning Organization (MPO) recognizes the critical need to address traffic-related deaths and serious injuries in a proactive and collaborative manner, consistent with the principles of Vision Zero and the National Roadway Safety Strategy outlined in the recently adopted Comprehensive Safety Action Plan;

WHEREAS, having a compliant Comprehensive Safety Action Plan is a required prerequisite for application of an implementation grant under the SS4A;

WHEREAS, the Des Moines Area MPO, in coordination with its member governments, developed and approved a SS4A-compliant Comprehensive Safety Action Plan in March 2025 making the area eligible for SS4A implementation grants starting with the FY2025 round of SS4A;

WHEREAS, the Des Moines Area MPO Comprehensive Safety Action Plan identifies a high-risk injury roadway network and project needs, including the project(s) under the City of Grimes responsibility;

WHEREAS, participation in this multijurisdictional SS4A grant application does not preclude the City of Grimes from independently pursuing additional funding or safety-related initiatives;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the City of Grimes supports the submission of the multijurisdictional application to the U.S. Department of Transportation's SS4A grant program, and authorizes City Engineer to participate in the application process and to take any necessary actions in support of the joint effort, including execution of Memoranda of Understanding, cost-sharing agreements, or other related documents;

Item A: BE IT FURTHER RESOLVED, that the City of Grimes affirms its commitment to participate in the development and implementation of the roadway safety audit program and low-cost safety countermeasure program and to contribute, as appropriate, to any required local match or in-kind support for projects identified in our jurisdiction.

Item B: BE IT FURTHER RESOLVED, that the City of Grimes commits to providing a local financial match of 20 percent of the cost for the IA 44 at Dallas Center Grimes High School project in Attachment A contingent upon award of grant funds under the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program;

BE IT FURTHER RESOLVED, that the local match shall be provided from the Capital Improvement Budget and will be included in the appropriate fiscal year budget for the project duration;

BE IT FURTHER RESOLVED, that the City Engineer is hereby authorized to include this financial commitment in the grant application and to execute all necessary documents to fulfill this obligation if the grant is awarded.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Attachment A

No.	Project	Project Limits	Project Description	Type	SS4A Request	Local Match	Total
1	Oralabor Gateway Trail at Ankeny Blvd	Oralabor Rd & Ankeny Blvd	Pedestrian Underpasses	Implementation (C)	$1,600,000	$400,000	$2,000,000
2	86th Street	Interstate 80/35 to University Ave	Intersection Safety and Pedestrian Enhancement Corridors	Implementation (C)	$800,000	$200,000	$1,000,000
3	SW 9th St	Bancroft St to Bell Ave	Roundabouts	Implementation (C)	$2,400,000	$600,000	$3,000,000
4	IA 44 - Phase 1	IA 44 at Dallas Center Grimes High School	Roundabouts	Implementation (C)	$2,400,000	$600,000	$3,000,000
5	Pedestrian Crossings	NW 86th St, NW 62nd Ave, NW 66th Ave	At-Grade Pedestrian Crossing Enhancements	Implementation (C)	$800,000	$200,000	$1,000,000
6	Sunset Dr	Gordon Ave to North Ave	Intersection Safety and Pedestrian Enhancement Corridors	Implementation (C)	$1,600,000	$400,000	$2,000,000
7	Waukee Regional Trail Connection and Safety Improvements	Ashworth Dr to 0.4 miles north of U.S. Highway 6	Pedestrian Underpasses	Implementation (C)	$2,400,000	$600,000	$3,000,000
8	Ashworth Road	1st St to 8th St	Intersection Safety and Pedestrian Enhancement Corridors	Implementation (C)	$2,400,000	$600,000	$3,000,000
9	73rd Street	Center St to University Ave	Walkways	Implementation (C)	$400,000	$100,000	$500,000
10	Low-Cost Countermeasures Program	Des Moines Area MPO Planning Area		Implementation (C)	$4,800,000	$1,200,000	$6,000,000
11	Hubbell Ave	Hubbell Ave & Adventureland Dr	Roundabouts	Supplemental Planning (B)	$400,000	$100,000	$500,000
12	University Ave	142nd St to 22nd St	Intersection Safety and Pedestrian Enhancement Corridors	Supplemental Planning (B)	$400,000	$100,000	$500,000
13	University Ave	Williams St to Copper Creek Dr	Walkways	Supplemental Planning (B)	$400,000	$100,000	$500,000
14	Roadway Safety Audit Program	Des Moines Area MPO Planning Area		Supplemental Planning (B)	$3,200,000	$800,000	$4,000,000
15	Speed Study	Des Moines Area MPO Planning Area		Supplemental Planning (B)	$400,000	$100,000	$500,000
16	Traffic Incident Management Training	Des Moines Area MPO Planning Area		Supplemental Planning (B)	$80,000	$20,000	$100,000
17	Eduction & Policy Enhancements	Des Moines Area MPO Planning Area		Supplemental Planning (B)	$200,000	$50,000	$250,000
					$24,680,000	**$6,170,000**	**$30,850,000**

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM:

BACKGROUND: The owners of 204 NW 24th Lane have 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/COMMISION ACTIONS: Approved Final Plat for James Pointe Plat 2 - 2011

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 05-2125 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN OVERLAND FLOWAGE EASEMENT FOR LOT 5 OF JAMES POINTE PLAT 2 - 204 NW 24TH LANE

Grimes Resolution No. 05-2125

WHEREAS, the owners of Lot 5 of James Pointe Plat 2 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 5 of James Pointe Plat 2 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 May 27, 2025.

_____
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 Matt and Racel Williams, *a married couple* (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 5 of James Pointe Plat 2, 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 overland flowage easement, as shown in the James Pointe Plat 2 dated August 1, 2011, recorded on August 3, 2011, in Book 13928, Page 469 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 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 17 day of April, 2025

PROPERTY OWNERS

Matt Williams

Rachel Williams

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 16th day of April, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Matt Williams, 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.

NOTARIAL SEAL IOWA
EVANN MARTIN
Commission Number 833219
My Commission Expires
07/20/2027

Notary Public in and for the
State of Iowa

My Commission expires 07/20/2027

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 17 day of April, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Rachel Williams, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

NOTARIAL SEAL IOWA
STEPHANIE MOSS
Commission Number 859733
My Commission Expires
October 16, 2027

Notary Public in and for the
State of Iowa

My Commission expires 10/16/27

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

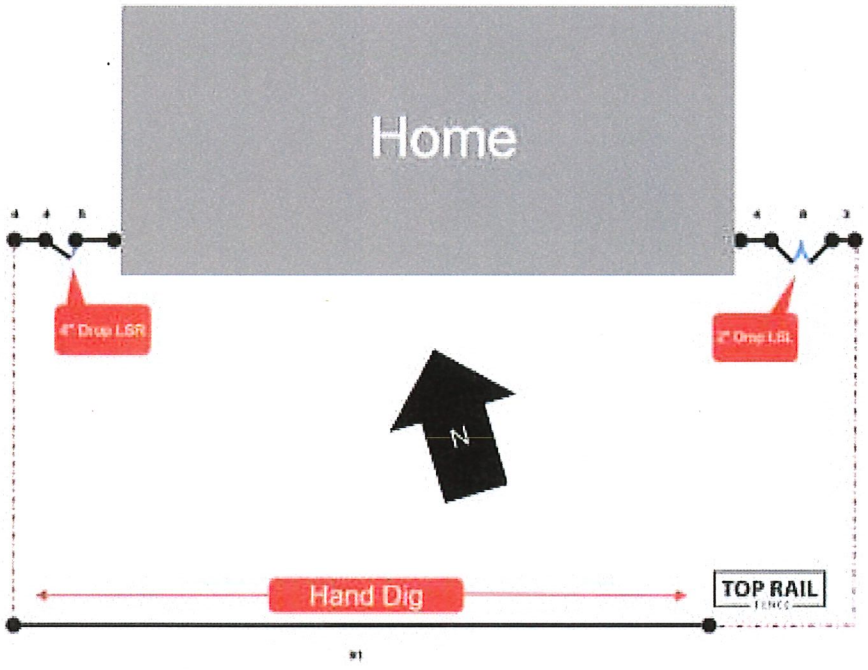
My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4’ chain-link fence has been proposed to be constructed in a overland flowage easement on Lot 5 of James Pointe Plat 2 (204 NW 24th Lane) in accordance to permit number FN-25-017.

4’ Black Vinyl Chain Link Fence with
One 4’ Gate & One 8’ Double Gate



CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM:

BACKGROUND: The owners of 108 NE 22nd Circle have 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/COMMISION ACTIONS: Approved Final Plat for Chevalia Valley 2 - 2016

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 05-2225 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN OVERLAND FLOWAGE EASEMENT FOR LOT 30 OF CHEVALIA VALLEY 2 - 108 NE 22ND CIRCLE

Grimes Resolution No. 05-2225

WHEREAS, the owners of Lot 30 of Chevalia Valley 2 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 30 of Chevalia Valley 2 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 May 27, 2025.

_____
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 SMJ Properties, LLC, *a limited liability company* (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 30 of Chevalia Valley 2, 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 overland flowage easement, as shown in the Chevalia Valley 2 dated July 5, 2016, recorded on July 5, 2016, in Book 16076, Page 992-996 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 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 18 day of April, 2025.

PROPERTY OWNER

SMJ Properties, LLC
James Myers
Title: Partner

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 18 day of April, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James Myers, the Partner of SMJ Properties, LLC, 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.

Notary Public in and for the
State of Iowa

NOTARIAL SEAL IOWA
Nicole Raasch
Commission No. 778581
My Commission Expires
9/10/25

My Commission expires 9-10-25

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.

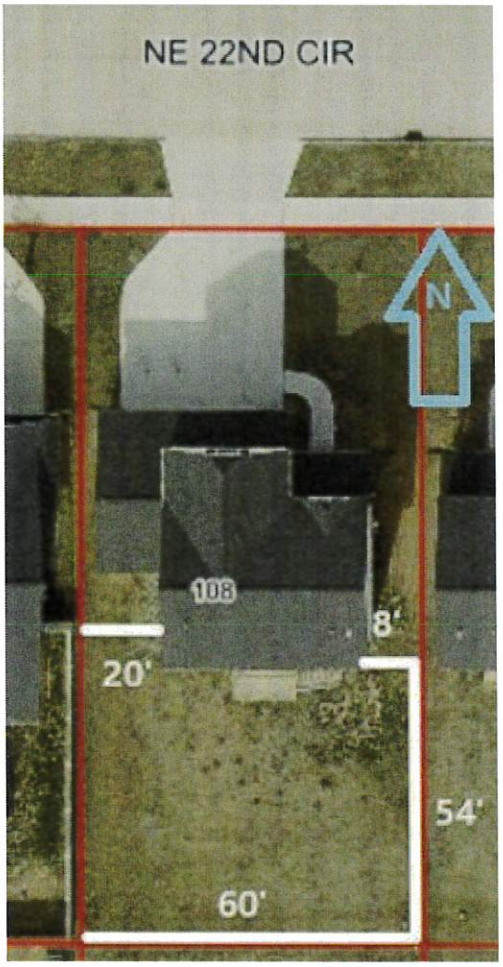
_____
Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' chain-link fence has been proposed to be constructed in an overland flowage easement on Lot 30 of Chevalia Valley 2 (108 NE 22nd Circle) in accordance to permit number FN-25-022.



CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM:

BACKGROUND: The owners of 901 N James Street have requested approval to use an existing accessory shed and install a fence within a certain sanitary sewer 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. The proposed use of an existing accessory shed has been reviewed by city staff and it has been determined that the installation may affect the city's ability to maintain the easements.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Approved Final Plat for Yonker Estates - 1993

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 05-2325 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN SANITARY SEWER EASEMENT FOR LOT 2 OF YONKER ESTATES - 901 N JAMES STREET

Grimes Resolution No. 05-2325

WHEREAS, the owners of Lot 2 of Yonker Estates in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain sanitary sewer easement to permit the installation of a fence and to use an existing accessory shed within the easement area on the Property; and

WHEREAS, the City desires to accept the Consent and Agreement for improvements within the sanitary sewer 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 sanitary sewer easement ("Consent and Agreement") regarding Lot 2 of Yonker Estates 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 May 27, 2025.

_____
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 Heather L. Schmidt and Matthew W. Schmidt, *a married couple* (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 2 of Yonker Estates, 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 sanitary sewer easement, as shown in the Yonker Estates dated March 9, 1993, recorded on November 2, 1993, in Book 6890, Page 731 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 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.

   The Property Owners have an existing accessory shed on the Property, the exact nature and scope of which is described on Exhibit B, 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 ___ day of _____, 20__.

PROPERTY OWNERS

Heather L. Schmidt

Heather L. Schmidt

Matthew W. Schmidt

STATE OF IOWA)
) SS
COUNTY OF Iowa)

On this 1st day of May, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Heather L. Schmidt, 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.

KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Keri J Davison
Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

STATE OF IOWA)
) SS
COUNTY OF Iowa)

On this 1st day of May, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Matthew W. Schmidt, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Keri J Davison
Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

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' ornamental fence has been proposed to be constructed in a Sanitary Sewer Easement on Lot 2 of Younker Estates (901 N James Street) in accordance to permit number FN-25-021.

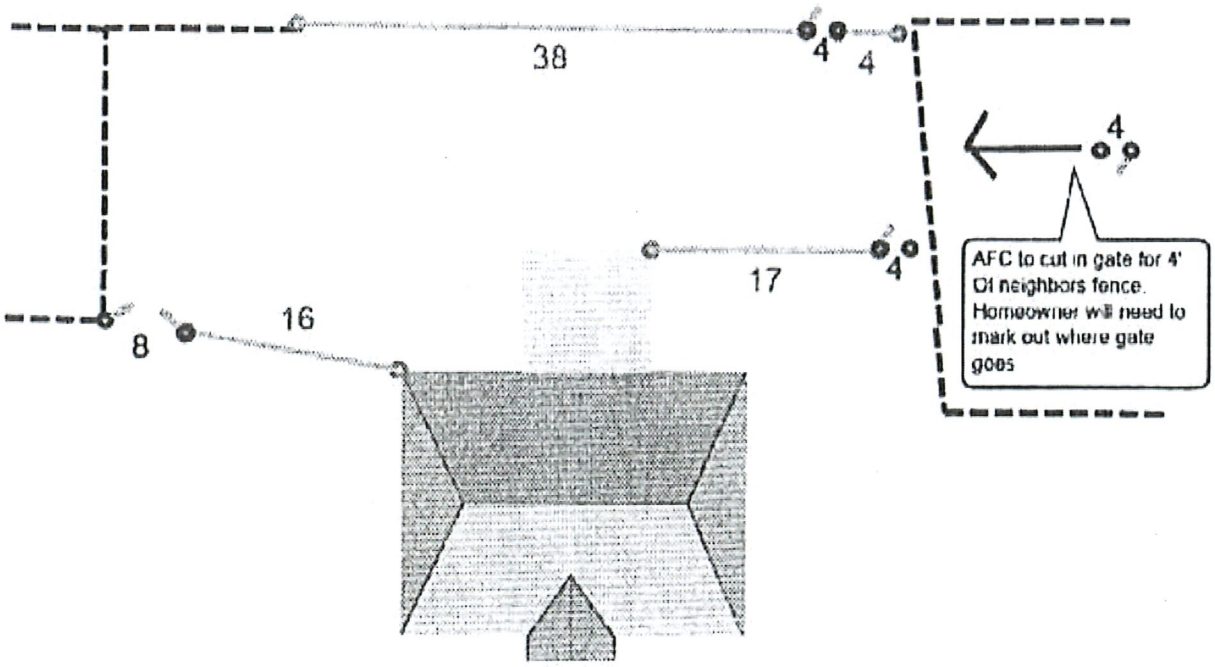


EXHIBIT B

EASEMENT AREA

An existing accessory shed is within in a Sanitary Sewer Easement on Lot 2 of Younker Estates (901 N James Street).



CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM:

BACKGROUND: The owners of 303 NW 7th Street have requested approval to install a fence within a certain storm sewer 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/COMMISION ACTIONS: Approved Final Plat for Parkview Plaza Plat 5 - 1975

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 05-2425 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN STORM SEWER EASEMENT FOR LOT 49 OF PARKVIEW PLAZA PLAT 5 - 303 NW 7TH STREET

Grimes Resolution No. 05-2425

WHEREAS, the owners of Lot 49 of Parkview Plaza Plat 5 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain storm sewer 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 storm sewer 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 storm sewer easement ("Consent and Agreement") regarding Lot 49 of Parkview Plaza Plat 5 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 May 27, 2025.

_____
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 Margaret A. Hockenberry and Jacob A. Hockenberry, *a married couple* (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 49 of Parkview Plaza Plat 5, 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 storm sewer easement, as shown in the Parkview Plaza Plat 5 dated June 14, 1975, recorded on August 26, 1975, in Book R, Page 234 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 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 30th day of April, 2025.

PROPERTY OWNERS

Margaret A. Hockenberry

Jacob A. Hockenberry

STATE OF IOWA)
) SS
COUNTY OF Iowa)

On this 30 day of April, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Margaret A. Hockenberry, 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.

NOTARIAL SEAL IOWA
KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 30 day of April, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jacob A. Hockenberry, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

NOTARIAL SEAL IOWA
EVANN MARTIN
Commission Number 833219
My Commission Expires
07/20/2027

Notary Public in and for the
State of Iowa

My Commission expires 07/20/27

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 _____

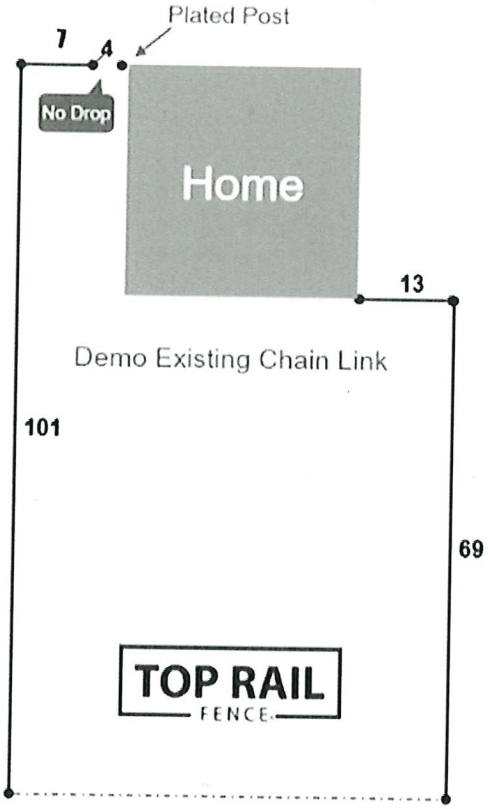
EXHIBIT A

EASEMENT AREA

A 6' vinyl fence has been proposed to be constructed in a storm sewer easement on Lot 49 of Parkview Plaza Plat 5 (303 NW 7th Street) in accordance to permit number FN-25-013.

Margaret Hockenberry
303 NW 7th Street
Grimes, Iowa 50111

6' White Vinyl Fence with One 4' Gate



CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: 2025 and 2026 Bridge Inspection Programs – Calhoun-Burns and Associates, Inc. Professional Services Agreement

BACKGROUND: The City of Grimes is required to inspect bridges and structures of a certain size within the city limits. The City of Grimes has 5 bridge/structure in 2025 and 2 bridge/structure in 2026 that are required to be inspected with reporting to the Iowa DOT. Calhoun-Burns is a qualified structural engineering firm that performs this service for a number of other municipalities in the state of Iowa. They have also been contracted to perform this service for the City of Grimes the past few years and did a good job for a very reasonable fee.

BUDGETARY CONSIDERATIONS: The total fee proposed for the engineering services is a not to exceed amount of $7,950.00 based off hourly rates and fixed expenses. The funding source for this work will be out of the Road Use Tax fund.

STRATEGIC PLANNING:
Prioritized: __X__YES ____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/COMMISION ACTIONS: N/A

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 05-2525 APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CALHOUN-BURNS AND ASSOCIATES, INC. FOR THE 2025 AND 2026 BRIDGE INSPECTION PROGRAMS

Grimes Resolution No. 05-2525

WHEREAS, the City of Grimes (Grimes) is required to perform routine inspections on bridges and structures with Federal Highway Administration designation; and,

WHEREAS, the engineering firm of Calhoun-Burns and Associates, Inc. (Engineer), has substantial experience in bridge and structure inspections, and is qualified to provide professional reports and required submittals to the governing agency;

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 the 2025 and 2026 bridge inspection programs;

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 May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

2025 and 2026 BRIDGE INSPECTION PROGRAMS

This Agreement is made and entered into this 27 day of May, 2025, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and Calhoun-Burns and Associates (Federal ID #42-1137727), a professional corporation licensed under the laws of the State of Iowa, 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.	Initial and Routine Visual Inspections and Reporting 2025:	Lump Sum =	$ 3,600.00
B.	Update Iowa Legal Rating Truck Load Rating Computations, Certifications and Submission to SIIMS Database 2025:	At Current Hourly Rates Not-to-Exceed Without Further Authorization	$ 250.00
C.	Emergency Vehicle (EV) and All Systems Overweight Permit Analysis, Rating, Coordination and Submission to SIIMS Database 2025:	At Current Hourly Rates Not-to-Exceed Without Further Authorization	$ 2,200.00
D.	Routine Visual Inspections and Reporting 2026:	Lump Sum =	$ 1,650.00

E. Update Iowa Legal Rating Truck Load Rating Computations, Certifications and Submission to SIIMS Database 2026:	At Current Hourly Rates Not-to-Exceed Without Further Authorization	$	250.00
TOTAL		**$**	**7,950.00**

A. 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.

B. 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 licensed 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 licensed 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:	FOR THE CONSULTANT:
Name: City of Grimes	Name: Calhoun-Burns & Associates
Attn: Matt Ahrens, P.E.	Attn: Jon D. Conzett, P.E.
Title: City Engineer	Title: Vice President
Address: 410 SE Main Street, #102	Address: 6775 Vista Drive
City, State: Grimes, IA 50111	City, State: West Des Moines, IA 50266

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.

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.

17. 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.

18. 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.

19. 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.

20. 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.

21. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

22. 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.

23. 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: _____ 4/9/25

Name: Jon D. Conzett, P.E.

Title: Vice President

CITY OF GRIMES

BY: _____

Scott Mikkelsen, Mayor

ATTEST

_____

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

City of Grimes, Iowa
Bridge Inspection Program – 2025

1. Initial and routine visual inspections shall be performed and completed reports submitted on the following bridges:

FHWA NO.	LOCATION
281471	SE 37th Street, East of Highway 141
504970	N James Street, South of NW 8th Street
504975	NE Park Street, South of NW 82nd Avenue
505285	N Main Street, North of NE 12th Street
505785	SE 11th Street, East of S. Jacobs Street

2. Emergency Vehicle (EV) and All Systems Overweight Permit Analysis, Rating and Coordination shall be performed and completed reports submitted on the following bridges:

FHWA NO.	LOCATION
281471	SE 37th Street, East of Highway 141
282271	N James Street, North of NW 18th Street
504970	N James Street, South of NW 8th Street
504975	NE Park Street, South of NW 82nd Avenue
505285	N Main Street, North of NE 12th Street
505485	NW Beaverbrooke, West of NE Main Street
505785	SE 11th Street, East of S. Jacobs Street

City of Grimes, Iowa
Bridge Inspection Program – 2026

1. Routine visual inspections shall be performed and completed reports submitted on the following bridges:

FHWA NO.	LOCATION
282271	N James Street, North of NW 18th Street
505485	NW Beaverbrooke, West of NE Main Street

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

Field inspections will be completed in May for each respective Program.

Final reports will be delivered by November for each respective Program.

ATTACHMENT 3 - SCHEDULE OF FEES
CONSULTANT'S CURRENT STANDARD HOURLY RATE SCHEDULE

2025 HOURLY BILLING RATES (EFFECTIVE JUNE 2024)

PRINCIPAL OF FIRM IV	$ 267.00	/ HOUR
PRINCIPAL OF FIRM III	$ 257.00	/ HOUR
PRINCIPAL OF FIRM II	$ 247.00	/ HOUR
PRINCIPAL OF FIRM I	$ 235.00	/ HOUR
SENIOR PROJECT MANAGER IV	$ 218.00	/ HOUR
SENIOR PROJECT MANAGER III	$ 209.00	/ HOUR
SENIOR PROJECT MANAGER II	$ 204.00	/ HOUR
SENIOR PROJECT MANAGER I	$ 198.00	/ HOUR
PROJECT MANAGER IV	$ 201.00	/ HOUR
PROJECT MANAGER III	$ 196.00	/ HOUR
PROJECT MANAGER II	$ 191.00	/ HOUR
PROJECT MANAGER I	$ 185.00	/ HOUR
SENIOR PROJECT ENGINEER IV	$ 187.00	/ HOUR
SENIOR PROJECT ENGINEER III	$ 182.00	/ HOUR
SENIOR PROJECT ENGINEER II	$ 168.00	/ HOUR
SENIOR PROJECT ENGINEER I	$ 155.00	/ HOUR
PROJECT ENGINEER IV	$ 174.00	/ HOUR
PROJECT ENGINEER III	$ 161.00	/ HOUR
PROJECT ENGINEER II	$ 152.00	/ HOUR
PROJECT ENGINEER I	$ 135.00	/ HOUR
SENIOR DESIGN ENGINEER IV	$ 151.00	/ HOUR
SENIOR DESIGN ENGINEER III	$ 139.00	/ HOUR
SENIOR DESIGN ENGINEER II	$ 131.00	/ HOUR
SENIOR DESIGN ENGINEER I	$ 118.00	/ HOUR
DESIGN ENGINEER IV	$ 143.00	/ HOUR
DESIGN ENGINEER III	$ 136.00	/ HOUR
DESIGN ENGINEER II	$ 129.00	/ HOUR
DESIGN ENGINEER I	$ 120.00	/ HOUR
ENGINEER INTERN	$ 102.00	/ HOUR
FUNDING SPECIALIST	$ 141.00	/ HOUR
FUNDING SPECIALIST II	$ 125.00	/ HOUR
SENIOR ENGINEERING TECHNICIAN IV	$ 157.00	/ HOUR
SENIOR ENGINEERING TECHNICIAN III	$ 149.00	/ HOUR
SENIOR ENGINEERING TECHNICIAN II	$ 143.00	/ HOUR
SENIOR ENGINEERING TECHNICIAN I	$ 136.00	/ HOUR
ENGINEERING TECHNICIAN IV	$ 134.00	/ HOUR
ENGINEERING TECHNICIAN III	$ 131.00	/ HOUR
ENGINEERING TECHNICIAN II	$ 124.00	/ HOUR
ENGINEERING TECHNICIAN I	$ 120.00	/ HOUR
OFFICE COORDINATOR	$ 122.00	/ HOUR
ADMINISTRATIVE ASSISTANT IV	$ 117.00	/ HOUR
ADMINISTRATIVE ASSISTANT III	$ 112.00	/ HOUR
ADMINISTRATIVE ASSISTANT II	$ 108.00	/ HOUR
ADMINISTRATIVE ASSISTANT I	$ 101.00	/ HOUR
MILEAGE:	CURRENT IRS STANDARD RATE	
EXPENSES:	ACTUAL COST	

HOURLY RATES SHALL BE ADJUSTED ANNUALLY IN ACCORDANCE WITH CONSULTING ENGINEERS' NORMAL BUSINESS PRACTICE.

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: 5/27/2025

AGENDA ITEM:

BACKGROUND: The owners of 2409 NE 11th Street have requested approval to install a fence within a certain surface water 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/COMMISION ACTIONS: Approved Final Plat for North Pointe Plat 2 - 2005

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 05-2625 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN SURFACE WATER FLOWAGE EASEMENT FOR LOT 37 OF NORTH POINTE PLAT 2 - 2409 NE 11TH STREET

Grimes Resolution No. 05-2625

WHEREAS, the owners of Lot 37 of North Pointe Plat 2 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain surface water 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 surface water 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 surface water flowage easement ("Consent and Agreement") regarding Lot 37 of North Pointe Plat 2 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 May 27, 2025.

_____
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 Jeffrey and Emily Winders Joint Revocable Trust, *a trust,* 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 37 of North Pointe Plat 2, 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 surface water flowage easement, as shown in the North Pointe Plat 2 dated October 18, 2005, recorded on October 21, 2005, in Book 11354, Page 190 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 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 13 day of May, 2025.

PROPERTY OWNERS

Jeffrey Winders
Trustee

Emily Winders
Trustee

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 13th day of May, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jeffrey Winders, Trustee, 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.

KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 13th day of May, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Emily Winders, Trustee, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

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' chain-link fence has been proposed to be constructed in a surface water flowage easement on Lot 37 of North Pointe Plat 2 (2409 NE 11th Street) in accordance to permit number FN-25-027.



CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Approving a Professional Services Agreement with Contech Engineered Solutions, LCC for the Lions Park Pedestrian Bridge

BACKGROUND: The City of Grimes has identified the need for professional services for the design and material cost of a Weathered Steel Truss Pedestrian Bridge with Concrete Decking for the Lions Park improvements. The pedestrian bridge will give residents access from the north parking lot to the shelter and playground area while spanning across the sites water quality feature. The bridge will reduce the restriction point that limits the feature's ability to manage stormwater during peak events. The pedestrian bridge shall maintain the full design capacity of the stormwater system and support effective drainage and pollutant removal. The construction of the pedestrian bridge will be incorporated into the Lions Park Improvements project.

The staff selected Contech because of their background in pedestrian bridge design.

BUDGETARY CONSIDERATIONS: The total fee proposed for the professional services is an amount of $51,000.00. The funding source for this work will be from the corresponding Capital Improvements Plan item.

STRATEGIC PLANNING:
Prioritized: __X__YES ____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/COMMISION 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 05-2725 APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CONTECH ENGINEERED SOLUTIONS, LCC FOR THE LIONS PARK PEDESTRIAN BRIDGE

Grimes Resolution No. 05-2725

WHEREAS, the City of Grimes (Grimes) has identified the need for professional services for the design and material cost of a Weathered Steel Truss Pedestrian Bridge with Concrete Decking for the Lions Park improvements; and,

WHEREAS, the company Contech Engineered Solutions (Engineer), has substantial experience in pedestrian bridge design, and is qualified to provide professional design drawings and materials for the pedestrian bridge improvements;

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 the Lions Park pedestrian bridge;

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 May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Contech Engineered Solutions LLC
9100 Centre Pointe Drive, Suite 400
West Chester, OH 45069
Phone: (513) 645-7000
Fax: (513) 645-7993
www.ContechES.com

PROPOSAL FOR PROFESSIONAL SERVICES WITH PURCHASE COMMITMENT

To: City of Grimes
410 SE Main Street
515-986-2143

Date: 5/6/25
Project: Lion's Park
Location: Grimes, IA

Contech Engineered Solutions, LLC ("Contech") is pleased to provide the following professional services proposal for the Continental® Pedestrian Bridges ("Product") for the above referenced project ("Project"). This proposal, if accepted by the City of Grimes ("Company") within thirty (30) days of the date hereof, shall constitute a binding contract and incorporates by reference Contech's Standard Terms and Conditions for Professional Services. Any different or additional terms or conditions contained in Company's acceptance of this proposal are hereby objected to by Contech and shall have no effect on, and not become part of, the terms and conditions of this Agreement. Additional terms, changes, and alleged subsequent agreements shall not be effective unless signed by Contech's authorized representative.

I. PROFESSIONAL SERVICES

Description of Professional Services:
Contech proposes to provide Company the following professional services ("Services") signed and sealed by a Professional Engineer registered in the State of Iowa:

- Prepare Contech Construction Drawings (CCD) for the 30' Span x 10' Clear Width Weathering Steel Continental Connector Truss Bridge and 4' Tall x 4' Wide x 14' Long Express Abutments in accordance with the project drawings and information provided by COMPANY/Confluence.
- Prepare engineering calculations for the PRODUCT and including Express Abutment design in accordance with recommendations from the project geotechnical report.

Description of Structure Product:
The material cost for the structure product associated with the proposed engineering services is estimated to be **$51,000**. This includes the following:

- 30' Span x 10' Clear Width Weathering Steel Continental Connector Truss Bridge with Concrete Decking. Horizontal tube safety railing, steel toe/rub rail, bearing plates/pads and steel cover plates at ends of the bridge. Designed for AASHTO LRFD, 90 psf live load, 35 psf wind load, and H-5 (10,000 lb) vehicle load.
- 4' Tall x 4' Wide x 14' Long, Precast Express Abutments. Owner (or their contractor) responsible for approximately 8 cy of field placed, 4,000 psi concrete. Express Abutment design is based on 1,500 psf net allowable subgrade bearing capacity and preliminary site information from Confluence. This information to be verified, prior to final design.

This material estimate is preliminary and may change upon further refinement of the design and review of site parameters. The material estimate is based on material costs as of 5/6/25 and is subject to change at the time of final quote or order.

Exclusions/Work Provided by Others
Company & Confluence shall provide Contech with full information regarding the Project's design requirements, including but not limited to project plans (including drainage, grading, and utility plans) and specifications, site topography data, special structural or loading requirements, geotechnical report and soil boring data, hydrological and flood plain data, hydraulic sizing, scour analysis, and any special owner/governing agency requirements.

Contech shall have no responsibility for any permitting, installation or construction activities or services of any kind, shoring design, shoring means and methods, inspections, investigations, reports, or data unless specifically provided in Contech's scope of work above.

Anticipated Schedule

It is anticipated that design will commence upon acceptance of this proposal and receipt of the project information listed above. Contech anticipates design services and deliverables will be provided 6 weeks from commencement of work. The drawings will be subject to one review by Company. Revisions required due to errors on Contech plans or omissions from Contech plans will be completed under this scope of services. Any further revisions or changes to the scope of services described will be subject to additional fees.

LEVERAGING PROFESSIONAL SERVICE FOR MATERIAL CONTRACT (PSA-M)

Fees for Professional Services (PSA-M1)
The Professional Services described are included in the price of the quoted Product, if purchased. Should Contech not receive a contract for the purchase of this or an equivalent Contech product within **6 months** of the acceptance date of this proposal, Client is responsible for payment of the Professional Services fee totaling $8,000.

The professional services provided pursuant to Article I are provided for the express purpose of gaining approval of the use of these Contech Products from the permitting agencies/owners and in the interest of Contech ultimately supplying the Product. Contech will grant a limited, non-exclusive license to copy and/or implement such drawings, designs, calculations and deliverables only upon the purchase of the Product from Contech in connection with this Project. Use of the Services with any other structure, manufacturer or project is strictly prohibited and voids any and all representations and warranties, express or implied, related to the Services. Contech expressly disclaims any and all liability related to use of the Services with any other structure, manufacturer or project. To the fullest extent permitted by applicable law, Client agrees to indemnify, defend and hold harmless Contech along with its respective officers, directors, owners, employees and agents from and against all claims, damages, losses, causes of action, suits, judgments and expenses (including but not limited to reasonable attorney's fees) of any person or entity, to the extent arising out of Client's use of the Services with any other structure, manufacturer or project.

II. PURCHASE COMMITMENT

Execution of this Proposal constitutes Client's binding commitment to purchase the Product. Pending receipt of the order for the Product, Contech will prepare Fabrication Drawings (if not included in original scope) for approval and fabrication. In addition, Contech will provide supplementary services at no cost with a signed order for the Product. These services may include:

- Minor revisions to Contech Contract Drawings and/or Fabrication Drawings due to approval agency comments.
- Responses to RFI's related to applicable construction and installation processes for the design shown.

A separate contract with Contech's Conditions of Sale for the Product will be provided at time of bid or upon request at time of purchase.

We appreciate the opportunity to serve you and look forward to a successful project.

ACCEPTED this ____ day of _____, 20___, subject to all terms and conditions contained herein.

COMPANY: _____

By: _____
(Signature)

Print Name: _____

Title: _____

PO No.

Respectfully submitted,



Jake Vogel
Senior Bridge Consultant

CONTECH'S STANDARD TERMS AND CONDITIONS
FOR PROFESSIONAL SERVICES

All professional services, including without limitation, engineering, design services, detailed drawings, training, consulting and analysis, provided by Contech (collectively, the "Services") are subject to the following terms and conditions ("Agreement"). CLIENT'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO CLIENT'S ASSENT TO THE TERMS AND CONDITIONS PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING AGREEMENT, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON CONTECH. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OR WARRANTIES NOT FULLY EXPRESSED HEREIN. Contech objects to any additional or different terms contained in any documentation submitted by Client.

1. SCOPE. The scope of work for the Services to be provided to Client is specifically set forth in Contech's proposal or quote (collectively, "Quote"). If Client requests a change in the scope of the Services to be provided, Contech reserves the right to revise schedules and price. Contech will not be obligated to provide any services which are (a) outside of the scope defined in the applicable documentation; (b) outside its area of expertise; or (c) in violation of any applicable laws, codes or regulations.

2. CLIENT OBLIGATIONS. Client shall make available in a timely manner at no charge to Contech all drawings, technical data, measurements, or other information and resources reasonably required by Contech for the performance of the Services. Client will be responsible for, and assumes the risk of any problems resulting from, the content, accuracy, completeness and consistency of all such data, materials and information supplied by Client.

3. TAXES AND PAYMENT TERMS. Unless otherwise stated in the Quote, Contech's price for Services does not include applicable sales, use, or similar taxes, and standard payment terms are net 30 days for creditworthy Clients. A late charge of 1-½% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts, and Client shall be liable to Contech for all costs of collection, including without limitation reasonable attorneys' fees and court costs.

4. LIMITED WARRANTY. Contech will provide the Services in accordance with generally accepted industry practices using reasonable care and skill consistent with that ordinarily exercised by members of the industry under similar conditions. However, due to the nature of the Services being provided, Contech cannot fully guarantee the success of Client's project. As such, except as set forth in this Section, Contech makes no warranties or guarantees, whether express, implied, or statutory, regarding or relating to the Services furnished under this Agreement. Contech specifically disclaims all implied warranties of merchantability and fitness for a particular purpose with respect to the Services.

5. REMEDY FOR BREACH OF THE LIMITED WARRANTY. The parties acknowledge and agree that the Services are being provided by Contech with the expectation that Contech is not assuming any financial or operational risks of the Client. In the event Contech commits an error with respect to or incorrectly performs the Services, Contech shall use commercially reasonable efforts to correct such error, or re-perform such Services at no cost to Client. Client acknowledges that its sole and exclusive remedy, and Contech's sole and exclusive liability, for any defect or error in the Services shall be correction, re-performance or substitution of such services by Contech.

6. LIMITATION OF LIABILITY. Contech's liability for a claim of any kind related to the Services, whether arising under contract, warranty, tort (including negligence), strict liability, products liability or other theory of liability, shall be limited to and not exceed the price paid by Client for Services. In no event shall Contech be liable for any special, indirect, labor, incidental or consequential damages, including without limitation, loss of profits or business interruption or loss of use of equipment, however caused, arising from or related to the Services. Any claim, demand or suit shall be directed and/or asserted only against Contech and not against any of Contech's affiliates, employees, officers or directors.

7. DELIVERY/FORCE MAJEURE. Contech shall have no liability for delays or any other breach of its obligations resulting from an Act of God, war, riot, explosion, accident, act of government, work stoppage, default of subcontractor or supplier of materials, or any other cause beyond the reasonable control of Contech.

8. CANCELLATION, SUSPENSION OR DELAY. Client agrees to Contech's performance of the Services in accordance with the date shown on the Quote. Client may cancel or suspend or delay by more than 30 days an order for Services only upon written notice and payment to Contech of all labor, material, and other costs incurred by Contech prior to such notice plus 25% administrative charge as reasonable estimate of damages for cancellation, suspension or delay.

9. OWNERSHIP. Except as otherwise specifically set forth in the scope of work provided as part of the proposal or quotation, all documents, including drawings, specifications, computer files, electronic media, data, engineering calculations, notes, and other documents and instruments prepared or furnished by Contech (collectively the "Documentation") are owned by and the property of Contech. Contech shall retain all common law, statutory and other reserved rights, including copyright, applicable to the Documentation. The Documentation is not intended or represented to be suitable for use on any other project. Client agrees to indemnify and hold Contech harmless against all claims, damages, losses, and expenses (including reasonable attorneys' fees) arising from or in any way connected with the unauthorized use or modification of the Documentation by Client or any person or entity that acquires or obtains the Documentation from or through Client without the written authorization of Contech. Contech shall have no liability to Client or others for changes made to the Documentation by Client without Contech's prior written approval.

10. INDEMNITY. Client shall indemnify and hold Contech harmless from all claims, damages, costs, fees, liabilities, losses, and expenses (including reasonable attorneys' fees and expert fees) as a result of any breach of this Agreement by Client or in connection with the Services by Contech under this Agreement, including without limitation, use of drawings, data or other information. However, in no event shall Client be liable under this provision for claims arising out of the sole negligence or willful misconduct of Contech.

11. ASSIGNMENT. Client may not assign the Agreement between Contech and Client without the prior written consent of Contech.

12. THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against Contech. Contech's Services are being performed solely for Client's benefit, and no party or entity shall have any claim against Contech because of this Agreement or the performance or nonperformance of the Services.

13. INDEPENDENT CONTRACTORS. Each party will be, and act as, an independent contractor and not as an agent or partner of, or joint venture with, the other party for any purpose related to this Agreement or the transactions contemplated by this Agreement, and neither party by virtue of this Agreement will have any right, power, or authority to act or create any obligation, expressed or implied, on behalf of the other party.

14. SEVERABILITY. In the event any provision of this Agreement shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

15. PERIOD OF LIMITATIONS. Client and Contech agree that a claim of any kind by Client related to the Services must be commenced by Client within one year of accrual of the cause of action or, if less, one year of performance of the Services.

16. APPLICABLE LAW. This contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Ohio, without regard to any conflict of laws principles. Client and Contech agree and consent that dispute or legal action arising out of or in connection with this Agreement, including any question regarding its existence, validity or termination, shall be brought and tried exclusively in the Butler County Court of Common Pleas in Hamilton, Ohio or, in the absence of jurisdiction, the federal district court in Cincinnati, Ohio.

17. ENTIRE AGREEMENT. This Agreement represents the entire and integrated agreement between Client and Contech and supersedes all prior negotiations, representations or agreements either written or oral. This Agreement may be amended only by written instrument signed by both Client and Contech.

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Lions Park – Phase One – Confluence Professional Services Agreement Amendment #1.

BACKGROUND: The City of Grimes has identified the need for additional professional services for the design for the Lions Park – Phase One improvements. The additional services will cover the additional work done because of the scope changing due to budgetary restraints.

BUDGETARY CONSIDERATIONS: The total fee proposed for the additional professional services is an amount not-to-exceed $42,400.00. The funding source for this work will be from the corresponding Capital Improvements Plan item.

STRATEGIC PLANNING:
Prioritized: __X__YES ____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/COMMISION 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 05-2825 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES AGREEMENT WITH CONFLUENCE FOR THE LIONS PARK – PHASE ONE PROJECT

Grimes Resolution No. 05-2825

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with Confluence for consulting services for the Lions Park – Phase One project on June 25, 2024; and,

WHEREAS, it was determined that there was a need for additional services to be added to the PSA consisting of added coordination and work performed with the city and consultants due to a change in scope of work from the initial concept stage.; and

WHEREAS, Confluence has proposed the attached Professional Services Agreement Amendment that has a scope of work to be supplied by Confluence and compensation to be paid by Grimes for their additional consulting services related to the Lions Park – Phase One; 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 Confluence on behalf of the City of Grimes.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

May 5th, 2025

Mr. Brian Becker, Parks and Recreation Director and
Mr. Matt Ahrens, City Engineer
City of Grimes
410 SE Main Street, #102
Grimes, Iowa 50111
bbecker@grimesiowa.gov

RE: City of Grimes – Lions Park Phase One, #23567
Supplemental Professional Services Agreement #1

Mr. Ahrens and Mr. Becker

We are pleased to submit this supplemental professional Services agreement for Architectural, Landscape Architectural, MEP, and Civil Services as provided herein and in accordance with the agreement dated **June 25th, 2024.** Please review and if acceptable please return one copy of the executed supplemental Services agreement to Confluence.

Section 1: Supplemental Scope of Services

1.1 The following adjustments will be made:

1.1.1 **Architectural added Scope:**
- Design of larger shelter and two smaller shelters early in the process, with the smaller shelters being removed.
- Reducing the scope of the shelter once the budget reductions were discovered.
- Shelter costs had to be reduced further which included revision to shelter size, materials, wall sections, and building details.
- Additional time in meetings, pricing, and managing the consultants.

1.1.2 **MEP added Scope:**
- Site Lighting – fixture selection/coordination, power distribution, and photometrics plans for two parking lots and pathways through the park.
- Conduit rough-in for cameras and access control for the shelter.
- Pickleball Court – Alternate bid design for court lighting, associated power, installation, plans, and fixture specifications.

1.1.3 **Structural added Scope:** *(no abutment design included – assumed design build)*
- Addition of pickleball court post tension concrete
- Initial design of larger shelter reduced to smaller with modifications to structural framing and initial design.

1.1.4 **Architectural Design Team added Scope:**
- Management of owner requested changes, meetings, drawing sets, and pricing options.
- Alternations to design documents to remove shelter scope and now include it. (Creates start/stops – additional time)

- Project timeline has been increased compared to the original project scope explained of $300,000 shelter.
- Design team has attended many additional owner meetings throughout the process. Many more than necessary for the initial shelter scope.
- Owner changes in project scope to reduce budget after the initial concepts.

1.1.5 Civil and Landscape Architecture. Similar to the building scope above, we designed to meet the owner's requests to a point where the site was about 3.5 million dollars on development. We ultimately scaled that back to just a 2.16 Million dollar site budget. The original scope also identified that there would be very little grading work necessary in our scope as the previous project was to have left the site close to grade. With the underground discoveries and the large piles of soil left; as well as the detention requirements: we are now grading most of the site over again.

1.1 Compensation for the Supplemental Scope of Services described in section 1 shall be the Stipulated Sum: **Not to Exceed $42,400.00**. This number is based on all of the adds included in the list above from our subs as well as some time for Confluence. A majority of this supplemental is for the adjustments that were made to the building. The last fee request had assumed that we stopped all work on that portion of the project.

The $42,400 number is a reflection of the new project budget of $2.16 million. The original fee was set at 7% of the original estimate. With the number going up, I reduced the overall fee percentage to 6.5% of the new estimate. For simple math: budget of $2.16 Million x .065 = $140,400. Original fee was $98,000. $140,400 - $98,000 = $42,400.

Offered by:	**Accepted By:**
Confluence, Inc.	City of Grimes
05-05-2025	
Signature & Date	Signature & Date
Matthew Carlile, PLA, ASLA, Vice President	
Printed Name & Title	Printed Name & Title

Confluence
525 17th Street
Des Moines, Iowa 50309

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Resolution Approving Personnel Transactions

BACKGROUND: This resolution authorizes names of individuals and their specific rates of pay ot fill positions consistent with job descriptions and salary ranges previously approved and adopted by City Council, in the normal course of the HR Department's business.

BUDGETARY CONSIDERATIONS: These positions were included in the previously approved budget for FY25, unless otherwise stated herein.

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/COMMISION ACTIONS: n/a

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Erik Fisk, Director Human Resources, 515-986-3036, efisk@grimesiowa.gov
Lindsey Edgeton, Human Resource Generalist, ledgeton@grimesiowa.gov

Prepared by:	Lindsey Edgeton
Return to:	Erik Fisk, Lindsey Edgeton, Marcia Woodke, Carol Thornburg

RESOLUTION APPROVING PERSONNEL TRANSACTIONS

Grimes Resolution No. 05-2925

WHEREAS, pursuant to duly authorized job descriptions and approved wage ranges by the City Council, Trisha Roling, Angel Hernandez, and Charity Lounsbery were hired as Part-Time Library Associates at the rate of $14.00 per hour.

WHEREAS, pursuant to duly authorized job descriptions and approved wage ranges by the City Council, Calvin Flood, Kylon Reisz, and Josh Gausman were hired as Seasonal Maintenance Workers for Parks at the rate of $22.50 per hour. In addition, Bo Huston, Joseph Hughes, Ashton Simpson, William Kline, and William Weydert were hired as Part-Time Seasonal Maintenance Workers for Parks at the rate of $16.00 per hour and Brevin Phillips was hired as a Part-Time Seasonal Maintenance Worker at the rate of $16.50 per hour.

WHEREAS, pursuant to duly authorized job descriptions and approved wage ranges by the City Council, Kendall Bickford was hired as Seasonal Public Works at the rate of $16.50 per hour.

WHEREAS, pursuant to duly authorized job descriptions and approved wage ranges by the City Council, Allie Van Der Molen at the rate of $17.00 per hour, Callie Weible at the rate of $15.75 per hour, Ashtyn Jahangir at the rate of $15.13 per hour, and Emma Askvig at the rate of $15.13 per hour were hired as Part-Time Program Supervisors in Parks and Recreation. In addition, Jackson Green at the rate of $11.50 per hour was hired as a Part-Time Program Assistant in Parks and Recreation.

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

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Resolution Approving Employee Benefit Policy

BACKGROUND: This resolution approves the City's annual employee benefit policy, which includes group health insurance, dental, vision, basic life/accidental death and dismemberment, and short- and long-term disability and authorizes the HR Director to enter into and/or sign insurance and/or service agreements enacting the benefits plans set forth in the benefits policy.

BUDGETARY CONSIDERATIONS: In May of 2021, the City switched from a traditional Wellmark HMO health insurance plan to a partially self-funded (PSF) plan as a part of the Iowa Governmental Health Care Plan ("IGHCP"). The switch to this partially self-funded (PSF) model with IGHCP for Fiscal Year 2022 helped the City sidestep a proposed 20% premium and instead keep the premium equivalent increase under 3%, 0% increase for FY23; 3% decrease for FY24, 3.5% increase in FY25. For Fiscal Year 2026, that premium equivalent increase is .51%. Staff recommends continuing with IGHCP and the current plan, which this policy reflects.

This policy is equivalent to the previous years' plans with one exception: the AFSCME plan has been removed from the policy after the decertification of the labor organization in the City's Public Works department.

STRATEGIC PLANNING:
Prioritized: __x__YES ____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/COMMISION ACTIONS: n/a

STAFF RECOMMENDATION: Staff recommends that the Council approve the resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Erik Fisk, Director Human Resources, 515-986-3036, efisk@grimesiowa.gov
Lindsey Edgeton, Human Resource Generalist, ledgeton@grimesiowa.gov

Prepared by: Erik Fisk

Return to: Erik Fisk, Lindsey Edgeton

Grimes Resolution No. 05-3025

WHEREAS, the City Council provides employee benefits to City Employees as part of an overall compensation package;

WHEREAS, the City Council is committed to managing increasing employee benefit costs in its stewardship of public funds;

WHEREAS, the City Council partners with its employees to spread both the burden and responsibility for managing those costs;

WHEREAS, the City periodically quotes benefit plans each year to keep premiums competitively bid;

WHEREAS,

Section 1. All regular full-time employees of the City of Grimes shall have access to coverage for health, dental, vision, life, and disability insurance benefits.

Section 2.

1. **Group Health Insurance**

Beginning July 1, 2025, employees who elect health insurance coverage shall contribute pre-tax to the cost of the health insurance coverage a sum of 5% to the premium cost for the Point of Service plan. The plan design shall provide for a $500 deductible for single plans and a $1,000 deductible for family plans.

Non-unionized employees shall also have an option for a high-deductible insurance plan and health savings account, with a $3,300 deductible for single policyholders and a $5,800 deductible for family policyholders. The high-deductible plan shall be covered at City cost, with the companion HSA for the plan funded by the City in two installments of $400 each over the course of a year.

2. **Dental, Vision, Life, and Disability Insurance**

All employees shall have access to dental, vision, life, and disability insurance and regular term life insurance coverage in the face amount of an amount equal to each employee's annual salary. Employees have the option to purchase short-term and long-term disability insurance at their cost.

Section 3. The City Council reviews this policy annually and reserves the right to amend, suspend, retract, or make whatever changes may be necessary for proper fiscal management.

WHEREAS, to effectuate the Employee Benefits Policy, the City Council authorizes or ratifies the HR Director's signature to such agreements as are necessary to effectuate its intent, including agreements as are necessary to remain with the Iowa Governmental Health Care Plan ("IGHCP"), third-party administrator Employee Benefit Systems ("EBS"), EyeMed for vision, and The Standard for life, short- and long-term disability and EAP benefits.

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

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: SW 19th Street and SW Jazzwood Drive Functional Design – McClure Engineering Company Professional Services Agreement.

BACKGROUND: The City of Grimes has identified the need for professional services for the functional design of SW 19th Street from S County Line Road to SW Jazzwood Dr and along SW Jazzwood Dr from SW 19th Street to HWY 44. The functional design will provide a base for the corridor and assist the city to establish future right-of-way needs, future utility locations, develop a preliminary profile and cross section of the road, and identify drainage concerns for future development.

The staff selected McClure Engineering Company because of their background in transportation and utility design. They were also selected due to their familiarity with the city's water system study, which is a key utility that will need to be identified and plan for based off of future development.

BUDGETARY CONSIDERATIONS: The total fee proposed for the professional services is an amount of $61,070.00. The funding source for this work will be from the corresponding Capital Improvements Plan item.

STRATEGIC PLANNING:
Prioritized: __X__YES ____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/COMMISION 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 05-3125 APPROVING A PROFESSIONAL SERVICES WITH MCCLURE ENGINEERING COMPANY FOR SW 19TH STREET AND SW JAZZWOOD DRIVE FUNCTIONAL DESIGN

Grimes Resolution No. 05-3125

WHEREAS, the U.S. Department of Transportation has established the Safe Streets and Roads for All (SS4A) discretionary grant program to fund initiatives that significantly reduce or eliminate roadway fatalities and serious injuries;

WHEREAS, the City of Grimes (Grimes) has desire to develop a functional design plan of SW 19th Street from S County Line Road to SW Jazzwood Dr and from SW Jazzwood Dr from SW 19th Street to HWY 44; and,

WHEREAS, the engineering firm of McClure Engineering Company (Engineer), has experience in transportation and utility infrastructure design, and is qualified to develop and provide design criteria, functional plan and typical road section, hydraulic modelling, and project management; and,

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 the transportation and utility project;

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 May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

SW 19TH STREET AND SW JAZZWOOD DRIVE FUNCTIONAL DESIGN

This Agreement is made and entered into this 27th day of May, 2025, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and McClure Engineering Company, 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. Functional Design Phase	$ 50,880.00
b. Project Administration	$ 10,190.00
Total	$ 61,070.00

   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:	FOR THE CONSULTANT:
Name: City of Grimes	Name: McClure Engineering Company
Attn: Matt Ahrens, P.E.	Attn: Scott Port, PE
Title: City Engineer	Title: Vice President - Transportation
Address: 410 SE Main Street, #102	Address: 1360 NW 121st Street
City, State: Grimes, IA 50111	City, State: Clive, IA 50325

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: Scott E. Port, PE

Title: Vice President - Transportation

CITY OF GRIMES

BY: _____

Scott Mikkelsen, Mayor

ATTEST

_____

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

I. Project Description

The **CONSULTANT** shall provide professional services as follows:

A. The **PROJECT** includes providing a functional design layout for SW 19th Street from SW Jazzwood Drive (W Ave) to SW County Line Road and for SW Jazzwood Drive from SW 19th Street to Iowa Highway 44, hydraulic modeling for unnamed tributary under SW 19th Street and associated Situation Plan for the culvert.

B. Topographic and boundary survey CADD files will be provided by the City.

II. Basic Services

A. Phase 100 – Preliminary Planning and Reports

1. Task 101 – Functional Design
   The purpose of this phase is to develop a functional design plan set of the proposed improvements for SW 19th Street and SW Jazzwood Drive for the City's review, comment, and approval.

   a. Design Criteria Memorandum
      i. The **CONSULTANT** will prepare a design criteria memorandum to document the design criteria to be utilized for the project and to document any anticipated exceptions to published statewide design criteria and City plans.

   b. Plan Exhibit and Typical Section
      i. The **CONSULTANT** will prepare:
         a) One (1) functional design of improvements along SW 19th Street and SW Jazzwood Drive that include:
            a. Horizontal and vertical alignments.
            b. Full-build geometric improvements.
            c. Three (3) roundabout designs and three (3) stop controlled intersections. Roundabouts will be designed using fastest path and truck turning movements.
            d. Water main horizontal and vertical alignments.
            e. Storm sewer horizontal trunk line alignments (includes trunk sizing, outlet locations, and approximate intake spacing based on draining the proposed right-of-way).
            f. Right-of-Way needs for the proposed improvements.
            g. Situation Plan for the culvert reconstruction showing the culvert type, size, and location (TS&L).
            h. Preliminary roadway surface modeling and roadway cross sections.

b) One (1) typical section exhibits for both SW 19th Street and SW Jazzwood Drive.

c) Functional Design plan set that includes:
   a. A-Sheets (Title Sheet)
   b. B-Sheets (Typical roadway sections)
   c. D-Sheets (SW 19th Street plan and profile)
   d. E-Sheets (SW Jazzwood Drive plan and profile)
   e. L-Sheets (Turning Movement Sheets)
   f. V-Sheets (Situation Plans (TS&L))
   g. W-Sheets (Preliminary SW 19th Street cross sections)
   h. X-Sheets (Preliminary SW Jazzwood Drive cross sections)

d) Preliminary construction staging and phasing is not included.

e) Sanitary sewer design is not included.

f) Engineer's Opinion of Probable Construction Costs is not included.

c. Hydraulic Model
   i. The **CONSULTANT** will complete a preliminary hydraulic model for SW 19th Street's crossing over an unnamed tributary near the intersection of Jazzwood Drive. This will be performed to verify proposed horizontal alignment and vertical profile of the crossing. This crossing is not located within a mapped FEMA floodplain and the drainage area to the culvert is less than 2 square miles. Therefore, a Flood Plain Development Permit from the Iowa DNR will not be required. A hydraulic model will be developed using best available data to study culvert size options for the crossing. This modeling will follow applicable Iowa DOT and SUDAS standards and will follow Iowa DNR backwater criteria. Hydraulic data will be developed for a TS&L sheet to be submitted as a deliverable.

B. Phase 850 – Project Management and Coordination
   1. Task 851 – Project Management and Coordination (assumed project timeline of 4 months).
      a. Project Management:
         i. The project manager of the **CONSULTANT** will be responsible for coordination with the OWNER.
         ii. The **CONSULTANT** will provide up to number four (4) monthly progress reporting and project invoices to the City.
         iii. The **CONSULTANT** will conduct internal design review meetings.
         iv. The **CONSULTANT** will develop and maintain the **PROJECT** schedule.
         v. The **CONSULTANT** will maintain documentation of pertinent correspondence made by email, memos, letters, telephone, etc.

      b. Design Development Meetings
         i. The **CONSULTANT** will maintain communications with the City to review progress and discuss specific elements of the **PROJECT** design and receive direction from the City.

ii. The **CONSULTANT** will develop agenda, attend, and provide meeting minutes of
iii. One (1) Interim Functional Design meeting to review design criteria, typical section, hydraulic model, and functional design of eastern section of SW 19th Street, and to answer questions, concerns, and work to be completed.
iv. Two (2) Interim Design Development meetings to review intersection geometry and side road alignments.
v. One (1) Final Functional Design meeting following the completion of Phase 100.
vi. For budget purposes, these meetings will include up to two (2) staff members of the C**ONSULTANT**.

III. Additional Services Not Included in this Agreement

Should additional services be determined necessary for the successful completion of the proposed projects, such additional services shall be included by amendment, with related adjustment for fees and project schedule as applicable.

The following services are excluded from the basic services, but may be performed by the **CONSULTANT** upon written amendment to this agreement.

1. Preliminary and final design and plans.
2. Bidding assistance and construction observation and construction administration.
3. Joint utility trench design.
4. Septic system reconstruction plans.
5. Irrigation (lawn sprinkler) restoration plans or specifications.
6. Media correspondences and public outreach planning documents.
7. Acquisition plats, easements, and legal descriptions beyond those included in basic services.
8. Right-of-Way and Easement staking.
9. Land purchase costs, closing costs associated with land acquisition, and costs associated with condemnation process.
10. Testing of any suspect environmental material, including but not limited to asbestos, radon, lead based paint, air quality, or industrial waste.
11. Grant Administration.
12. Preparation of bidding or contract documents for alternate bid prices.
13. Right-of-Way Services, including Individual Parcel Exhibits, Preparation of Parcel Files, Appraisals and Compensation Estimates, Appraisal Review, Right-of-Way Negotiations/Acquisitions, Closing, Condemnation Services.
14. Material testing services.
15. Other permits not indicated within this scope.
16. Any permits that are not specifically addressed above and publication fees associated with permit applications shall be considered above and beyond the scope of services as identified herein.

17. Project management and coordination tasks beyond the scheduled project completion period.
18. Special meetings and meetings not outlined in the Scope of Services.
19. Other services not specifically outlined in this Agreement.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

IV. Timeline

A. General Schedule

The project from functional design shall be performed by the **CONSULTANT** in accordance with a schedule generally described as shown in the following table:

Activity	Start	End
Contract Approval & Owner Authorization	May 27, 2025	
Design Criteria, Hydraulic Model, Typical Section, Partial Functional Design (Eastern Section of SW 19th Street)	May 2025	July 2025
Interim Functional Design Meeting	July 2025	
Functional Design	July 2025	September 2025
Final Functional Design Meeting	September 2025	

B. Schedule Delays

The **CONSULTANT** shall not be responsible for delays in the schedule that are beyond the **CONSULTANT's** control.

ATTACHMENT 3 - SCHEDULE OF FEES

CONSULTANT'S CURRENT STANDARD HOURLY RATE SCHEDULE

EXHIBIT B

McCLURE ENGINEERING COMPANY
HOURLY RATE SCHEDULE
(Effective 1/1/2025 through 12/31/2025)

PERSONNEL	HOURLY RATE
Principal	$270 - $295
Team Leader	$250
Project Manager	$185 - $230
Senior Professional	$185 - $285
Professional	$155 - $185
Junior Professional	$125 - $155
Senior Technician	$155 - $175
Technician	$115 - $135
Landscape Architect	$125 - $160
On-Site Representative	$115 - $155
Client/Project Liaison	$135 - $185
Administrative	$65 - $85
Public Relations	$115 - $150
Crew Member	$75
Crew Chief	$150
Survey Crew	$225

EQUIPMENT	
3D Scanner per Scan	$30.00
Photogrammetry Drone per Flight	$125.00
Sonar Boat	$125.00
LiDAR Drone per Flight	$250.00

MISCELLANEOUS EXPENSES	
Survey Vehicle Mileage	$0.90/Mile
Automobile Mileage (at current IRS rate)	Current IRS Rate
Printing	Per Contract
Survey Supplies (Hubs, Lath, Paint, Nails, etc.)	Per Contract
Out-of-Pocket Expenses (Meals, Hotels, etc.)	Per Contract

*Rates are subject to change based on billing rates for future years

Exhibit B McClure Hourly Rate Schedule Page | B1

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: 5/27/2025

AGENDA ITEM: CIP Update, Standpipe Improvements, Booster Station Pump Upgrades, and On-Call Services – McClure Engineering Company Professional Services Agreement Amendment #1.

BACKGROUND: The City of Grimes has identified the need for additional professional services for the design for the CIP updates. This amendment modifies Phase A of the project scope to include a 10-year CIP (CIWW and Non-CIWW) and an additional Phase G. The scope of Phase G includes hydraulic modeling, budgeting, and meetings with CIWW/Urbandale/Johnston to investigate interconnects between the water systems in support of CIWW. Phase G of this amendment is a reimbursable cost through CIWW.

BUDGETARY CONSIDERATIONS: The total fee proposed for the additional professional services is an amount not-to-exceed $30,000.00. The funding source for this work will be from the corresponding Capital Improvements Plan item and be reimbursable through the CIWW.

STRATEGIC PLANNING:
Prioritized: __X__YES ____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/COMMISION 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:	Matt Ahrens
Return to:	Aaron Jarosh

RESOLUTION 05-3225 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES AGREEMENT WITH MCCLURE ENGINEERING COMPANY FOR CIP UPDATE, STANDPIPE IMPROVEMENTS, BOOSTER STATION PUMP UPGRADES, AND ON-CALL SERVICES

Grimes Resolution No. 05-3225

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with McClure Engineering Company (McClure) for consulting services for the CIP Update, Standpipe Improvements, Booster Station Pump Upgrades, and On-Call Services on May 29, 2024; and,

WHEREAS, it was determined that there was a need for additional services to be added to the PSA consisting of a scope to include a 10-year CIP (CIWW and Non-CIWW) and includes hydraulic modeling, budgeting, and meetings with CIWW/Urbandale/Johnston to investigate interconnects between the water systems in support of CIWW. Phase G of this amendment is a reimbursable cost through CIWW; and

WHEREAS, McClure has proposed the attached Professional Services Agreement Amendment that has a scope of work to be supplied by McClure and compensation to be paid by Grimes for their additional consulting services related to the CIP Update, Standpipe Improvements, Booster Station Pump Upgrades, and On-Call Services; 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 Confluence on behalf of the City of Grimes.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

McCLURE™

PROFESSIONAL SERVICES CONTRACT AMENDMENT

Project Name: CIP Update, Standpipe Improvements, Booster Station Pump Upgrades, and On-Call Services Date: May 16, 2025

McClure Project Number: 2024001210-000 Contract Amendment No.: 1 Agreement Date: May 29, 2024

Client: City of Grimes, Iowa

Description of Change(s):

This amendment modifies Phase A of the project scope to include a 10-year CIP (CIWW and Non-CIWW) and an additional Phase G. The scope of Phase G includes hydraulic modeling, budgeting, and meetings with CIWW/Urbandale/Johnston to investigate interconnects between the water systems in support of CIWW. Phase G of this amendment is a reimbursable cost through CIWW.

Attachments/References which are a part of the professional services contract amendment:

None.

Anticipated effects of professional services contract amendment on basic services:

Schedule:

No impacts to project schedule. A CIWW technical committee meeting was held on May 14th where the results of Phase G were shared with committee members.

Fees:

Phase A (CIWW): Amended +$15,000 (T&M NTE $81,000)

Phase G: T&M Estimated at $15,000 NTE

The change described in the professional services contract amendment is made a part of the indicated professional services agreement between the client and McClure. All other provisions of the agreement shall remain in force.

McClure by: Gary B Date: 5/19/2025

Client by: Date:

If directed/approved by Client by telephone, by letter, in meeting, etc... , provide reference material here.

Distribution:

☐ Client ☐ Project File ☐ McClure Accounting ☐ Other

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: GrimesPlex Buildings– Project Acceptance

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.

Edge Commercial started this project in the Summer of 2023 and fully completed the project in the spring of this year. There is a retainage payment to be made 30 days following project acceptance.

BUDGETARY CONSIDERATIONS: This project's final construction contract amount is $4,877,630.98 which is $388,407.95 more than the original construction contract amount.

STRATEGIC PLANNING:
Prioritized: __X__YES ____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/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution accepting the project with Edge Commerical in the final contract amount of $4,877,630.98.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by:	Aaron Jarosh
Return to:	Matt Ahrens

RESOLUTION 05-3325 ACCEPTING THE GRIMESPLEX BUILDINGS

Grimes Resolution No. 05-3325

WHEREAS, on the **6th** day of **June**, **2023**, the Mayor and Clerk of the City of Grimes, Iowa, entered into a construction contract with **Edge Commercial, LLC. of Grimes, Iowa**, for the construction of certain public improvements generally described as the GrimesPlex Buildings; 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 **May 27, 2025**:

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 **$4,877,630.98**, as shown in the report of the Engineer.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CERTIFICATE OF COMPLETION

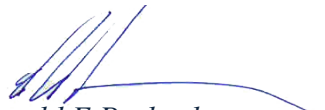
GrimesPlex Buildings

Grimes, Iowa

May 27th, 2025

This is to certify that the construction improvements on the ***GrimesPlex Buildings*** project have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is ***$ 4,877,630.98***. I hereby recommend acceptance of the project.

Respectfully submitted,



Ronald E Paskach
AIA, Associate Architect
SVPA Architects, Inc.
Iowa License Number 5705

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Approving IT Department Policy Update

BACKGROUND: With the establishment of the IT Department in the summer of 2021, there is a need to establish and formalize policies surrounding usage of IT systems. These policies need regular and routine updates.

BUDGETARY CONSIDERATIONS: None

STRATEGIC PLANNING:
Prioritized: _X___YES ____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/COMMISION ACTIONS: None

STAFF RECOMMENDATION: Staff would recommend approval

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rob Fox, IT Director, rfox@grimesiowa.gov

Prepared by:
Return to:

RESOLUTION 05-3425 APPROVING IT DEPARTMENT POLICY UPDATE

Grimes Resolution No. 05-3425

WHEREAS, The IT Director has provided IT Department Policies, based on management recommendations and industry best practices

WHEREAS, The proposed policies are adopted by this resolution;

WHEREAS, Any policies, rules, or standards that conflict with these policies are hereby repealed;

WHEREAS, This resolution shall become effective on the date of its acceptance;

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

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

IT Password Policy

Purpose:

The purpose of this policy is to establish parameters that are required in each authorized user's password.

Policy:

1. Password Creation: Employees must create a password that is at least sixteen (16) characters long. Passwords must include a combination of uppercase and lowercase letters, numbers, and symbols. Passwords must not be based on personal information such as names, birthdates, or social security numbers. It is recommended that employees use passphrases versus a single password.

2. Password Protection: Employees are responsible for protecting their passwords and not sharing them with anyone. Passwords must not be written down and left in plain sight. Employees must change their passwords at least every three-hundred sixty-five (365) days.

3. Password Management: The IT department will enforce password complexity and age requirements. Employees must immediately report any suspected or actual password breaches to the IT department. The IT department will conduct periodic password audits to ensure compliance.

4. Password Recovery: Employees who forget their passwords must follow the Microsoft Self Service Password reset process. Password recovery will require authentication to verify the employee's identity.

5. Password Deactivation: Passwords will be deactivated immediately upon termination of employment. Passwords may also be deactivated if an employee no longer requires access to a system or application.

6. Employee Training: All employees must receive regular training on password security and management. New employees must receive password training as part of their orientation.

Revision History

Date of change	Responsible	Summary of Change
08/01/2024	IT Director	Initial Policy
05/27/2025	IT Director	Number of characters & length of time

CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Tyler Technologies ERP software purchase

BACKGROUND: The City Council prioritized expanding online/digital access to the City for the citizens in the fall of 2024. In December 2024, the City of Grimes was notified that our current financial software vendor was planning to end support for the finance software platform we utilize today. The planned end of support is December 31, 2025. Because of these factors, City staff began looking for a replacement for the finance software.

As a result of a search process for a replacement finance software package, which included multiple interviews and product demonstrations, the ERP selection committee recommended the selection of the Tyler Technologies ERP software solution. The committee is now recommending approval of an agreement with Tyler Technologies for the purchase of the ERP software and implementation services.

This software solution will allow for expanded online/digital interactions with the citizens of Grimes. This expanded online/digital access will address the identified strategic planning goal set forth by the City Council in the 2024-2025 Strategic Plan.

BUDGETARY CONSIDERATIONS: The total estimated costs include approximately $89,247 in one-time expenses, with approximately $70,996 in recurring yearly expenses.

STRATEGIC PLANNING:
Prioritized: __X__YES ____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/COMMISION ACTIONS: None

STAFF RECOMMENDATION: Staff recommends approval

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rob Fox, IT Director, rfox@grimesiowa.gov

Prepared by:	Rob Fox
Return to:	Rob Fox

RESOLUTION 05-3525 APPROVAL OF AN AGREEMENT WITH TYLER TECHNOLOGIES, INC. TO PROVIDE ENTERPRISE RESOURCE PLANNING (ERP) SOFTWARE AND IMPLEMENTATION SERVICES FOR THE CITY

Grimes Resolution No. 05-3525

WHEREAS, a search process for a replacement finance software package, which included multiple interviews and product demonstrations, was completed by an Evaluation and Selection Committee; and

WHEREAS, an Evaluation and Selection Committee reviewed and evaluated proposals and recommended acceptance and approval of the proposal submitted by Tyler Technologies, Inc., to provide Enterprise Resource Planning software and implementation services; and

WHEREAS, the Selection Committee has negotiated an agreement with Tyler Technologies for the hardware, software, and services for an estimated total of $160,243. With proposed annual maintenance and service costs beginning in year two in the amount of $70,996; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the License and Services Agreement between Tyler Technologies, Inc. and the City is hereby approved, and the Mayor is authorized and directed to execute such Agreement on behalf of the City and the City Clerk is directed to attest to his signature. _____.

BE IT FURTHER RESOLVED that the City manager is authorized to execute any necessary implementing agreements, subject to approval as to form by Legal advice.

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

SOFTWARE AS A SERVICE AGREEMENT

This Software as a Service Agreement is made between Tyler Technologies, Inc. and Client.

WHEREAS, Client selected Tyler to provide certain products and services set forth in the Investment Summary, including providing Client with access to Tyler's proprietary software products, and Tyler desires to provide such products and services under the terms of this Agreement;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises set forth in this Agreement, Tyler and Client agree as follows:

SECTION A – DEFINITIONS

- **"Agreement"** means this Software as a Service Agreement.
- **"Business Travel Policy"** means our business travel policy. Our current Business Travel Policy is available here: https://www.tylertech.com/portals/0/terms/Tyler-Business-Travel-Policy.pdf.
- **"Client**" means the party indicated on the signature block or, in the absence of a signature block, the Investment Summary.
- **"Data"** means your data necessary to use the Tyler Software.
- **"Data Storage Capacity"** means the contracted amount of storage capacity for your Data, if any, identified in the Investment Summary.
- **"Defect"** means a failure of the Tyler Software to substantially conform to the functional descriptions set forth in our written proposal to you (or the Documentation in the absence of a written proposal), or their functional equivalent. Future functionality may be updated, modified, or otherwise enhanced through our maintenance and support services, and the governing functional descriptions for such future functionality will be set forth in our then-current Documentation.
- **"Defined Users"** means the number of users, if any, that are identified in the Investment Summary. If Exhibit A contains Enterprise Permitting & Licensing labeled software, defined users mean the maximum number of named users that are authorized to use the Enterprise Permitting & Licensing labeled modules as indicated in the Investment Summary.
- **"Developer"** means a third party who owns the intellectual property rights to a Third-Party Product.
- **"Documentation"** means any online or written documentation related to the use or functionality of the Tyler Software that we provide or otherwise make available to you, including instructions, user guides, manuals and other training or self-help documentation.
- **"Effective Date"** means the date by which both your and our authorized representatives have signed the Agreement. Notwithstanding the foregoing, if these terms are linked from an Order Form, the Effective Date is the date your authorized representative signed the Order Form.
- **"Force Majeure"** means an event beyond the reasonable control of you or us, including, without limitation, governmental action, war, riot or civil commotion, fire, natural disaster, or any other cause that could not with reasonable diligence be foreseen or prevented by you or us.
- **"Investment Summary"** means the agreed upon cost proposal for the products and services

attached as Exhibit A.

- **"Order Form"** means an ordering document that includes a quote or investment summary and specifies the items to be provided by Tyler to Client, including any addenda and supplements thereto.
- **"Professional Services**" means those services provided by Tyler or a third party related to the scope of this Agreement and identified in the Investment Summary.
- **"SaaS Fees"** means the fees for the SaaS Services identified in the Investment Summary.
- **"SaaS Services"** means software as a service consisting of system administration, system management, and system monitoring activities that Tyler performs for the Tyler Software and includes the right to access and use the Tyler Software, receive maintenance and support on the Tyler Software, including Downtime resolution under the terms of the SLA, and Data storage and archiving. SaaS Services do not include support of an operating system or hardware, support outside of our normal business hours, or training, consulting, or other professional services.
- **"SLA"** means the service level agreement. A copy of our current SLA is attached hereto as Exhibit C.
- **"Statement of Work"** means the industry standard implementation plan describing how our professional services will be provided to implement the Tyler Software and outlining your and our roles and responsibilities in connection with that implementation. The Statement of Work is attached as Exhibit E.
- **"Support Call Process"** means the support call process applicable to all our customers who have a right to use the Tyler Software. Our current Support Call Process is available here: https://www.tylertech.com/portals/0/terms/Tyler-Support-Call-Process.pdf.
- **"Third-Party Hardware"** means the third-party hardware, if any, identified in the Investment Summary.
- **"Third-Party Products"** means the Third-Party Software and Third-Party Hardware.
- **"Third-Party SaaS Services"** means software as a service provided by a third party, if any, identified in the Investment Summary.
- **"Third-Party Services"** means the third-party services, if any, identified in the Investment Summary.
- **"Third-Party Software"** means the third-party software, if any, identified in the Investment Summary or included with the Tyler Software.
- **"Third-Party Terms"** means the end user license agreement(s) or other terms, if any, for the Third-Party Products or other parties' products or services, as applicable, and attached or indicated at Exhibit D.
- **"Tyler"** means Tyler Technologies, Inc., a Delaware corporation.
- **"Tyler Software"** means our proprietary software, including any integrations, custom modifications, and/or other related interfaces identified in the Investment Summary and licensed by us to you through this Agreement.
- **"we," "us," "our"** and similar terms mean Tyler.
- **"you"** and similar terms mean Client.

SECTION B – SAAS SERVICES

1. Rights Granted. We grant to you the non-exclusive, non-assignable limited right to use the SaaS Services solely for your governmental purposes, subject to any limits for Defined Users or Data Storage Capacity. You may add additional users or additional data storage capacity on the terms set forth in this Agreement. In the event you regularly and/or meaningfully exceed the Defined Users or

Data Storage Capacity, we reserve the right to charge you additional fees commensurate with the overage(s). You acknowledge that we have no obligation to ship copies of the Tyler Software as part of the SaaS Services. Your right to use the SaaS Services applies to releases provided as part of our Maintenance and Support Services as further detailed in this Agreement.

2. Ownership.
   2.1. We retain all ownership and intellectual property rights to the SaaS Services, the Tyler Software, and anything developed by us under this Agreement. You do not acquire under this Agreement any license to use the Tyler Software in excess of the scope and/or duration of the SaaS Services.
   2.2. The Documentation is licensed to you and may be used and copied by your employees for internal, non-commercial reference purposes only.

3. Data.
   3.1. You retain all ownership and intellectual property rights to the Data. You expressly recognize that except to the extent necessary to fulfill our obligations contained in this Agreement, we do not create or endorse any Data used in connection with the SaaS Services.
   3.2. You expressly grant to us a limited, non-exclusive license to access, copy, transmit, download, display, and reproduce your Data to provide services pursuant to this Agreement. Additionally, you agree that Tyler may use deidentified Data for Client or third-party demonstrative or training purposes.
   3.3. Our access to and use of your Data necessary to use the Tyler Software or SaaS Services will comply with applicable provisions of our Privacy Statement (available at https://www.tylertech.com/privacy) and applicable law.
   3.4. Data Breach Notification. Tyler will provide notice of a breach of Client Data in accordance with applicable state and federal data breach notification laws.

4. Restrictions.
   4.1. You may not:
      4.1.1. make the Tyler Software or Documentation resulting from the SaaS Services available in any manner to any third party for use in the third party's business operations;
      4.1.2. modify, make derivative works of, disassemble, reverse compile, or reverse engineer any part of the SaaS Services;
      4.1.3. access or use the SaaS Services to build or support, and/or assist a third party in building or supporting, products or services competitive to us; or
      4.1.4. license, sell, rent, lease, transfer, assign, distribute, display, host, outsource, disclose, permit timesharing or service bureau use, or otherwise commercially exploit or make the SaaS Services, Tyler Software, or Documentation available to any third party other than as expressly permitted by this Agreement.
      4.1.5. Notwithstanding anything to the contrary in this Section 4.1, you may disclose, with our written consent, not to be unreasonably withheld, the Tyler Software, SaaS Services, or Documentation to a third party you consult with regarding the implementation or use of the Tyler Software and SaaS Services. You must ensure that any such third-party's use is subject to the terms of this Agreement, and you acknowledge and agree that you are liable for any breach of the terms of this Agreement by such third party.

5. Software Warranty. We warrant that the Tyler Software will perform without Defects during the

term of this Agreement. If the Tyler Software does not perform as warranted, we will use all reasonable efforts, consistent with industry standards, to cure the Defect in accordance with our then-current Support Call Process.

6. SaaS Services.

6.1. *Audit & Compliance*. Our SaaS Services are audited at least yearly in accordance with the AICPA's Statement on Standards for Attestation Engagements ("SSAE") No. 21. We have attained, and will maintain, SOC 1 and SOC 2 compliance, or their equivalent, for so long as you are timely paying for SaaS Services. The foregoing notwithstanding, you acknowledge that the scope of audit coverage varies depending on the specific Tyler Software solution. We will provide you with a summary of our current compliance report(s) or its equivalent, upon your request. For the avoidance of doubt, if our SaaS Services are provided using a third-party data center, the compliance report may be for that third-party provider and be subject to confidential treatment in accordance with applicable law. If you want us to provide our compliance reports to a third-party auditor or similar entity, we reserve the right to require execution of an NDA by that third party.

6.2. *Service Levels*. The Tyler Software will be made available to you according to the terms of the SLA. Tyler SaaS Services will be provided via a third-party data center. Your Data will be inaccessible to our other customers.

6.3. *Business Continuity*. Data centers used to deliver SaaS Services for this Agreement have redundant telecommunications access, electrical power, and the required hardware to provide access to the SaaS Services in the event of a disaster or component failure. We test our disaster recovery plan on an annual basis. The plan is not client specific and is detailed in Tyler's System & Organization Control reports or their equivalent. In the event of a data center failure, we reserve the right to employ our disaster recovery plan for resumption of the SaaS Services. In that event, we commit to a Recovery Point Objective ("RPO") of 24 hours and a Recovery Time Objective ("RTO") of 24 hours. RPO represents the maximum duration of time between the most recent recoverable copy of your hosted Data and subsequent data center failure. RTO represents the maximum duration of time following data center failure within which your access to the Tyler Software must be restored. If we employ our disaster recovery plan, we will be responsible for restoring your Data and ensuring that the SaaS Services are online, and you will be responsible for validating your Data and confirming the functioning of the SaaS Services, including any integrations.

6.4. *Security Measures*. We provide secure Data transmission paths between your devices and the data center used to provide SaaS Services to you. Data centers used to provide SaaS Services are accessible only by authorized personnel with a unique key entry or comparable security. We conduct annual penetration testing of either the production network and/or web application to be performed. We will maintain industry standard intrusion detection and prevention systems to monitor malicious activity in the network and to log and block any such activity. You may not attempt to bypass or subvert security restrictions in the SaaS Services or environments related to the Tyler Software. Unauthorized attempts to access files, passwords, or other confidential information, and vulnerability and penetration test scanning of our network and systems (hosted or otherwise) are prohibited. Where applicable with respect to our applications that take or process card payment data, we comply with applicable requirements of PCI DSS. We agree to supply the then-current status of our PCI DSS compliance program in the form of an official Attestation of Compliance, which can be found at https://www.tylertech.com/about-us/compliance and, in the event of any change in our

status, we will comply with applicable notice requirements.

SECTION C – PROFESSIONAL SERVICES

1. Professional Services. We will provide you the various implementation-related services itemized in the Investment Summary and if applicable, described in the Statement of Work.

2. Professional Services Fees. You agree to pay us the services fees in the amounts set forth in the Investment Summary. You acknowledge that the fees stated in the Investment Summary, unless expressly stated otherwise, are good-faith estimates of the amount of time and materials required for your implementation. We will bill you the actual fees incurred based on the in-scope services provided to you. Any discrepancies in the total values set forth in the Investment Summary will be resolved by multiplying the applicable rate by the quoted units.

3. Additional Services. The Investment Summary contains, and the Statement of Work describes, the scope of services and related costs (including programming and/or interface estimates) required for the project based on our understanding of the specifications you supplied. If additional work is required, or if you use or request additional services, we will provide you with an addendum or change order, as applicable, outlining the costs for the additional work. The price quotes in the addendum or change order will be valid for thirty (30) days from the date of the quote.

4. Cancellation. If you cancel services less than four (4) weeks in advance (other than for Force Majeure or breach by us), you will be liable for all (i) daily fees associated with cancelled professional services if we are unable to reassign our personnel and (ii) any non-refundable travel expenses already incurred by us on your behalf. We will make all reasonable efforts to reassign personnel in the event you cancel within four (4) weeks of scheduled commitments.

5. Services Warranty. We will perform services in a professional, workmanlike manner, consistent with industry standards. In the event we provide services that do not conform to this warranty, we will re-perform such services at no additional cost to you.

6. Site Access and Requirements. At no cost to us, you agree to provide us with reasonable access to your personnel, facilities, and equipment as may be reasonably necessary for us to provide implementation services, subject to any reasonable security protocols or other written policies provided to us as of the Effective Date, and thereafter as mutually agreed to by you and us.

7. Background Checks. All of our employees undergo criminal background checks prior to hire. All employees sign our confidentiality agreement and security policies.

8. Client Assistance. You acknowledge that the implementation of the Tyler Software is a cooperative process requiring the time and resources of your personnel. You certify that you will use reasonable efforts to cooperate with us and make your resources available for the performance of the Agreement in accordance with its terms and the mutually agreed project schedule. Additionally, you agree to use all reasonable efforts to cooperate with and assist us as may be reasonably required to support the efficient execution of the activities required for this Agreement. Accordingly, you will provide notice of any known inability to timely meet a project commitment so that appropriate project adjustments can be made. We will not be liable for failure to meet any

project deadlines or milestones when such failure is due to Force Majeure or to the failure by you to comply with the requirements of this paragraph.

9. Maintenance and Support Services.
   9.1. For the duration of this Agreement, consistent with the terms set forth in our then-current Support Call Process, we will:
      9.1.1. perform our maintenance and support obligations in a professional and workmanlike manner, consistent with industry standards, to provide support and resolve Defects in the Tyler Software (subject to any applicable release life cycle policy);
      9.1.2. provide telephone support during our established support hours as indicated in our then-current Support Call Process;
      9.1.3. maintain personnel that are sufficiently trained to be familiar with the Tyler Software and Third-Party Software, if any, in order to provide maintenance and support services;
      9.1.4. provide releases to the Tyler Software (including updates and enhancements) that we make generally available without additional charge to customers with a current SaaS Agreement.
   9.2. Your use of Tyler Software or SaaS Services requires that you remain current with supported releases of Tyler Software as indicated in any applicable release lifecycle policy. Our warranty and support commitments are contingent upon you using a supported version of the Tyler Software. Tyler may require you to update to a current version of the Tyler Software to address a critical issue (for example, to address an identified security vulnerability in the Tyler Software or a third-party component). Tyler will use commercially reasonable efforts to (i) minimize the number of such instances and (ii) provide as much advance notice as possible.
   9.3. We will use all reasonable efforts to perform support services remotely. We reserve the right to use secure third-party connectivity tools to deliver maintenance and support services. We also reserve the right to collect Tyler Software or SaaS Services telemetry for product evaluation, quality assurance, and security monitoring and enhancement purposes. You agree to reasonably cooperate with us in providing access to your environments and Data for the purposes of providing maintenance and support services and acknowledge that our warranty, support, and service level obligations under this Agreement are contingent upon receiving reasonable access to your Data and systems.
   9.4. For the avoidance of doubt, SaaS Fees do not include the following services: (a) onsite support; (b) application design; (c) other consulting services; or (d) telephone support outside our normal business hours as listed in our then-current Support Call Process.

SECTION D – THIRD-PARTY PRODUCTS

1. Third-Party Hardware. We will sell and deliver any Third-Party Hardware set forth in the Investment Summary for the price indicated therein. Unless otherwise indicated, installation of Third-Party Hardware will be performed by Tyler or identified third party installers.

2. Third-Party Software. Your rights under this Agreement may include rights to certain Third-Party Software. We certify that we have acquired the right to provide the Third-Party Software to you. Your rights to the Third-Party Software will be governed by the Third-Party Terms and, in the absence of such terms, this Agreement.

3. Third Party Products Warranties.
   3.1 We are authorized by each Developer or its authorized reseller to sell or grant access, as applicable, to the Third-Party Products.
   3.2 Unless otherwise expressly indicated, Third-Party Hardware will be new and unused. You will receive free and clear title to the Third-Party Hardware you purchase upon your payment in full of the purchase price.
   3.3 You acknowledge that we are not the manufacturer of Third-Party Products. We do not warrant or guarantee the performance of the Third-Party Products. However, we grant and pass through to you any warranty that we may receive from the Developer or supplier of the Third-Party Products.

4. Third-Party Services. If you have purchased Third-Party Services, those services will be provided independently of Tyler by such third party at the rates set forth in the Investment Summary and in accordance with Exhibit B.

SECTION E – TERM AND TERMINATION

1. Term. The initial term of this Agreement is equal to the number of years indicated for SaaS Services in Exhibit A or one (1) year if no duration is indicated. The initial term commences on July 1, 2025. Upon expiration of the initial term, this Agreement will renew automatically for additional one (1) year renewal terms at our then-current SaaS Fees unless terminated in writing by either party at least sixty (60) days prior to the end of the then-current renewal term. Your right to access or use the Tyler Software and the SaaS Services will terminate at the end of this Agreement.

2. Termination. This Agreement may be terminated as set forth below. In the event of termination, you will pay us for all undisputed fees and expenses related to the software, products, and/or services you have received, or we have incurred or delivered, prior to the effective date of termination. Disputed fees and expenses in all terminations other than your termination for cause must have been submitted as invoice disputes in accordance with Section G(2).
   2.1. *Failure to Pay Fees*. You acknowledge that continued access to the SaaS Services is contingent upon your timely payment of fees. We may terminate this Agreement if you do not cure a failure to pay within sixty (60) days of our notice to you that you have overdue payments.
   2.2. *For Cause*. If you believe we have materially breached this Agreement, you will invoke the Dispute Resolution clause set forth in Section G(2). You may terminate this Agreement for cause after following the procedures set forth in Section G(2).
   2.3. *Force Majeure*. Either party has the right to terminate this Agreement if a Force Majeure event suspends performance of the SaaS Services for a period of forty-five (45) days or more.
   2.4. *Lack of Appropriations*. If you should not appropriate or otherwise make available funds sufficient to utilize the SaaS Services, you may unilaterally terminate this Agreement upon thirty (30) days written notice to us. You will not be entitled to a refund or offset of previously paid, but unused SaaS Fees. You agree not to use termination for lack of appropriations as a substitute for termination for convenience.

SECTION F – INDEMNIFICATION, LIMITATION OF LIABILITY AND INSURANCE

1. Intellectual Property Infringement Indemnification.
   1.1. We will defend you against any third-party claim(s) that the Tyler Software or Documentation

infringes that third-party's patent, copyright, or trademark, or misappropriates its trade secrets, and will pay the amount of any resulting adverse final judgment (or settlement to which we consent). You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.

1.2. Our obligations under this Section F(1) will not apply to the extent the claim or adverse final judgment is based on your use of the Tyler Software in contradiction of this Agreement, including with non-licensed third parties.

1.3. If an infringement or misappropriation claim is fully litigated and your use of the Tyler Software is enjoined by a court of competent jurisdiction, in addition to paying any adverse final judgment (or settlement to which we consent), we will, at our option, either:

1.3.1. procure the right to continue its use;

1.3.2. modify it to make it non-infringing; or

1.3.3. replace it with a functional equivalent.

We may elect to employ these remedies in advance of litigation if we receive information concerning an infringement or misappropriation claim.

1.4. This section provides your exclusive remedy for third-party copyright, patent, or trademark infringement and trade secret misappropriation claims.

2. General Indemnification.

2.1. We will indemnify and hold harmless you and your agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for (i) personal injury, death, or damage to tangible property, all to the extent caused by our negligence or willful misconduct; or (ii) our violation of law applicable to our performance under this Agreement. You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.

2.2. To the extent permitted by applicable law, you will indemnify and hold harmless us and our agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for (i) personal injury, death, or damage to tangible property, all to the extent caused by your negligence or willful misconduct; or (ii) your violation of a law applicable to your performance under this Agreement. We will notify you promptly in writing of the claim and will give you sole control over its defense or settlement. We agree to provide you with reasonable assistance, cooperation, and information in defending the claim at your expense.

3. DISCLAIMER. EXCEPT FOR THE EXPRESS WARRANTIES PROVIDED IN THIS AGREEMENT AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, WE HEREBY DISCLAIM ALL OTHER WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES, DUTIES, OR CONDITIONS OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CLIENT UNDERSTANDS AND AGREES THAT TYLER DISCLAIMS ANY LIABILITY FOR ERRORS THAT RELATE TO USER ERROR.

4. LIMITATION OF LIABILITY. NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH IN THIS AGREEMENT, OUR LIABILITY FOR DAMAGES ARISING OUT OF THIS AGREEMENT, WHETHER BASED ON A THEORY OF CONTRACT OR TORT, INCLUDING NEGLIGENCE AND STRICT LIABILITY, SHALL BE LIMITED TO YOUR ACTUAL DIRECT DAMAGES, NOT TO EXCEED (i) DURING THE INITIAL TERM, AS

SET FORTH IN SECTION E(1), TOTAL FEES PAID AS OF THE TIME OF THE CLAIM; OR (ii) DURING ANY RENEWAL TERM, THE THEN-CURRENT ANNUAL SAAS FEES PAYABLE IN THAT RENEWAL TERM. THE PARTIES ACKNOWLEDGE AND AGREE THAT THE PRICES SET FORTH IN THIS AGREEMENT ARE SET IN RELIANCE UPON THIS LIMITATION OF LIABILITY AND TO THE MAXIMUM EXTENT ALLOWED UNDER APPLICABLE LAW, THE EXCLUSION OF CERTAIN DAMAGES, AND EACH SHALL APPLY REGARDLESS OF THE FAILURE OF AN ESSENTIAL PURPOSE OF ANY REMEDY. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO CLAIMS THAT ARE SUBJECT TO SECTIONS F(1) AND F(2).

5. **EXCLUSION OF CERTAIN DAMAGES. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL WE BE LIABLE FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, INDIRECT, OR CONSEQUENTIAL DAMAGES WHATSOEVER, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

6. Insurance. During the course of performing services under this Agreement, we agree to maintain the following levels of insurance: (i) Commercial General Liability of at least $1,000,000 per occurrence and $2,000,000 aggregate; (ii) Automobile Liability of $1,000,000 combined single limit; (iii) Professional Liability (inclusive of cyber protection) of $1,000,000 per claim and in the aggregate; (iv) Workers Compensation complying with applicable statutory requirements; and (v) Excess/Umbrella Liability of $5,000,000. We will add you as an additional insured to our Commercial General Liability and Automobile Liability policies, which will automatically add you as an additional insured to our Excess/Umbrella Liability policy as well. We will provide you with copies of certificates of insurance upon your written request.

SECTION G – GENERAL TERMS AND CONDITIONS

1. Additional Products and Services. You may purchase additional products and services at the rates set forth in the Investment Summary for twelve (12) months from the Effective Date by executing a mutually agreed addendum. If no rate is provided in the Investment Summary, or those twelve (12) months have expired, you may purchase additional products and services at our then-current pricing, also by executing a mutually agreed addendum. The terms of this Agreement will control any such additional purchase(s), unless otherwise specifically provided in the addendum.

2. Performance Issues and Dispute Resolution.
   2.1. *Notice*. You agree to provide us with written notice within thirty (30) days of receipt of an invoice (for invoice disputes) or, in the case of performance, becoming aware of an issue related to our performance under this Agreement.
   2.2. *Invoice Issues*.
      2.2.1. If the issue relates to an invoice, your notice must include the following: (i) the issue(s) with the invoice; (ii) the specific fee(s) at issue; and (iii) the corrective action(s) you are requesting of Tyler.
      2.2.2. We will provide a response to your notice that (i) supports the validity of the invoice as issued by us; (ii) adjusts the invoice; or (iii) describes our plan to address the issues identified in your notice.
      2.2.3. You agree to pay all undisputed fees by the due date. You acknowledge that you forfeit your right to dispute **any** fees under this Agreement when you fail to pay undisputed fees within sixty (60) days of our notice that the fees are overdue.

2.2.4. In addition to any other remedies available to us under this Agreement or law for non-payment, we reserve the right to recover from you our reasonable costs of collection associated with your failure to timely pay amounts due under this Agreement.

2.2.5. WE RESERVE THE RIGHT TO SUSPEND PERFORMANCE OF ANY SERVICE, INCLUDING ACCESS TO SAAS SERVICES, FOR FAILURE TO TIMELY PAY UNDISPUTED FEES FIFTEEN (15) DAYS FOLLOWING OUR NOTICE OF INTENT TO DO SO.

2.3. *Dispute Resolution*. You agree to cooperate with us in trying to reasonably resolve all disputes, including, if requested by either party, appointing a senior representative to meet and engage in good faith negotiations with our appointed senior representative. Senior representatives will convene within thirty (30) days of the written dispute notice, unless otherwise agreed. All meetings and discussions between senior representatives will be deemed confidential settlement discussions not subject to disclosure under Federal Rule of Evidence 408 or any similar applicable state rule. If we fail to resolve the dispute, then the parties shall participate in mediation in an effort to resolve the dispute. If the dispute remains unresolved after mediation, then either of us may assert our respective rights and remedies in a court of competent jurisdiction. Nothing in this section shall prevent you or us from seeking necessary injunctive relief during the dispute resolution procedures.

3. Taxes. The fees in the Investment Summary do not include any taxes, including, without limitation, sales, use, or excise tax. If you are a tax-exempt entity, you agree to provide us with a tax-exempt certificate. Otherwise, we will pay all applicable taxes to the proper authorities, and you will reimburse us for such taxes. If you have a valid direct-pay permit, you agree to provide us with a copy. For clarity, we are responsible for paying our income taxes, both federal and state, as applicable, arising from our performance of this Agreement.

4. Nondiscrimination. We will not discriminate against any employee or applicant in our employment practices or the performance of our duties, responsibilities, and obligations under this Agreement because of race, color, religion, gender, age, disability, religious beliefs, national, or ethnic origin. We will post, where appropriate, all notices related to nondiscrimination as may be required by applicable law.

5. E-Verify. We use the U.S. Department of Homeland Security's E-Verify system to confirm the eligibility of all current employees and persons hired during the contract term to perform services within the United States under this Agreement.

6. Subcontractors. We will not subcontract any Professional Services specifically for this Agreement without your prior written consent, not to be unreasonably withheld.

7. Binding Effect; No Assignment. This Agreement shall be binding on, and shall be for the benefit of, either your or our successor(s) or permitted assign(s). Neither party may assign this Agreement without the prior written consent of the other party; provided, however, your consent is not required for an assignment by us as a result of a corporate reorganization, merger, acquisition, or purchase of substantially all of our assets.

8. Force Majeure. Except for your payment obligations, neither party will be liable for delays in performing its obligations under this Agreement to the extent that the delay is caused by Force Majeure; provided, however, that within ten (10) business days of the Force Majeure event, the party whose performance is delayed provides the other party with written notice explaining the

cause and extent thereof, as well as a request for a reasonable time extension equal to the estimated duration of the Force Majeure event.

9. No Intended Third-Party Beneficiaries. This Agreement is entered into solely for the benefit of you and us. No third party will be deemed a beneficiary of this Agreement, and no third party will have the right to make any claim or assert any right under this Agreement. This provision does not affect the rights of third parties under any Third-Party Terms.

10. Entire Agreement; Amendment. This Agreement represents the entire agreement between you and us with respect to the subject matter hereof, and supersedes any prior agreements, understandings, and representations, whether written, oral, expressed, or implied. Purchase orders submitted by you, if any, are for your internal administrative purposes only, and the terms and conditions contained in those purchase orders will have no force or effect. This Agreement may only be modified in writing, signed by an authorized representative of the party against whom enforcement is sought.

11. Severability. If any term or provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will be considered valid and enforceable to the fullest extent permitted by law.

12. No Waiver. In the event that the terms and conditions of this Agreement are not strictly enforced by either party, such non-enforcement will not act as or be deemed to act as a waiver or modification of this Agreement, nor will such non-enforcement prevent such party from enforcing each and every term of this Agreement thereafter.

13. Independent Contractor. We are an independent contractor for all purposes under this Agreement.

14. Notices. All notices or communications required or permitted as a part of this Agreement, such as notice of an alleged material breach for a termination for cause or a dispute that must be submitted to dispute resolution, must be in writing and will be deemed delivered upon the earlier of the following: (i) actual receipt by the receiving party; or (ii) five (5) days following deposit with registered or certified mail with proper postage affixed and addressed to the other party at the address set forth in this Agreement or such other address as the party may have designated by proper notice. The consequences for the failure to receive a notice due to improper notification by the intended receiving party of a change in address will be borne by the intended receiving party.

15. Client Lists. You agree that we may identify you by name in client lists, marketing presentations, and promotional materials.

16. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this Agreement, may be exposed to confidential information and that disclosure of such information could violate rights to private individuals and entities, including the parties. Confidential information is nonpublic information that a reasonable person would believe to be confidential and includes, without limitation, personal identifying information (*e.g.*, social security numbers) and trade secrets, each as defined by applicable state law. Each party agrees that it will not disclose any confidential information of the other party and further agrees to take all reasonable and appropriate action to prevent such disclosure by its employees or agents. The confidentiality covenants contained herein will survive the termination or cancellation of this Agreement. This

obligation of confidentiality will not apply to information that:

i. is in the public domain, either at the time of disclosure or afterwards, except by breach of this Agreement by a party or its employees or agents;
ii. a party can establish by reasonable proof was in that party's possession at the time of initial disclosure;
iii. a party receives from a third party who has a right to disclose it to the receiving party; or
iv. is the subject of a legitimate disclosure request under the open records laws or similar applicable public disclosure laws governing this Agreement; provided, however, that in the event you receive an open records or other similar applicable request, you will give us prompt notice and otherwise perform the functions required by applicable law.

17. Business License. In the event a local business license is required for us to perform services hereunder, you will promptly notify us and provide us with the necessary paperwork and/or contact information so that we may timely obtain such license.

18. Governing Law. This Agreement will be governed by and construed in accordance with the laws of your state or commonwealth of domicile, without regard to its rules on conflicts of law.

19. Multiple Originals and Authorized Signatures. This Agreement may be executed in multiple originals, any of which will be independently treated as an original document. Any electronic, faxed, scanned, photocopied, or similarly reproduced signature on this Agreement or any amendment hereto will be deemed an original signature and will be fully enforceable as if an original signature. Each party represents to the other that the signatory set forth below is duly authorized to bind that party to this Agreement.

20. Cooperative Procurement. To the maximum extent permitted by applicable law, we agree that this Agreement may be used as a cooperative procurement vehicle by eligible jurisdictions. In such cases, we reserve the right to negotiate and customize the terms and conditions set forth herein, including but not limited to pricing, to the scope and circumstances of that cooperative procurement.

21. Data & Insights Solution Terms. Your use of certain Tyler solutions includes Tyler's Data & Insights data platform. Your rights, and the rights of any of your end users, to use Tyler's Data & Insights data platform is subject to the Data & Insights SaaS Services Terms of Service, available at: https://www.tylertech.com/terms/data-insights-saas-services-terms-of-service. By signing a Tyler Agreement or Order Form, or accessing, installing, or using any of the Tyler solutions listed at the linked terms, you certify that you have reviewed, understand, and agree to said terms.

22. Contract Documents & Order of Precedence.

22.1. *Contract Documents*. This Agreement includes the following exhibits:

Exhibit A Investment Summary
Exhibit B Invoicing and Payment Terms
Exhibit C Service Level Agreement
Exhibit D Third-Party Terms
Exhibit E Statement of Work

22.2. *Order of Precedence*. In the event of any conflict or inconsistency between the terms of this Agreement and any exhibits, the conflict or inconsistency shall be resolved by using the following order of precedence:

- Sections A-G of this Agreement and Exhibits A-E

IN WITNESS WHEREOF, a duly authorized representative of each party has executed this Agreement as of the date(s) set forth below.

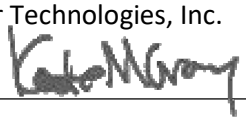
Tyler Technologies, Inc.	City of Grimes, Iowa
By: 	By: _____
Name: Katie M. Gray	Name: _____
Title: Senior Corporate Attorney	Title: _____
Date: April 29, 2025	Date: _____
Address for Notices: Tyler Technologies, Inc. One Tyler Drive Yarmouth, ME 04096 Attention: Chief Legal Officer	Address for Notices: City of Grimes 101 NE Harvey St. Grimes, IA 50111-2180 Attention: _____

Exhibit A
Investment Summary

The Investment Summary details the products and services to be delivered by us, or a third party, as applicable, to you under the Agreement. This Investment Summary is effective as of the Effective Date regardless of any expiration date in the Investment Summary. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

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Sales Quotation For:
City of Grimes
101 NE Harvey St
Grimes IA 50111-2180
Marcia Woodke
+1 (515) 986-3036
mwoodke@grimesiowa.gov

Quoted BY	Adam Pfaff
Quote Expiration	8/4/25
Quote Name	City of Grimes, IA Tyler Technologies/AWS Cloud No Server Required

Tyler Annual Software – SaaS Description	List Price	Discount	Annual
ERP Pro			
ERP Pro 10 Financial Management Suite			
AP Automation Capture with Disbursements	$ 3,600	$ 720	$ 2,880
Core Financials	$ 13,500	$ 3,375	$ 10,125
Human Resources Management (Includes Position Budgeting)	$ 11,571	$ 2,893	$ 8,678
Purchasing	$ 3,395	$ 849	$ 2,546
Accounts Receivable	$ 3,537	$ 707	$ 2,830
ERP Pro 10 Customer Relationship Management Suite			
Utility Billing Water/Gas	$ 14,786	$ 3,697	$ 11,089
Cashiering	$ 4,244	$ 849	$ 3,395
Utility Access	$ 4,320	$ 864	$ 3,456
Tyler One			
Identity			
Workforce Direct	$ 0	$ 0	$ 0

Tyler Annual Software – SaaS				
Description		List Price	Discount	Annual
MyGov				
Permits & Inspections		$ 8,088	$ 1,618	$ 6,470
GIS/Mapping		$ 4,044	$ 809	$ 3,235
Code Enforcement		$ 8,088	$ 1,618	$ 6,470
Time & Attendance				
Time & Attendance Mobile Access License		$ 1,503	$ 301	$ 1,202
Time & Attendance		$ 4,143	$ 829	$ 3,314
Content Manager Suite				
Content Manager Core		$ 4,501	$ 1,125	$ 3,376
	TOTAL:	**$ 89,320**	**$ 20,254**	**$ 69,066**
	Term # of Years:	**5**		

Tyler Annual Services			
Description	List Price	Discount	Annual
ERP Pro			
Other Services			
Tyler University	$ 2,350	$ 1,140	$ 1,210
TOTAL:	**$ 2,350**	**$ 1,140**	**$ 1,210**

Tyler Fees per Transaction	
Description	Net Unit Price
ERP Pro	
ERP Pro 10 Financial Management Suite	
AP Automation Disbursements	$ 0.00

Tyler Fees per Transaction Description	Net Unit Price
Tyler One	
Notify	
Notifications for Utilities	$ 0.10

Payments

	Use Case	List Price	Service%	Min	Basis Points	Rate	Cap	POS	Online	IVR
Payments - Payer Card Cost - Service Fees										
Tyler One										
Utility Access Payments Bundle	Utility Billing		3.70%	$ 2.50				X	X	
Payments - Other Fees										
Tyler One										
Credit Card Chargebacks		$ 15.00								

Payer Card Cost per card transaction with Visa, MasterCard, Discover, and American Express when applicable.
Credit Card Chargebacks If a card payer disputes a transaction at the card issuing bank (e.g. stolen card)

Third Party Software & Hardware Description	Quantity	Unit Price	Extended Price	Annual
Tyler One				
Payments				
Payments EMV Card Reader Purchase	4	$ 529	$ 2,116	$ 0
PCI Service Fee (Per Device)	4	$ 180	$ 0	$ 720
TOTAL:			**$ 2,116**	**$ 720**

Services

Description	Hours/Units	Price	Discount	Extended Price
ERP Pro 10 Financial Management Suite				
Professional Services	259	$ 37,555	$ 0	$ 37,555
Data Conversion Services		$ 13,000	$ 6,500	$ 6,500
Project Management	1	$ 1,750	$ 1,750	$ 0
ERP Pro 10 Customer Relationship Management Suite				
Professional Services	153	$ 22,185	$ 0	$ 22,185
Project Management	1	$ 1,950	$ 1,950	$ 0
Data Conversion Services		$ 6,500	$ 3,250	$ 3,250
MyGov				
Code Enforcement	1	$ 2,206	$ 0	$ 2,206
GIS/Mapping	1	$ 1,189	$ 0	$ 1,189
Permits & Inspections	1	$ 2,206	$ 0	$ 2,206
Time & Attendance				
Professional Services	50	$ 7,250	$ 0	$ 7,250
Project Management	1	$ 1,600	$ 0	$ 1,600
Content Manager Suite				
Professional Services	22	$ 3,190	$ 0	$ 3,190
TOTAL:		**$ 100,581**	**$ 13,450**	**$ 87,131**

Summary	**One Time Fees**	**Recurring Fees**
Total SaaS		$ 69,066
Total Third Party Hardware, Software, Services	$ 2,116	$ 720
Total Tyler Services	$ 87,131	$ 1,210
Summary Total	**$ 89,247**	**$ 70,996**

Optional Tyler Annual Software – SaaS Description	List Price	Discount	Annual
ERP Pro			
ERP Pro 10 Financial Management Suite			
Project Accounting	$ 2,829	$ 707	$ 2,122
Tyler One			
MyGov			
Work Orders	$ 8,088	$ 1618	$ 6,470
Asset Management	$ 4,044	$ 809	$ 3,235
Liens and Collections	$ 4,044	$ 809	$ 3,235
TOTAL:	**$ 19,005**	**$ 3,942**	**$ 15,063**

Optional Tyler Fees per Transaction Description	Net Unit Price
ERP Pro	
ERP Pro 10 Customer Relationship Management Suite	
Miscellaneous Payments	$ 1.25

Optional Services Description	Hours/Units	Extended Price
ERP Pro 10 Financial Management Suite		
Professional Services	16	$ 2,320
MyGov		
Liens and Collections	1	$ 1,189
Asset Management	1	$ 1,189
Work Orders	1	$ 2,206

Optional Services Description	Hours/Units	Extended Price
TOTAL:		**$ 6,904**

Comments

Billable hours are 484 Hours to be delivered are 638, NON billable hours are 154.
Work will be delivered remotely unless otherwise noted in this agreement.

SaaS is considered a term of one year unless otherwise indicated.

Your use of Tyler Payments and any related items included on this order is subject to the terms found at: https://www.tylertech.com/terms/payment-card-processing-agreement. By signing this order or the agreement in which it is included, you agree you have read, understand, and agree to such terms. Please see attached Tyler Payments fee schedule.

Client will work with a third party for Identity Provider.

AP Automation Capture with Disbursements	A fully automated vendor payment system, including an automated invoice capture system, invoice approval system, AP Invoice Access
Cashiering	Cashiering supports credit/debit cards, is PCI Compliant, and includes a cash collection interface and a cashiering receipt import.
Core Financials	Core Financials includes general ledger, budget prep, bank recon, AP, CellSense, a standard forms pkg, output director, positive pay, secure signatures.
Utility Access	Utility Access Component displays the current status (late, cut off etc), the action needed to avoid penalty, current balance, deposits on file (optional), last payment date, last payment amount, payment arrangements on file, last bill amount, last bill date, bill due date, contracts on file and status, transaction history (online payments). Payment packet is created to be imported to utility system. Address information includes legal description, precinct, school district, and services at address(subject to data availability). Includes consumption history by service (including graphs), request for service (optional), information change request (optional), security -SSL (secure socket layer).
Utility Billing Water/Gas	Utility CIS System includes collections, tax lien process and import, a standard forms pkg., output director and one Utility handheld meter-reader interface.
Workforce Direct	The use of certain Tyler application(s) requires Client to engage and use an identity provider that meets Open ID Connect (OIDC) or Security Assertion Markup Language (SAML) standards (each, an "IdP"), such as Microsoft Entra ID, Okta, Google Cloud Identity or RapidIdentity. Client will permit these applications to directly federate with such IdP. Client is responsible for (a) keeping Client and its representatives' passwords secure and confidential, (b) any account activity or access that occurs pursuant to Client and its representatives' passwords, its account or IdPs, and (c) notifying

	Tyler of any unauthorized access to its account. If you already have an IdP in place, you must provide Tyler with the name of the IdP and IT provider contact to facilitate federation. Failure to provide Tyler with the ability to federate to a supported IdP may result in disrupted deployment and implementation schedules and additional costs. If you do not have an IdP in place, please contact us for additional information in a timely manner.
Utility Access Payments Bundle	The Utility Access Payments Bundle includes: ERP Pro Payments and IVR (an automated phone system which securely allows for the collection of utility payments and the checking of balances and due dates).
Miscellaneous Payments	Miscellaneous Payments Component allows clients to setup payment forms for misc. payments with a fixed, calculated or open payment amount. The payments are sent from the website to the cash collection/Cashiering application and then posted to the GL application. NOTE: There is a per transaction fee associated with the Miscellaneous Payments that will be paid by client unless Tyler is instructed by the client to pass along to the user at time of payment.
Notifications for Utilities	Notifications for Utility Access include Customer notifications by phone (call late notices and general notifications) and texts. Call and text lists are automatically generated, and the account is updated after the call or text. Calls includes a custom message for each call type and the call message can be in English or Spanish. It generates reports based on call and text results. Note: The Utility will be billed at the rate specified above for all the calls and texts made. The Utility will be billed quarterly by Tyler Technologies for calls and texts conducted.
Utilities Data Conversion	Utility Billing conversion includes contacts/properties/accounts, meters, transaction/consumption/read history, metered services, non-metered service. Balanced transactions converted from current calendar year plus prior 2 years. Unlimited history imported upon request.
Human Resources Management / Payroll Data Conversion	Human Resources Management conversion includes employee data, current calendar year balanced transactions, and unlimited unbalanced transaction history.
Financial Management Data Conversion	Financial Management conversion includes Chart of Accounts, General Ledger, Accounts Payable, current fiscal year balanced transactions, and unlimited unbalanced transaction history.
Accounts Receivable Data Conversion	Accounts Receivable conversions include master files (contacts properties)
Credit Card Chargebacks	If a card payer disputes a transaction at the card issuing bank (e.g. stolen card)
AP Automation Disbursements	Expedited disbursement options available to vendors include instant transfer to a bank account, PayPal, Venmo and fast ACH where fees may apply. No fee options include standard ACH, and physical checks. All disbursements will be made pursuant to the terms and conditions found at https://www.tylertech.com/client-terms/ap-automation-disbursements-software-and-services-terms-of-use

Exhibit B
Invoicing and Payment Terms

We will provide you with the software and services set forth in the Investment Summary of the Agreement. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

Invoicing: We will invoice you for the applicable software and services in the Investment Summary as set forth below. Your rights to dispute any invoice are set forth in the Agreement.

1. Tyler Annual Services. Year 1 SaaS Fees and annual service fees, beginning July 1, 2025, are invoiced as follows:

1.1. 25% on the Effective Date, and

1.2. 75% on the earlier of (a) the beginning of State 4, when training begins as indicated in the Statement of Work, or (b) September 1, 2025.

2. Tyler Services.

2.1. *Professional Services Generally*: Unless otherwise indicated below, fees for Tyler services are invoiced as delivered.

2.2. *Consulting Services*: Fixed fee Consulting Services will be invoiced 50% upon your acceptance of the Best Practice Recommendations, by module, and 50% upon your acceptance of custom desktop procedures, by module.

2.3. *Conversions*: Fixed-fee conversions are invoiced 50% upon initial delivery of the converted Data, by conversion option, and 50% upon Client acceptance to load the converted Data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, we will bill you the actual services delivered on a time and materials basis.

2.4. *Requested Modifications to the Tyler Software*: Requested modifications to the Tyler Software are invoiced (i) 50% upon delivery of specifications and (ii) 50% upon delivery of the applicable modification. You must report any failure of the modification to conform to the specifications within thirty (30) days of delivery; otherwise, the modification will be deemed to be in compliance with the specifications after the 30-day window has passed. You may still report Defects to us as set forth in this Agreement.

2.5. *Other Fixed Price Services*: Other fixed price services are invoiced as delivered. For the avoidance of doubt, where "Project Planning Services" are provided, payment will be due upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be billed monthly in arrears, beginning on the first day of the month immediately following initiation of project planning. Strategic Program Management Services, if any, will be billed monthly in arrears, beginning on the first day of the month immediately following initiation of program planning.

3. Hardware & Third-Party Products.

3.1. *Hardware*: Hardware costs, if any, are invoiced upon delivery.

3.2. *Hardware Maintenance*: The first year maintenance fee for hardware is invoiced upon delivery of the hardware. Subsequent annual maintenance fees for hardware are invoiced annually, in advance, at then-current rates, upon each anniversary thereof.
3.3. *Third-Party Services*: Fees for Third-Party Services, if any, are invoiced as delivered, along with applicable expenses, at the rates set forth in the Investment Summary.
3.4. *Third Party Software*. License Fees for Third Party Software, in any, are invoiced when the applicable Third Party Software is made available to you for download.
3.5. *Third Party Software Maintenance*: The first year maintenance fee for the Third Party Software is invoiced when it is made available to you for downloading. Subsequent annual maintenance fees for Third Party Software are invoiced annually, in advance, at then-current rates, upon each anniversary thereof.
3.6. *Third-Party SaaS Services*. Third-Party SaaS Services fees, if any, are invoiced on an annual basis, commencing with availability of the respective Third-Party SaaS Services. Pricing for the first year of Third-Party SaaS Services is indicated in the Investment Summary. Unless express stated otherwise, pricing for subsequent years will be at then-current rates.

3. Transaction Fees. Unless paid directly by an end user at the time of transaction, per transaction (call, message, etc.) fees are invoiced on a monthly basis. Fees are indicated in the Investment Summary and may be increased by Tyler upon notice of no less than thirty (30) days.

4. Expenses. The service rates in the Investment Summary do not include travel expenses. Expenses for Tyler delivered services will be billed as incurred and only in accordance with our then-current Business Travel Policy.

Payment. Payment for undisputed invoices is due within forty-five (45) days of the invoice date. We prefer to receive payments electronically. Our electronic payment information is available by contacting AR@tylertech.com.

Exhibit C
SERVICE LEVEL AGREEMENT

I. Agreement Overview

This SLA operates in conjunction with, and does not supersede or replace any part of, the Agreement. It outlines the information technology service levels related to the availability of the Tyler SaaS Services that you have requested us to provide. All other support services are documented in the Support Call Process. This SLA does not apply to any Third-Party SaaS Services.

II. Definitions. Except as defined below, all defined terms have the meaning set forth in the Agreement.

Actual Attainment: The percentage of time the Tyler Software is available during a calendar month, calculated as follows: (Service Availability – Downtime) ÷ Service Availability.

Client Error Incident: Any service unavailability resulting from your applications, content or equipment, or the acts or omissions of any of your service users or third-party providers over whom we exercise no control.

Downtime: Those minutes during Service Availability, as defined below, when all users cannot launch, login, search or save primary data in the Tyler Software. Downtime does not include those instances in which only a Defect is present.

Emergency Maintenance Window: (1) maintenance that is required to patch a critical security vulnerability; (2) maintenance that is required to prevent an imminent outage of Service Availability; or (3) maintenance that is mutually agreed upon in writing by Tyler and the Client.

Planned Downtime: Downtime that occurs during a Standard or Emergency Maintenance window.

Service Availability: The total number of minutes in a calendar month that the Tyler Software is capable of receiving, processing, and responding to requests, excluding Planned Downtime, Client Error Incidents, denial of service attacks and Force Majeure. Service Availability only applies to Tyler Software being used in the production environment.

Standard Maintenance: Routine maintenance to the Tyler Software and infrastructure. Standard Maintenance is limited to five (5) hours per week.

III. Service Availability

a. Your Responsibilities

Whenever you experience Downtime, you must make a support call according to the procedures outlined in the Support Call Process. You will receive a support case number.

b. Our Responsibilities

When our support team receives a call from you that Downtime has occurred or is occurring, we will work

with you to identify the cause of the Downtime (including whether it may be the result of Planned Downtime, a Client Error Incident, denial of service attack or Force Majeure). We will also work with you to resume normal operations.

c. Client Relief

Our targeted Attainment Goal is 100%. You may be entitled to credits as indicated in the Client Relief Schedule found below. Your relief credit is calculated as a percentage of the SaaS Fees paid for the calendar month.

In order to receive relief credits, you must submit a request through one of the channels listed in our Support Call Process within fifteen (15) days of the end of the applicable month. We will respond to your relief request within thirty (30) days of receipt.

The total credits confirmed by us will be applied to the SaaS Fee for the next billing cycle. Issuing of such credit does not relieve us of our obligations under the Agreement to correct the problem which created the service interruption.

Credits are only payable when Actual Attainment results in eligibility for credits in consecutive months and only for such consecutive months.

Client Relief Schedule	
Actual Attainment	**Client Relief**
99.99% - 99.70%	Remedial action will be taken
99.69% - 98.50%	2% of SaaS Fees paid for applicable month
98.49% - 97.50%	4% of SaaS Fees paid for applicable month
97.49% - 96.50%	6% of SaaS Fees paid for applicable month
96.49% - 95.50%	8% of SaaS Fees paid for applicable month
Below 95.50%	10% of SaaS Fees paid for applicable month

* Notwithstanding language in the Agreement to the contrary, Recovery Point Objective is one (1) hour.

IV. Maintenance Notifications

We perform Standard Maintenance during limited windows that are historically known to be reliably low-traffic times. If and when maintenance is predicted to occur during periods of higher traffic, we will provide advance notice of those windows and will coordinate to the greatest extent possible with you.

Not all maintenance activities will cause application unavailability. However, if Tyler anticipates that activities during a Standard or Emergency Maintenance window may make the Tyler Software unavailable, we will provide advance notice, as reasonably practicable, that the Tyler Software will be unavailable during the maintenance window.

Exhibit D
Third-Party Terms

Cornerstone OnDemand Terms. Your use of Cornerstone OnDemand software and services is subject to terms found here: https://s3.us-east-1.amazonaws.com/sumtotalsystems.com/prod/images/cornerstone-terms-of-use.pdf. By signing a Tyler Agreement or Order Form including Cornerstone software or services, or accessing, installing, or using Cornerstone software or services, you agree that you have read, understood, and agree to such terms. In addition, implementation of Cornerstone software and services may require inclusion of a Cornerstone Statement of Work

DigEplan Pro. Your use of DigEplan Pro is subject to the LCT Software LLC Subscription Terms & Conditions found here: https://www.tylertech.com/client-terms/lct-software-llc-an-avolve-company-subscription-terms-conditions. By signing a Tyler Agreement or Order Form including DigEPlan Pro, or accessing, installing, or using DigEplan Pro, you agree that you have read, understood, and agree to such terms.

DocOrigin Terms. Your use of Tyler Forms software and forms is subject to the DocOrigin End User License Agreement available for download here: https://eclipsecorp.us/eula/. By signing a Tyler Agreement or Order Form including Tyler forms software or forms, or accessing, installing, or using Tyler Forms software or forms, you agree that you have read, understood, and agree to such terms.

Emphasys Terms. Your use of SymPro software and services is governed by terms available here: https://tylertech.com/portals/0/terms/Emphasys-Software-Agreement/Emphasys-Software-Agreement.pdf. By signing a Tyler Agreement or Order Form containing such software or services, or accessing, installing, or using SymPro software or services, you agree that you have read, understood, and agree to such terms.

Envisio Terms. Your use of Envisio software and services is subject to the terms found here: https://www.tylertech.com/client-terms/envisio-solutions-inc-end-user-license-agreement. By signing a Tyler Agreement or Order Form, or accessing, installing, or using Envisio software or services, you agree that you have read, understood, and agree to such terms.

Fire Prevention Mobile Terms. Your use of Tyler's Fire Prevention Mobile solutions is subject to the terms found here: https://www.tylertech.com/terms/fire-prevention-mobile-third-party-terms. By signing a Tyler Agreement or Order Form, or accessing, installing, or using the Fire Prevention Mobile solution, you agree that you have read, understood, and agree to such terms.

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- Electronic Warrants
- Online Dispute Resolution
- Enterprise Justice Notifications Add On (text notifications)
- Absence & Substitute
- Notify
- Enterprise Jury Manager
- Enterprise Supervision
- Virtual Court

Exhibit E
Statement of Work

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City of Grimes, IA

SOW from Tyler Technologies, Inc.

4/4/2025

Presented to:
City of Grimes
410 SE Main Street
Grimes, IA 50111

Contact:
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Part 1: Executive Summary

1. Project Overview

1.1 Introduction

Tyler Technologies ("Tyler") is the largest and most established provider of integrated software and technology services focused solely on the public sector. Tyler's end-to-end solutions empower public sector entities including local, state, provincial and federal government, to operate more efficiently and connect more transparently with their constituents and with each other. By connecting data and processes across disparate systems, Tyler's solutions transform how clients gain actionable insights that solve problems in their communities.

1.2 Project Goals

This Statement of Work ("SOW") documents the methodology, implementation stages, activities, and roles and responsibilities, and project scope listed in the Investment Summary of the Agreement between Tyler and the City (collectively the "Project").

The overall goals of the project are to:

- Successfully implement the contracted scope on time and on budget
- Increase operational efficiencies and empower users to be more productive
- Improve accessibility and responsiveness to external and internal customer needs
- Overcome current challenges and meet future goals
- Providing a single, comprehensive, and integrated solution to manage business functions
- Streamline business processes through automation, integration, and workflows
- Provide a user-friendly user interface to promote system use and productivity
- Eliminate redundant data entry

1.3 Methodology

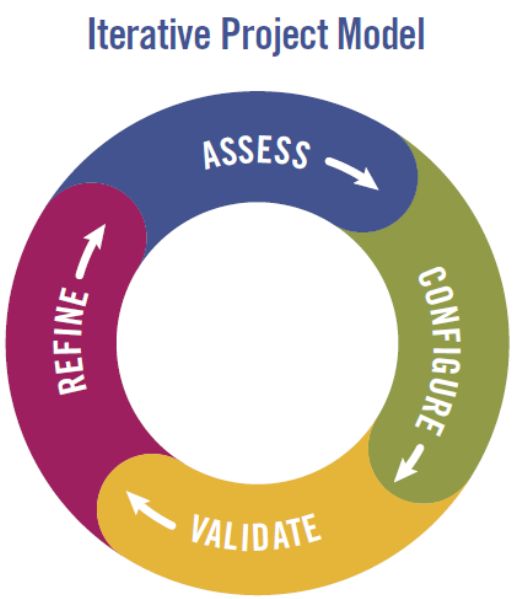
This is accomplished by the City and Tyler working as a partnership and Tyler utilizing its depth of implementation experience. While each Project is unique, all will follow Tyler's six-stage methodology. Each of the six stages is comprised of multiple work packages, and each work package includes a narrative description, objectives, tasks, inputs, outputs/deliverables, assumptions, and a responsibility matrix.

Tailored specifically for Tyler's public sector clients, the project methodology contains Stage Acceptance Control Points throughout each Phase to ensure adherence to scope, budget, timeline controls, effective communications, and quality standards. Clearly defined, the project methodology repeats consistently across Phases, and is scaled to meet the City's complexity and organizational needs.



The methodology adapts to both single-phase and multiple-phase projects.

To achieve Project success, it is imperative that both the City and Tyler commit to including the necessary leadership and governance. During each stage of the Project, it is expected that the City and Tyler Project teams work collaboratively to complete tasks. An underlying principle of Tyler's Implementation process is to employ an iterative model where the City's business processes are assessed, configured, validated, and refined cyclically in line with the project budget. This approach is used in multiple stages and work packages as illustrated in the graphic below.



The delivery approach is systematic, which reduces variability and mitigates risks to ensure Project success. As illustrated, some stages, along with work packages and tasks, are intended to be overlapping by nature to complete the Project efficiently and effectively.

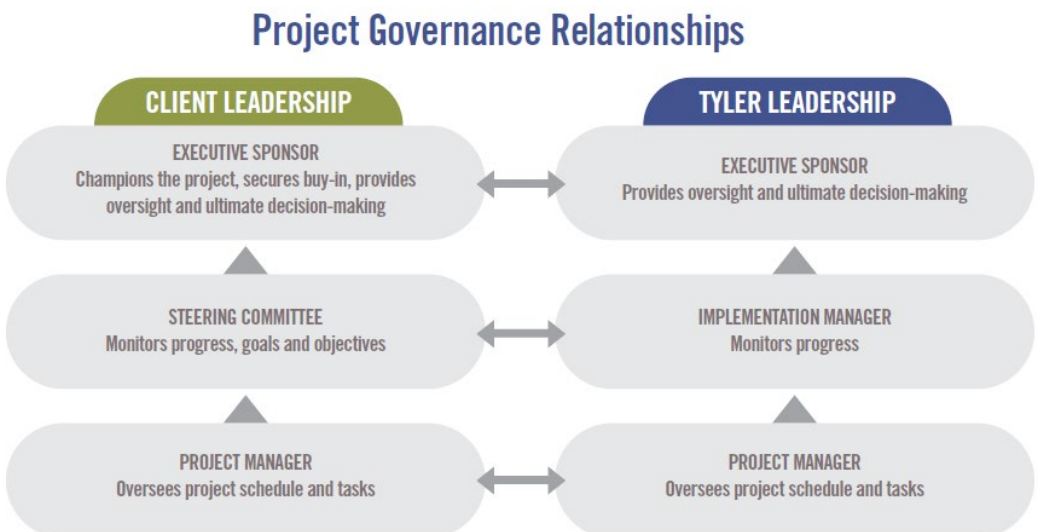
Part 2: Project Foundation

2. Project Governance

Project governance is the management framework within which Project decisions are made. The role of Project governance is to provide a decision-making approach that is logical, robust, and repeatable. This allows organizations to have a structured approach for conducting its daily business in addition to project related activities.

This section outlines the resources required to meet the business needs, objectives, and priorities for the Project, communicate the goals to other Project participants, and provide support and guidance to accomplish these goals. Project governance defines the structure for escalation of issues and risks, Change Control review and authority, and Organizational Change Management activities. Throughout the Statement of Work Tyler has provided RACI Matrices for activities to be completed throughout the implementation which will further outline responsibilities of different roles in each stage. Further refinement of the governance structure, related processes, and specific roles and responsibilities occurs during the Initiate & Plan Stage.

The chart below illustrates an overall team perspective where Tyler and the City collaborate to resolve Project challenges according to defined escalation paths. If project managers do not possess authority to determine a solution, resolve an issue, or mitigate a risk, Tyler implementation management and the City Steering Committee become the escalation points to triage responses prior to escalation to the City and Tyler executive sponsors. As part of the escalation process, each Project governance tier presents recommendations and supporting information to facilitate knowledge transfer and issue resolution. The City and Tyler executive sponsors serve as the final escalation point.



3. Project Scope Control

3.1 Managing Scope and Project Change

Project Management governance principles contend that there are three connected constraints on a Project: budget, timeline, and scope. These constraints, known as the "triple constraints" or project management triangle, define budget in terms of financial cost, labor costs, and other resource costs. Scope is defined as the work performed to deliver a product, service or result with the specified features and functions, while time is simply defined as the schedule. The Triple Constraint theory states that if you change one side of the triangle, the other two sides must be correspondingly adjusted. For example, if the scope of the Project is increased, cost and time to complete will also need to increase. The Project and executive teams will need to remain cognizant of these constraints when making impactful decisions to the Project. A simple illustration of this triangle is included here, showing the connection of each item and their relational impact to the overall Scope.



A pillar of any successful project is the ability to properly manage scope while allowing the appropriate level of flexibility to incorporate approved changes. Scope and changes within the project will be managed using the change control process outlined in the following section.

3.2 Change Control

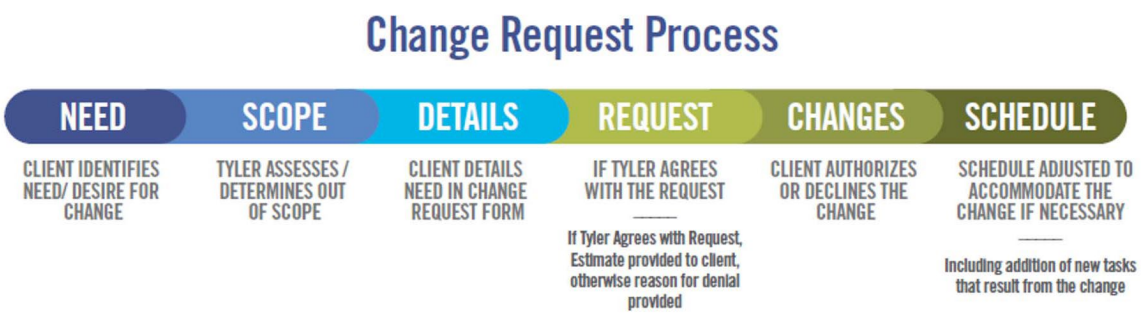
It may become necessary to change the scope of this Project due to unforeseeable circumstances (e.g., new constraints or opportunities are discovered). This Project is being undertaken with the understanding that Project scope, schedule, and/or cost may need to change to produce optimal results for stakeholders. Changes to contractual requirements will follow the change control process specified in the final contract, and as described below.

3.3 Change Request Management

Should the need for a change to Project scope, schedule, and/or cost be identified during the Project, the change will be brought to the attention of the Steering Committee and an assessment of the change will occur. While such changes may result in additional costs and delays relative to the schedule, some changes may result in less cost to the City; for example, the City may decide it no longer needs a deliverable originally defined in the Project. The Change Request will include the following information:

- The nature of the change.
- A good faith estimate of the additional cost or associated savings to the City, if any.
- The timetable for implementing the change.
- The effect on and/or risk to the schedule, resource needs or resource responsibilities.

The City will use its good faith efforts to either approve or disapprove any Change Request within ten (10) Business Days (or other period as mutually agreeable between Tyler and the City). Any changes to the Project scope, budget, or timeline must be documented and approved in writing using a Change Request form. These changes constitute a formal amendment to the Statement of Work and will supersede any conflicting term in the Statement of Work.



4. Acceptance Process

The implementation of a Project involves many decisions to be made throughout its lifecycle. Decisions will vary from higher level strategy decisions to smaller, detailed Project level decisions. It is critical to the success of the Project that each City office or department designates specific individuals for making decisions on behalf of their offices or departments.

Both Tyler and the City will identify representative project managers. These individuals will represent the interests of all stakeholders and serve as the primary contacts between the two organizations.

The coordination of gaining City feedback and approval on Project deliverables will be critical to the success of the Project. The City project manager will strive to gain deliverable and decision approvals from all authorized City representatives. Given that the designated decision-maker for each department may not always be available, there must be a designated proxy for each decision point in the Project. Assignment of each proxy will be the responsibility of the leadership from each City department. The proxies will be named individuals that have the authorization to make decisions on behalf of their department.

The following process will be used for accepting Deliverables and Control Points:

- The City shall have five (5) business days from the date of delivery, or as otherwise mutually agreed upon by the parties in writing, to accept each Deliverable or Control Point. If the City does not provide acceptance or acknowledgement within five (5) business days, or the otherwise agreed upon timeframe, not to be unreasonably withheld, Tyler deems the Deliverable or Control Point as accepted.
- If the City does not agree the Deliverable or Control Point meets requirements, the City shall notify Tyler project manager(s), in writing, with reasoning within five (5) business days, or the otherwise agreed-upon timeframe, not to be unreasonably withheld, of receipt of the Deliverable.
- Tyler shall address any deficiencies and redeliver the Deliverable or Control Point. The City shall then have two (2) business days from receipt of the redelivered Deliverable or Control Point to accept or again submit written notification of reasons for rejecting the milestone. If the City does not provide acceptance within two (2) business days, or the otherwise agreed upon timeframe, not to be unreasonably withheld, Tyler deems the Deliverable or Control Point as accepted.

5. Roles and Responsibilities

The following defines the roles and responsibilities of each Project resource for the City and Tyler. Roles and responsibilities may not follow the organizational chart or position descriptions at the City, but are roles defined within the Project. It is common for individual resources on both the Tyler and City project teams to fill multiple roles. Similarly, it is common for some roles to be filled by multiple people.

5.1 Tyler Roles & Responsibilities

Tyler assigns a project manager prior to the start of each Phase of the Project (some Projects may only be one Phase in duration). Additional Tyler resources are assigned as the schedule develops and as needs arise.

5.1.1 Tyler Executive Manager

Tyler executive management has indirect involvement with the Project and is part of the Tyler escalation process. This team member offers additional support to the Project team and collaborates with other Tyler department managers as needed to escalate and facilitate implementation Project tasks and decisions.

- Provides clear direction for Tyler staff on executing on the Project Deliverables to align with satisfying the City ’s overall organizational strategy.
- Authorizes required Project resources.
- Resolves all decisions and/or issues not resolved at the implementation management level as part of the escalation process.
- Acts as the counterpart to the City ’s executive sponsor.

5.1.2 Tyler Implementation Manager

- Tyler implementation management has indirect involvement with the Project and is part of the Tyler escalation process. The Tyler project managers consult implementation management on issues and outstanding decisions critical to the Project. Implementation management works toward a solution with the Tyler Project Manager or with City management as appropriate. Tyler executive management is the escalation point for any issues not resolved at this level.
- Assigns Tyler Project personnel.
- Provides support for the Project team.
- Provides management support for the Project to ensure it is staffed appropriately and staff have necessary resources.
- Monitors Project progress including progress towards agreed upon goals and objectives.

5.1.3 Tyler Project Manager

- The Tyler project manager(s) provides oversight of the Project, coordination of Tyler resources between departments, management of the Project budget and schedule, effective risk, and issue management, and is the primary point of contact for all Project related items. As requested by the City, the Tyler Project Manager provides regular updates to the City Steering Committee and other Tyler governance members. Tyler Project Manager’s role includes responsibilities in the following areas:

5.1.3.1 Contract Management

- Validates contract compliance throughout the Project.
- Ensures Deliverables meet contract requirements.
- Acts as primary point of contact for all contract and invoicing questions.
- Prepares and presents contract milestone sign-offs for acceptance by the City project manager(s).
- Coordinates Change Requests, if needed, to ensure proper Scope and budgetary compliance.

5.1.3.2 Planning

- Delivers project planning documents.
- Defines Project tasks and resource requirements.
- Develops initial Project schedule and Project Management Plan.
- Collaborates with the City project manager(s) to plan and schedule Project timelines to achieve on-time implementation.

5.1.3.3 Implementation Management

- Tightly manages Scope and budget of Project to ensure Scope changes and budget planned versus actual are transparent and handled effectively and efficiently.
- Establishes and manages a schedule and Tyler resources that properly support the Project Schedule and are also in balance with Scope/budget.
- Establishes risk/issue tracking/reporting process between the City and Tyler and takes all necessary steps to proactively mitigate these items or communicate with transparency to the City any items that may impact the outcomes of the Project.
- Collaborates with the City 's project manager(s) to establish key business drivers and success indicators that will help to govern Project activities and key decisions to ensure a quality outcome of the project.
- Collaborates with the City 's project manager(s) to set a routine communication plan that will aide all Project team members, of both the City and Tyler, in understanding the goals, objectives, status, and health of the Project.

5.1.3.4 Resource Management

- Acts as liaison between Project team and Tyler manager(s).
- Identifies and coordinates all Tyler resources across all applications, Phases, and activities including development, forms, installation, reports, implementation, and billing.
- Provides direction and support to Project team.
- Manages the appropriate assignment and timely completion of tasks as defined in the Project Schedule, task list, and Go-Live Checklist.
- Assesses team performance and adjusts as necessary.
- Consulted on in Scope 3rd party providers to align activities with ongoing Project tasks.

5.1.4 Tyler Implementation Consultant

- Completes tasks as assigned by the Tyler project manager(s).
- Documents activities for services performed by Tyler.
- Guides the City through software validation process following configuration.
- Assists during Go-Live process and provides support until the City transitions to Client Services.
- Facilitates training sessions and discussions with the City and Tyler staff to ensure adequate discussion of the appropriate agenda topics during the allotted time.
- May provide conversion review and error resolution assistance.

5.1.5 Tyler Sales

- Supports Sales to Implementation knowledge transfer during Initiate & Plan.
- Provides historical information, as needed, throughout implementation.
- Participates in pricing activities if additional licensing and/or services are needed.

5.1.6 Tyler Technical Services

- Maintains Tyler infrastructure requirements and design document(s).
- Involved in system infrastructure planning/review(s).
- Provides first installation of licensed software with initial database on servers.
- Supports and assists the project team with technical/environmental issues/needs.
- Deploys Tyler products.

5.2 City Roles & Responsibilities

City resources will be assigned prior to the start of each Phase of the Project. One person may be assigned to multiple Project roles.

5.2.1 City Executive Sponsor

The City executive sponsor provides support to the Project by providing strategic direction and communicating key issues about the Project and its overall importance to the organization. When called upon, the executive sponsor also acts as the final authority on all escalated Project issues. The executive sponsor engages in the Project, as needed, to provide necessary support, oversight, guidance, and escalation, but does not participate in day-to-day Project activities. The executive sponsor empowers the City steering committee, project manager(s), and functional leads to make critical business decisions for the City.

- Champions the project at the executive level to secure buy-in.
- Authorizes required project resources.
- Actively participates in organizational change communications.

5.2.2 City Steering Committee

The City steering committee understands and supports the cultural change necessary for the Project and fosters an appreciation for the Project's value throughout the organization. The steering committee oversees the City project manager and Project through participation in regular internal meetings. The City steering committee remains updated on all Project progress, Project decisions, and achievement of Project milestones. The City steering committee also serves as primary level of issue resolution for the Project.

- Works to resolve all decisions and/or issues not resolved at the project manager level as part of the escalation process.
- Attends all scheduled steering committee meetings.
- Provides support for the project team.
- Assists with communicating key project messages throughout the organization.
- Prioritizes the project within the organization.
- Ensures the project staffed appropriately and that staff have necessary resources.
- Monitors project progress including progress towards agreed upon goals and objectives.
- Has the authority to approve or deny changes impacting the following areas:
    - Cost
    - Scope
    - Schedule
    - Project Goals
    - City Policies
    - Needs of other client projects

5.2.3 City Project Manager

The City shall assign project manager(s) prior to the start of this project with overall responsibility and authority to make decisions related to Project Scope, scheduling, and task assignment. The City Project Manager should communicate decisions and commitments to the Tyler project manager(s) in a timely and efficient manner. When the City project manager(s) do not have the knowledge or authority to make decisions, he or she engages the necessary resources to participate in discussions and make decisions in a

timely fashion to avoid Project delays. The City project manager(s) are responsible for reporting to the City steering committee and determining appropriate escalation points.

5.2.3.1 Contract Management

- Validates contract compliance throughout the project.
- Ensures that invoicing and Deliverables meet contract requirements.
- Acts as primary point of contact for all contract and invoicing questions. Collaborates on and approves Change Requests, if needed, to ensure proper scope and budgetary compliance.

5.2.3.2 Planning

- Reviews and accepts project planning documents.
- Defines project tasks and resource requirements for the City project team.
- Collaborates in the development and approval of the project schedule.
- Collaborates with Tyler project manager(s) to plan and schedule project timelines to achieve on-time implementation.

5.2.3.3 Implementation Management

- Tightly manages project budget and scope.
- Collaborates with Tyler project manager(s) to establish a process and approval matrix to ensure that scope changes and budget (planned versus actual) are transparent and handled effectively and efficiently.
- Collaborates with Tyler project manager to establish and manage a schedule and resource plan that properly supports the project schedule as a whole and is also in balance with scope and budget.
- Collaborates with Tyler project manager(s) to establish risk and issue tracking and reporting process between the City and Tyler and takes all necessary steps to proactively mitigate these items or communicate with transparency to Tyler any items that may impact the outcomes of the project.
- Collaborates with Tyler project manager(s) to establish key business drivers and success indicators that will help to govern project activities and key decisions to ensure a quality outcome of the project.
- Routinely communicates with both the City staff and Tyler, aiding in the understanding of goals, objectives, current status, and health of the project by all team members.
- Manages the requirements gathering process and ensure timely and quality business requirements are being provided to Tyler.

5.2.3.4 Resource Management

- Acts as liaison between project team and stakeholders.
- Identifies and coordinates all City resources across all modules, phases, and activities including data conversions, forms design, hardware and software installation, reports building, and satisfying invoices.
- Provides direction and support to project team.
- Builds partnerships among the various stakeholders, negotiating authority to move the project forward.
- Manages the appropriate assignment and timely completion of tasks as defined.
- Assesses team performance and takes corrective action, if needed.
- Provides guidance to City technical teams to ensure appropriate response and collaboration with Tyler Technical Support Teams to ensure timely response and appropriate resolution.
- Owns the relationship with in-Scope 3rd party providers and aligns activities with ongoing project tasks.

- Ensures that users have appropriate access to Tyler project toolsets as required.
- Conducts training on proper use of toolsets.
- Validates completion of required assignments using toolsets.

5.2.4 City Functional Leads

- Makes business process change decisions under time sensitive conditions.
- Communicates existing business processes and procedures to Tyler consultants.
- Assists in identifying business process changes that may require escalation.
- Contributes business process expertise for Current & Future State Analysis.
- Identifies and includes additional subject matter experts to participate in Current & Future State Analysis.
- Validates that necessary skills have been retained by end users.
- Provides End Users with dedicated time to complete required homework tasks.
- Acts as an ambassador/champion of change for the new process and provide business process change support.
- Identifies and communicates any additional training needs or scheduling conflicts to the City project manager.
- Actively participates in all aspects of the implementation, including, but not limited to, the following key activities:
    - Task completion
    - Stakeholder Meeting
    - Project Management Plan development
    - Schedule development
    - Maintenance and monitoring of risk register
    - Escalation of issues
    - Communication with Tyler project team
    - Coordination of City resources
    - Attendance at scheduled sessions
    - Change management activities
    - Modification specification, demonstrations, testing and approval assistance
    - Data analysis assistance
    - Decentralized end user training
    - Process testing
    - Solution Validation

5.2.5 City Power Users

- Participate in project activities as required by the project team and project manager(s).
- Provide subject matter expertise on the City business processes and requirements.
- Act as subject matter experts and attend Current & Future State Analysis sessions as needed.
- Attend all scheduled training sessions.
- Participate in all required post-training processes as needed throughout project.
- Test all application configuration to ensure it satisfies business process requirements.
- Become application experts.
- Participate in Solution Validation.
- Adopt and support changed procedures.
- Complete all deliverables by the due dates defined in the project schedule.
- Demonstrate competency with Tyler products processing prior to Go-live.
- Provide knowledge transfer to the City staff during and after implementation.

- Participate in conversion review and validation.

5.2.6 City End Users

- Attend all scheduled training sessions.
- Become proficient in application functions related to job duties.
- Adopt and utilize changed procedures.
- Complete all deliverables by the due dates defined in the project schedule.
- Utilize software to perform job functions at and beyond Go-live.

5.2.7 City Technical Lead

- Coordinates updates and releases with Tyler as needed.
- Coordinates the copying of source databases to training/testing databases as needed for training days.
- Coordinates and adds new users, printers and other peripherals as needed.
- Validates that all users understand log-on process and have necessary permission for all training sessions.
- Coordinates interface development for City third party interfaces.
- Develops or assists in creating reports as needed.
- Ensures on-site system meets specifications provided by Tyler.
- Assists with software installation as needed.
- Extracts and transmits conversion data and control reports from the City's legacy system per the conversion schedule set forth in the project schedule.

5.2.7.1 City Upgrade Coordination

- Becomes familiar with the software upgrade process and required steps.
- Becomes familiar with Tyler's releases and updates.
- Utilizes Tyler resources to stay abreast of the latest Tyler releases and updates, as well as the latest helpful tools to manage the City's software upgrade process.
- Assists with the software upgrade process during implementation.
- Manages software upgrade activities post-implementation.
- Manages software upgrade plan activities.
- Coordinates software upgrade plan activities with City and Tyler resources.
- Communicates changes affecting users and department stakeholders.
- Obtains department stakeholder acceptance to upgrade production environment.

5.2.8 City Change Management Lead

- Validates that users receive timely and thorough communication regarding process changes.
- Provides coaching to supervisors to prepare them to support users through the project changes.
- Identifies the impact areas resulting from project activities and develops a plan to address them proactively.
- Identifies areas of resistance and develops a plan to reinforce the change.
- Monitors post-production performance and new process adherence.

Part 3: Project Plan

6. Project Stages

Work Breakdown Structure

The Work Breakdown Structure (WBS) is a hierarchical representation of a Project or Phase broken down into smaller, more manageable components. The top-level components are called "Stages" and the second level components are called "Work Packages". The work packages, shown below each stage, contain the high-level work to be done. The detailed Project Schedule, developed during Project/Phase Planning and finalized during subsequent stages, lists the tasks to be completed within each work package. Each stage ends with a "Control Point", confirming the work performed during that stage of the Project has been accepted by the City.

Work Breakdown Structure (WBS)

1. Initiate & Plan	2. Assess & Define	3. Prepare Solution	4. Production Readiness	5. Production	6. Close
1.1 Initial Coordination	2.1 Solution Orientation	3.1 Initial System Deployment	4.1 Solution Validation	5.1 Go Live	6.1 Phase Close Out
1.2 Project/Phase Planning	2.2 Current & Future State Analysis	3.2 Configuration	4.2 Go Live Readiness	5.2 Transition to Client Services	6.2 Project Close Out
1.3 Infrastructure Planning	2.3 Modification Analysis	3.3 Process Refinement	4.3 End User Training	5.3 Post Go Live Activities	
1.4 Stakeholder Meeting	2.4 Conversion Assessment	3.4 Conversion Delivery			
1.5 GIS Planning*	2.5 Data Assessment	3.5 Data Delivery			
		3.6 Modifications*			

Items noted with an asterisk in the graphic above relate to specific products and services. If those products and services are not included in the scope of the contract, these specific work packages will be noted as "This work package is not applicable" in Section 6 of the Statement of Work.

6.1 Initiate and Plan

The Initiate and Plan stage involves Project initiation, infrastructure, and planning. This stage creates a foundation for the Project by identifying and establishing sequence and timing for each Phase as well as verifying scope for the Project. This stage will be conducted at the onset of the Project, with a few unique items being repeated for the additional Phases as needed.

6.1.1 Initial Coordination

Prior to Project commencement, Tyler management assigns project manager(s). Additional Project resources will be assigned later in the Project as a Project schedule is developed. Tyler provides the City with initial Project documents used to gather names of key personnel, their functional role as it pertains to the Project, as well as any blackout dates to consider for future planning. the City gathers the information requested by the provided deadline ensuring preliminary planning and scheduling can be conducted moving the Project forward in a timely fashion. Internally, the Tyler Project Manager(s) coordinate with sales to ensure transfer of vital information from the sales process prior to scheduling a Project Planning Meeting with the City's team. During this step, Tyler will work with the City to establish the date(s) for the Project and Phase Planning session.

Objectives:

- Formally launch the project.
- Establish project governance.
- Define and communicate governance for Tyler.
- Identify City project team.

STAGE 1	Initial Coordination																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Tyler project team is assigned	A	R	C	I	I	I	I		I		I						
City project team is assigned									A	I	R	I	I	I			
Provide initial project documents to the City		A	R	C			C		I		I						
Gather preliminary information requested			I						A		R	C		C		C	C
Sales to implementation knowledge transfer		A	R	I	I	I	I				I						
Create Project Portal to store project artifacts and facilitate communication		A	R								I						

Inputs	Contract documents
	Statement of Work

Outputs/Deliverables	Working initial project documents
	Project portal

Work package assumptions:

- Project activities begin after the agreement has been fully executed.

6.1.2 Project/Phase Planning

Project and Phase planning provides an opportunity to review the contract, software, data conversions and services purchased, identify applications to implement in each Phase (if applicable), and discuss implementation timeframes.

During this work package Tyler will work with the City to coordinate and plan a formal Project planning meeting(s). This meeting signifies the start of the Project and should be attended by all City Project team members and the Tyler Project Manager. The meeting provides an opportunity for Tyler to introduce its implementation methodology, terminology, and Project management best practices to the City's Project Team. This will also present an opportunity for project managers and Project sponsors to begin to discuss Project communication, metrics, status reporting and tools to be used to measure Project progress and manage change.

Tyler will work with the City Project Team to prepare and deliver the Project Management Plan as an output of the planning meeting. This plan will continue to evolve and grow as the Project progresses and will describe how the project will be executed, monitored, and controlled.

During project planning, Tyler will introduce the tools that will be used throughout the implementation. Tyler will familiarize the City with these tools during project planning and make them available for review and maintenance as applicable throughout the project. Some examples are Solution validation plan, issue log, and go-live checklist.

STAGE 1	Project/Phase Planning															
	Tyler								City							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Schedule and conduct planning session(s)		A	R						I		C	C	I				

Develop Project Management Plan		A	R						I		C	C	I				
Develop initial project schedule		A	R	I	I	I	I		I	I	C	C	I	I	C		I

Inputs	Contract documents
	Statement of Work
	Guide to Starting Your Project

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Project Management Plan	Delivery of document
	Project Operational Plan	Delivery of document
	Initial Project Schedule	City provides acceptance of schedule based on resource availability, project budget, and goals.

Work package assumptions:

- City has reviewed and completed the Guide to Starting Your Project document.

6.1.3 Infrastructure Planning

Procuring required hardware and setting it up properly is a critical part of a successful implementation. Tyler will be responsible for building the environments for a hosted/SaaS deployment, unless otherwise identified in the Agreement. . The City is responsible for the installation, setup and maintenance of all peripheral devices.

Objectives:

- Ensure the City's infrastructure meets Tyler's application requirements.
- Ensure the City's infrastructure is scheduled to be in place and available for use on time.

STAGE 1	Infrastructure Planning																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts	Department Heads	End Users	Technical Leads
Initial Infrastructure Communication		A	R		C		C				C						C
Schedule Environment Availability		A	R				C				I						

Inputs	Initial Infrastructure Requirements

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Completed Infrastructure Requirements	Delivery of Requirements

6.1.4 Stakeholder Meeting

Communication of the Project planning outcomes to the City Project team, executives and other key stakeholders is vital to Project success. The Stakeholder meeting is a strategic activity to inform, engage, gain commitment, and instill confidence in the City team. During the meeting, the goals and objectives of the Project will be reviewed along with detail on Project scope, implementation methodology, roles and responsibilities, Project timeline and schedule, and keys to Project success.

Objectives:

- Formally present and communicate the project activities and timeline.
- Communicate project expectations.

STAGE 1	Stakeholder Meeting																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Create Stakeholder Meeting Presentation	I	A	R	I	I				I	I	C		I				
Review Stakeholder Meeting Presentation		I	C						A		R		C				
Perform Stakeholder Meeting Presentation	I	A	R	I	I				I	I	C	I	I	I	I	I	I

Inputs	Agreement
	SOW
	Project Management Plan

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Stakeholder Meeting Presentation	

Work package assumptions:

- None

6.1.5 This work package is not applicable.

6.1.6 Control Point 1: Initiate & Plan Stage Acceptance

Acceptance criteria for this stage includes completion of all criteria listed below.

Note: Advancement to the Assess & Define stage is not dependent upon Tyler's receipt of this stage acceptance.

Initiate & Plan Stage Deliverables:

- Project Management Plan
- Initial Project Schedule

Initiate & Plan stage acceptance criteria:

- All stage deliverables accepted based on acceptance criteria previously defined
- Project governance defined
- Project portal made available to the City
- Stakeholder meeting complete

6.2 Assess & Define

The Assess & Define stage will provide an opportunity to gather information related to current City business processes. This information will be used to identify and define business processes utilized with Tyler software. The City collaborates with Tyler providing complete and accurate information to Tyler staff and assisting in analysis, understanding current workflows and business processes.

6.2.1 Solution Orientation

The Solution Orientation provides the Project stakeholders a high-level understanding of the solution functionality prior to beginning the current and future state analysis. The primary goal is to establish a foundation for upcoming conversations regarding the design and configuration of the solution.

Tyler utilizes a variety of tools for the Solution Orientation, focusing on City team knowledge transfer such as: eLearning, documentation, or walkthroughs. The City team will gain a better understanding of the major processes and focus on data flow, the connection between configuration options and outcome, integration, and terminology that may be unique to Tyler's solution.

Objectives:

- Provide a basic understanding of system functionality.
- Prepare the City for current and future state analysis.

STAGE 2	Solution Orientation	
	Tyler	City

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Provide pre-requisites			A	R							I	I		I	I		I
Complete pre-requisites											A	R		C			C
Conduct orientation			A	R							I	I		I	I		I

Inputs	Solution orientation materials
	Training Plan

6.2.2 Current & Future State Analysis

The Current & Future State Analysis provides the Project stakeholders and Tyler an understanding of process changes that will be achieved with the new system.

The City and Tyler will evaluate current state processes, options within the new software, pros and cons of each based on current or desired state and make decisions about the future state configuration and processing. This may occur before or within the same timeframe as the configuration work package. The options within the new software will be limited to the scope of this implementation and will make use of standard Tyler functionality.

The City will adopt the existing Tyler solution wherever possible to avoid project schedule and quality risk from over customization of Tyler products. It is the City's responsibility to verify that in-scope requirements are being met throughout the implementation if functional requirements are defined as part of the contract. The following guidelines will be followed when evaluating if a modification to the product is required:

- A reasonable business process change is available.
- Functionality exists which satisfies the requirement.
- Configuration of the application satisfies the requirement.
- An in-scope modification satisfies the requirement.

Requirements that are not met will follow the agreed upon change control process and can have impacts on the project schedule, scope, budget, and resource availability.

STAGE 2	Current & Future State Analysis	
	Tyler	City

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Current State process review			A	R	I	I	I				C	C	C	C			C
Discuss future-state options			A	R	C	C	C				C	C	C	C			C
Make future-state decisions (non-COTS)			C	C	C	C	C				A	R	I	C			C
Document anticipated configuration options required to support future state			A	R	C	C	C				I	I	I	I			I

Inputs	City current state documentation
	Solution Orientation completion

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Documentation that describes future-state decisions and configuration options to support future-state decisions.	Delivery of document

Work package assumptions:

- City attendees possess sufficient knowledge and authority to make future state decisions.
- The City is responsible for any documentation of current state business processes.
- The City can effectively communicate current state processes.

6.2.3 This work package is not applicable.

6.2.4 Data Assessment

Given the completion of the Current & Future State Analysis, the Data Assessment will provide the implementation team the design for data delivery prior to configuration. The data Assessment will also allow the Tyler and the City teams to identify the data that will be configured within the Tyler System. The team will develop and map out dataset structures to ensure that data is structured in a way that allows maximum utility.

The teams will review any existing data publish and metadata standards for the City's current data program to determine any necessary adjustments or configuration needs. Finally, the implementation team develops data workflows to map data from the source system(s) into the Tyler system, discussing any additional data requirements as needed.

Objectives:

- Communicate a common understanding of the project goals with respect to data.
- Ensure complete and accurate source data is available for review/transfer.
- Map the data from the source to the Tyler system.
- Document the data conversion/loading approach.

STAGE 2	Data Conversion Assessment																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Extract Data from Source Systems			I		C						A						R
Complete Data Analysis/Mapping		A	R	C	C						I	C		C			I
Review and Scrub Source Data			I	I	I						A	R		C			I
Build/Update Data Conversion Plan			R	C	C						C	I	I	I			I

Inputs	City Source data
	City Source data Documentation (if available)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Data Conversion Plan built/updated (if applicable}	City Acceptance of Data Conversion Plan, if Applicable
		City acceptance of Solution Design Document

Work package assumptions:

- Tyler will be provided with data from the Legacy system(s) in a mutually agreed upon format.
- Tyler will work with the City representatives to identify business rules before writing the conversion.
- City subject matter experts and resources most familiar with the current data will be involved in the data conversion planning effort.

6.2.5 Conversion Assessment

Data Conversions are a major effort in any software implementation. Tyler's conversion tools facilitate the predictable, repeatable conversion process that is necessary to support a successful transition to the Tyler system. The first step in this process is to perform an assessment of the existing ("legacy") system(s), to better understand the source data, risks, and options available. Once the data has been analyzed, the plan for data conversion is completed and communicated to the appropriate stakeholders.

Objectives:

- Communicate a common understanding of the project goals with respect to data.
- Ensure complete and accurate source data is available for review/transfer.
- Map the data from the source to the Tyler system.
- Document the data conversion/loading approach.

STAGE 2	Data Conversion Assessment																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Extract Data from Source Systems			I		C						A						R
Review and Scrub Source Data			I	I	I						A	R		C			I
Build/Update Data Conversion Plan			R	C	C						C	I	I	I			I

Inputs	City Source data
	City Source data Documentation (if available)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Data Conversion Plan built/updated	City Acceptance of Data Conversion Plan, if Applicable

Work package assumptions:

- Tyler will be provided with data from the Legacy system(s) in a mutually agreed upon format.
- Tyler will work with the City representatives to identify business rules before writing the conversion.
- City subject matter experts and resources most familiar with the current data will be involved in the data conversion planning effort.

6.2.6 Control Point 2: Assess & Define Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below.

Note: Advancement to the Prepare Solution Stage is dependent upon Tyler's receipt of the Stage Acceptance.

Assess & Define Stage Deliverables:

- Documentation of future state decisions and configuration options to support future state decisions.
- Modification specification document.
- Assess & Define Stage Acceptance Criteria:
- All stage deliverables accepted based on criteria previously defined.
- Solution Orientation is delivered.
- Conversion data extracts are received by Tyler.
- Data conversion plan built.

6.3 Prepare Solution

During the Prepare Solution stage, information gathered during the Initiate & Plan and Assess & Define stages will be used to install and configure the Tyler software solution. Software configuration will be validated by the City against future state decisions defined in previous stages and processes refined as needed to ensure business requirements are met.

6.3.1 Initial System Deployment

The timely availability of the Tyler Solution is important to a successful Project implementation. The success and timeliness of subsequent work packages are contingent upon the initial system deployment of Tyler Licensed Software on an approved network and infrastructure. Delays in executing this work package can affect the project schedule.

Objectives:

- All licensed software is installed and operational.
- The City can access the software.

STAGE 3	Initial System Deployment (Hosted/SaaS)*															
	Tyler								City							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Prepare hosted environment			A				R				I						C

Install Licensed Software for Included Environments			A				R				I					C
Install Licensed Software on City Devices (if applicable)			I				C				A					R
Tyler System Administration Training (if applicable)			A				R				I					C

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Licensed Software is Installed on the Server(s)	Software is accessible
	Licensed Software is Installed on City Devices (if applicable)	Software is accessible
	Installation Checklist/System Document	

Work package assumptions:

- The most current available version of the Tyler Licensed Software will be installed.
- The City will provide network access for Tyler modules, printers, and Internet access to all applicable City and Tyler Project staff.

6.3.2 Configuration

The purpose of Configuration is to prepare the software product for validation.

Tyler staff collaborates with the City to complete software configuration based on the outputs of the future state analysis performed during the Assess and Define Stage. The City collaborates with Tyler staff iteratively to validate software configuration.

Objectives:

- Software is ready for validation.
- Educate the City Power User how to configure and maintain software.
- Prepare standard interfaces for process validation (if applicable).

STAGE 3	Configuration	
	Tyler	City

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Conduct configuration training			A	R							I	C		C			
Complete Tyler configuration tasks (where applicable)			A	R							I	I		I			
Complete City configuration tasks (where applicable)			I	C							A	R		C			
Standard interfaces configuration and training (if applicable)			A	R			C				I	C		C			C
Updates to Solution Validation testing plan			C	C							A	R		C			C

Inputs	Documentation that describes future state decisions and configuration options to support future state decisions.

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Configured System	

Work package assumptions:

- Tyler provides guidance for configuration options available within the Tyler software. The City is responsible for making decisions when multiple options are available.

6.3.3 Process Refinement

Tyler will educate the City users on how to execute processes in the system to prepare them for the validation of the software. The City collaborates with Tyler staff iteratively to validate software configuration options to support future state.

Objectives:

- Ensure that the City understands future state processes and how to execute the processes in the software.
- Refine each process to meet the business requirements.
- Validate standard interfaces, where applicable.
- Validate forms and reports, where applicable.

STAGE 3	Process Refinement																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Conduct process training			A	R							I	C	I	C			
Confirm process decisions			I	C						A	R	C	I	C			
Test configuration			I	C							A	R		C			
Refine configuration (City Responsible)			I	C							A	R		C			
Refine configuration (Tyler Responsible)			A	R							I	I		I			
Validate interface process and results			I	C			C				A	R		C			C
Update City-specific process documentation (if applicable)			I	C							A	R		C			
Updates to Solution Validation testing plan			C	C							A	R		C			C

Inputs	Initial Configuration
	Documentation that describes future state decisions and configuration options to support future state decisions.
	Solution validation test plan

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Updated solution validation test plan	
	Completed City-specific process documentation (completed by City)	

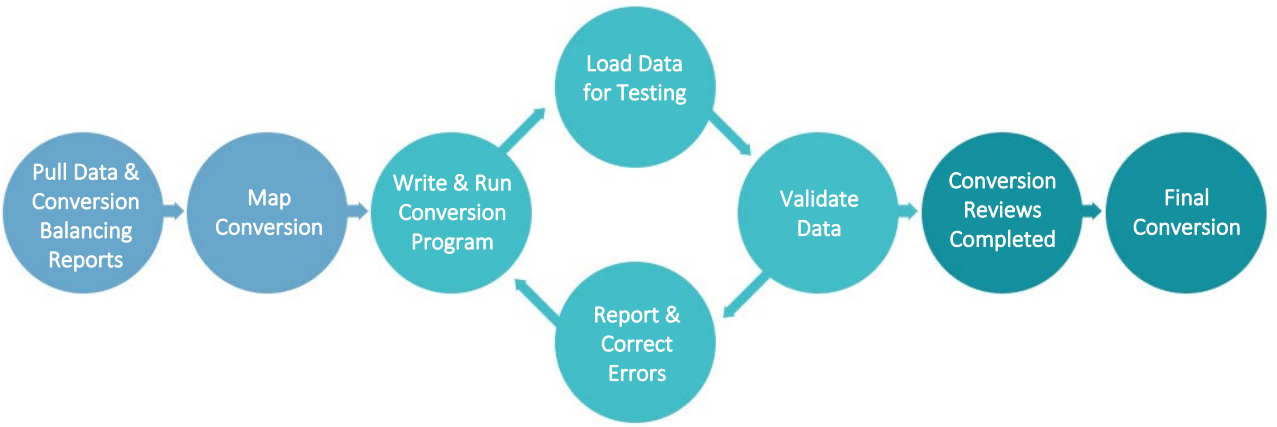
Work package assumptions:

- None

6.3.4 Conversion Delivery

The purpose of this task is to transition the City's data from their source ("legacy") system(s) to the Tyler system(s). The data will need to be mapped from the legacy system into the new Tyler system format. A well-executed data conversion is key to a successful cutover to the new system(s).

With guidance from Tyler, the City will review specific data elements within the system and identify / report discrepancies. Iteratively, Tyler will collaborate with the City to address conversion discrepancies. This process will allow for clean, reconciled data to transfer from the source system(s) to the Tyler system(s). Reference Conversion Appendix for additional detail.



Objectives:

- Data is ready for production (Conversion).

STAGE 3	Data Delivery & Conversion																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power Users)	Department Heads	End Users	Technical Leads
Provide data crosswalks/code mapping tool			A	C	R						I	I		I			
Populate data crosswalks/code mapping tool			I	C	C						A	R		C			

Iterations: Conversion Development			A	C	R						I						I
Iterations: Deliver converted data			A		R		I				I						I
Iterations: Proof/Review data and reconcile to source system			C	C	C						A	R		C			C

Inputs	
	Data Conversion Plan
	Configuration

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Code Mapping Complete / Validated	
	Conversion Iterations / Reviews Complete	Conversion complete, verified, and ready for final pass

Work package assumptions:

- The City will provide a single file layout per source system as identified in the investment summary.
- The City subject matter experts and resources most familiar with the current data will be involved in the data conversion effort.
- The City project team will be responsible for completing the code mapping activity, with assistance from Tyler.

6.3.5 This work package is not applicable.

6.3.6 Control Point 3: Prepare Solution Stage Acceptance

Acceptance criteria for this Stage includes all criteria listed below in each Work Package.

Note: Advancement to the Production Readiness Stage is dependent upon Tyler's receipt of the Stage Acceptance.

Prepare Solution Stage Deliverables:

- Licensed software is installed.
- Installation checklist/system document.
- Conversion iterations and reviews complete.

Prepare Solution Stage Acceptance Criteria:

- All stage deliverables accepted based on criteria previously defined.
- Software is configured.
- Solution validation test plan has been reviewed and updated if needed.

6.4 Production Readiness

Activities in the Production Readiness stage will prepare the City team for go-live through solution validation, the development of a detailed go-live plan and end user training. A readiness assessment will be conducted with the City to review the status of the project and the organizations readiness for go-live.

6.4.1 Solution Validation

Solution Validation is the end-to-end software testing activity to ensure that the City verifies all aspects of the Project (hardware, configuration, business processes, etc.) are functioning properly, and validates that all features and functions per the contract have been deployed for system use.

Objectives:

- Validate that the solution performs as indicated in the solution validation plan.
- Ensure the City organization is ready to move forward with go-live and training (if applicable).

STAGE 4	Solution Validation																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Update Solution Validation plan			A	R	C						C	C		C			
Update test scripts (as applicable)			C	C	C						A	R		C			
Perform testing			C	C	C						A	R		C			
Document issues from testing			C	C	C						A	R		C			
Perform required follow-up on issues			A	R	C						C	C		C			

Inputs	Solution Validation plan
	Completed work product from prior stages (configuration, business process, etc.)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Solution Validation Report	City updates report with testing results

Work package assumptions:

- Designated testing environment has been established.

- Testing includes current phase activities or deliverables only.

6.4.2 Go-Live Readiness

Tyler and the City will ensure that all requirements defined in Project planning have been completed and the Go-Live event can occur, as planned. A go-live readiness assessment will be completed identifying risks or actions items to be addressed to ensure the City has considered its ability to successfully Go-Live. Issues and concerns will be discussed, and mitigation options documented. Tyler and the City will jointly agree to move forward with transition to production. Expectations for final preparation and critical dates for the weeks leading into and during the Go-Live week will be planned in detail and communicated to Project teams.

Objectives:

- Action plan for go-live established.
- Assess go-live readiness.
- Stakeholders informed of go-live activities.

STAGE 4	Go-Live Readiness																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Perform Readiness Assessment	I	A	R	C	C	I	C	I	I	I	I		I				I
Conduct Go-Live planning session		A	R	C							C	C	C	C	C		C
Order peripheral hardware (if applicable)			I							A	R						C
Confirm procedures for Go-Live issue reporting & resolution		A	R	I	I	I	I				C	C	I	I	I	I	I
Develop Go-Live checklist		A	R	C	C						C	C	I	C			C
Final system infrastructure review (where applicable)			A				R				C						C

Inputs	Future state decisions
	Go-live checklist

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Updated go-live checklist	Updated Action plan and Checklist for go-live delivered to the City

Work package assumptions:

- None

6.4.3 End User Training

End User Training is a critical part of any successful software implementation. Using a training plan previously reviewed and approved, the Project team will organize and initiate the training activities.

Tyler Led: Tyler provides training for all applicable users. One or multiple occurrences of each scheduled training or implementation topic will be covered.

Tyler will provide standard application documentation for the general use of the software. It is not Tyler's responsibility to develop City specific business process documentation. City-led training labs using City specific business process documentation if created by the City can be added to the regular training curriculum, enhancing the training experiences of the end users.

Objectives:

- End users are trained on how to use the software prior to go-live.
- The City is prepared for on-going training and support of the application.

STAGE 4	End User Training																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Update training plan		A	R	C							C		I		C		
End User training (Tyler-led)		A	R	C							C	C	I	C	C	C	
Train-the-trainer		A	R	C							C	C	I	C			
End User training (City-led)			C	C							A	R	I	C	C	C	

Inputs	Training Plan
	List of End Users and their Roles / Job Duties
	Configured Tyler System

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	End User Training	City signoff that training was delivered

Work package assumptions:

- The City project team will work with Tyler to jointly develop a training curriculum that identifies the size, makeup, and subject-area of each of the training classes.
- Tyler will work with the City as much as possible to provide end-user training in a manner that minimizes the impact to the daily operations of City departments.
- The City will be responsible for training new users after go-live (exception—previously planned or regular training offerings by Tyler).

6.4.4 Control Point 4: Production Readiness Stage Acceptance

Acceptance criteria for this stage includes all criteria listed below. Advancement to the Production stage is dependent upon Tyler's receipt of the stage acceptance.

Production Readiness stage deliverables:

- Solution Validation Report.
- Update go-live action plan and/or checklist.
- End user training.

Production Readiness stage acceptance criteria:

- All stage deliverables accepted based on criteria previously defined.
- Go-Live planning session conducted.

6.5 Production

Following end user training the production system will be fully enabled and made ready for daily operational use as of the scheduled date. Tyler and the City will follow the comprehensive action plan laid out during Go-Live Readiness to support go-live activities and minimize risk to the Project during go-live. Following go-live, Tyler will work with the City to verify that implementation work is concluded, post go-live activities are scheduled, and the transition to Client Services is complete for long-term operations and maintenance of the Tyler software.

6.5.1 Go-Live

Following the action plan for Go-Live, defined in the Production Readiness stage, the City and Tyler will complete work assigned to prepare for Go-Live.

The City provides final data extract and Reports from the Legacy System for data conversion and Tyler executes final conversion iteration, if applicable. If defined in the action plan, the City manually enters any data added to the Legacy System after final data extract into the Tyler system.

Tyler staff collaborates with the City during Go-Live activities. The City transitions to Tyler software for day-to day business processing.

Some training topics are better addressed following Go-Live when additional data is available in the system or based on timing of applicable business processes and will be scheduled following Go-Live per the Project Schedule.

Objectives:

- Execute day to day processing in Tyler software.

- City data available in Production environment.

STAGE 5	Go-Live															
	Tyler								City							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Provide final source data extract, if applicable			C		C						A						R
Final source data pushed into production environment, if applicable			A	C	R						I	C		C			C
Proof final converted data, if applicable			C	C	C						A	R		C			
Complete Go-Live activities as defined in the Go-Live action plan			C	C	C					A	R	C	I	C			
Provide Go-Live assistance			A	R	C	C		I			C	C	I	C		I	C

Inputs	Comprehensive Action Plan for Go-Live
	Final source data (if applicable)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Data is available in production environment	City confirms data is available in production environment

Work package assumptions:

- The City will complete activities documented in the action plan for Go-Live as scheduled.
- External stakeholders will be available to assist in supporting the interfaces associated with the Go-Live live process.
- The City business processes required for Go-Live are fully documented and tested.
- The City Project team and subject matter experts are the primary point of contact for the end users when reporting issues during Go-Live.
- The City Project Team and Power User's provide business process context to the end users during Go-Live.

6.5.2 Transition to Client Services

This work package signals the conclusion of implementation activities for the Phase or Project with the exception of agreed-upon post Go-Live activities. The Tyler project manager(s) schedules a formal transition of the City onto the Tyler Client Services team, who provides the City with assistance following Go-Live, officially transitioning the City to operations and maintenance.

Objectives:

- Ensure no critical issues remain for the project teams to resolve.
- Confirm proper knowledge transfer to the City teams for key processes and subject areas.

STAGE 5	Transition to Client Services																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Transfer City to Client Services and review issue reporting and resolution processes	I	I	A	I	I			R	I	I	C	C		C			
Review long term maintenance and continuous improvement			A					R			C	C		C			

Inputs	Open item/issues List

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Client Services Support Document	

Work package assumptions:

- No material project issues remain without assignment and plan.

6.5.3 Post Go-Live Activities

Some implementation activities are provided post-production due to the timing of business processes, the requirement of actual production data to complete the activities, or the requirement of the system being used in a live production state.

Objectives:

- Schedule activities that are planned for after Go-Live.
- Ensure issues have been resolved or are planned for resolution before phase or project close.

STAGE 5	Post Go-Live Activities																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Schedule contracted activities that are planned for delivery after go-live		A	R	C	C	C	C	I			C	C	I	C			C
Determine resolution plan in preparation for phase or project close out		A	R	C	C	C		I			C	C	I	C			

Inputs	List of post Go-Live activities

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Updated issues log	

Work package assumptions:

- System is being used in a live production state.

6.5.4 Control Point 5: Production Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below:

- Advancement to the Close stage is not dependent upon Tyler's receipt of this Stage Acceptance.
- Converted data is available in production environment.

Production Stage Acceptance Criteria:

- All stage deliverables accepted based on criteria previously defined.
- Go-Live activities defined in the Go-Live action plan completed.
- Client services support document is provided.

6.6 Close

The Close stage signifies full implementation of all products purchased and encompassed in the Phase or Project. The City transitions to the next cycle of their relationship with Tyler (next Phase of implementation or long-term relationship with Tyler Client Services).

6.6.1 Phase Closeout

This work package represents Phase completion and signals the conclusion of implementation activities for the Phase. The Tyler Client Services team will assume ongoing support of the City for systems implemented in the Phase.

Objectives:

- Agreement from Tyler and the City teams that activities within this phase are complete.

STAGE 6	Phase Close Out															
	Tyler								City							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Reconcile project budget and status of contract Deliverables	I	A	R						I	I	C						
Hold post phase review meeting		A	R	C	C	C	C				C	C	C	C			C
Release phase-dependent Tyler project resources	A	R	I								I						

Participants	Tyler	City
	Project Leadership	Project Manager
	Project Manager	Project Sponsor(s)
	Implementation Consultants	Functional Leads, Power Users, Technical Leads
	Technical Consultants (Conversion, Deployment, Development)	
	Client Services	

Inputs	Contract
	Statement of Work
	Project artifacts

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Final action plan (for outstanding items)	
	Reconciliation Report	
	Post Phase Review	

Work package assumptions:

- Tyler deliverables for the phase have been completed.

6.6.2 Project Closeout

Completion of this work package signifies final acceptance and formal closing of the Project.

At this time the City may choose to begin working with Client Services to look at continuous improvement Projects, building on the completed solution.

Objectives:

- Confirm no critical issues remain for the project teams to resolve.
- Determine proper knowledge transfer to the City teams for key processes and subject areas has occurred.
- Verify all deliverables included in the Agreement are delivered.

STAGE 6	Project Close Out																
	Tyler								City								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Conduct post project review		A	R	C	C	C	C				C	C	C	C			C
Deliver post project report to City and Tyler leadership	I	A	R						I	I	C						
Release Tyler project resources	A	R	I								I						

Inputs	Contract
	Statement of Work

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables

	Post Project Report	City acceptance; Completed report indicating all project Deliverables and milestones have been completed

Work package assumptions:

- All project implementation activities have been completed and approved.
- No critical project issues remain that have not been documented and assigned.
- Final project budget has been reconciled and invoiced.
- All Tyler deliverables have been completed.

6.6.3 Control Point 6: Close Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below.

Close Stage Deliverables:

- Post Project Report.

Close Stage Acceptance Criteria:

- Completed report indicating all Project deliverables and milestones have been completed.

7. General Assumptions

Tyler and the City will use this SOW as a guide for managing the implementation of the Tyler Project as provided and described in the Agreement. There are a few assumptions which, when acknowledged and adhered to, will support a successful implementation. Assumptions related to specific work packages are documented throughout the SOW. Included here are general assumptions which should be considered throughout the overall implementation process.

7.1 Project

- Project activities will begin after the Agreement has been fully executed.
- The City Project Team will complete their necessary assignments in a mutually agreed upon timeframe to meet the scheduled go-live date, as outlined in the Project Schedule.
- Sessions will be scheduled and conducted at a mutually agreeable time.
- Additional services, software modules and modifications not described in the SOW or Agreement will be considered a change to this Project and will require a Change Request Form as previously referenced in the definition of the Change Control Process.
- Tyler will provide a written agenda and notice of any prerequisites to the City project manager(s) ten (10) business days or as otherwise mutually agreed upon time frame prior to any scheduled on-site or remote sessions, as applicable.
- Tyler will provide guidance for configuration and processing options available within the Tyler software. If multiple options are presented by Tyler, the City is responsible for making decisions based on the options available.
- Implementation of new software may require changes to existing processes, both business and technical, requiring the City to make process changes.

- The City is responsible for defining, documenting, and implementing their policies that result from any business process changes.

7.2 Organizational Change Management

Unless otherwise contracted by Tyler, City is responsible for managing Organizational Change. Impacted City resources will need consistent coaching and reassurance from their leadership team to embrace and accept the changes being imposed by the move to new software. An important part of change is ensuring that impacted City resources understand the value of the change, and why they are being asked to change.

7.3 Resources and Scheduling

- City resources will participate in scheduled activities as assigned in the Project Schedule.
- The City team will complete prerequisites prior to applicable scheduled activities. Failure to do so may affect the schedule.
- Tyler and the City will provide resources to support the efforts to complete the Project as scheduled and within the constraints of the Project budget.
- Abbreviated timelines and overlapped Phases require sufficient resources to complete all required work as scheduled.
- Changes to the Project Schedule, availability of resources or changes in Scope will be requested through a Change Request. Impacts to the triple constraints (scope, budget, and schedule) will be assessed and documented as part of the change control process.
- The City will ensure assigned resources will follow the change control process and possess the required business knowledge to complete their assigned tasks successfully. Should there be a change in resources, the replacement resource should have a comparable level of availability, change control process buy-in, and knowledge.
- The City makes timely Project related decisions to achieve scheduled due dates on tasks and prepare for subsequent training sessions. Failure to do so may affect the schedule, as each analysis and implementation session is dependent on the decisions made in prior sessions.
- The City will respond to information requests in a comprehensive and timely manner, in accordance with the Project Schedule.
- The City will provide adequate meeting space or facilities, including appropriate system connectivity, to the project teams including Tyler team members.
- For on-site visits, Tyler will identify a travel schedule that balances the needs of the project and the employee.

7.4 Data

- Data will be converted as provided and Tyler will not create data that does not exist.
- The City is responsible for the quality of legacy data and for cleaning or scrubbing erroneous legacy data.
- Tyler will work closely with the City representatives to identify business rules before writing the conversion. The City must confirm that all known data mapping from source to target have been identified and documented before Tyler writes the conversion.
- All in-scope source data is in data extract(s).
- Each legacy system data file submitted for conversion includes all associated records in a single approved file layout.

- The City will provide the legacy system data extract in the same format for each iteration unless changes are mutually agreed upon in advance. If not, negative impacts to the schedule, budget and resource availability may occur and/or data in the new system may be incorrect.
- The City Project Team is responsible for reviewing the converted data and reporting issues during each iteration, with assistance from Tyler.
- The City is responsible for providing or entering test data (e.g., data for training, testing interfaces, etc.)

7.5 Facilities

- The City will provide dedicated space for Tyler staff to work with City resources for both on-site and remote sessions. If Phases overlap, City will provide multiple training facilities to allow for independent sessions scheduling without conflict.
- The City will provide staff with a location to practice what they have learned without distraction.

8. Glossary

Word or Term	Definition
Acceptance	Confirming that the output or deliverable is suitable and conforms to the agreed upon criteria.
Accountable	The one who ultimately ensures a task or deliverable is completed; the one who ensures the prerequisites of the task are met and who delegates the work to those responsible. [Also see RACI]
Application	A computer program designed to perform a group of coordinated functions, tasks, or activities for the benefit of the user.
Application Programming Interface (API)	A defined set of tools/methods to pass data to and received data from Tyler software products
Agreement	This executed legal contract that defines the products and services to be implemented or performed.
Business Process	The practices, policy, procedure, guidelines, or functionality that the client uses to complete a specific job function.
Business Requirements Document	A specification document used to describe Client requirements for contracted software modifications.
Change Request	A form used as part of the Change Control process whereby changes in the scope of work, timeline, resources, and/or budget are documented and agreed upon by participating parties.
Change Management	Guides how we prepare, equip and support individuals to successfully adopt change in order to drive organizational success & outcomes
Code Mapping [where applicable]	An activity that occurs during the data conversion process whereby users equate data (field level) values from the old system to the values available in the new system. These may be one to one or many to one. Example: Old System [Field = eye color] [values = BL, Blu, Blue] maps to New Tyler System [Field = Eye Color] [value = Blue].
Consulted	Those whose opinions are sought, typically subject matter experts, and with whom there is two-way communication. [Also see RACI]
Control Point	This activity occurs at the end of each stage and serves as a formal and intentional opportunity to review stage deliverables and required acceptance criteria for the stage have been met.
Data Mapping [where applicable]	The activity determining and documenting where data from the legacy system will be placed in the new system; this typically involves prior data analysis to understand how the data is currently used in the legacy system and how it will be used in the new system.
Deliverable	A verifiable document or service produced as part of the Project, as defined in the work packages.
Go-Live	The point in time when the Client is using the Tyler software to conduct daily operations in Production.
Informed	Those who are kept up-to-date on progress, often only on completion of the task or deliverable, and with whom there is just one-way communication. [Also see RACI]

Infrastructure	The composite hardware, network resources and services required for the existence, operation, and management of the Tyler software.
Interface	A connection to and potential exchange of data with an external system or application. Interfaces may be one way, with data leaving the Tyler system to another system or data entering Tyler from another system, or they may be bi-directional with data both leaving and entering Tyler and another system.
Integration	A standard exchange or sharing of common data within the Tyler system or between Tyler applications
Legacy System	The software from which a client is converting.
Modification	Custom enhancement of Tyler's existing software to provide features or functions to meet individual client requirements documented within the scope of the Agreement.
On-site	Indicates the work location is at one or more of the client's physical office or work environments.
Organizational Change	The process of changing an organization's strategies, processes, procedures, technologies, and culture, as well as the effect of such changes on the organization.
Output	A product, result or service generated by a process.
Peripheral devices	An auxiliary device that connects to and works with the computer in some way. Some examples: scanner, digital camera, printer.
Phase	A portion of the Project in which specific set of related applications are typically implemented. Phases each have an independent start, Go-Live and closure dates but use the same Implementation Plans as other Phases of the Project. Phases may overlap or be sequential and may have different Tyler resources assigned.
Project	The delivery of the software and services per the agreement and the Statement of Work. A Project may be broken down into multiple Phases.
RACI	A matrix describing the level of participation by various roles in completing tasks or Deliverables for a Project or process. Individuals or groups are assigned one and only one of the following roles for a given task: Responsible (R), Accountable (A), Consulted (C), or Informed (I).
Remote	Indicates the work location is at one or more of Tyler's physical offices or work environments.
Responsible	Those who ensure a task is completed, either by themselves or delegating to another resource. [Also see RACI]
Scope	Products and services that are included in the Agreement.

Solution	The implementation of the contracted software product(s) resulting in the connected system allowing users to meet Project goals and gain anticipated efficiencies.
Stage	The top-level components of the WBS. Each Stage is repeated for individual Phases of the Project.
Standard	Software functionality that is included in the base software (off-the-shelf) package; is not customized or modified.
Statement of Work (SOW)	Document which will provide supporting detail to the Agreement defining Project-specific activities, services, and Deliverables.
System	The collective group of software and hardware that is used by the organization to conduct business.
Test Scripts	The steps or sequence of steps that will be used to validate or confirm a piece of functionality, configuration, enhancement, or Use Case Scenario.
Training Plan	Document(s) that indicate how and when users of the system will be trained relevant to their role in the implementation or use of the system.
Validation (or to validate)	The process of testing and approving that a specific Deliverable, process, program, or product is working as expected.
Work Breakdown Structure (WBS)	A hierarchical representation of a Project or Phase broken down into smaller, more manageable components.
Work Package	A group of related tasks within a project.

Part 4: Appendices

9. Conversion

9.1 ERP Pro Utility Billing Conversion Summary

9.1.1 Utility Billing - Standard

- Utility Contact Information
- Utility Mailing and Billing Addresses
- Utility Parcels
- Account Master - (Average monthly payment, deposits, bank drafts, comments/notes)
- Meters/Services
- Transaction History – Includes current year plus one prior year
- Read History

9.1.2 Utility Billing – Legacy/Historical Views

- Unlimited historical transactions provided by the City can be converted by Tyler into historical views

9.2 ERP Pro Financials Conversion Summary

9.2.1 General Ledger

Standard Conversion Includes:

- Full chart of accounts listing, descriptions, and corresponding account types
- Element (segment) values and descriptions
- Summarized budget figures for current fiscal year
- Unlimited historical transactions as provided by client.

NOTE: Training will be provided on how to import additional budget years from Excel.

9.2.2 Accounts Payable

Standard Conversion Includes:

- Vendor master information, address, primary contact, and NOTEs
- Unlimited historical transactions as provided by client.

9.2.3 Personnel Management

Standard Conversion Includes:

- Basic employee information – employee master, address, primary contact, dates, phone numbers, dependents, NOTEs
- Employee Deductions & Taxes
- Employee Direct Deposit Information
- Employee Leave Balances
- Employee Retirement
- Rates/Base Pay (salary / hourly compensation)

- Unlimited historical transactions provided by client.

NOTE: Employee positions/deductions will be created according to recommended best business practices.

9.2.4 myGov

Conversion/Data Import Scope:

Modules / Data Types that can be imported:

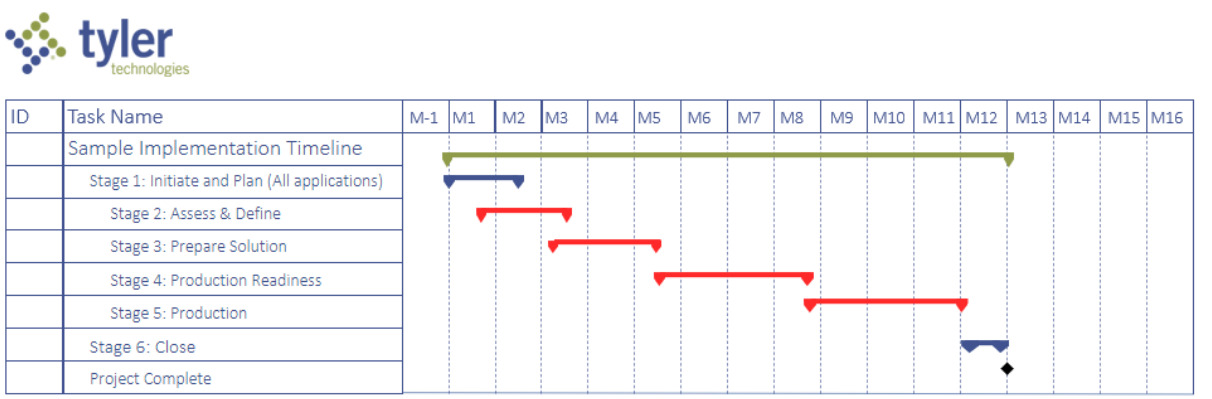
- Permits
- Code Enforcement
- Licenses
- Work Orders
- Assets
- Credentials
- Requests
- Documents
- Locations
- Correction Items

10. Additional Appendices

10.1 This work package is not applicable.

11. Project Timeline

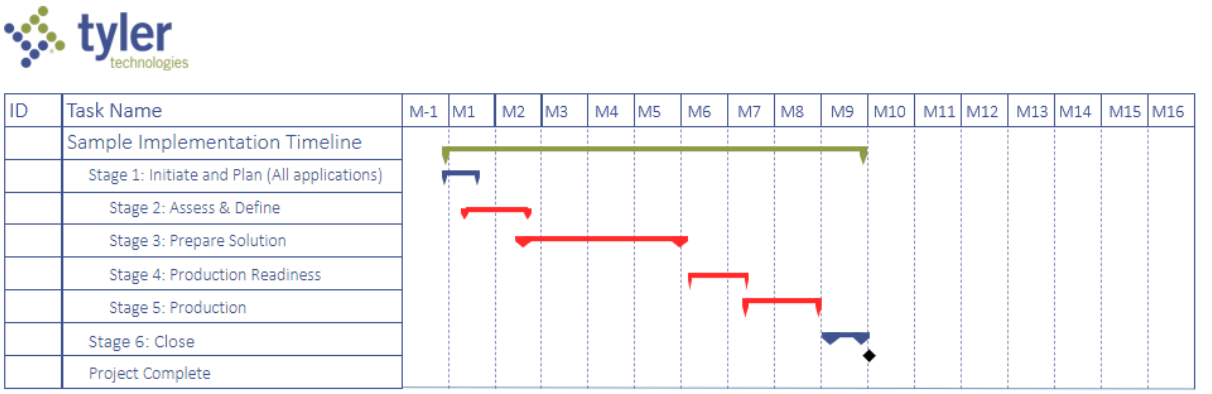
11.1 ERP Pro Financial Management Timeline



example

This timeline is an example. Please use it as a general guide...ONLY. Its purpose is to demonstrate the order in which various products are typically implemented and the potential overlap of stages for each phase. The exact timing of each deliverable depends on many factors including, but not limited to, the client's ability to commit resources to the project, client blackout dates, and the alignment of client business practices with Tyler implementation methodology. Tyler makes no guarantees that implementation schedules will align with this example.

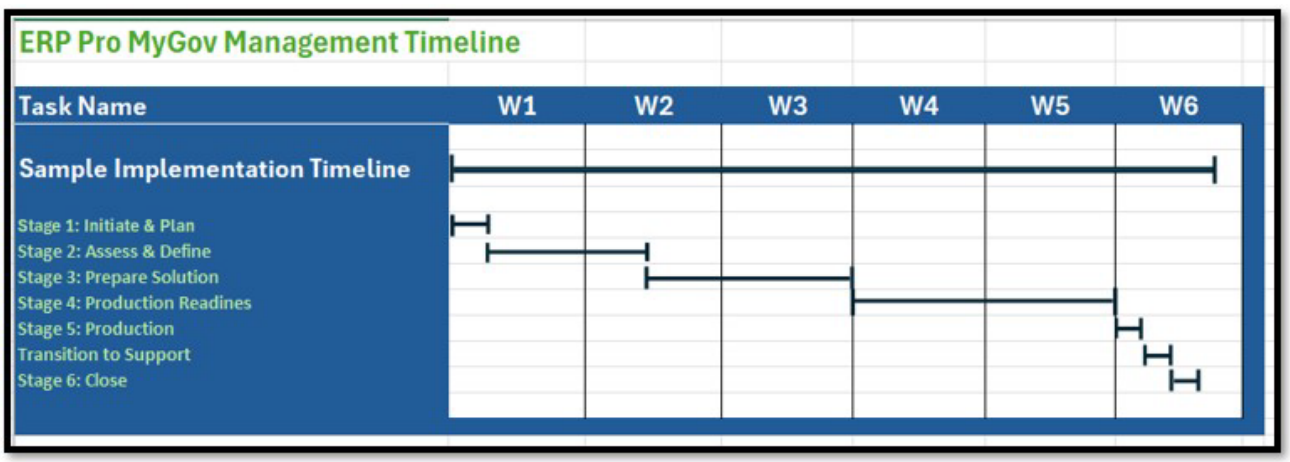
11.2 ERP Pro Utility Billing Timeline



example

This timeline is an example. Please use it as a general guide...ONLY. Its purpose is to demonstrate the order in which various products are typically implemented and the potential overlap of stages for each phase. The exact timing of each deliverable depends on many factors including, but not limited to, the client's ability to commit resources to the project, client blackout dates, and the alignment of client business practices with Tyler implementation methodology. Tyler makes no guarantees that implementation schedules will align with this example.

11.3 myGov Timeline example



CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: JPMorgan Chase Bank Sponsorship Agreement - Hy-Vee Multiplex

BACKGROUND: City staff and Chase Bank have been in discussions about Chase Bank sponsoring two field pods at the Hy-Vee Multiplex. Recently, Chase Bank agreed to sponsor two field pods at the Hy-Vee Multiplex for $300,000 over the next three years.

BUDGETARY CONSIDERATIONS: $300,000.00 (three year term)

STRATEGIC PLANNING:
Prioritized: X YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities __X__
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION 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/Chase Bank

RESOLUTION APPROVING JPMORGAN CHASE BANK SPONSORSHIP AGREEMENT - HY-VEE MULTIPLEX

Grimes Resolution No. 05-3625

WHEREAS, JPMorgan Chase Bank, National Association (JPMC) located at 383 Madison Ave., New York City, New York has agreed to enter into a Hy-Vee Multiplex Sponsorship Agreement for the Hy-Vee Multiplex located at 1000 NE Heritage Drive, Grimes, Iowa; and

WHEREAS, JPMC has agreed to the attached Hy-Vee Multiplex Sponsorship Agreement which provides certain advertising and promotional considerations to JPMC in exchange for payments to the City of Grimes (Grimes) to support the operation of the Hy-Vee Multiplex; and

WHEREAS, the attached Hy-Vee Multiplex Sponsorship Agreement is determined to be beneficial and in the best interest to Grimes;

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 with JPMC 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 27th day of May 2025, and approved by the Mayor on the 27th day of May, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

PASSED and APPROVED on May 27, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Docusign Envelope ID: 344ECA9B-35C3-48FF-B905-B37A624FEDA4

SPONSORSHIP AGREEMENT

This Sponsorship Agreement ("Agreement") is made as of May 27, 2025 ("Effective Date") and is entered into by JPMorgan Chase Bank, National Association ("JPMC") with an office located at 383 Madison Ave., New York, NY 10017 and City of Grimes, Iowa, an Iowa municipal corporation ("City") having its place of business at 101 NE Harvey St, Grimes, IA 50111 (each a "Party," and collectively, the "Parties"). This Agreement, including any exhibits and appendices attached to this document, are fully incorporated into and constitute the entire agreement of the Parties, superseding all prior agreements and understandings as to the subject matter, notwithstanding any oral representations or statements to the contrary. Any JPMC rights not expressly granted are reserved by JPMC.

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree to the foregoing and as follows:

COMMERCIAL TERMS	
1. **TERM**	The Term of this Agreement shall commence on the Effective Date and shall continue in full force and effect until May 1, 2028 ("Term"). In addition, JPMC has the option to extend the agreement for an additional three years, provided JPMC gives written notice of the election to exercise the option at six months prior to expiration of the original Term.
2. **COMMUNICATIONS**	JPMorgan Chase Bank, N.A. Attn: Wendy Richard 277 Park Ave, New York, NY 10172 wendy.richard@jpmchase.com With copies to: JPMorgan Chase Bank, N.A. Legal Department Attn: Workflow Manager Workflow.manager.notice@jpmchase.com With copies to: City of Grimes 101 NE Harvey St., Grimes, IA 50111 Attn: Rachel Greving (City Clerk) rgreving@grimesiowa.gov
3. **NAMING RIGHTS INFORMATION**	JPMC will have the naming rights to two (2) recreational pods ("Pods") at Hy-Vee Multiplex ("Hy-Vee Multiplex"), which is owned and operated by the City at 1000 NE Heritage Drive, Grimes, Iowa. City agrees to change the name of two (2) recreational Pods, currently referred to as the "red" and "white" Pods, to the chosen name provided by JPMC and other benefits ("Sponsorship"). The Parties mutually agree to coordinate with each other regarding the publication of the Sponsorship.

4. **SPONSORSHIP RIGHTS AND BENEFITS**	In recognition of JPMC's financial support as outlined below, during the Term City agrees to provide JPMC with the rights and benefits outlined below ("Sponsorship Benefits"), all of which will be valid throughout the Term. • Sponsorship Designation. JPMC will be designated as a "Pod Sponsor" for two (2) recreational Pods at Hy-Vee Multiplex ("Hy-Vee Multiplex"), changing the name of the two Pods formerly referred to as "red" and "white," to the chosen names provided by JPMC (e.g., Chase Blue Field 1" and "Chase White Field 1"). • On-site Recognition Benefits. City will provide JPMC with the following benefits in connection with this Sponsorship ("Sponsorship Benefits"): o Signage – "Pod Sponsor" signage will include (JPMC shall consult with the City on all signage development that goes up at Hy-Vee Multiplex): o Chase branding on one (1) Pod, which includes (2) full sized soccer fields with two (2) fenced team benches/baseball bullpens, in the form of a full digital print mesh wrap (2 backside panels and 4 side panels). This pod also consists of two (2) baseball diamonds which includes four (4) dugouts and two (2) baseball bullpens to include Chase branding in the form of a full digital print mesh wrap (6 backside panels and 12 side panels) o Chase branding on a second pod, which includes four (4) baseball diamonds, eight (8) dugouts, and four (4) bullpens in the form of a full digital print mesh wrap (12 backside panels and 24 side panels). This pod also consists of two (2) full sized soccer fields which includes two (2) team benches/baseball bullpens to include Chase branding in the form of a full digital print mesh wrap (on two (2) backside panels and four (4) side panels). ▪ Chase branding on permanent, fixed sign on the interior wall of the North entrance to the Hy-Vee Multiplex; ▪ Chase branding for 6 (six) shade tents positioned behind the backstops and team benches of both Pods (6 poles and 6 vinyl mesh banners); and ▪ Chase branding on wrapping of 12 light poles (six poles per pod, 12 in total) o Promotional Materials. ▪ Chase name with logo lockup, and/or Pod name to be referenced in every league schedule, event schedule and tournament schedule. For any third parties that the City engages (i.e., Sporting Iowa or CIS), JPMC grants a limited, revocable, sublicense to allow third parties who manage schedule communications to use reference Chase field named in the communications related to any league, event and tournament schedules. ▪ The parties mutually agree to coordinate and seek approval from one another regarding the initial public

announcement via press release to local/regional media outlets in respect to this Agreement; and

- Use of City Marks including Hy-Vee Multiplex logo and marks – JPMC will have the right to use the Hy-Vee Multiplex logo and marks in JPMC's marketing and promotions. City has the right to approve the initial press announcement.

- Hospitality / Miscellaneous Benefits. City will provide JPMC with the following in connection with the Sponsorship:
  - Promotional Days: JPMC will be allowed to have unlimited on-site promotional days at the Hy-Vee Multiplex 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 JPMC wants to be on site. City and JPMC will work together in good faith in coordinating these days scheduled days on a calendar basis. This includes access and use of onsite indoor meeting facilities.
  - Temporary Removal of Chase Signage During the Winter Off-Season. Chase signage around the two fields shall be taken down during the winter "off season" in order to protect it from the elements. It will then be kept in storage with the installation company during the off-season (tentatively, October 31st to March, or as otherwise determined by Chase).
  - Chase shall also have the right to able to replace anything that may have experienced deterioration from the elements.

- Substitute Benefits. If City fails to provide the Sponsorship Benefits (including any portion thereof) or other benefits become unavailable for any reason, whether foreseen or unforeseen, City shall use best efforts to provide a substitute Sponsorship Benefit of an equal or comparable value as reasonably agreed to by the Parties (the "Substitute Benefits"). If City is unable to provide Substitute Benefits of equal or comparable value, or if the Parties are unable to agree upon Substitute Benefits, then JPMC may elect to: (i) have the Parties refer the matter to a designated senior executive from each Party to attempt in good faith to agree upon additional mutually acceptable promotional and advertising benefits to be provided to JPMC in lieu of such unavailable Sponsorship Benefits; or (ii) request that City extend some or all of the use of available Sponsorship Benefits for additional periods within the Term to provide JPMC promotional and advertising benefits substantially equivalent to those that became unavailable.
  - Sponsorship Naming Rights Branding. Subject to the Agreement, any applicable Social Media Exhibit and JPMC's prior approval of all Sponsorship Materials containing the JPMC Trademarks (defined below) and in accordance with the Brand Guidelines, City will use the designated JPMC Trademark in connection with the sponsorship or as otherwise approved by JPMC.
  - Branding Prominence. City agrees that if, subject to an agreement between the Parties, any other sponsors will

	sponsor other parts of Hy-Vee Multiplex, then to the extent that JPMC's sponsorship commitment is greater than that of the other sponsors, with respect to any branding Sponsorship Benefits in this Agreement, City will display the JPMC Trademarks prominently and in a manner that distinguishes the JPMC Trademarks from that of the other Financial Services institution(s), which shall be subject to JPMC's prior review and approval to be determined in its absolute and sole discretion.
5. **EXCLUSIVITY**	City will provide JPMC with category exclusivity in the Financial Services category. For purposes of this Agreement, "Financial Services" shall mean all of the following business functions: small-to-medium business banking, commercial banking, consumer retail banking (including checking and savings accounts, direct deposit, certificates of deposit), telephone banking, online banking, banking by mail, private banking, lending services (e.g., mortgages and home equity, auto, small business and education loans), franchise financing, bond financing, financial planning services, commercial paper, derivatives, credit trading (e.g., loan trading and trading of credit derivatives), currency trading, commodity trading, foreign currency exchange, securities sales and trading, securities clearing, exchanges, asset management services, financial data repository businesses, investment management/advisory services (including sweep accounts), investment management/advisory services (including sweep accounts), brokerage services, automatic teller machines, electronic and wire transfers, safe deposit boxes, escrow services, insurance businesses, treasury services, hedge funds, private equity, mutual funds, investment banking services and payment method services and processes, including mobile or digital wallets and devices primarily used to implement payment method services at points of sale (but, for the avoidance of doubt, not including devices having other uses and incidentally used to implement payment method services at points of sale, such as mobile phones and tablets), electronic bill pay and person-to-person payment systems and networks, as well as credit cards, charge cards (including co-branded cards), debit cards, affinity cards, general purpose gift checks/certificates/cards, general purpose travelers' checks, general purpose stored value cards and general purpose pre-paid cards.
6. **JPMC'S OBLIGATIONS**	To the extent necessary for City to provide any Sponsorship Benefit above, JPMC shall provide City with marketing and branding materials, including JPMC designs and distribution pieces. City can find information on approved logos, JPMC typography, colors and imagery by visiting the JPMC Brand Toolbox at https://www.jpmcbrandtoolbox.com/.
7. **RIGHTS RETAINED BY THE CITY**	Hy-Vee Multiplex 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 Hy-Vee Multiplex by contracting to sponsor these various facility areas so long as those sponsors are not within the Financial Services category as outlined in Section 5. This additional sponsorship will entitle new sponsors to signage or naming rights to other parts of the Hy-Vee Multiplex. In no event shall sponsorship rights be granted to competing organizations in the Financial Services Category.

	In addition, the City reserves the right to obtain revenues to support the construction and maintenance of the Hy-Vee Multiplex, 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 Hy-Vee Multiplex, 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) so long as the official promoter does not fall within the Financial Services Category. 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 and any other sponsorship assets outlined in this agreement. 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.
8. SPONSORSHIP FEE	In exchange for the benefits received under the Agreement JPMC agrees to pay City a total amount of Three Hundred Thousand U.S. Dollars ($300,000) ("Sponsorship Fee") and shall be paid in accordance to the below payment structure: • First payment: Paid within sixty days from execution of this Agreement, JPMC shall pay $100,000. • Second Payment: JPMC shall pay $100,000 by December 31, 2026; • Third Payment: JPMC shall pay the remainder of $100,000 by December 31, 2027.
9. EXPENSE	JPMC shall incur the expense for installation of the sponsorship signage at the Hy-Vee Multiplex.

IN WITNESS WHEREOF, duly authorized representatives of each of the Parties have executed this Agreement as of the Effective Date.

JPMORGAN CHASE BANK, **CITY OF GRIMES**

NATIONAL ASSOCIATION

Signature: _____

Name: ERA SAKARIA

Title: EXECUTIVE DIRECTOR

Date: 5/14/25

Signature: Signed by: Jake Anderson 50BC95B7D912490...

Name: Jake Anderson

Title: CIty Manager

Date: 5/16/2025

The Parties acknowledge and agree that this Agreement may be signed using a digital image of the signing Party's hand-written signature and that such electronic signature will be considered legally binding.

Docusign Envelope ID: 344ECA9B-35C3-48FF-B905-B37A624FEDA4

Exhibit A
Additional Terms & Conditions

1. NOTICES.

All notices must be in writing and will be deemed given only when sent by first class mail (return receipt requested), hand-delivered or sent by documented overnight delivery service to the Party to whom the notice is directed, at its address designated in the Agreement. A Party may change its address for notices by sending a change of address notice using this notice procedure.

2. PUBLICITY.

Except as otherwise allowed under this Agreement , City will not: (a) furnish the name, trademark, logo or other identifying marks or proprietary indicia of JPMC or any of its Affiliate (as defined below, in any advertising, announcements, sales, marketing, promotional or publicity activities (including testimonials, quotations, case studies and other endorsements) or in any other medium or other forms or materials; or (b) issue any press release, interviews or other public statement regarding this Agreement or the Parties' relationship. No exceptions are granted without the prior written consent of the Global Media Relations Department, of JPMC or its Affiliates, such consent to be granted or withheld in the sole and absolute discretion of JPMC. For purposes of this Agreement, the term "Affiliate(s)" will mean an entity owned by, controlling, controlled by, or under common control with, directly or indirectly, a Party. For this purpose, one entity "controls" another entity if it has the power to direct the management and policies of the other entity (for example, through the ownership of voting securities or other equity interest, representation on its board of directors or other governing body, or by contract).

3. CONFIDENTIALITY.

For purposes of this Agreement, "Confidential Information" means information exchanged by the Parties that is not generally known to the public and at the time of disclosure is identified as, or would reasonably be understood by the Receiving Party (as defined below) to be, proprietary or confidential. Confidential Information may be disclosed by a Party in oral, written, visual, electronic or other form. The Party receiving any such Confidential Information ("Receiving Party") will use the same care and discretion to avoid disclosure, publication or dissemination of any Confidential Information received from the Party disclosing such Confidential Information ("Disclosing Party") as the Receiving Party uses with its own similar information that it does not wish to disclose, publish or disseminate (but in no event less than a reasonable degree of care). Except as otherwise expressly permitted under this Agreement, the Receiving Party shall not: (a) disclose, duplicate, copy, transmit or otherwise disseminate in any manner whatsoever any Confidential Information of the Disclosing Party; (b) use the Confidential Information of the Disclosing Party: (i) for the Receiving Party's own benefit or that of any third Party; (ii) to the Disclosing Party's detriment; or (iii) for any purpose other than performance of this Agreement; (c) commercially exploit any Confidential Information of the Disclosing Party; or (d) acquire any right in, or assert any lien against, the Confidential Information of the Disclosing Party. Notwithstanding anything to the contrary contained in this Agreement, it is understood that JPMC and City may disclose the Confidential Information or portions thereof: (1) at the request of any regulatory, supervisory or governmental authority, institution or department; or (2) under court order or pursuant to statutory requirement or regulation; or (3) to JPMC's or its representative's auditors, external counsel or accountants; or (4) to Affiliates.

4. INTELLECTUAL PROPERTY.

4.1 Trademark License for JPMC Trademarks.

(a) Upon the terms and conditions set forth in this Agreement, and in consideration of City executing this Agreement with its Affiliates, JPMC grants to City a non-exclusive, non-transferable, revocable license ("Trademark License") to use those trademarks, trade names, service marks, copyrighted images and logos whether registered or not (collectively, "JPMC Trademarks") solely in connection with the Sponsorship or as otherwise approved by JPMC.

(b) City agrees that, unless otherwise specified by JPMC, it shall obtain the JPMC Trademarks only from the JPMC Brand Guidelines Site ("Guidelines Site") available at www.jpmorganchasebrand.com and that it shall use the JPMC Trademarks in accordance with JPMC's brand guidelines ("Brand Guidelines").

(c) The Trademark License shall terminate immediately upon the termination of this Agreement for any reason, with or without cause. City shall not incorporate any JPMC Trademarks, any derivative of the JPMC Trademarks or any mark which is similar to any JPMC Trademark, into City's name, and shall not use any JPMC Trademark or any mark similar to any JPMC Trademark, in the promotion of any products or services other than as authorized under this Agreement or in the promotion of any individual or entity other than JPMorgan Chase & Co. or its Affiliates. Notwithstanding anything in this Agreement to the contrary, JPMC, at any time in its sole discretion, may modify or eliminate JPMC Trademarks subject to the Trademark License, or limit or terminate the Trademark License, with or without cause. City shall change or remove any

JPMC Materials (as defined below) containing JPMC Trademarks within five (5) business days of such notice by JPMC. If JPMC elects to request the removal of sponsorship signage under the terms of this section, JPMC shall reimburse the City for the reasonable expenses associated with the removal of sponsorship signage.

(d) City authorizes JPMC to make or take footage, photographs, film, video or sound recordings of the Sponsorship (the "JPMC Sponsorship Footage"). JPMC shall have the irrevocable right throughout the world, in all languages and in perpetuity, to utilize and exploit the JPMC Sponsorship Footage by any means and in any medium, whether now known or hereafter developed without further payment or other obligation subject to any third-party rights that may be included within the JPMC Sponsorship Footage.

4.2 Trademark License for City Marks.

(a) JPMC will be permitted to publicize JPMC's sponsorship of City and to use City's registered trademarks and/or other intellectual property owned by City as it relates to the Hy-Vee Multiplex and this sponsorship and furnished to JPMC by City (the "City Trademarks") for the purpose of publicizing, marketing, and promoting the sponsorship and Sponsorship ("Promotional Purposes"). For purposes of this Agreement, "intellectual property" includes patents, copyrights, trade secrets, trademarks (registered or otherwise), or other proprietary rights. Any and all materials created by JPMC or its agents relating to the sponsorship and the Sponsorship which utilize City's Trademarks (the "Sponsorship Materials") will be sent to City for review and approval (not to be unreasonably withheld) prior to any public posting and/or distribution of said Sponsorship Materials. JPMC may promote Sponsorship-related events through its own internal and/or external advertising, marketing, promotional and communications channels and/or third-party platforms at its sole expense, subject to availability and with City's approval not to be unreasonably withheld or delayed. Such JPMC channels may include, but not be limited to, the Chase.com website, Chase internal site/intranet, customer and employee e-mail blasts, social media, ATM screens and in-branch video screens.

(b) City grants to JPMC, its Affiliates and any applicable media agencies acting on behalf of JPMC (the "Agency") a perpetual, worldwide, non-exclusive, irrevocable, royalty-free license to fully utilize the Sponsorship Materials, including, without limitation, the right to publish, reproduce, sublicense, display or distribute them in any form or medium in existence now or hereafter developed, and the right to generate derivative works, in all cases throughout the world for Promotional Purposes.

5. SPONSORSHIP MATERIALS AND PROMOTION.

If the Sponsorship Materials contain any material or elements that are not owned by City or which are subject to the rights of third parties, City is responsible for obtaining, prior to submitting the Sponsorship Materials any and all releases and consents necessary to permit the use and publication of the Sponsorship Materials by JPMC, its Affiliates, and Agency for the Promotional Purposes, including, without limitation, name and likeness permissions from any person who appears in or is identifiable in the Sponsorship Materials. JPMC reserves the right to request proof of these permissions in a form acceptable to JPMC from City at any time.

6. SOCIAL MEDIA.

City will comply with the social media terms outlined in Exhibit B (the "Social Media Exhibit") attached to and incorporated into this Agreement. For the avoidance of doubt, JPMC shall have the option to post, repost and whitelist approved content created in connection with the Sponsorship, including but not limited to the JPMC-related messages that City produces, on its own internal and/or external advertising, marketing, promotional and communications channels and/or third-party platforms ("JPMC Social Posts"). There will be no limit on the number of JPMC Social Posts or reposts of JPMC Social Posts, and no additional approval by City is required provided City initially approved each such JPMC Social Post. JPMC shall have the ability to link to relevant content on City's social channels.

7. APPROVALS.

All materials including advertising, web and collateral materials, produced by or for the City containing any JPMC Trademarks ("JPMC Materials") will be sent to JPMC for review prior to printing/posting/fabrication at the person designated in the Communications section of the Agreement. JPMC shall agree to allow materials that are repetitively posted or similar in nature to be pre-approved at the request of the City, and such approval shall not be unreasonably withheld by JPMC (e.g. tournament schedules).

8. REPRESENTATIONS AND WARRANTIES.

8.1 Each Party represents and warrants that: (i) it has the full right and power to enter into this Agreement, grant the rights hereunder, and fully perform its obligations hereunder; (ii) it shall comply with all laws that are in any way associated with performance of its obligations under this Agreement, including food and beverage, safety, and public health official rules and regulations; and (iii) the execution and performance of this Agreement and its materials do not infringe or violate the rights, including intellectual property rights or any rights of privacy or publicity or other proprietary right, of any third-party.

8.2 City represents and warrants that: (i) that is duly licensed, authorized or qualified to do business and is in good standing in every jurisdiction in which a license, authorization or qualification is required for ownership or leasing of assets or the transaction of business of the character transacted by it except where the failure to be so licensed, authorized or qualified would not have a material adverse effect on City's ability to fulfill its obligations under this Agreement; (iii) that to the extent City is providing, serving, or hosting Internet, email or portable device ready user interface elements or functionality, those elements and functionality will conform to: (a) the W3C Web Content Accessibility Guidelines Version 2.1 Level A & AA Success Criteria; (b) any state or federal laws applicable to Internet, email or portable device accessibility, including the U.S. Americans with Disabilities Act; and (c) the JPMC TPP WCAG Standards (located at https://www.jpmorganchase.com/corporate/About-JPMC/ab-personnel-policies.htm).

8.3 City represents, warrants and covenants that: (i) it will maintain complete and accurate books and records with respect to all of its activities, events and services contemplated under this Agreement (ii) it will use any funds it receives under this Agreement in compliance at all times with all United States federal, state and local laws, rules, statutes, enactments, orders and regulations, including those related to terrorism, ethics, bribery and corruption, money laundering, of any governmental agency, and all interpretations of and changes, supplements or replacements to, any of the foregoing that are applicable to City in performing its obligations to JPMC; (iii) City shall not make, and will not receive any compensation for, any introductions or referrals of potential clients or other business opportunities to JPMC; (iv) as of the Effective Date, neither City nor any individual, entity, or organization holding any material ownership interest in City, if applicable, nor any agent, employee, officer or director thereof, is an individual, entity, or organization: (a) listed in any Sanctions-related list of designated persons maintained by the Office of Foreign Assets Control ("OFAC") of the U.S. Department of Treasury, the U.S. Department of State or any other applicable authority ("Sanctions Authority"), (such list, the "SDN List"); (b) operating, organized or resident in a country, region or territory which is itself the subject or target of any Sanctions ("Sanctioned Country"); (c) owned or controlled by any person described in the foregoing (a) or (b) (any such person to be a "Sanctioned Person"); City and its respective directors, officers, employees and agents will not directly or indirectly use the Sponsorship Fee for the purpose of funding, financing or facilitating any activity, business or transaction of or with any Sanctioned Person, in any Sanctioned Country or in any manner or otherwise take any action that would cause JPMC to be in violation of any economic or financial sanctions or trade embargoes imposed, administered or enforced from time to time by any Sanctions Authority ("Sanctions"); it will not use any money it receives under this Agreement: (a) to carry on propaganda, or otherwise to attempt, to influence legislation; (b) to influence the outcome of any specific public election or to carry on, directly or indirectly, a voter registration drive; (c) to make a grant to another organization; (d) to make grants to individuals for travel, study or other similar purposes by such individuals (such as scholarships, fellowships or grants for research); (e) to satisfy a charitable pledge or obligation of any person or organization other than JPMC; (f) as collateral; or (g) to satisfy any loan, note or other debt obligation to any affiliate of JPMC. JPMC may terminate this Agreement immediately upon written notice to City if (1) City or any individual, entity, or organization holding any material ownership interest in City, if applicable, including any agent, employee, officer or director thereof, is determined at any time to be a Sanctioned Person or an organization with whom JPMC is prohibited from dealing by any United States law, regulation, or executive order, including names appearing on the SDN List, or (2) JPMC concludes, in its sole discretion, that City has breached any of City's representations, warranties or covenants under this Paragraph 8.3 or that such a breach is substantially likely to occur unless this Agreement is so terminated.

9. GOVERNING LAW AND WAIVER OF JURY TRIAL.

9.1 This Agreement will be governed by and construed in accordance with the applicable laws of the State of New York, without giving effect to the principles of that State relating to conflicts of laws. Each party irrevocably agrees that any legal action, suit or proceeding brought by it in any way arising out of this Agreement must be brought solely and exclusively in, and will be subject to the service of process and other applicable procedural rules of, the state or federal courts in the state of New York, and each Party irrevocably submits to the sole and exclusive personal jurisdiction of the courts in New York, generally and unconditionally, with respect to any action, suit or proceeding brought by it or against it by the other Party. Notwithstanding the foregoing, claims for equitable relief may be brought in any court with proper jurisdiction within the United States.

9.2 BOTH PARTIES AGREE TO WAIVE ANY RIGHT TO HAVE A JURY PARTICIPATE IN THE RESOLUTION OF THE DISPUTE OR CLAIM, WHETHER SOUNDING IN CONTRACT, TORT OR OTHERWISE, BETWEEN ANY OF THE PARTIES OR ANY OF THEIR RESPECTIVE AFFILIATES ARISING OUT OF, CONNECTED WITH, RELATED TO OR INCIDENTAL TO THIS AGREEMENT TO THE FULLEST EXTENT PERMITTED BY LAW.

10. FORCE MAJEURE

Each Party shall be excused from performance under this Agreement and shall have no liability to the other Party for any period it is prevented from performing any of its obligations, in whole or in part, as a result of material delay caused by the other Party or by an act of God, war, terrorism, civil disturbance, court order, or natural disaster (each, a "Force Majeure Event"), but specifically excluding: (a) labor and union-related activities; and (b) the non-performance of City (unless such non-performance is due to a Force Majeure Event). If any of the above-enumerated circumstances prevent performance of City's obligations under this Agreement, City agrees to refund to JPMC all monies or fees paid to City under this Agreement.

11. INDEMNITY.

11.1 Indemnification.

(a) City will indemnify, defend (with counsel satisfactory to JPMC) and hold harmless JPMC and all of its direct and indirect officers, directors, employees, agents, successors and assigns (each, a "JPMC Indemnified Person") from any and all third party claims, demands, actions or threat of action (whether in law, equity or in an alternative proceeding and whether groundless or otherwise), losses, liabilities, damages (including taxes), and all related costs and expenses, including reasonable legal fees and disbursements and costs of investigation, litigation, settlement, judgment, interest and penalties (collectively, "Losses"), and threatened Losses due to, arising from or relating to: (i) acts or omissions that occur on any property owned, controlled or utilized by City; (ii) any actual or alleged infringement, violation or misappropriation of the "Intellectual Property Rights" of any third person by City or the use thereof; (iii) the negligent, willful or reckless acts or omissions of or by City; or (iv) death, personal injury, bodily injury or property damage caused by City ("JPMC Indemnified Claim"). For purposes of this Agreement, "Intellectual Property Rights" means patent, copyright, trade secret, trademark or other intellectual property or proprietary rights of JPMC or any third party.

(b) If City fails to defend a JPMC Indemnified Person as provided in this Section after reasonable notice of an JPMC Indemnified Claim, City will be bound: (i) to indemnify and reimburse the JPMC Indemnified Person for any Losses incurred by such Indemnified Person, in its sole discretion, to defend, settle or compromise the JPMC Indemnified Claim; and (ii) by the determination of facts common to an action and subsequent action to enforce the JPMC Indemnified Person's reimbursement rights. No settlement or compromise that imposes any liability or obligation on any Indemnified Person will be made without the Indemnified Person's prior written consent (not to be unreasonably withheld).

(c) JPMC will indemnify, defend and hold harmless City and all of its direct and indirect officers, directors, employees, agents, successors and assigns (each, a "City Indemnified Person") from any and all third party claims, demands, actions or threat of action (whether in law, equity or in an alternative proceeding and whether groundless or otherwise), losses, liabilities, damages (including taxes), and all related costs and expenses, including reasonable legal fees and disbursements and costs of investigation, litigation, settlement, judgment, interest and penalties (collectively, "Losses"), and threatened Losses due to, arising from or relating to: any actual or alleged infringement of JPMC Trademarks as supplied by JPMC when used in a manner consistent with JPMC's written approval ("City Indemnified Claim").

(d) If either party fails to defend a Indemnified Person as provided in this Section after reasonable notice of an Indemnified Claim, the respective party will be bound: (i) to indemnify and reimburse the Indemnified Person for any Losses incurred by such Indemnified Person, in its sole discretion, to defend, settle or compromise the Indemnified Claim; and (ii) by the determination of facts common to an action and subsequent action to enforce the Indemnified Person's reimbursement rights. No settlement or compromise that imposes any liability or obligation on any Indemnified Person will be made without the Indemnified Person's prior written consent (not to be unreasonably withheld).

12. LIMITATION OF LIABILITY

12.1 NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY, FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE OR SPECIAL DAMAGES, INCLUDING LOST PROFITS, REGARDLESS OF THE FORM OF THE ACTION OR THEORY OF RECOVERY, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF THOSE DAMAGES.

12.2 THE LIMITATIONS AND EXCULPATIONS OF LIABILITY SET FORTH ABOVE IN SECTION 12.1 SHALL NOT APPLY TO: (I) CITY'S OR JMPC INDEMNIFICATION OBLIGATIONS UNDER THIS AGREEMENT; (II) CITY'S OR JPMC'S REPUDIATION OF ITS OBLIGATIONS UNDER THIS AGREEMENT; (III) CITY'S BREACH OF ITS OBLIGATIONS OF CONFIDENTIALITY SET FORTH IN THIS AGREEMENT; AND (IV) CLAIMS AGAINST CITY INVOLVING FRAUD, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

12.3 For purposes of Sections 12.1 and 12.2 above, the Parties hereby agree that as between City and JPMC, City is solely responsible for the operation,

management, staffing, and promotion of the Event, and any and all liabilities relating to or arising from the Event shall be the sole liability of City.

13. TERMINATION.

This Agreement may be terminated prior to the expiration date under the following circumstances:

13.1 by either Party, if a Party materially breaches any material covenant or obligation contained in this Agreement, and the Parties cannot come to a resolution regarding a cure of that breach reasonably satisfactory to the non-breaching Party within thirty (30) calendar days after the date on which written notice of such material breach is given to the breaching Party by the non-breaching Party. In such cases, the non-breaching Party may elect to terminate the Agreement by sending written notice thereof, specifying the date of and reasons for termination.

13.2 by JPMC, pursuant to Section 8.3 of this Agreement.

13.3 if, at any time during the Term, City shall commit any felony or other act which shocks or offends the community or any group or class thereof, or which reflects unfavorably upon the reputation of JPMC, or if City has so conducted himself in the past and information in regard thereto first becomes public and known to JPMC during the Term such commission, involvement or statement shall constitute a material breach of this Agreement and JPMC may, at its option, terminate this Agreement immediately without further liability and without granting City any right to cure such material breach and City shall refund all amounts paid back to JPMC.

13.4 In the event of a termination by JPMC pursuant to Sections 13.1 or 13.2 above, JPMC shall be entitled to a refund of the Sponsorship Fee, pro-rated to deduct the value of any substantially completed Sponsorship Benefits that have been that have been delivered to JPMC. If the Parties cannot agree upon the value of the pro-rata refund or credit, the Parties shall refer the matter to a designated senior executive from each Party to discuss the matter and to use best efforts to come to an amicable resolution. Should the matter not be resolved within thirty (30) days of referral to the designated senior executives, either Party may submit the dispute to binding arbitration, which should be pursued as a last resort, whereby the arbitrator, in accordance therewith, shall determine the benefits of an equal or comparable value, refund or credit necessary to reimburse JPMC for the value of the Sponsorship Fee paid but not received by JPMC.

14. GENERAL.

14.1 Assignment. Neither Party may assign any rights or delegate any obligations under this Agreement without the prior written consent of the other Party, which consent will not be unreasonably withheld or delayed. However, JPMC may assign this Agreement or any of its rights under each of the preceding, in whole or in part, without City's consent: (i) to any existing or future JPMC entity; or (ii) to another JPMC Affiliate or to an acquirer or successor-in-interest to JPMC or one of its Affiliates in the case of a JPMC merger, acquisition, divestiture, consolidation or corporate reorganization (whether or not JPMC is the surviving entity). Any assignment or attempted assignment contrary to this Section 14.1 will be a material breach of this Agreement and null and void. This Agreement will be binding upon the successors, legal representatives and permitted assigns of the Parties. For purposes of this Section 14.1, any merger or other combination by operation of law with respect to City constitutes an assignment requiring consent.

14.2 Survival of Certain Terms. Notwithstanding any termination of this Agreement, the following provisions shall survive: Sections 3 (Confidentiality); 4 (Intellectual Property); 08 (Representations and Warranties); 11 (Indemnity); 12 (Limitation of Liability); and 14.3 (Insurance).

14.3 Insurance. City will, at its own cost and expense, maintain in full force and effect while this Agreement is in effect (and thereafter as may be required) the insurance policies listed in Exhibit C attached hereto and incorporated into this Agreement.

14.4 Diversity. In the application of its resources to serve the public interest, JPMC gives high priority to the realization of equality of opportunity for all members of society. Accordingly, it is JPMC's expectation that in utilizing the JPMC's sponsorship, City will make its best efforts with respect to the inclusion of members of protected groups in its activities and to the extent required under law and regulations applicable to City, make its services available to those with disabilities.

14.5 Miscellaneous. This Agreement may be executed in two (2) or more counterparts (including by facsimile), each of which will be considered an original but all of which together will constitute one agreement. They are not to affect the interpretation of this Agreement. No amendment, modification or change of this Agreement will be valid unless in writing and signed (not in electronic form) by an authorized representative of the Party to be bound. Unless expressly stated otherwise in this Agreement, all rights and remedies provided for in this Agreement will be cumulative and in addition to, and not in lieu of, any other remedies available to either Party at law, in equity or otherwise. Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against any Party and no third party shall be deemed a third-party beneficiary of this Agreement or any provision hereof. The

relationship between the Parties under this Agreement is one of independent contractors. If any provision of this Agreement conflicts with the law under which this Agreement is to be construed or if any provision of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, that provision will be deemed to be restated to reflect as nearly as possible the original intentions of the Parties in accordance with applicable law. The remaining provisions of this Agreement and the application of the challenged provision to persons or circumstances other than those as to which it is invalid or unenforceable will not be affected, and each of those provisions will be valid and enforceable to the full extent permitted by law. This Agreement, including the exhibits and appendices attached to this document are fully incorporated into this Agreement and constitute the entire agreement of the Parties, superseding all prior agreements and understandings as to the subject matter, notwithstanding any oral representations or statements to the contrary. Any JPMC rights not expressly granted are reserved by JPMC.

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EXHIBIT B
SOCIAL MEDIA

I. City Obligations. For any Sponsorship-related material referring to JPMC posted or otherwise delivered through: (a) City-controlled social media channels in which City participates (i.e., Facebook, Instagram, LinkedIn, Snapchat, Twitter, etc.); (b) in any blog post; or (c) through its own websites (if any) that allow users to post comments related to material ("JPMC Social Media Sponsorship Material") City agrees as follows:

A. City will comply with all Requirements of Law (as defined below) in performing its services with respect to JPMC Social Media Sponsorship Material, Company's stated/posted Social Media and Privacy Policies and the terms of use or similar agreements or obligations of any social media platform. For purposes of this Agreement, "Requirements of Law" means laws, ordinances, statutes, treaties, rules, judgments, regulations or other determinations or findings of any arbitrator or governmental authority of any jurisdiction, whether international, federal, state, provincial, county, local or otherwise, and all applicable industry guidelines and codes of conduct, including without limitation, the Digital Millennium Copyright Act, the Federal Trade Commission Guides Concerning Use of Endorsements and Testimonials in Advertising, and the WOMMA Code of Ethics and Guide to Disclosure in Social Media Marketing.

B. City will ensure that any JPMC Social Media Sponsorship Material displayed on any Company-controlled site or social media channels is clearly marked by JPMC branding or such other disclosure required by JPMC, as applicable, and shall ensure that they are clearly and conspicuously labelled or identified to consumers as sponsored materials or advertising content in accordance with applicable laws, rules and regulations, industry best practices and regulatory guidelines.

C. City will not post or otherwise deliver any JPMC Social Media Sponsorship Material without JPMC's prior written approval in writing (e-mail acceptable) of the content.

D. City will not speak or purport to speak for JPMC or any employee of JPMC in any social media channel.

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EXHIBIT C
INSURANCE EXHIBIT

City, within five (5) "Business Days" (meaning, Monday through Friday, excluding any official JPMC holidays) after the execution of this Agreement, shall procure and maintain, at its own expense, the following required insurance of the following kinds and limits, with companies carrying a minimum A.M. Best Financial Strength Rating of A-VIII (Excellent with a policyholder surplus of $100,000,000 to $250,000,000), and if applicable, Fitch Ratings (Long-Term Rating) with a minimum interactive financial strength rating of at least "A-" and $50mm in unencumbered policyholders surplus, Moody's (Global Long Term Rating) with a minimum interactive financial strength rating of at least "A3" and $50mm in unencumbered policyholders surplus, and Standard & Poor's (Long-Term Insurer Financial Strength Ratings) of at least "A-" and $50mm in unencumbered policyholders surplus, and permitted to insure risks in each jurisdiction where a claim or claims might arise or who are otherwise acceptable to JPMC. Should City at any time neglect or refuse to provide the required insurance, or should such insurance be canceled, JPMC shall have the right to procure such insurance and the cost thereof shall be deducted from monies then due or thereafter to become due to City. City may carry, at its own expense, such additional insurance as it may deem necessary. City shall not be deemed to be relieved of any responsibility by the fact that it carries insurance.

1. REQUIRED INSURANCE.

1.1 Workers' Compensation and Employer's Liability Insurance in accordance with the applicable laws of the State of New York or the state in which the Sponsorship is provided or performed or in the state in which City is obligated to pay compensation to employees engaged in the performance or provision of the Sponsorship. The policy limit under the Employer's Liability Insurance section shall not be less than One Million ($1,000,000) for any one accident, and the policy shall include a waiver of subrogation against JPMorgan Chase & Co., its Affiliates, subsidiaries, directors, officer, employees, and agents.

1.2 Commercial General Liability Insurance written on ISO occurrence form CG 00 01 (or a substitute form providing equivalent coverage) covering claims related to or arising from the Sponsorship and everything incidental thereto (including vandalism to the premises), with limits of not less than $2,000,000 per occurrence, or in whatever higher amounts as may be requested by JPMC from time to time and mutually agreed, in writing, by the parties, and extended to cover: (a) Contractual Liability, with defense provided in addition to policy limits for indemnitees of the named insured; (b) if any of the responsibilities relating to the Sponsorship are subcontracted, Independent Contractors Liability providing coverage in connection with such portion of the Sponsorship which may be subcontracted; (c) Broad Form Property Damage Liability; (d) Products & Completed Operations; (e) Personal and Advertising Injury Liability; and (f) Hired and Non-Ownership Automobile Liability, if not covered under Automobile Liability Insurance. The policy will include: (x) a waiver of subrogation against all parties named as additional insureds; (y) a severability of interest provision; and (z) "JPMorgan Chase & Co. and any and all subsidiaries, directors, officers, employees, and agents as their interest may appear" as additional insureds. If such Commercial General Liability Insurance contains a general aggregate limit, it will apply separately to the location or project that is the subject of the applicable Agreement. The Commercial General Liability Insurance required under this paragraph will be raised to not less than $5,000,000 per occurrence combined single limit if City's responsibilities under this Agreement, in the ordinary course, involves hazardous trades (e.g., mechanical, electrical, plumbing or construction services or trades requiring the use of heavy machinery). The required limit of liability may be satisfied through a combination of primary Commercial General Liability and Umbrella Liability Insurance.

1.3 Additional insured status for JPMorgan Chase & Co. and any of its subsidiaries, directors, officers, agents, employees or any other party required to be named as additional insureds under this Agreement will extend to the full limits of liability maintained by the City even if those limits of liability are in excess of those required by this Agreement.

1.4 City's insurance will be primary and all insurance carried by JPMorgan Chase & Co. is strictly excess and secondary and will not contribute with City's insurance.

1.5 Any self-insurance retentions or deductibles maintained by City must be approved in writing by JPMC.

1.6 The requirements of this Agreement as to insurance limits and acceptability of insurers and insurance to be maintained by City are not intended to and will not in any manner limit or qualify the liabilities and obligations assumed by City under this Agreement.

2. CERTIFICATES OF INSURANCE.

2.1 City will have its insurance broker provide Certificates of Insurance to City, certifying that all insurance required is in force. City will maintain the

certificates and, upon JPMC's request, make them available for review. Certificates of Insurance will include a copy of the insurance policy endorsements or policy form provisions providing the following: (i) JPMC is included as an additional insured where required; (ii) subrogation is waived where required; (iii) City's insurance is primary, and all insurance maintained by JPMorgan Chase & Co. is excess and secondary and shall not contribute with City's insurance; and (iv) all insurance will not be canceled or substantially changed without thirty (30) days' prior written notice by certified mail to JPMC at the above address.

2.2 In the event of any renewal, termination, cancellation, or expiration in any policy of insurance required under this Agreement, City will deliver to JPMC a Certificate of Insurance with respect to any such renewal, termination, cancellation, or expiration, as the case may be prior to inception of any such coverage.

2.3 Certificates must disclose all applicable policy deductibles and self-insured retentions ("SIR"). City agrees to be liable for all costs within the deductibles and SIR. Any self-insured retentions or deductibles maintained by City must be approved in writing by JPMC.

2.4 With respect to additional insured endorsements, coverage will be no less broad than one or the other of the following alternatives: (a) the coverage afforded to the named insured under the policy with respect to the Sponsorship to be provided or performed under this Agreement; or (b) the coverage afforded by Insurance Services Office Endorsement entitled ("Additional Insured – Designated Person or Organization").

2.5 City will, on request, permit JPMC to examine original insurance policies.

2.6 Where allowed or required by law to allow indemnification for "action-over" claims, City specifically and expressly waives any immunity that may be granted it under the applicable State workers compensation/Industrial Insurance Act. Further, the indemnification obligation under this Agreement will not be limited in any way by any amount or type of damages, compensation or benefits payable to or for any third party under workers compensation acts, disability benefit acts, or other employee benefits acts; provided City's waiver of immunity by the provisions of this paragraph extends only to "action-over" claims against City by JPMC, and does not include, or extend to, any claims by City's employees directly against City.

2.7 If the Sponsorship is administered by persons other than City who are not parties to any Agreement with JPMC, City will arrange to have such subcontractors furnish to City evidence of insurance, subject to terms and conditions determined adequate to satisfy City, at least two weeks prior to commencing with the performance or provision of the Sponsorship. It is understood and agreed City's determination of adequate insurance carried by subcontractors in no way relieves City from liability assumed by City or insurance required of City.

ZIGGI'S COFFEE

DRIVE-THRU COFFEE BUILDING WITH WALK-UP

1201 NE GATEWAY DRIVE - GRIMES, IOWA

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00 COVER SHEET - BUILDING PERMIT

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PROJECT INFORMATION

ARCHITECT:
THE SCHEMMER ASSOCIATES
JOHN BLOOM, AIA
1840 NW 118TH ST SUITE #110
CLIVE, IOWA 50325
PHONE: 515-419-2221
EMAIL: JBLOOM@SCHEMMER.COM

CIVIL ENGINEER:
THE SCHEMMER ASSOCIATES
MATT SUTTON, PE
1300W 57TH ST SUITE #2
SIOUX FALLS, SOUTH DAKOTA 57108
PHONE: 402-981-5856
EMAIL: MSUTTON@SCHEMMER.COM

OWNER:
MATT BURKHART
701 IOWA AVENUE
DUNLAP, IOWA 51529
PHONE: 605-261-3910
EMAIL: MATT@SULLIVANSUPPLY.COM

PROPERTY ADDRESS:
1201 NE GATEWAY DRIVE
GRIMES, IOWA 50111

LEGAL DESCRIPTION:
LOT 2 IN HERITAGE AT GRIMES COMMERCIAL PLAT 2

PROJECT INFORMATION CONT.

CONSTRUCTION SCHEDULE:
BEGIN CONSTRUCTION: 7/2025
CONSTRUCTION COMPLETION: 3/2026

AREA OF THE LOT:
66,115 SF = 1.52 ACRES

ZONING DESIGNATION:
R-4 PLANNED RESIDENTIAL DEVELOPMENT (PROPERTY IS WITHIN HERITAGE AT GRIMES PUD)

PROPOSED USE OF PROPERTY: DRIVE-THRU COFFEE BUILDING WITH WALK-UP

PERCENTAGE OF GREEN SPACE REQUIRED AND PERCENTAGE OF GREEN SPACE PROVIDED:
REQUIRED = 25%
PROVIDED = 56%

WATER AND WASTE WATER DEMAND: 150 GALLONS PER DAY

BREAKDOWN OF PROPOSED PARKING REQUIRED:
- REQUIRED PARKING STALLS AND PARKING STALLS PROVIDED
  1. REQUIRED 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA = 12 SPACES
  2. PROVIDED = 15 SPACES
- HANDICAP STALLS REQUIRED: 1
- APPROXIMATE NUMBER OF EMPLOYEES: 10-12
- PARKING SETBACKS: 12'

HERITAGE BULK REGULATIONS FOR COMMERCIAL ZONING DISTRICT
- MINIMUM BUILDING SETBACK: 0'
- PARKING SETBACK: 10'
- MAXIMUM BUILDING HEIGHT: 50'
- MINIMUM PERCENT OPEN SPACE REQUIRED: 25%
- MINIMUM DRIVE THRU STACKING: 5 SPACES

NORTH

SITE PLAN REVIEW - RESPONSE #3
05/12/2025

VICINITY MAP
SCALE: 1" = 400'-0"



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 ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA

PRINTED OR TYPED NAME: MATT J. SUTTON

DATE

LICENSE NUMBER: P23119

MY LICENSE RENEWAL DATE IS: 12/31/2026

PAGES OR SHEET COVERED BY THIS SEAL: X100, C100, C101, C102, C103, C104, C105, C106, C107, C108

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 ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA

PRINTED OR TYPED NAME: SHANE LARSEN

DATE

LICENSE NUMBER: 06211

MY LICENSE RENEWAL DATE IS: 6/30/2025

PAGES OR SHEET COVERED BY THIS SEAL: 0, A01, A2.0, A6.0

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 05/12/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

COVER SHEET

PROJECT NO.:

0

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SURVEY NOTES:

1. HORIZONTAL DATUM: PROJECT COORDINATES ARE REFLECTED IN US SURVEY FEET AND REFER TO THE NORTH AMERICAN DATUM of 1983 (NAD 83) STATE PLANE COORDINATE SYSTEM FOR: IOWA SOUTH 1402.
2. VERTICAL DATUM: ELEVATIONS ARE REFLECTED IN US SURVEY FEET AND REFER TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. TOPOGRAPHIC SURVEY COMPLETED BY:

   BISHOP ENGINEERING
   3501 104TH ST URBANDALE, IA 50322
   OFFICE: 515.276.0476

NORTH
20 0 20
1 inch = 20 ft.

LOT 3 OWNER:DSRK LLC ZONED: R-4
LOT 4 OWNER:DSRK LLC ZONED: R-4
LOT 5 OWNER:DSRK LLC ZONED: R-4
LOT 7 OWNER:PICARD LLC ZONED: R-4
LOT 1 OWNER: CASEY'S MARKETING COMPANY ZONED: R-4
LOT 2 66,115 SF 1.52 AC ZONED: R-4
LOT 22 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 23 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 24 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 25 OWNER:HOPE K FARMS LLC ZONED: R-4
OUTLOT T OWNER:HOPE K FARMS LLC ZONED: R-4

HERITAGE AT GRIMES COMMERCIAL PLAT 2
HERITAGE AT GRIMES COMMERCIAL PLAT 4
HOPE COMMERCIAL PLAT 4

PRIVATE DRIVE
NE GATEWAY DRIVE
75' R.O.W (PUBLIC STREET-CONCRETE SURFACE)

FOUND CUT 'X' NW CORNER LOT 4
FOUND CUT 'X' SW CORNER LOT 4
FOUND 5/8" IRON PIPE W/ YPC "P14775"
FOUND 5/8" IRON PIPE W/ YPC "P14775"
FOUND CUT 'X' NE CORNER LOT 2
FOUND MAGNETIC NAIL

TBM: BURY BOLT ELEV=963.78
TBM: BURY BOLT ELEV=962.68
TBM: BURY BOLT ELEV=960.30

8.01'M S00°03'52"W
S00°00'03"E 411.05'M (N00°00'00"E 411.07')
131.67'M (131.89')
N89°59'42"E 264.00'M (N90°00'00"E, 265.00')
32.67'M N00°00'13"W (N00°00'00"E, 32.70')
34.93'M S89°59'58"E (33.00')
86.53'M S89°57'25"W (N90°00'00"E, 86.50')
52.03'M N31°52'32"W
R=495.00' Δ=17°37'49" L=152.31'M CH=151.71'M N25°02'40"W
R=355.00' Δ=33°51'37" L=209.79'M CH=206.76'M S16°57'26"E
R=335.00' Δ=33°51'37" L=209.83' CH=206.79'M N16°55'58"W
R=495.00' Δ=17°37'49" L=152.31'M CH=151.71'M N25°02'40"W

EX SAN MH RIM=960.71 INV(S 8"PVC)=949.81 INV(W 8"PVC)=949.71
EX SAN MH RIM=962.13 INV(N 8"PVC)=945.43 INV(S 8"PVC)=946.43
EX SAN MH RIM=958.82
EX STORM MH RIM=959.56 TOP W/ GRATE=958.76 FLO(S 18"RCP)=950.32 FLO(W 24"RCP)=950.72 BTM STRUCTURE=942.46
EX STORM MH RIM=959.30 FL(NE 24"RCP)=951.95 FL(W 30"RCP)=951.65 FL(E 30"RCP)=951.50
EX STORM MH RIM=958.92
EX STORM MH RIM=959.48
EX STORM MH RIM=958.77
EX 18" RCP FES FL=953.72
EX 24" RCP FES FL=954.16
EX INTAKE T/C=959.96 RIM=958.82 FL(S 12"RCP)=950.89
EX INTAKE T/C=960.18 RIM=957.88 FL(W 15"RCP)=957.58 FL(E 12"RCP)=957.58 (PER PLAN) FL(S 12"RCP)=957.48
EX INTAKE T/C=960.15 RIM=959.45 FL(S 12"RCP)=957.55 FL(N 12"RCP)=957.45
EX INTAKE T/C=958.47 RIM=954.65
EX INTAKE T/C=958.46 RIM=957.88 FL(W 15"RCP)=951.58
EX INTAKE T/C=958.65 RIM=958.00
EX INTAKE T/C=958.66 RIM=958.02 FL(E 15"RCP)=951.52

EX 30' SANITARY SEWER EASEMENT BOOK 16845 PAGE 233 (PER PLAT)
EX 45' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 248 (PER PLAT)
EX 8' SURFACE WATER FLOWAGE & STORM SEWER EASEMENT (PER PLAT)
EX 35' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 248 (PER PLAT)
EX 30' SANITARY SEWER EASEMENT BOOK 16845 PAGE 233 (PER PLAT)
EX PRIVATE SURFACE WATER AND STORM SEWER EASEMENT (HATCHED AREA) BOOK 16845 PAGE 228 (PER PLAT)
EX 30' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 248 (PER PLAT)
EX 47' WATERMAIN EASEMENT BOOK 16845 PAGE 228 (PER PLAT)
EX 30' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 228 (PER PLAT)

EX STOP SIGN
EX NO PARKING SIGN
EX STOP SIGN
EX NO PARKING SIGN
EX FOR SALE SIGN
EX SANITARY STUB PER OLD PLAN
APPROX. LOCATION PER OLD SITE PLAN
APPROX. LOCATION PER MIDAMERICAN MAP
APPROX. LOCATION PER MIDAMERICAN MAP
APPROX. LOCATION PER MIDAMERICAN MAP
APPROX. LOCATION PER MIDAMERICAN MAP
APPROX. LOCATION PER MIDAMERICAN MAP
APPROX. LOCATION PER MIDAMERICAN MAP
EX LOCATION PER CITY MARKOUT
EX LOCATION PER CITY MARKOUT
EX LOCATION PER BLACK HILLS LOCATE
PRIVATE STORM SEWER EASEMENT

IOWA ONE CALL
800/292-8989
TOLL FREE
CALL - BEFORE - YOU - DIG

P:\010405001_CAD\Civil\010405001 - C01.dwg
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DESIGNED: M.JS
DRAWN: DJK
CHECKED: M.JS

ISSUE DATE: 05/09/2025
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER
Design with Purpose. Build with Confidence.
1840 NW 118th Street, Suite 110, Clive, IA 50325 | 515.957.7600

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

EXISTING CONDITIONS / SURVEY

PROJECT NO.: 010405.001

X100

GENERAL NOTES

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2024 EDITION AND THE CITY OF GRIMES CITY DESIGN STANDARDS AND SUPPLEMENTAL SPECIFICATIONS TO THE SUDAS STANDARD SPECIFICATIONS.

B. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURFACE AND UNDERGROUND FACILITIES DURING ALL PHASES OF WORK. UNDERGROUND FACILITIES SHOWN ON THE DRAWINGS ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATIONS OF ALL UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, SHALL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. THE CONTRACTOR SHALL CALL FOR THE UTILITY COMPANIES TO MARK OR FLAG THE LOCATION OF THEIR FACILITIES IN THE FIELD (1-800-292-8989) 48 HOURS PRIOR TO DIGGING. CALL ALL APPLICABLE UTILITY COMPANIES. THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES TO EXISTING FACILITIES CAUSED DIRECTLY OR INDIRECTLY BY HIS OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL NOTE THAT THERE MAY BE EXISTING UNDERGROUND FACILITIES THAT ARE NOT SHOWN ON THE PLANS. IT IS, THEREFORE, A REQUIREMENT OF THIS CONTRACT THAT THE CONTRACTOR FULLY INVESTIGATE ALL AREAS IN WHICH EXCAVATIONS WILL BE PERFORMED AND TAKE ALL REASONABLE MEASURES NECESSARY TO LOCATE ANY FACILITIES WHICH MAY NOT BE SHOWN ON THE PLANS.

C. BEFORE PROCEEDING, THE CONTRACTOR SHALL SATISFY HIMSELF THAT A CONFLICT DOES NOT EXIST AND THAT THE UNDERGROUND WORK CAN BE PERFORMED AS SHOWN ON THE PLANS. IF, IN THE OPINION OF THE CONTRACTOR, A CONFLICT DOES EXIST, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH WAS NOT THOROUGHLY INVESTIGATED PRIOR TO PROCEEDING WITH HIS WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER.

D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT AND OTHER IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR OUTSIDE THE CONSTRUCTION LIMITS. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

E. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. THE CONTRACTOR SHALL PAY ALL PERMIT FEES, DUMP FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

F. THE CONTRACTOR SHALL SATISFACTORILY CLEAN THE AREA OF ALL RUBBISH, EXCESS MATERIAL, MUD AND DEBRIS AND ALL PARTS OF THE WORK AREA SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO A LEVEL AND SMOOTH SURFACE PRIOR TO ACCEPTANCE OF THE WORK. DEBRIS, ETC. SHALL BE DISPOSED OF AT AN APPROVED FACILITY IN A LEGAL MANNER.

G. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSUITABLE MATERIALS AND DEBRIS ENCOUNTERED IN/OR GENERATED BY THE REMOVAL OPERATIONS, INCLUDING CONCRETE, ASPHALT, OIL MAT, BRICK, ROCK, PIPES, ETC. NO UNSUITABLE MATERIAL, SUCH AS DETERMINED BY THE OWNERS REPRESENTATIVE, SHALL BE USED FOR BACKFILLING OR EMBANKMENT CONSTRUCTION. THE COST FOR DISPOSAL OF THE UNSUITABLE MATERIAL SHALL BE SUBSIDIARY TO THE PROJECT.

H. THE CONTRACTOR SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS 48 HOURS PRIOR TO STARTING ANY WORK WHICH WILL AFFECT THEIR ACCESS. NOTIFICATION SHALL INCLUDE DURATION OF IMPACT, TELEPHONE NUMBER AND NAME OF PERSON TO CONTACT. COPY OF NOTIFICATION SHALL BE FURNISHED TO AND APPROVED BY THE OWNER PRIOR TO DISTRIBUTION TO PROPERTY OWNERS.

I. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS, FLASHERS, AND FLAG PERSONS AS REQUIRED BY THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", TO PROVIDE FOR THE SAFETY OF WORKERS AND THE PUBLIC AT LARGE. TEMPORARY FENCING SHALL BE INSTALLED AROUND ANY OPEN AREAS OF THE SITE. THE COST OF TRAFFIC CONTROL DEVICES AND TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

J. THE CONTRACTOR SHALL NOT START THE WORK UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE JURISDICTIONAL AUTHORITIES. THE ENGINEER AND THE JURISDICTIONAL AUTHORITIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE START OF CONSTRUCTION.

K. WHERE ITEMS OF CONSTRUCTION ARE NOTED "IF REQUIRED" THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH SUCH WORK.

L. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES AND STRUCTURES, OUTSIDE THE SCOPE OF WORK AND REPAIR SAME AT HIS OWN EXPENSE.

M. CONTRACTOR SHALL PROVIDE THE NAME AND PHONE NUMBER OF THEIR REPRESENTATIVE TO BE CONTACTED (AS NECESSARY) DURING WORKING AND NON-WORKING HOURS.

N. A QUALIFIED SUPERINTENDENT, WHO IS ACCEPTABLE TO THE OWNER, SHALL BE PRESENT ON THE PROJECT SITE DURING CONSTRUCTION AND GIVE SUPERVISION TO THE WORK UNTIL ITS COMPLETION. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY TO ACT IN BEHALF OF THE CONTRACTOR, AND ALL DIRECTIONS GIVEN TO THE SUPERINTENDENT SHALL BE CONSIDERED GIVEN TO THE CONTRACTOR.

O. THE CONTRACTOR SHALL NOT ENCROACH ON PRIVATE PROPERTY OUTSIDE THE WORK AREAS WITHOUT WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNER.

P. THE OWNER IS RESPONSIBLE FOR PROVIDING CONSTRUCTION MATERIALS TESTING.

Q. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONSTRUCTION STAKING.

R. ALL CONSTRUCTION ACTIVITIES, MATERIAL, AND EQUIPMENT SHALL BE KEPT WITHIN THE PROPERTY BOUNDARY SHOWN ON THE PLANS.

GENERAL REMOVAL NOTES

A. STORM WATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO ANY REMOVALS.

B. CONTRACTOR SHALL FULL DEPTH SAWCUT WITH A DIAMOND EDGE SAW BLADE ALL LOCATIONS WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT TO REMAIN. REMOVE ALL COMBINATION CURB AND GUTTER PAVEMENT TO NEAREST JOINT EXCEPT WHERE SHOWN OTHERWISE.

C. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND PROPERLY DISPOSED OF. THE OWNER SHALL HAVE FIRST RIGHTS TO ANY MATERIALS THAT HE DEEMS SALVAGEABLE. MISCELLANEOUS STRUCTURES, CONCRETE, RUBBLE AND OTHER ITEMS SHALL BE REMOVED COMPLETELY OR DEMOLISHED TO 3' BELOW EXISTING GRADE.

GENERAL GRADING NOTES

A. THE SITE SHALL BE STRIPPED OF ALL TOPSOIL (8" DEPTH), ROOTS, VEGETATION, AND SOFT SOILS IN THE CONSTRUCTION AREAS. TOPSOIL PRODUCED BY STRIPPING OPERATIONS SHALL BE STOCKPILED IN AN APPROVED LOCATION AND RE-SPREAD ON AREAS FINISH GRADED TO RECEIVE TOPSOIL. GREATER EXCAVATION DEPTH MIGHT BE NECESSARY TO REMOVE THE ROOT BALLS OF TREES AND SHRUBS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL DETERMINE THE DEPTH OF REMOVAL AT THE TIME OF SITE GRADING.

B. ALL TOPSOIL OPERATIONS, INCLUDING REMOVAL, STOCKPILING AND SPREADING SHALL BE IN ACCORDANCE WITH SUDAS REQUIREMENTS.

C. WHEN RUBBLE OR DEBRIS IS ENCOUNTERED, IT SHALL BE OVEREXCAVATED AND REMOVED, AND LAWFULLY DISPOSED OF OFF SITE. THE OVEREXCAVATED AREAS SHALL BE FILLED WITH STRUCTURAL FILL. A GEOTECHNICAL ENGINEER SHALL DETERMINE THE LIMITS OF REMOVAL.

D. ALL FILL SHALL BE PLACED IN NEARLY LEVEL LIFTS WITH EACH LIFT PROPERLY COMPACTED BEFORE PLACEMENT OF THE SUBSEQUENT LIFT OF SOIL ABOVE. ON EXISTING SLOPES IT IS NECESSARY TO CUT LEVEL BENCHES INTO THE EXISTING SLOPE AT ABOUT 1 TO 2-FOOT INTERVALS IN ELEVATION OF THE SLOPE TO ELIMINATE A PLANE OF WEAKNESS ALONG THE CONTACT SURFACE. ONLY ONE BENCH CAN BE CUT AT ANY ONE TIME AND THE SOIL FILL PLACED TO THE TOP OF THAT BENCH IN THIN LIFTS BEFORE THE NEXT LEVEL BENCH IS CUT.

E. PROPOSED FILL AND BACKFILL MATERIAL SHALL BE EVALUATED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON THE SITE. PROPOSED FILL AND BACKFILL MATERIAL SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER AT LEAST 3 DAYS PRIOR TO PLACEMENT.

F. IN CUT OR AT-GRADE AREAS, THE PAVEMENT SUBGRADE AREA SHALL BE CUT TO DESIGN SUBGRADE LEVEL OR STRIPPING DEPTH, (WHICHEVER IS DEEPER), BE PROOFROLLED, AND THE EXPOSED SUBGRADE BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES (OR DEEPER IF DETERMINED BY PROOFROLLING), MOISTURE CONDITIONED AS NEEDED, AND COMPACTED. IN FILL AREAS, THE SUBGRADE AFTER STRIPPING SHALL BE PROOFROLLED TO DELINEATE ZONES OF SOFT OR LOOSE SOILS PRESENT NEAR THE SURFACE WHICH MAY REQUIRE ADDITIONAL REMOVAL OR COMPACTION, PRIOR TO FILL PLACEMENT. REWORKED EXISTING SOILS AND NEWLY PLACED FILL SOILS SHALL BE PLACED AND COMPACTED PER THE SOIL COMPACTION REQUIREMENTS SECTION BELOW.

G. MATERIAL FOR USE AS SITE STRUCTURAL FILL SHOULD BE LOW-PLASTICITY COHESIVE SOIL OR GRANULAR MATERIAL. LOW-PLASTICITY COHESIVE SOIL SHOULD HAVE A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX LESS THAN 20.

H,. AFTER SITE GRADING AND PRIOR TO PAVEMENT PLACEMENT, THE PAVEMENT SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUBGRADE LOADING. A MINIMUM GROSS WEIGHT OF 20,000 POUNDS IS RECOMMENDED FOR THE PROOFROLLING EQUIPMENT. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY, TYPICALLY MORE THAN 1", UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED FILL. THE PROOF-ROLLING AND UNDERCUTTING ACTIVITIES SHALL BE WITNESSED BY THE GEOTECHNICAL ENGINEER OR A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND CORRECTIVE ACTIONS, IF NECESSARY.

I. FLOOR SLAB SUBGRADE FILL SHALL BE PLACED BEFORE FOOTINGS ARE CONSTRUCTED. THE FLOOR SLAB SUBGRADE SHALL BE SUBJECTED TO AND SHALL PASS THE PROOF-ROLL TEST DESCRIBED ABOVE PRIOR TO FOOTING EXCAVATIONS.

J. FINAL SUBGRADE PREPARATION BELOW PAVEMENTS AND FLOOR SLABS SHALL BE PERFORMED IMMEDIATELY PRIOR TO (WITHIN 48 HOURS BEFORE) CONCRETE OR PAVEMENT PLACEMENT. THE PAVEMENT OR FLOOR SUBGRADE SHALL BE REEVALUATED BY THE GEOTECHNICAL ENGINEER IF PRECIPITATION FALLS ON THE SITE AFTER FINAL PREPARATION IS COMPLETED, THE SITE IS INUNDATED BY ANY WATER, OR IF THE SUBGRADE IS ALLOWED TO FREEZE AFTER SUBGRADE IS PREPARED AND BEFORE SURFACE PAVEMENT OR CONCRETE IS PLACED.

K. THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF THE LOCAL REGULATORY AGENCY.

L. ALL DIMENSIONS OR ELEVATIONS MARKED WITH AND ASTERISK (*) SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

M. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. NO PONDING OF WATER SHALL BE ALLOWED OUTSIDE OF SPECIFICALLY DESIGNATED AREAS FOR EROSION CONTROL OR PROPOSED PONDS. MAINTAIN ALL EXISTING DRAINAGE PATTERNS UNTIL FINAL PLAN DRAINAGE PATTERNS ARE ESTABLISHED.

N. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL EXCAVATIONS ARE MADE IN ACCORDANCE WITH CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS. DETERMINATION OF ACTUAL OSHA SOIL TYPE IN THE FIELD IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH OSHA STANDARDS AND REGULATIONS PERTAINING TO ALL ASPECTS OF THE WORK INCLUDING ENTERING CONFINED SPACES.

O. SUBGRADE PREPARATION FOR PAVEMENT, SIDEWALK AND FLOOR SLAB CONSTRUCTION SHALL CONFORM TO SUDAS REQUIREMENTS.

P. PROPOSED CONTOURS REPRESENT TOP OF PAVEMENT IN PAVED AREAS AND TOP OF FINISHED GRADE IN LANDSCAPED AREAS. SUBTRACT PAVEMENT THICKNESS FOR SUBGRADE ELEVATIONS.

Q. AFTER GRADING OPERATIONS ARE WITHIN 4" OF FINAL GRADE, SPREAD 4" OF TOPSOIL FROM THE STOCKPILE ACROSS ALL AREAS TO BE SEEDED. IF STORED MATERIAL DOES NOT EQUAL 4" THICK OF TOPSOIL, THE CONTRACTOR WILL HAUL TOPSOIL TO THE SITE AND SPREAD IT UNTIL THE 4" TOPSOIL THICKNESS IS REACHED.

R. EXCEPT FOR SPECIFICALLY DESIGNATED AREAS, ALL FILL SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. COHESIVE SOILS SHALL BE PLACED IN THIN LIFTS NOT TO EXCEED 8 INCHES LOOSE THICKNESS AND EACH LIFT OF COHESIVE SOILS SHALL BE COMPACTED WITH A PROPERLY DESIGNED ROLLER TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698-12E2, STANDARD PROCTOR. WATER CONTENT SHALL BE CONTROLLED TO BETWEEN 0 AND +4 PERCENT OF OPTIMUM WATER CONTENT ALSO DETERMINED BY ASTM D698-12E2, STANDARD PROCTOR. GRANULAR MATERIALS SHALL BE PLACED IN A MAXIMUM LOOSE THICKNESS OF 12 INCHES AND AT A THICKNESS COMPATIBLE WITH THE EQUIPMENT BEING UTILIZED AND EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY UNIT WEIGHT. GRANULAR MATERIALS WITH SUFFICIENT FINES CONTENT TO BE MOISTURE-SENSITIVE SHALL BE PLACED WITHIN 3 PERCENT OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT. CLEAN GRAULAR MATERIALS ARE NOT MOISTURE SENSITIVE.

S. SOIL COMPACTION REQUIREMENTS SHALL BE AS FOLLOWS:

PAVEMENT, SIDEWALK, AND FLOOR SLABS: THE UPPER 9 INCHES OF THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN 0 AND +4 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET LATERALLY BEYOND THE EDGE OF THE PAVEMENT. FILL PLACED BELOW THIS LEVEL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698, STANDARD PROCTOR AT A PROPER WATER CONTENT.

STRUCTURAL AND EMBANKMENT FILL: UNLESS OTHERWISE DESCRIBED HERE FOR A DIFFERENT COMPACTIVE EFFORT, ALL UNDESCRIBED FILL AND ALL FILL BELOW STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -3 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. A PROPER WATER CONTENT FOR COMPACTION IS DEFINED AS BEING BETWEEN -3 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR.

UTILITY TRENCHES: THE UPPER 12 INCHES BELOW PAVEMENT OR UPPER 6" BELOW SIDEWALK SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN 0 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. FILL PLACED BELOW THIS LEVEL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698, STANDARD PROCTOR AT A PROPER WATER CONTENT. ARCHITECTURAL MOUNDS, BERMS AND OTHER LANDSCAPING AREAS: LANDSCAPING MOUNDS, BERMS AND OTHER LANDSCAPE AREAS THAT WILL SUPPORT ONLY FUTURE VEGETATION, AWAY FROM PROPOSED STRUCTURES, SHALL BE COMPACTED TO NOT LESS THEN 85% AND NO MORE THAN 92% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -5 AND +5 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR.

GENERAL UTILITY NOTES

A. ALL EXISTING UTILITIES SHOWN ARE FROM PUBLIC RECORDS AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

B. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS AND RELOCATIONS. ALL CONNECTION COST, CONNECTION FEES, OR RELOCATION FEES WILL BE PAID BY THE CONTRACTOR.

C. ALL WATER LINE SHALL HAVE 5' MINIMUM COVER.

D. ALL VALVES, FITTINGS, AND WATER LINE DISINFECTION SHALL CONFORM TO THE CITY OF GRIMES WATER DEPARTMENT REQUIREMENTS. ALL WATER SERVICE PIPE CONSTRUCTION SHALL CONFORM TO CITY OF GRIMES CODE OF ORDINANCES FOR WATER SERVICE SYSTEM.

E. ALL DIMENSIONS ARE FROM OUTSIDE WALL OF BUILDING.

F. COORDINATE LOCATION AND DEPTHS OF ALL SERVICE LINES WITH BUILDING MECHANICAL PLANS.

G. WATER SERVICE CONNECTIONS TO THE MAIN AND CURB STOP LOCATION SHALL BE COORDINATED WITH THE CITY OF GRIMES WATER DEPARTMENT. WATER SERVICE PIPES SHALL BE STANDARD WEIGHT TYPE K COPPER.

H. ALL SEWER SERVICE LINE CONSTRUCTION SHALL CONFORM TO THE CITY OF GRIMES CODE OF ORDINANCES FOR BUILDING SEWERS AND CONNECTIONS. SANITARY SEWER SERVCE LINES SHALL BE PVC SDR 23.5, OR APPROVED EQUAL.

I. SEE SUDAS FIGURES 3010.101-3010.105 FOR PIPE BEDDING DETAILS.

J. NATURAL GAS SERVICE TO BE INSTALLED BY OTHERS PER BLACK HILLS ENERGY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR GAS SERVICE INSTALLATION. LOCATION SHOWN IS APPROXIMATE AND MAY VARY.

K. TRENCH BACKFILL SHALL BE FREE OF BRICK, STONE OR CONCRETE RUBBLE, AND ANY TRASH, DEBRIS, ORGANIC MATERIAL OR ANY OTHER MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

L. THE CONTRACTOR SHALL PROVIDE, PLACE AND MAINTAIN FENCING ALONG OPEN TRENCH AREAS TO ASSURE PROTECTION OF THE GENERAL PUBLIC AND TO SECURE ALL AREAS WITHIN THE CONSTRUCTION ZONE. THE FENCING SHALL BE A MINIMUM OF 48 INCHES IN HEIGHT. IT SHALL BE PLACED AND SECURED IN SUCH A MANNER TO GUARD AGAINST THE CREATION OF ENTRY POINTS AROUND OR THROUGH BY PERSONS AWARE OF SITE CONDITIONS OR DANGERS. THE FENCING MAY BE OF WIRE/LATH CONSTRUCTION OR SYNTHETIC FABRIC (SIMILAR TO SNOW FENCING) PROVIDED IT IS FREE OR BREAKS OR BREACHES. THE FENCING SHALL BE SECURED TO STEEL POSTS SET AT A MAXIMUM SPACING OF 8 FEET.

M. THE TRENCHES SHALL BE KEPT FREE OF WATER AT ALL TIMES AND THE TRENCH LIMITS SHALL BE MAINTAINED AS DETAILED BY THE PLANS. THE COST OF ALL DEWATERING AS MAY BE NECESSARY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

N. TRENCHING SHALL BE PERFORMED IN SUCH A MANNER AS TO SAFELY AND EFFECTIVELY LIMIT THE TOP TRENCH WIDTH, MINIMIZING THE VOLUME OF EXCAVATED EARTH, AND PROVIDING THE MAXIMUM PROTECTION TO EXISTING PLANTINGS AND STRUCTURES. THE MAXIMUM LENGTH OF OPEN EXCAVATION ON THIS PROJECT SHALL NOT EXCEED 25 FEET DURING PIPE LAYING OPERATIONS, UNLESS APPROVED BY THE ENGINEER.

HERITAGE BULK REGULATIONS FOR COMMERICAL ZONING DISTRICT

MINIMUM BUILDING SETBACK	0'
PARKING SETBACK	10'
MAXIMUM BUILDING HEIGHT	50'
MINIMUM PERCENT OPEN SPACE REQUIRED	25%
MINIMUM DRIVE THRU STACKING	5 SPACES

GENERAL LAYOUT NOTES

A. THE PORTLAND CEMENT CONCRETE FOR PAVEMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE SUDAS SPECIFICATIONS. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. PORTLAND CEMENT CONCRETE SHALL BE IOWA DOT CLASS C OR CLASS M MIX, OR AN APPROVED EQUAL.

B. PAVEMENT JOINTS SHALL BE IN ACCORDANCE WITH SUDAS FIGURE 7010.101. CONTRACTION JOINTS SHALL BE NON-REINFORCED TYPE 'C' CONTRACTION JOINT. CONSTRUCTION JOINTS IN NEW PAVEMENT SHALL BE TYPE 'DW' DAY'S WORK JOINT. FOR 6" P.C.C. DRIVE LANES, LONGITUDINAL CONTRACTION JOINTS SHALL BE TYPE 'KT' OR 'L' JOINT.

C. CURING OF CONCRETE PAVING SHALL BE THE USE OF LIQUID MEMBRANE-FORMING COMPOUNDS CONFORMING TO ASTM DESIGNATION C309 AT A MINIMUM RATE OF 1 GALLON PER 100 SQUARE FEET PER SECTION 501, SUBSECTION K OF THE ABOVE REFERENCED SPECIFICATIONS.

D. PAVING DIMENSIONS ARE AS SHOWN ON THE PLANS. ALL DIMENSIONS ARE BACK-OF-CURB TO BACK-OF-CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT.

E. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE FINISHED GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER SHALL BE ALLOWED.

F. PAVEMENT TESTING SHALL BE DONE IN ACCORDANCE WITH SUDAS SPECIFICATIONS.

G. COMPACTED BACKFILL SHALL BE COMPLETED WITHIN 4 TO 7 WORKING DAYS AFTER CURB PLACEMENT.

H. WATER-REDUCING ADMIXTURE SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.

I. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.

J. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND ASSOCIATED SAFETY MEASURES. TWO-WAY TRAFFIC SHALL BE MAINTAINED ON STREETS AT ALL TIMES.

K. BUILDING FOOTPRINT SHOWN IS TO THE OUTSIDE OF BUILDING. CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH ARCHITECTURAL PLANS.

L. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF CONCRETE PAVEMENT JOINTING, SPACING OF JOINTS, LOCATION OF EXPANSION JOINTS, CONTROL JOINTS AND CONTRACTION JOINTS. CONTRACTOR SHALL SUPPLY SHOP DRAWING OF JOINTING PLAN FOR APPROVAL.

M. CONSTRUCT STRUCTURAL STOOP AT ALL DOOR LOCATIONS. TOP OF STRUCTURAL STOOP SHALL MATCH SLOPE OF PROPOSED PAVEMENT.

CITY OF GRIMES STANDARD NOTES

1. GENERAL NOTES

a. 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.

b. The contractor shall be responsible for reviewing, signing, and returning the preconstruction packet to the Development Services Department prior to the start of construction.

c. All permits (IDNR, NPDES, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.

d. Provide the City of Grimes with record drawings (as-builts) of all improvements and easements as per City commercial as-built policy.

e. 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.

f. Record drawings to include one electronic file in .dwg and .pdf file extensions.

g. 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.

h. A Knox box is required by the fire department.

i. All site lighting shall not spill onto adjacent properties or rights-of-way.

j. Provide a 4-year maintenance bond for all public improvements (utility, paving, subgrade) with an itemized cost breakdown.

k. 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.

2. SANITARY SEWER NOTES

a. The contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The contractor shall remove the plug following approval of construction by the City of Grimes.

b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").

c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").

d. All sanitary sewer manholes shall have steps.

e. All sanitary sewer manholes castings shall be sealed with heat shrink sleeves.

f. All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/adjusting mechanism.

g. Sanitary sewer cleaning & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.

3. WATER MAIN NOTES

a. 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 Nozzle, NST 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'.

b. 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.

c. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.

d. All valves shall be resilient wedge gate valves.

e. Water service shall be 1-inch minimum type K copper.

f. The City of Grimes shall do the filling of the water main.

g. 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.

h. All watermain fittings to be restrained joint, Mega-lug or approved equal.

i. All dead-end water mains to have temporary blowoff hydrants.

4. STORM SEWER NOTES

a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.

b. 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.

c. 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.

d. Public storm sewer cleaning & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.

e. Use O ring gaskets on storm sewers crossing under watermain per IDNR requirement.

ISSUE DATE: 05/09/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:
DESIGNED: MJS
DRAWN: DJK
CHECKED: MJS

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SITE PLAN REVIEW - RESPONSE #3

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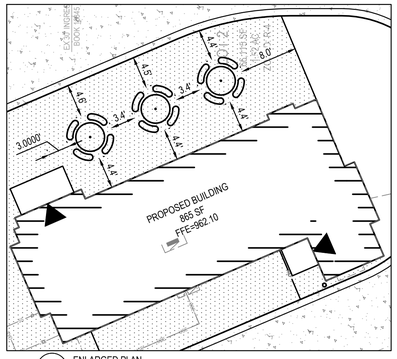
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

GENERAL NOTES & SPECIFICATIONS

PROJECT NO.: 010405.001

C100

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1 ENLARGED PLAN
SCALE: 1" = 10'

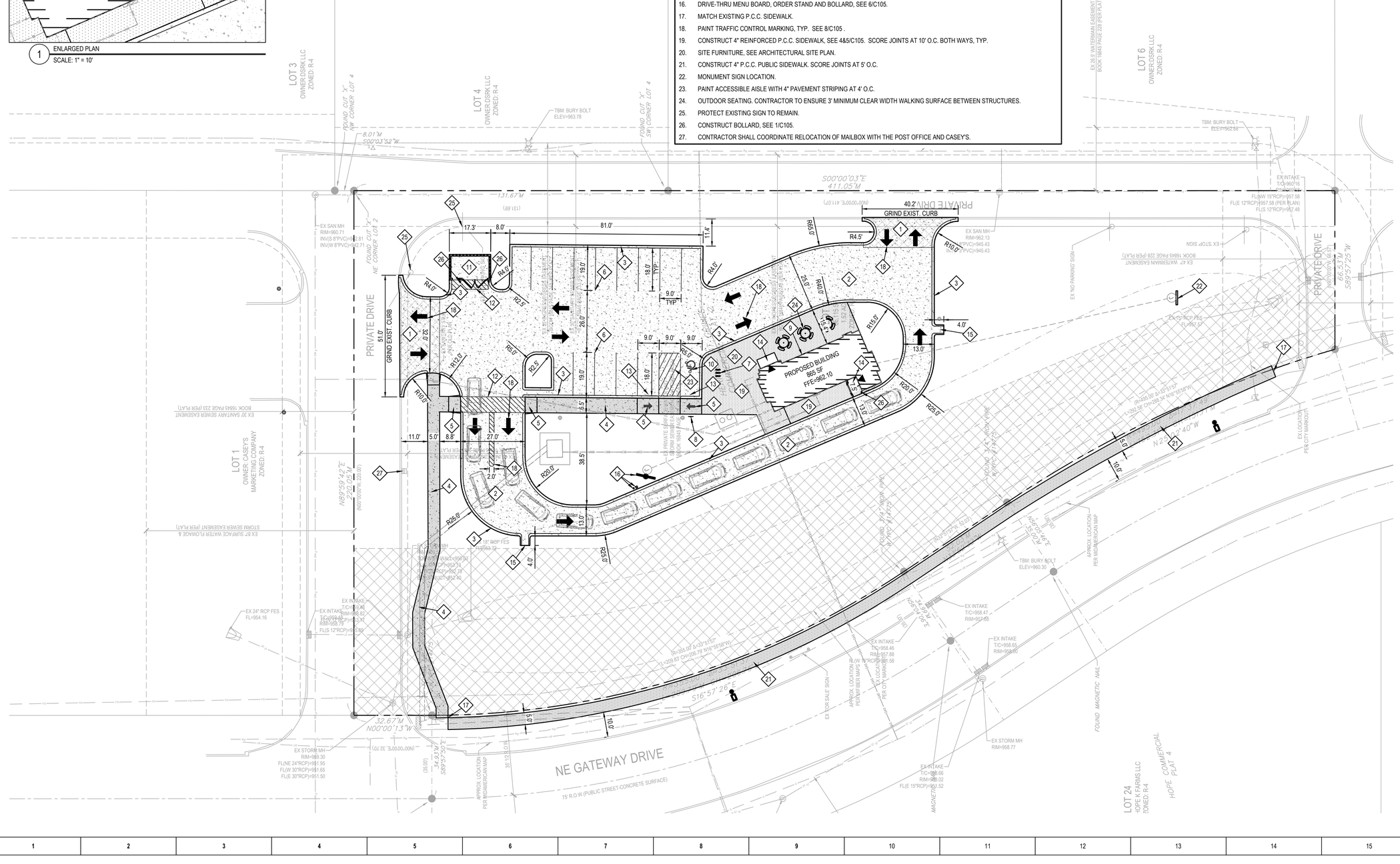
REF. NOTES (X)

1. CONSTRUCT 8" P.C.C. PAVEMENT WITH INTEGRAL CURB, SEE TYPE A CONCRETE DRIVEWAY SUDAS FIGURE 7030.101 ON C106.
2. CONSTRUCT 6" P.C.C. PAVEMENT WITH INTEGRAL CURB.
3. CONSTRUCT 6" STANDARD INTEGRAL CURB.
4. CONSTRUCT 4" P.C.C. PRIVATE SIDEWALK. SCORE JOINTS AT 5' O.C.
5. CONSTRUCT ADA RAMP SEE C106.
6. PAINT 4" WIDE PAVEMENT STRIPING, TYP.
7. BIKE RACK, SEE 7/C105.
8. PROVIDE AND INSTALL VAN-ACCESSIBLE ADA PARKING SIGN, SEE 3/C105.
9. BUILDING, SEE ARCHITECTURAL PLANS.
10. PAINT ADA PARKING SPACE, SEE 2/C105.
11. CONSTRUCT DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS.
12. PAINT NO PARKING AREA WITH 4" WIDE ANGLED STRIPING AT A 45° ANGLE @ 4'-0" O.C.
13. TAPER CURB FROM 6" HIGH TO 0" HIGH IN LENGTH INDICATED.
14. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR STOOP LOCATION AND DETAILS.
15. CONSTRUCT CURB CUT FLUME, SEE 2/C106.
16. DRIVE-THRU MENU BOARD, ORDER STAND AND BOLLARD, SEE 6/C105.
17. MATCH EXISTING P.C.C. SIDEWALK.
18. PAINT TRAFFIC CONTROL MARKING, TYP. SEE 8/C105 .
19. CONSTRUCT 4" REINFORCED P.C.C. SIDEWALK, SEE 4&5/C105. SCORE JOINTS AT 10' O.C. BOTH WAYS, TYP.
20. SITE FURNITURE, SEE ARCHITECTURAL SITE PLAN.
21. CONSTRUCT 4" P.C.C. PUBLIC SIDEWALK. SCORE JOINTS AT 5' O.C.
22. MONUMENT SIGN LOCATION.
23. PAINT ACCESSIBLE AISLE WITH 4" PAVEMENT STRIPING AT 4' O.C.
24. OUTDOOR SEATING. CONTRACTOR TO ENSURE 3' MINIMUM CLEAR WIDTH WALKING SURFACE BETWEEN STRUCTURES.
25. PROTECT EXISTING SIGN TO REMAIN.
26. CONSTRUCT BOLLARD, SEE 1/C105.
27. CONTRACTOR SHALL COORDINATE RELOCATION OF MAILBOX WITH THE POST OFFICE AND CASEY'S.

LEGEND

- EXTERIOR DOOR LOCATION
- PROPERTY LINE
- EASEMENT LINE
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- REINFORCED CONCRETE SIDEWALK
- PUBLIC SIDEWALK
- PRIVATE SIDEWALK

NORTH
20 0 20
1 inch = 20 ft.


LOT 3
OWNER:DSRK LLC
ZONED: R-4
LOT 4
OWNER:DSRK LLC
ZONED: R-4
LOT 6
OWNER:DSRK LLC
ZONED: R-4
LOT 1
OWNER: CASEY'S MARKETING COMPANY
ZONED: R-4
LOT 24
-DOPE K FARMS LLC
ZONED: R-4
HOPE COMMERCIAL PLAT 4
PRIVATE DRIVE
NE GATEWAY DRIVE
75' R.O.W.(PUBLIC STREET-CONCRETE SURFACE)
PROPOSED BUILDING
865 SF
FFE=962.10
TBM: BURY BOLT
ELEV=963.78
TBM: BURY BOLT
ELEV=962.68
TBM: BURY BOLT
ELEV=960.30
FOUND CUT 'X' NW CORNER LOT 4
FOUND CUT 'X' SW CORNER LOT 4
FOUND CUT 'X' NE CORNER LOT 2
FOUND 3/4" IRON PIPE W/ PLASTIC CAP #12825
FOUND MAGNETIC NAIL
S00°00'03"E 411.05'M
(S00°00'00"E, 411.07')
N00°00'13"W 32.67'M
(N00°00'00"E, 32.70')
S16°57'26"E 34.91'M
(S16°20'00"E, 34.94')
N89°59'42"E 220.05'M
(N90°00'00"E, 220.00')
S89°57'25"E 66.53'M
(S90°00'00"E, 66.53')
N25°40'40"W 15.04'M
(N25°40'00"W, 15.04')
131.67'M
(131.69')
8.01'M
S00°03'52"W
(R=384.00' Δ=31°51'57" L=209.83' CH=206.78' N16°55'58"W)
(R=966.00' Δ=0°31'57" L=220.28' CH=298.74' N16°39'58"W)
EX SAN MH
RIM=960.71
INV(S 8"PVC)=952.81
INV(W 8"PVC)=952.71
EX INTAKE
T/C=960.16
FL(W 15"RCP)=957.58
FL(E 12"RCP)=957.58 (PER PLAN)
FL(S 12"RCP)=957.48
EX SAN MH
RIM=962.13
INV(S 8"PVC)=945.43
INV(W 8"PVC)=945.43
EX 24" RCP FES
FL=954.16
EX 18" RCP FES
FL=953.72
EX STORM MH
RIM=959.30
FL(NE 24"RCP)=951.95
FL(W 30"RCP)=951.65
FL(E 30"RCP)=951.50
EX INTAKE
T/C=958.47
RIM=957.63
EX INTAKE
T/C=958.46
RIM=957.88
FL(W 15"RCP)=949.58
EX INTAKE
T/C=958.65
RIM=958.80
EX STORM MH
RIM=958.77
EX INTAKE
T/C=958.66
RIM=958.02
FL(E 15"RCP)=951.52
EX INTAKE
T/C=958.66
RIM=958.82
EX INTAKE
T/C=958.46
RIM=958.79
FL(S 12"RCP)=953.59
EX INTAKE
T/C=960.16
RIM=959.32
FL(W 15"RCP)=952.82
FL(E 15"RCP)=952.78
FL(S 12"RCP)=952.68
EX 24" RCP FES
FL=957.97
EX 8" SANITARY SEWER EASEMENT (PER PLAT) BOOK 16845 PAGE 233
EX 8" SURFACE WATER FLOWAGE & STORM SEWER EASEMENT (PER PLAT)
EX 26.5' WATERMAIN EASEMENT BOOK 16845 PAGE 228 (PER PLAT)
EX 47' WATERMAIN EASEMENT BOOK 16845 PAGE 228 (PER PLAT)
EX NO PARKING SIGN
EX STOP SIGN
EX FOR SALE SIGN
APPROX. LOCATION PER MIDAMERICAN MAP
APPROX. LOCATION PER MIDAMERICAN MAP
EX LOCATION PER CITY MARKOUT
EX LOCATION PER CITY MARKOUT
EX LOCATION PER CITY MARKOUT

REF. NOTES (X)

1. CONSTRUCT FLEXAMAT STANDARD EROSION CONTROL MAT, SEE 1/C106.
2. CONNECT BUILDING DOWNSPOUT INTO CHANNEL DRAIN PLACED IN SIDEWALK AND DAYLIGHT CHANNEL DRAIN THROUGH FACE OF CURB. CHANNEL DRAIN SHALL BE NDS SPEE-D CHANNEL DRAIN WITH GRAY PLASTIC SLOTTED GRATE, OR APPROVED EQUAL. CONFIRM DOWNSPOUT LOCATION WITH BUILDING PLANS.

STORMWATER MANAGEMENT

PER THE STORMWATER MANAGEMENT PLAN FOR HERITAGE AT GRIMES COMMERCIAL PLAT 2 PREPARED BY BISHOP ENGINEERING AND DATED 12/1/ 2017, THE BASIN IN LOT 2 WAS DESIGNED TO PROVIDE WATER QUALITY AND 100-YEAR DETENTION FOR COMMERCIAL DEVELOPMENT WITHIN LOT 2 UTILIZING A CURVE NUMBER OF 92. THE CURVE NUMBER FOR THIS PROJECT AS CURRENTLY DESIGNED IS 80, THEREFORE NO ADDITIONAL STORMWATER MANAGEMENT IMPROVEMENTS ARE REQUIRED.

LEGEND

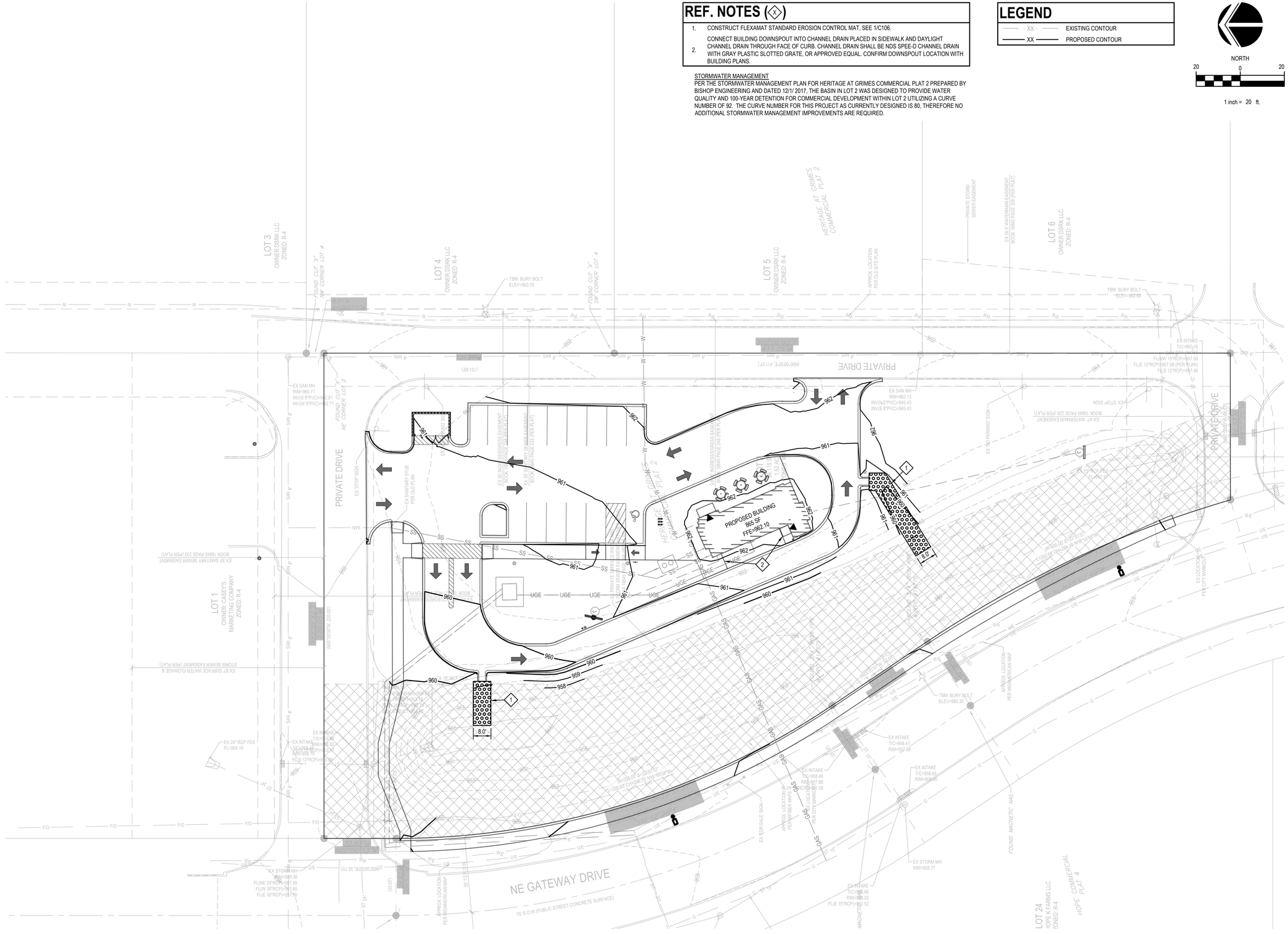
XX EXISTING CONTOUR

XX PROPOSED CONTOUR

NORTH

20 0 20

1 inch = 20 ft.



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DRAWN: DJK
CHECKED: MJS

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SITE PLAN REVIEW - RESPONSE #3

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE GRADING & DRAINAGE PLAN

PROJECT NO.: 010405.001

C102

GENERAL EROSION CONTROL NOTES

A. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GRIMES EROSION CONTROL PROCEDURES AND THE EROSION CONTROL PROCEDURES SET FORTH ON THESE PLANS AND IN THE SPECIFICATIONS. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT.

B. IF SEDIMENT IS TRACKED ON PUBLIC AREAS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT IMMEDIATELY. THIS ITEM WILL BE STRICTLY ENFORCED.

C. WHEN EROSION CONTROL DEVICES ARE CLEANED OUT, SEDIMENT MUST EITHER BE DISTRIBUTED OVER THE SITE OR PLACED UPSTREAM OF THE STRUCTURE. SEDIMENT MUST NEVER BE PLACED DOWNSTREAM OF THE STRUCTURE.

D. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS UNTIL THE SITE IS STABILIZED.

E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES. ANY CONSTRUCTION OR MAINTENANCE ISSUES REGARDING EROSION CONTROL METHODS WILL BE DIRECTED TO THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL HAVE 24 HOURS AFTER NOTIFICATION TO REMEDY ANY ITEMS THAT ARE ADDRESSED.

F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREETS OPEN TO TRAFFIC AND THEY SHALL BE KEPT CLEAN AND FREE OF SILT AND MUD AT ALL TIMES. ALL DISTURBED AREAS SHALL BE SEEDED ONCE FINAL GRADE HAS BEEN ESTABLISHED.

G. THE CONTRACTOR SHALL FURNISH WATER FOR DUST CONTROL AND COMPACTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING DUST CONTROL. THE WATER SUPPLY AND DISTRIBUTION SHALL BE SUFFICIENT TO APPLY THE AMOUNT OF WATER WITHIN THE TIME INTERVAL NECESSARY TO ENSURE THAT THE AMOUNT OF DUST OR BLOWING DIRT IS KEPT TO A MINIMUM AND IS SATISFACTORY TO THE OWNER.

REF. NOTES (◇)

1. CONSTRUCT SILT FENCE PER SUDAS FIGURE 9040.119
2. CONSTRUCT INLET PROTECTION WITH FILTER SOCK OR DEVICE PLACED AROUND THE INLET INTAKE.
3. CONSTRUCT STABILIZED CONSTUCTION EXIT PER SUDAS FIGURE 9040.120
4. CONSTRUCT CONCRETE WASHOUT.
5. FLEXAMAT PROTECTION.

EROSION CONTROL DEVICES SCHEDULE

NAME	TYPE	QUANTITY
CW-1	CONCRETE WASHOUT	1 EA
CE-1	CONSTRUCTION ENTRANCE	1 EA
IP-1, IP-2, IP-3	INLET PROTECTION	3 EA
SP-1, SP-2	FLEXAMAT PROTECTION	250 SF
SF-1, SF-2, SF-3	SILT FENCE	595 LF

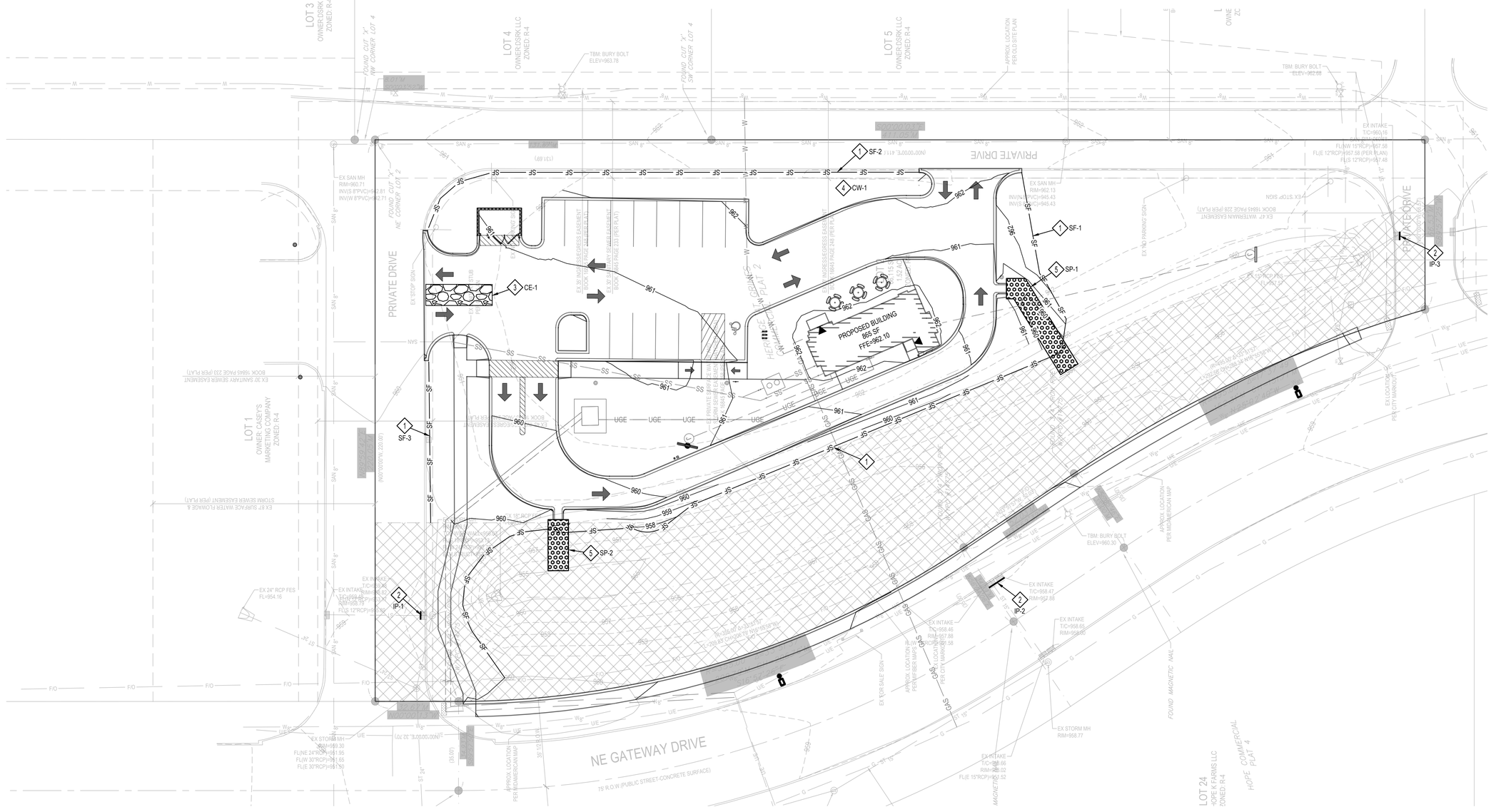
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SILT FENCE
- FLEXAMAT PROTECTION

NORTH

20 0 20

1 inch = 20 ft.



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CHECKED: MJS

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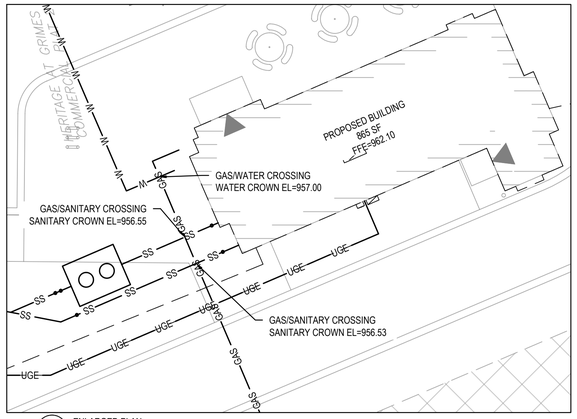
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

STORM WATER POLLUTION PREVENTION PLAN SITE MAP

PROJECT NO.: 010405.001

C103



1 ENLARGED PLAN
SCALE: 1" = 10'

REF. NOTES (X)

1. CONNECT WATER SERVICE LINE TO EXISTING WATER MAIN. COORDINATE CONNECTION TO EXISTING WATER MAIN AND CURB STOP LOCATION WITH CITY OF GRIMES WATER DEPARTMENT.
2. CONNECT TO EXISTING SANITARY SEWER. FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SEWER STUB LOCATION.
3. CONSTRUCT CLEANOUT.
4. GAS SERVICE LINE, SEE MECHANICAL PLANS. COORDINATE WORK TO BE BY BLACK HILLS ENERGY.
5. SEE MECHANICAL PLANS FOR CONTINUATION OF GAS SERVICE.
6. SEE PLUMBING PLANS FOR CONTINUATION OF SANITARY/WATER SERVICE.
7. CONSTRUCT 2" PRIVATE WATER SERVICE LINE AND CURB STOP.
8. CONSTRUCT WATER SERVICE BENDS AS REQUIRED.
9. COORDINATE GAS LINE CONSTRUCTION AND TAP WITH BLACK HILLS ENERGY.
10. APPROXIMATE LOCATION OF ELECTRICAL SERVICE, SEE ELECTRICAL PLANS.
11. CONCRETE TRANSFORMER PAD, SEE ELECTRICAL PLANS.
12. KNOX BOX LOCATION, COORDINATE WITH GRIMES FIRE CODE OFFICIAL.
13. SEE ELECTRICAL PLANS FOR CONTINUATION OF ELECTRICAL SERVICE.
14. CONSTRUCT 6" PRIVATE SANITARY SEWER SERVICE LINE AT MINIMUM SLOPE OF 1.0%.
15. 2 - 4" CONDUITS, SEE ELECTRICAL PLANS.
16. UNDERGROUND POWER BY MID AMERICAN ENERGY.
17. PROPOSED LIGHT POLE, SEE ELECTRICAL PLANS.

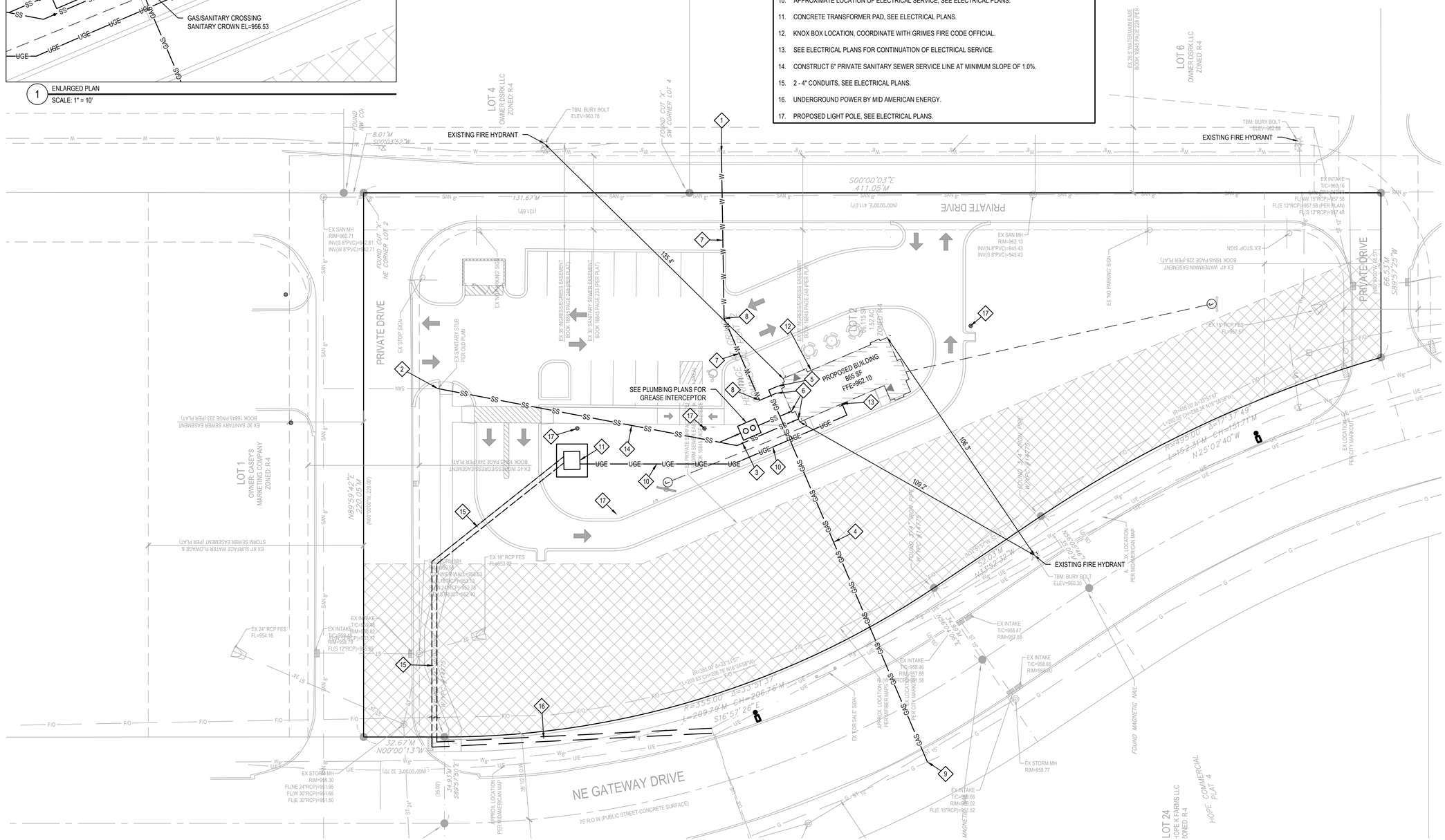
LEGEND

W	PRIVATE WATER LINE
GAS	GAS SERVICE
SS	PRIVATE SANITARY SEWER SERVICE
UGE	UNDERGROUND ELECTRICAL SERVICE
	LIGHT POLE

NORTH
20 0 20
1 inch = 20 ft.

PROPOSED UTILITY QUANTITIES

SANITARY SEWER CLEANOUT	1 EA
GAS SERVICE LINE	170 LF
2" PRIVATE WATER SERVICE LINE	115 LF
6" PRIVATE SANITARY SEWER SERVICE LINE	175 LF



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DRAWN:	D.J.K
CHECKED:	M.J.S

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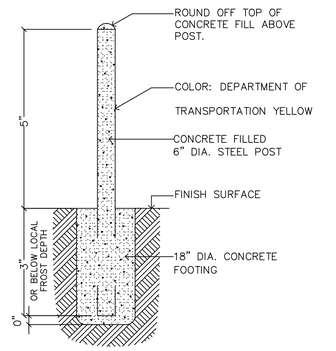
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DRIVE-THRU COFFEE BUILDING WITH WALK-UP
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GRIMES, IOWA

SITE UTILITY PLAN

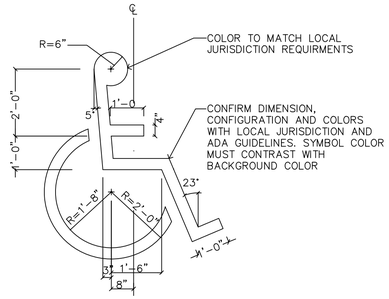
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C104



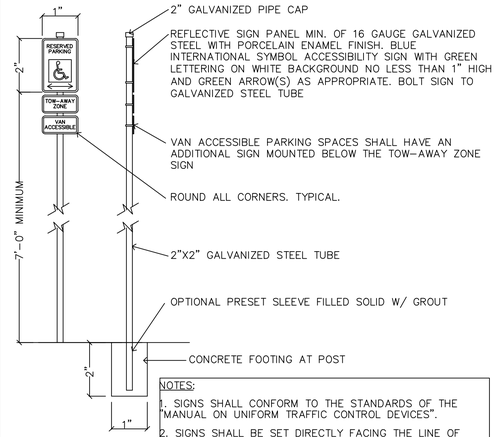
1 C105 BOLLARD DETAIL

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



2 C105 ADA SYMBOL DETAIL

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

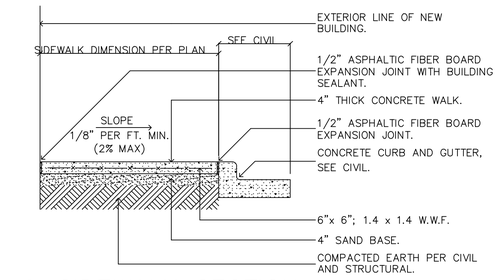


NOTES:

1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. SIGNS SHALL BE SET DIRECTLY FACING THE LINE OF TRAVEL FOR THE VEHICLE ENTERING THE STALL (NOT < 45°).
3. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.

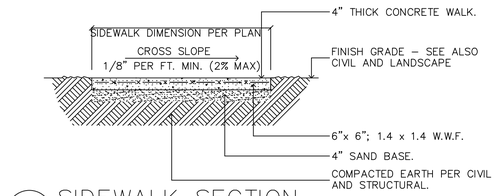
3 C105 ADA PARKING POLE SIGN

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



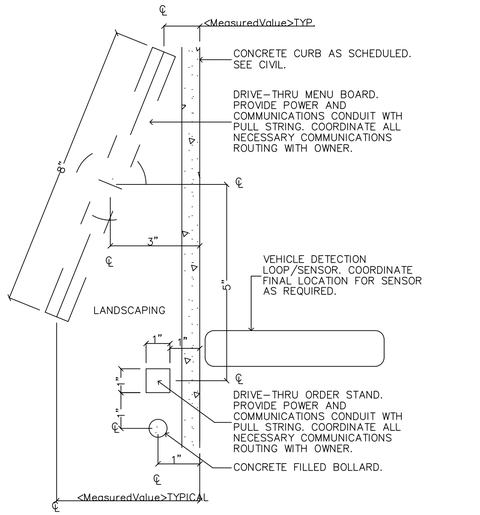
4 C105 SIDEWALK SECTION

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



5 C105 SIDEWALK SECTION

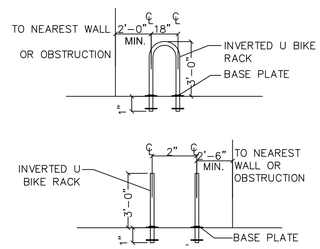
SCALE: 1/2" = 1'-0"



FIELD VERIFY AND CONFIRM LAY-OUT CONFIGURATION OF ALL ORDER STATION COMPONENTS ON SITE WITH OWNER PRIOR TO ROUGH-IN.

6 C105 ORDER STATION

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

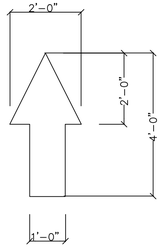


FRONT / SIDE ELEVATIONS

INVERTED "U" BIKE RACK:1 1/2" SCHEDULE 40 PIPE (48.26 mm O.D. x 3.683 mm WALL) BENT TO FORM "U". ONLY THE BASE PLATE SHALL BE WELDED TO THE STEEL PIPE WITH (2) 3mm VENT HOLES – ONE ON THE INSIDE OF EACH UPRIGHT WHERE THE PIPE IS WELDED TO THE BASE PLATE. AFTER FABRICATION, THE RACK SHALL BE COATED WITH A THERMOPLASTIC POWDER COATING 3 MILS MIN. PAINT "BLACK" MOUNT TO CONCRETE WITH 7 1/2" DIA. BASEPLATE 10 mm THICK STEEL WITH (3) 11 mm DIA. MOUNTING HOLES ON EACH BASE PLATE, SPACED EQUIDISTANT BETWEEN THE UPRIGHT PIPE AND EDGE OF BASEPLATE. EXPANSION ANCHOR TO BE CARBON STEEL MUSHROOM HEAD, 10 mm x 76 mm "SPIKE" #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL MADE FROM GRADE 8.2 MATERIALS EXHIBITING EQUIVALENT THEFT-PROOF PERFORMANCE. MAX TOLERANCE 1/4" FROM PLUMB. ANY DEPARTURE OF BASE PLATE FROM GRADE BY MORE THAN 3/8" SHALL REQUIRE SEPARATION TO BE FILLED WITH HIGH-STRENGTH EPOXY NON-SHRINKING GROUT AND MADE LEVEL.

7 C105 BICYCLE RACK

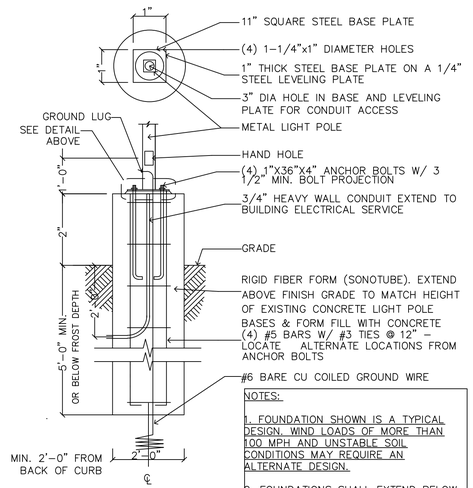
SCALE: 1/4" = 1'-0"



COLOR: WHITE

8 C105 TRAFFIC CONTROL DETAILS

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



NOTES:

1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS OF MORE THAN 100 MPH AND UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES

9 C105 LIGHT POLE DETAIL

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

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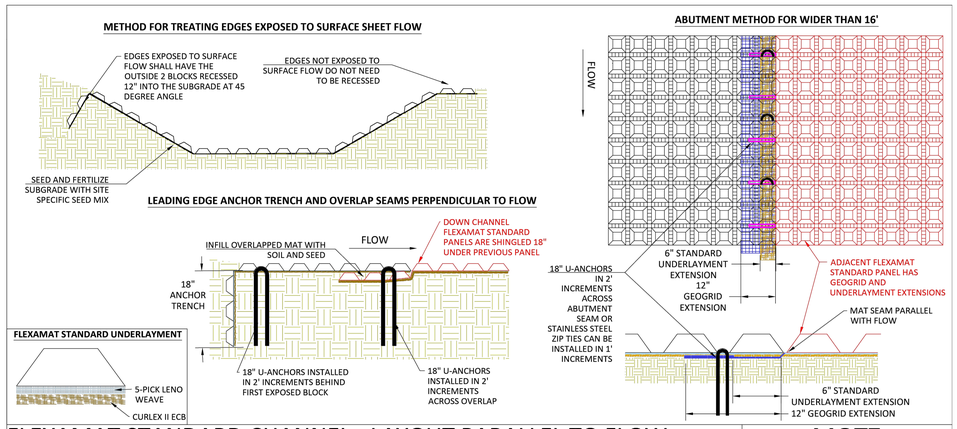
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE DETAILS

PROJECT NO.: 010405.001

C105

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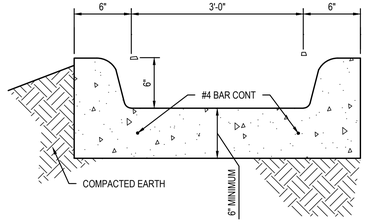
FLEXAMAT STANDARD CHANNEL - LAYOUT PARALLEL TO FLOW

CONSTRUCTION NOTES:

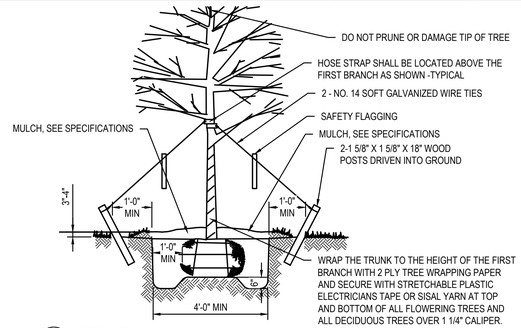
1. AN ENGINEER OR MANUFACTURES REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZE THE PREPARED SUBGRADE WITH SITE SPECIFIC SEED MIX AND IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. INSTALL FLEXAMAT STANDARD ROLLS, USING THE WIDEST ROLLS POSSIBLE TO AVOID SEAMS.
   - 4.1. FOR CHANNELS THAT ARE WIDER THAN 16', INSTALL 15.5' WIDE FLEXAMAT STANDARD ROLLS THAT INCLUDE 12" GEOGRID EXTENSIONS WITH A 6" STANDARD UNDERLAYMENT EXTENSIONS. THESE SEAMS ARE PARALLEL WITH FLOW, THE ADJACENT MAT INSTALLED OVER THE EXTENSIONS. ENSURE GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON SUBGRADE PRIOR TO INSTALLING ADJACENT MAT.
   - 4.2. SECURE THE ABUTMENT PARALLEL WITH FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE EXTENSION OVERLAP. U ANCHORS OR ZIP TIES TO BE INSTALLED PERPENDICULAR TO FLOW. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
5. FOR ADDITIONAL SECTIONS OF MAT, SECURE SEAM PERPENDICULAR WITH FLOW BY OVERLAPPING THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25"" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. RETURN AND TAMP SOIL OVER INITIAL EDGE AND SEED. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED AND SEEDED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
   - 5.1. SECURE OVERLAPS PERPENDICULAR TO FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE OVERLAP. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
6. AT THE INITIAL LEADING EDGE OF THE FLEXAMAT STANDARD ARMORED CHANNEL, EMBED THE MAT 18" IN A VERTICAL ANCHOR TRENCH. FILL AND COMPACT ANCHOR TRENCH WITH SUITABLE FILL. AT

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Flexamat
(513)772-6689
Info@Flexamat.com
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PERMANENT EROSION CONTROL
REV 1

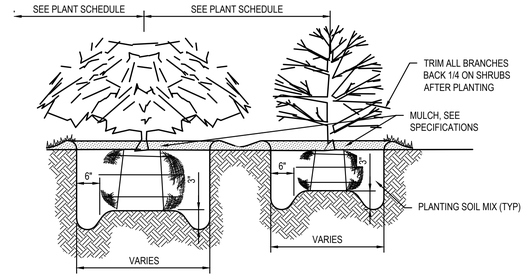
1 FLEXAMAT STANDARD EROSION CONTROL MAT
SCALE: NONE



2 CONCRETE FLUME
SCALE: NONE

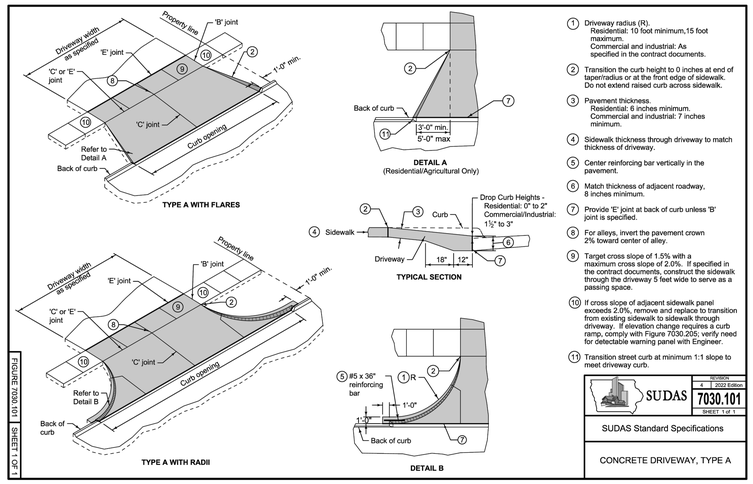


3 TREE PLANTING
SCALE: NONE



(ARRANGEMENT AND SIZE OF PLANTING VARIES)

4 SHRUB PLANTING
SCALE: NONE



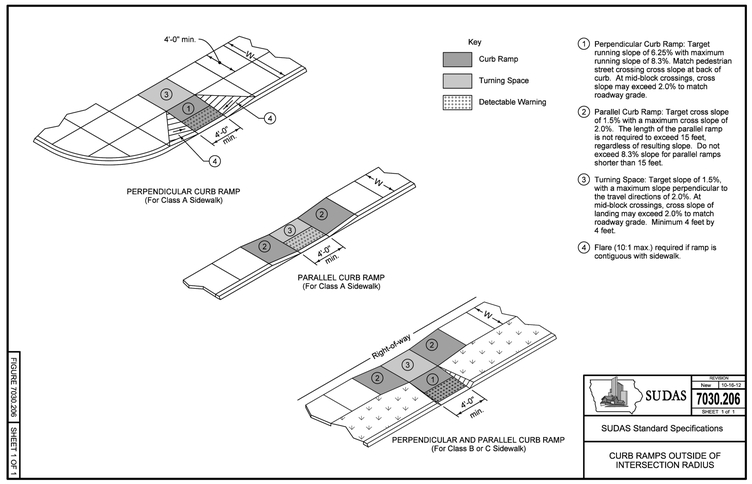
1. Driveway radius (R).
   Residential: 10 foot minimum,15 foot maximum.
   Commercial and industrial: As specified in the contract documents.
2. Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
3. Pavement thickness.
   Residential: 6 inches minimum.
   Commercial and industrial: 7 inches minimum.
4. Sidewalk thickness through driveway to match thickness of driveway.
5. Center reinforcing bar vertically in the pavement.
6. Match thickness of adjacent roadway, 8 inches minimum.
7. Provide 'E' joint at back of curb unless 'B' joint is specified.
8. For alleys, invert the pavement crown 2% toward center of alley.
9. Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
10. If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.
11. Transition street curb at minimum 1:1 slope to meet driveway curb.

FIGURE 7030.101 | SHEET 1 OF 1

SUDAS | REVISION 4 | 2020 Edition | 7030.101 | SHEET 1 of 1

SUDAS Standard Specifications

CONCRETE DRIVEWAY, TYPE A



1. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
2. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
3. Turning Space: Target slope of 1.5%, with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
4. Flare (10:1 max.) required if ramp is contiguous with sidewalk.

FIGURE 7030.206 | SHEET 1 OF 1

SUDAS | REVISION New | 10-16-12 | 7030.206 | SHEET 1 of 1

SUDAS Standard Specifications

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

ISSUE DATE: 05/09/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:
DESIGNED: M.JS
DRAWN: D.JK
CHECKED: M.JS

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE DETAILS

PROJECT NO.: **010405.001**

C106

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LANDSCAPING CALCULATIONS

OPEN SPACE REQUIREMENT	
2 OVERSTORY TREES PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 2 = 11 TREES
1 UNDERSTORY TREE PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 1 = 6 TREES
1 EVERGREEN TREE PER 6,000 SF OF REQUIRED OPEN SPACE	(16,529 / 6,000) X 1 = 3 TREES
6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 6 = 33 SHRUBS
STREET FRONTAGE PLANTING	
1 OVERSTORY TREE PER 50 LF	(447 / 50) X 1 = 9 TREES
2 UNDERSTORY TREES PER 50 LF	(447 / 50) X 2 = 18 TREES
5 SHRUBS PER 50 LF	(447 / 50) X 5 = 45 SHRUBS
PARKING LOT PLANTING	
1 OVERSTORY TREE IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL	(2 X 1) = 2 TREES
6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL	(2 X 6) = 12 SHRUBS
MINIMUM PLANT SIZES	
OVERSTORY TREES	2.5" CALIPER
UNDERSTORY TREES	1.5" CALIPER
EVERGREEN TREES	6' HEIGHT
SHRUBS	#5
NOTE: NE GATEWAY DRIVE USED FOR STREET FRONTAGE CALCULATIONS. STREET FRONTAGE PLANTINGS AND PARKING LOT PLANTINGS COUNT TOWARD OPEN SPACE PLANTING REQUIREMENTS.	

PLANT SCHEDULE

ABREVIATION	TYPE	COMMON NAME	BOTANICAL NAME	NUMBER	SIZE	SPACING
SO	OVERSTORY	SWAMP WHITE OAK	QUERCUS BICOLOR	3	2.5" CAL	SEE PLAN
SH	OVERSTORY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	8	2.5" CAL	SEE PLAN
SC	UNDERSTORY	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	18	1.5" CAL	SEE PLAN
NS	EVERGREEN	NORWAY SPRUCE	PICEA ABIES	3	6' HEIGHT	SEE PLAN
SJ	SHRUB	SEA GREEN JUNIPER	JUNIPER CHINENSIS 'SEA GREEN'	45	#5	5'
BS	SHRUB	BIRCHLEAF SPIREA	SPIREA BETULIFOLIA	9	#5	4'
AV	SHRUB	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	3	#5	4'

GENERAL LANDSCAPE NOTES

A. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND ENSURE THAT ALL PROPOSED PLANTINGS ARE A MINIMUM OF 5' FROM ALL UTILITIES.

B. SEE DETAILS 3&4 ON SHEET C106 FOR TREE AND SHRUB PLANTING DETAILS.

LEGEND

OVERSTORY TREE

UNDERSTORY TREE

EVERGREEN TREE

SHRUB

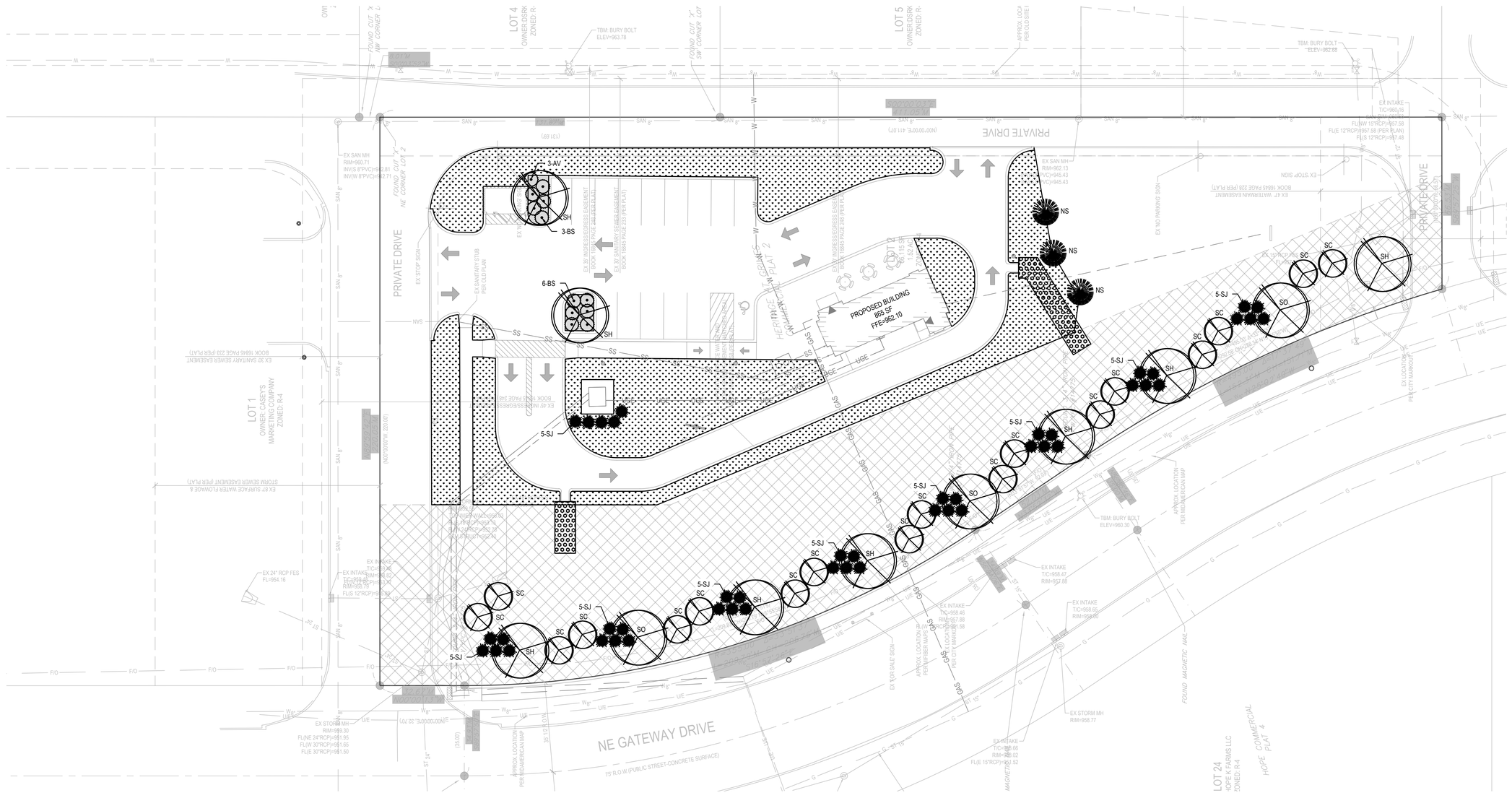
SOD

MULCH

NORTH

20 0 20

1 inch = 20 ft.



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ISSUE DATE: 05/09/2025
REVISIONS:
No.: DATE: BY: DESCRIPTION:

DESIGNED: MJS
DRAWN: DJK
CHECKED: MJS

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DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE LANDSCAPE PLAN

PROJECT NO.: 010405.001

C107

LEGEND

XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
TC	TOP OF CURB ELEVATION
G	GUTTER ELEVATION
TP	TOP OF PAVEMENT ELEVATION
PFG	PROPOSED FINISH GRADE ELEVATION
*	MATCH EXISTING ELEVATION

NORTH

10 0 10

1 inch = 10 ft.

PROPOSED BUILDING
865 SF
FFE=962.10

MATCHLINE - SEE ABOVE

MATCHLINE - SEE BELOW

DESIGNED: M.J.S
DRAWN: D.J.K
CHECKED: M.J.S

ISSUE DATE: 05/09/2025
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SPOT ELEVATION PLAN

PROJECT NO.: 010405.001

C108

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GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PAYMENT AND ACQUISITION OF ALL REQUIRED PERMITS AND FEES ASSOCIATED WITH THE PROJECT.

2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THE INSTALLATION OF ALL NEW UTILITIES AND METER LOCATIONS WITH THE UTILITY COMPANY OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL DOCUMENTS AVAILABLE AND PERTINENT TO THE CONSTRUCTION OF THE PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING TO THE MATTER.

4. CHANGES OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, MADE BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND SUPPLIERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT, ARE CONSIDERED UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THEREFROM.

5. PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF NEW WORK. THE ACT OF BEGINNING THE INSTALLATION OF NEW WORK OVER COMPLETED WORK SHALL CONFIRM THAT THE COMPLETED WORK WAS FOUND TO BE ACCEPTABLE TO INDUSTRY STANDARDS. ANY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHOULD BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR(S) SHALL VISIT THE PROJECT SITE, PRIOR TO ESTIMATING THE COST OF THE WORK AND BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS THAT COULD IMPACT THE COST OF OR PERFORMANCE OF THE WORK.

7. ALL CONSTRUCTION IS TO PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION. UNDER NO CONDITION DOES THE ARCHITECT HAVE THE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY THE CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.

8. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND DEBRIS.

9. ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTURE'S WARRANTY AND ARE TO BE STORED AND INSTALLED PER MANUFACTURE'S INSTRUCTIONS. DAMAGED ITEM(S) SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

10. PROVIDE WATER RESISTANT SHEETROCK AT ALL CONDITIONS, WHICH MAY BE SUBJECT TO THE ADVERSE AFFECTS OF MOISTURE.

11. CONTRACTOR TO VERIFY ALL ROUGH-IN CLEARANCE DIMENSIONS FOR FIXTURES, EQUIPMENT AND BUILT-IN ITEMS WITH MANUFACTURER/SUPPLIER PRIOR TO CONSTRUCTING ADJACENT OR ABUTTING WORK WHETHER OR NOT SAID ITEMS ARE PROVIDED UNDER THIS CONTRACT OR BY OTHERS.

12. PROVIDE ADEQUATE BLOCKING AND SUPPORT AS REQUIRED IN WALLS, FLOOR AND OVERHEAD CONSTRUCTION FOR THE INSTALLATION OF ALL EQUIPMENT, FIXTURES, ETC. WHETHER OR NOT SAID ITEMS ARE PROVIDED UNDER THIS CONTRACT OR PROVIDED BY OTHERS.

13. DO NOT SCALE DRAWINGS. IF CRITICAL DIMENSIONS DO NOT APPEAR ON THE DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY.

14. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT IMMEDIATELY.

WINDOW & DOOR NOTES

DOOR/WINDOW SPECIFICATIONS:

STOREFRONT:
- KAWNEER TRIFAB VERSAGLAZE, 451T FRAMING SYSTEM, 2" X 4.5" FRAME, WITH 1" GLAZING. VERIFY SEAMS AND LENGTHS., COLOR: DARK BRONZE
- ARCHITECTURAL CLASS 1, ETCHED, DARK BRONZE ANNODIZED COATING, 0.7 MIL THICKNESS
- GLAZING TO BE PILKINGTON SOLAR-E PLUS OUTER LITE (COATING ON #2 SURFACE) AND PILKINGTON OPTIFLOAT CLEAR INNER LITE WITH GREY TINT, OR EQUAL.

EXTERIOR METAL DOOR:
- TRU DOOR METAL DOOR OR EQUAL. HEAVY DUTY, SDI LEVEL 2-18 GA. STEEL FACE SHEETS W/ FACTORY APPLIED BAKED-ON RUST INHIBITING GRAY PRIMER.

INTERIOR WOOD DOOR:
- OSHKOSH WOOD DOOR OR EQUAL.

DOOR/WINDOW GENERAL NOTES:

1. DOOR AND STOREFRONT DIMENSIONS SHOWN ARE TO FRAME EDGE. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ROUGH OPENING REQUIREMENTS. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.
2. ENTIRE STOREFRONT SYSTEM SHALL BE DARK BRONZE ANODIZED ALUMINUM.
3. ALL STOREFRONT MATERIAL & GLAZING SHALL BE SUPPLIED AND INSTALLED BY G.C.
4. ALL LOCKS SHALL BE FALCON 6 PIN INTERCHANGEABLE CORE, SUPPLIED AND INSTALLED BY THE G.C. ALL EXTERIOR LOCKS SHALL BE PROVIDED WITH CONSTRUCTION CORES. ALL PERMANENT CORES SHALL BE KEYED ALIKE. PERMANENT CORES TO BE SHIPPED TO THE SHELL BUILDING OWNER.
5. MAXIMUM DOOR OPERATING PRESSURE: 5 LBS INTERIOR AND 15 LBS EXTERIOR.
6. PROVIDE PANORAMA, 2 MIL, HILITE 55 WINDOW FILM WHEN ADDITIONAL TINTING IS REQUIRED/DESIRED.

DOOR HARDWARE SCHEDULE:

HARDWARE #1 (METAL DOOR)
HINGE: 3 FULL MORTISE HINGE 5 KNUCKLE, 888 1279, US26D, HA
LOCKSET: 1 LOCK, AL70PD, SAT 626, SC, PLATE LOCK PROTECTOR
DEADBOLD: 1 LOCK, SAT 626, SC,
CLOSER: 1 CLOSER, 4040 STANDARD/REG., AL, LCN
THRESHOLD: PEMKO 190A
VISION KIT INSERT: 2'-4" X 2'-4" TEMPERED GLASS
DOOR SWEEP: SWEEP PER DOOR MANUFACTURER. WEATHERSTRIP GASKET ADJUSTABLE NO. 626 (US26D FINISH).
HANDLES: LEVER HARDWARE
VISION KIT: 18 GA. STEEL FRAME PRIMED GRAY WITH 1" INSULATED GLASS

HARDWARE #2 (HOLLOW METAL SERVICE DOORS)
HINGE: 3 FULL MORTISE HINGE 5 KNUCKLE, 888 1279, US26D, HA
LOCKSET: 1 LOCK, AL70PD, SAT 626, SC, PLATE LOCK PROTECTOR
DEADBOLD AND FLUSH BOLTS: 1 LOCK, SAT 626, SC; 2X FLUSHBOLT, SAT 626, SC
THRESHOLD: PEMKO 190A
PEEP HOLE: ABH, 200 DEG., UL LISTED, #DV-2014SCAGUL, US26D
DOOR SWEEP: SWEEP PER DOOR MANUFACTURER. WEATHERSTRIP GASKET ADJUSTABLE NO. 626 (US26D FINISH)
HANDLES: LEVER HARDWARE.

HARDWARE #3 (INTERIOR RESTROOM WOOD DOORS)
HINGE: 3 FULL MORTISE HINGE 5 KNUCKLE, 888 1279, US26D, HA
LOCKSET: 1 LOCK, AL40S, SAT 626, SC
WALLSTOP: 1 WALLSTOP, 236 W, US26D, HA
CLOSER: 1 CLOSER, 4040 STANDARD/REG., AL, LCN
KICK PLATE: 1 KICK PLATE, 12" TALL BY WIDTH OF DOOR, STAINLESS
ADA TACTILE SIGN: 1 SIGN
HANDLES: LEVER HARDWARE

ALL DOOR HARDWARE TO BE ANSI 117.1 ADA COMPLIANT AND IBC CHAPTER 11 COMPLIANT.

RESPONSIBILTY MATRIX

PRODUCT/MATERIAL	RESPONSIBLE PARTY: FURNISHED BY OWNER INSTALLED BARGREENELLINGSON)	FURNISHED BY OWNER INSTALLED BY 9BAR)	FURNISHED BY OWNER VENDOR INSTALLED BY GENERAL CONTRACTOR	FURNISHED BY OWNER INSTALLED BY OWNER'S VENDOR	FURNISHED BY G.C. INSTALLED BY G.C.	NOTES
INTERIOR						
PRE-FAB COUNTERS AND CABINETS	●					MILLWORK, COUNTERS, BACKSPLASHES, INTEGRAL EQUIPMENT/SINKS
STAINLESS STEEL SHELVING & WIRE RACK	●					
HAND SINK(WALL MOUNT-NOT LAVATORY)			●			BARGREEN ELLINGSON.
THREE COMPARTMENT SINK			●			BARGREEN ELLINGSON.
ICE MACHINE				●		RENTED BY OWNER AND INSTALLED BY VENDOR. SEE: POWER AIR-COOLED UNIT REQUIRES 6" CLEARANCE FOR AIR INTAKE & EXHAUST. PROVIDE WITH OPTIONAL FILTER # IFQI.
DISHWASHER			●			DELIVERY BY "ECOLAB". G.C. TO INSTALL AND MAKE ELECTRICAL & PLUMBING CONNECTIONS. ECOLAB TO MAKE FINAL CALIBRATIONS.
R.O. FILTER/TANK		●				THE R.O. TANK IS OPTIONAL. GC TO VERIFY WITH OWNER.
ESPRESSO EQUIPMENT		●				G.C. TO MAKE PLUMBING CONNECTIONS
CAMERAS, SPEAKERS				●		EQUIPMENT INSTALLED BY NEXT STEP.
PHONE/INTERNET EQUIPMENT				●		EQUIPMENT INSTALLED BY NEXT STEP.
CAT 6 WIRING				●		EQUIPMENT INSTALLED BY NEXT STEP.
SECURITY SYSTEM				●		
LOCKSETS/KEYING					●	
DRIVE THROUGH COMMUNICATIONS SYSTEM & ZOOM TIMER SYSTEM				●		EQUIPMENT INSTALLED BY HIGHMARK COMMUNICATIONS.
WALK-IN COOLER/WALK-IN FREEZER			●			PROVIDED BY OWNER, COORDINATED AND INSTALLED BY G.C.
SODA DISPENSER				●		FURNISHED AND INSTALLED BY VENDOR, COORDINATED AND ELECTRICAL/PLUMBING CONNECTIONS INSTALLED BY G.C.
CO2 TANK AND CARBONATOR				●		FURNISHED AND INSTALLED BY VENDOR, COORDINATED AND ELECTRICAL/PLUMBING CONNECTIONS INSTALLED BY G.C.
EXTERIOR						
SIGNAGE(BUILDING & SITE)				●		PERMITTED & INSTALLED BY COLORADO LETTERS.
POWER FOR BUILDING SIGNAGE					●	FINAL LOCATION FOR POWER AND ALL POWER REQUIREMENTS TO BE COORDINATED WITH SIGN VENDOR.
AIR CURTAIN AT SERVICE WINDOW(S)					●	SEE EQUIPMENT SCHEDULE FOR AIR CURTAIN SPECIFICATION AND POWER REQUIREMENTS.
DRIVE-THRU/WALK-UP SERVICE SHELF					●	SEE EQUIPMENT SCHEDULE FOR SERVICE SHELF SPECIFICATIONS.
DRIVE THRU ORDER BOARD			●			INSTALLED BY COMPANY. G.C. TO MAKE FINAL ELECTRICAL CONNECTIONS. G.C. TO PROVIDE FOUNDATION TO MEET ALL REQMTS. OF LOCAL JURISDICTION.
OPTIONAL CLEARANCE BAR / CANOPY COVER			●			INSTALLED BY COMPANY. G.C. TO PROVIDE FOUNDATION TO MEET ALL REQMTS. OF LOCAL JURISDICTION.
BIKE RACK					●	

NOTE: SEE EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.

CONTACTS

APPROVED/REQUIRED VENDOR LIST

KITCHEN SUPPLY VENDOR
BARGREEN ELLINGSON
KURT ROCCO
5005 WASHINGTON
DENVER, CO 80216
PHONE: 607.592.3959
EMAIL: k.rocco@bargreen.com

ESPRESSO VENDOR
HIGH GROUNDS
LINDA TANAKA
PHONE: 720.534.1283
EMAIL: linda.tanaka@high-grounds.com

SIGNAGE VENDOR
COLORADO LETTERS & SIGNS
BRYON SACK
431 W. 84TH AVENUE, SUITE 202
DENVER, CO 80260
PHONE: 303.229.2539
EMAIL: bryon@coletters.com

ORDER BOARD/CLEARANCE BAR
THE HOWARD COMPANY
GRANT GUSTKE
1375 N. BARKER ROAD
BROOKFIELD, WI 53045
PHONE: 262.317.7756
EMAIL: grant@howardcompany.com

IT/CAMERAS VENDOR
NEXT STEP
JASON PARMLEY
17697 MARGIL ROAD
MEAD, CO 80542
PHONE: 303.709.4952
EMAIL: nextstepziggis@gmail.com

ECOLAB
JAROD PETERSON
1 ECOLAB PLACE
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ICE COMPANY (COLORADO LOCATIONS ONLY)
CAREFREE ICE
BRAD KLEMOFF
PHONE: 303.263.5041
EMAIL: carefreeice.com

ICE COMPANY (OUTSIDE COLORADO)
EASY ICE
925 W. WASHINGTON ST., SUITE 100
ARQUETTE, MI 49855
PHONE: 855.550.7792

READY ACCESS SERVICE WINDOW / AIR CURTAIN
PHONE: 630.876.7766
EMAIL: ready@ready-access.com

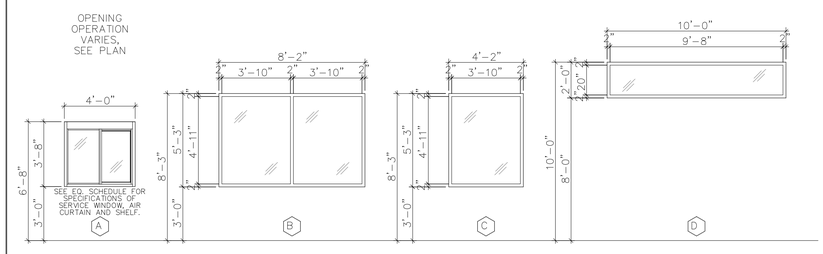
WALK-IN REFRIGERATION/FREEZER
AMERICAN WALK-IN COOLERS
GENE IGO
PHONE: 800.430.4468
EMAIL: Gene@americanwalkincoolers.com

SODA DISPENSER
THE COCA-COLA COMPANY
(COORDINATE WITH ZCF)

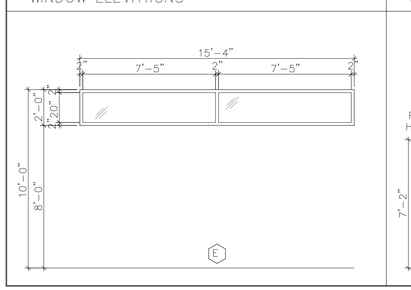
CO2
NUCO2
(COORDINATE WITH ZCF)

WINDOW & DOOR ELEVATIONS

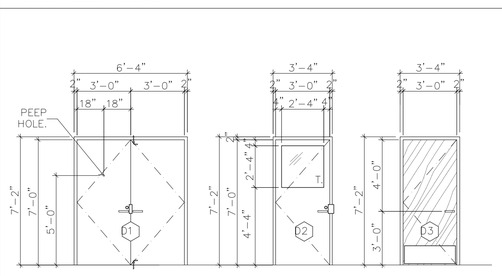
WINDOW ELEVATIONS



WINDOW ELEVATIONS



DOOR ELEVATIONS



DOOR SCHEDULE

DOOR AND FRAME SCHEDULE

DOOR NO.	DOOR WIDTH	DOOR HEIGHT	DOOR SLAB MATERIAL	FRAME MATERIAL	FIRE RATING	HARDWARE	NOTES
D1	6'-0" (PAIR OF 3'-0")	7'-0"	METAL	METAL	-	HRDWR #2-LEVER W/ LOCKSET AND LOCK PROTECTOR. AL70PD	PAINTED METAL DOOR W/ VIEWER AND CLOSURE. FLUSH BOLTS TOP AND BOTTOM ON INACTIVE LEAF.
D2	3'-0"	7'-0"	METAL W/ LOW-E TINTED GLASS	METAL	-	HRDWR #1-LEVER W/ LOCKSET AND LOCK PROTECTOR	PAINTED METAL DOOR W/ 2'-4" X 2'-4" VISION KIT AND CLOSURE
D3	3'-0"	7'-0"	WOOD	METAL	-	HRDWR #3-LEVER W/ PRIVACY LOCKSET	INT. PAINTED WOOD DOOR W/ CLOSURE AND RESTROOM PRIVACY LOCKSET

WINDOW SCHEDULE

WINDOW SCHEDULE

WINDOW NO.	WIDTH	HEIGHT	MATERIAL	GLAZING	OPERATION	QUANTITY	NOTES
A	4'-0"	3'-8"	ALUMINUM	PROVIDE OPTIONAL FEATURES: TINTED LOW-E GLASS	SLIDING	2	SINGLE PANEL SLIDING TINTED GLASS SERVICE WINDOW WITH AIR CURTAIN AND SHELF. SEE EQ. SCHEDULE FOR SPECIFICATIONS.
B	8'-2"	5'-3"	ALUMINUM	PILKINGTON SOLAR-E, ENERGY ADVANTAGE, TINTED.	FIXED	1	(2) EQ. WIDTH GLAZING PANELS
C	4'-2"	5'-3"	ALUMINUM	PILKINGTON SOLAR-E, ENERGY ADVANTAGE, TINTED.	FIXED	1	- - -
D	10'-0"	2'-0"	ALUMINUM	PILKINGTON SOLAR-E, ENERGY ADVANTAGE, TINTED.	FIXED	1	- - -
E	15'-4"	2'-0"	ALUMINUM	PILKINGTON SOLAR-E, ENERGY ADVANTAGE, TINTED.	FIXED	1	(2) EQ. WIDTH GLAZING PANELS

DESIGNED: MJS
DRAWN: DB
CHECKED:

ISSUE DATE: 05/12/2025
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SITE PLAN REVIEW - RESPONSE #3

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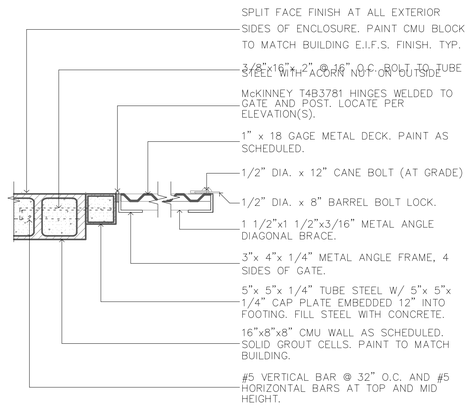
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LEGENDS AND NOTES

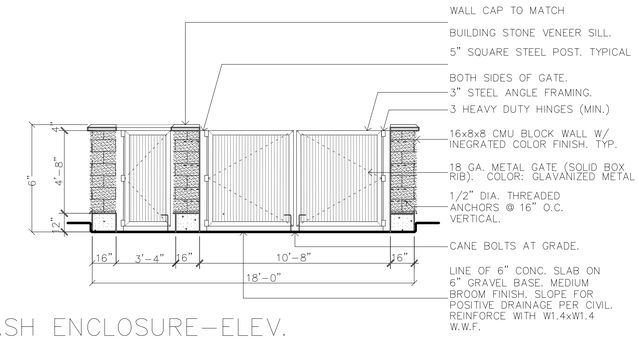
PROJECT NO.: 010405.001

A0.1

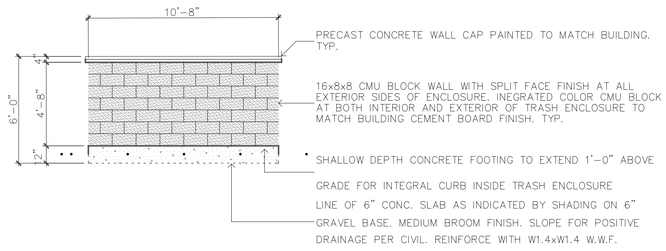
G.C. TO PROVIDE FOUNDATION DESIGN AS REQUIRED TO MEET ALL REQUIREMENTS OF LOCAL JURISDICTION HAVING AUTHORITY.



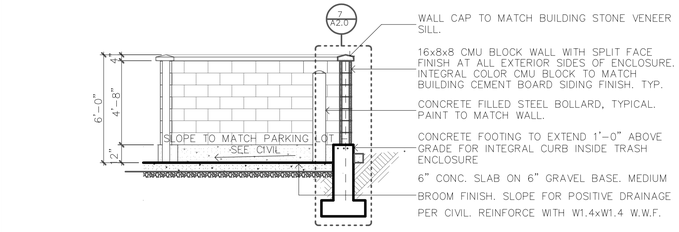
6 A2.0 ENCLOSURE JAMB
SCALE: 1" = 1'-0"



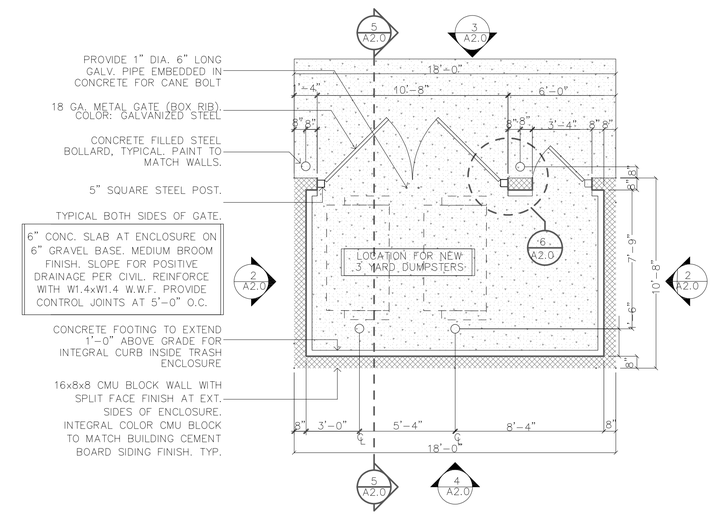
3 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"



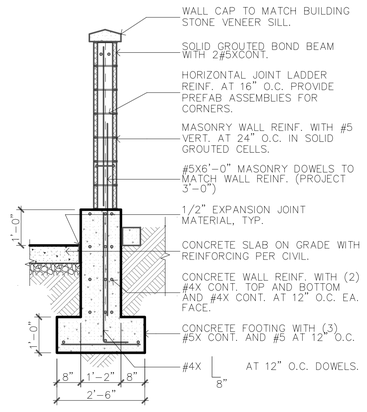
2 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"



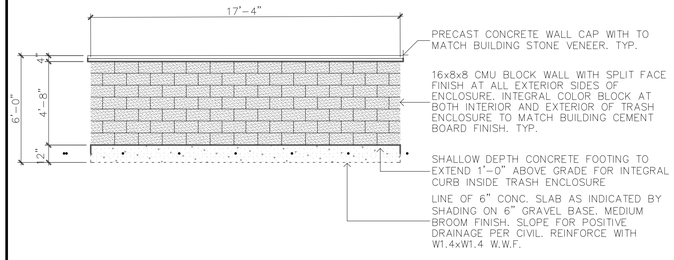
5 A2.0 TRASH ENCLOSURE-SECT.
SCALE: 1/4" = 1'-0"



1 A2.0 TRASH ENCLOSURE-PLAN
SCALE: 1/4" = 1'-0"



7 A2.0 TRASH ENCLOSURE WALL
SCALE: 1/2" = 1'-0"



4 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"

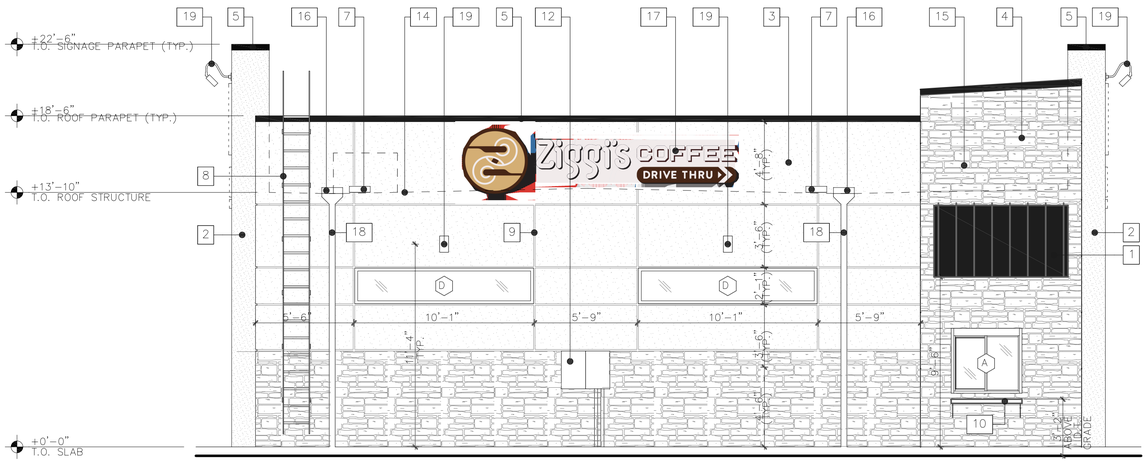
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TRASH ENCLOSURE

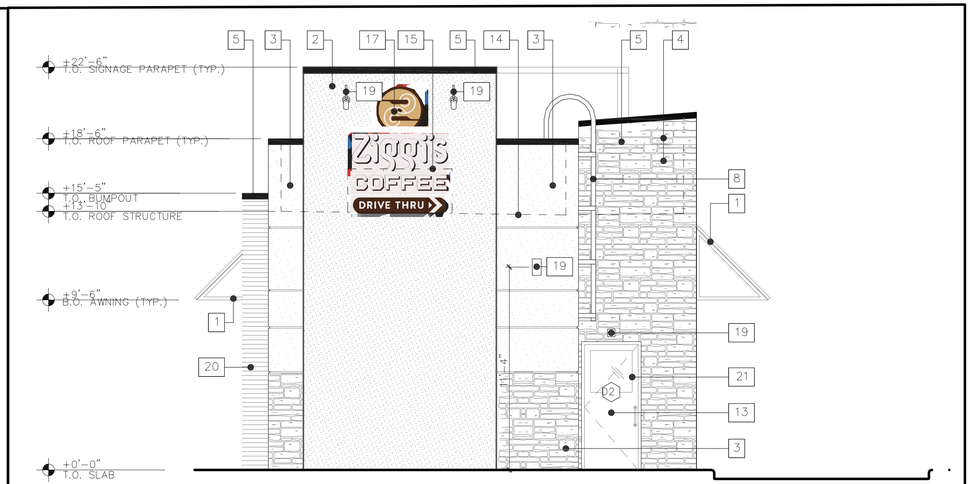
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EXTERIOR ELEV. NOTES

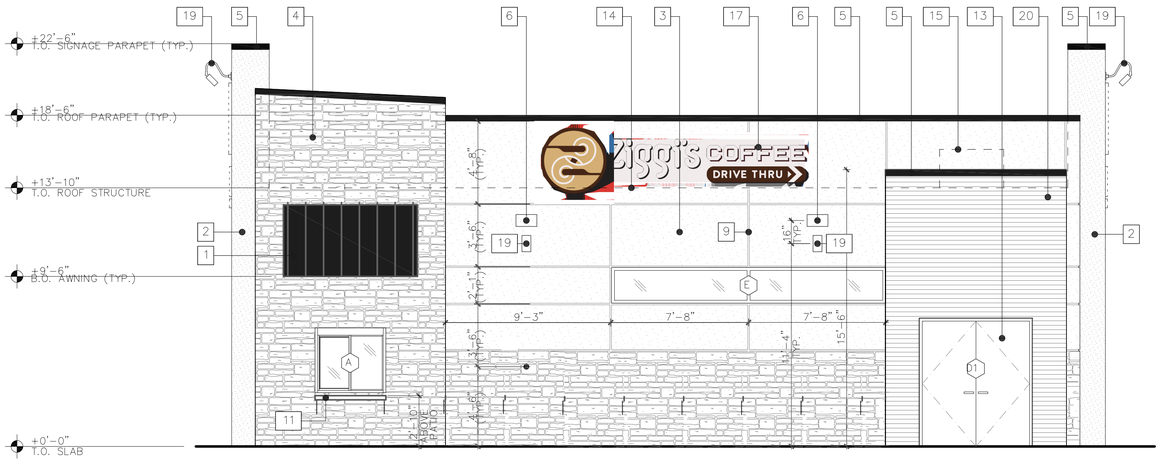
1. STANDING SEAM METAL PANEL AWNING AS SCHEDULED. PAINT AS SCHEDULED.
2. CEMENT BOARD PANEL –JAMES HARDIE PANEL – STUCCO OR EQUAL TO BE: ACCENT COLOR 1–MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
3. CEMENT BOARD PANEL – JAMES HARDIE PANEL – STUCCO FINISH; ACCENT COLOR 2–MATCH SHERWIN WILLIAMS, SW 7522, MEADOWLARK.
4. STONE VENEER AS INDICATED. PROVIDE PRE–MANUFACTURED CORNER STONES AT ALL OUTSIDE CORNERS AND PRECAST WATER TABLES AT WINDOW LOCATIONS. STONE VENEER TO BE: ELDORADO MOUNTAIN LEDGE, YUKON.
5. PRE–FINISHED METAL PARAPET CAP WITH 4" RETURN BOTH SIDES OF WALL. COLOR: PRE–FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR AT WALL BELOW. AT LOCATIONS ADJACENT GALVANIZED METAL PANELS, COLOR TO MATCH PAC CLAD, SLATE GREY FINISH.
6. LOCATION FOR NEW EXTERNAL, WALL–MOUNTED SPEAKER.
7. 4" X 14" STEEL SCUPPER TO ACT AS SECONDARY ROOF DRAIN.
8. METAL ROOF ACCESS LADDER. LADDER SIZING, CONSTRUCTION, AND RUNG SPACING TO COMPLY WITH APPLICABLE REQUIREMENTS OF IMC. SECURE LADDER TO BUILDING AS REQUIRED. LOCATE BOTTOM OF LADDER AT 8'–0" ABOVE GRADE. EXTEND SIDE RAILS TO 30" ABOVE TOP OF PARAPET WALL AND TIE CONTINUOUSLY INTO SIDE RAILS OF RETURN LADDER AT BACK SIDE OF PARAPET WALL. PAINT SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
9. PRE FINISHED JOINTS INSET INTO CEMENT BOARD PANELS.
10. STAINLESS STEEL COUNTER AT DRIVE–THROUGH WINDOW PLACED AT 38" ABOVE GRADE.
11. STAINLESS STEEL COUNTER AT WALK–UP WINDOW PLACED AT 34" ABOVE FINISHED FLOOR.
12. ELECTRICAL/PLUMBING EQUIPMENT. SEE DRAWINGS.
13. METAL DOORS AS SCHEDULED. PAINT SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
14. LINE OF SINGLE–PLY MEMBRANE ROOFING OVER TAPERED INSULATION BEYOND.
15. ROOFTOP UNIT WITH CURB BEYOND: SEE MECHANICAL.
16. 4" X 14" STEEL SCUPPER TO ACT AS PRIMARY ROOF DRAIN. SCUPPER TO DRAIN TO GALVANIZED METAL DOWNSPOUT TO DAYLIGHT AT DRIVE AISLE BELOW.
17. APPROX. LOCATION FOR BUILDING SIGNAGE BY OTHERS. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. IN–WALL BLOCKING AND POWER FOR SIGNAGE TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. COORDINATE FINAL LOCATION(S) FOR BLOCKING AND POWER AS REQUIRED WITH SIGN VENDOR.
18. PRE–FINISHED METAL DOWNSPOUT. COLOR: PRE–FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR. WHEN PLACED AGAINST STONE OR WOOD SIDING, COLOR TO MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
19. LOCATION FOR EXTERIOR BUILDING LIGHT FIXTURE AS SCHEDULED. LIGHT FIXTURE TO BE CENTERED BETWEEN CEMENT BOARD PANEL JOINTS.
20. PREFINISHED METAL WALL PANELS: GALVANIZED CORRUGATED METAL PANEL(S) AND ASSOCIATED TRIM: 1–1/4" X 1/4" CORRUGATED METAL PANEL(S). INSTALL HORIZONTALLY AS INDICATED.
21. EXTERIOR TEMPERED GLASS DOOR AS SCHEDULED.



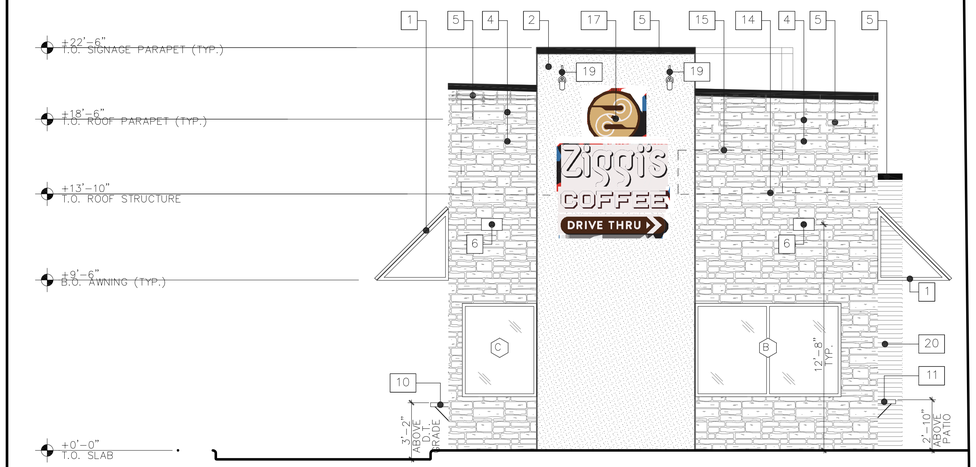
4 A6.0 BUILDING ELEVATION – WEST
SCALE: 1/4" = 1'–0"



3 A6.0 BUILDING ELEVATION – NORTH
SCALE: 1/4" = 1'–0"



2 A6.0 BUILDING ELEVATION – EAST
SCALE: 1/4" = 1'–0"



1 A6.0 BUILDING ELEVATION – SOUTH
SCALE: 1/4" = 1'–0"

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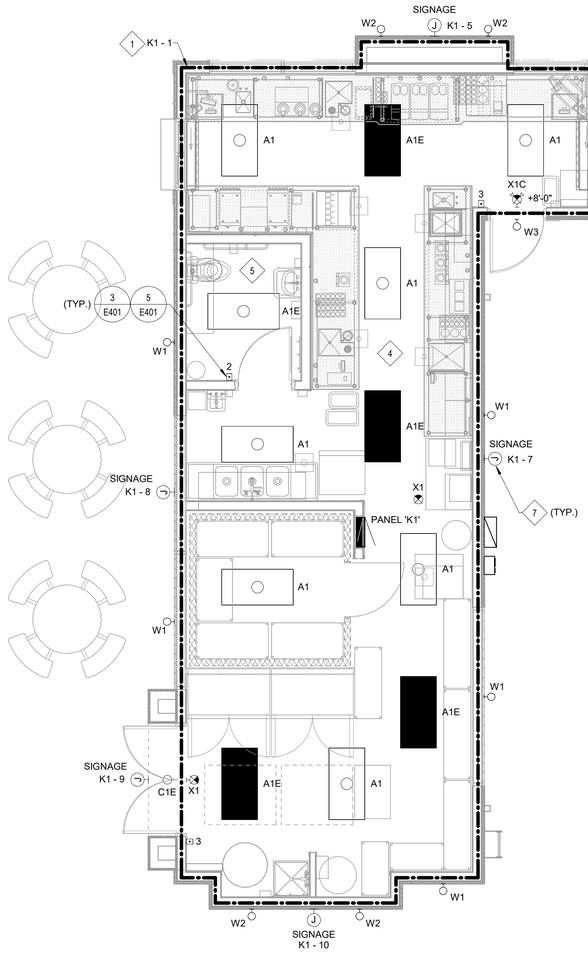
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

EXTERIOR ELEVATIONS

PROJECT NO.: **010405.001**

A6.0



1 FIRST FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

NORTH

ALL LUMINAIRES SHOWN SHALL BE CIRCUITED AS OUTLINED IN THIS NOTE, UNLESS INDICATED OTHERWISE. PANELBOARD CIRCUITING IS DELINEATED WITH A DASH-DOT LINE BOUNDARY, WITH PANELBOARD NAMES AND CIRCUIT NUMBERS IDENTIFIED AT BOUNDARY LINE. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.
CIRCUITING AND LOW-VOLTAGE WIRING BETWEEN LUMINAIRES, OCCUPANCY SENSORS, PUSH BUTTON STATIONS, SWITCHES, POWER PACKS, ETC., OMITTED WHERE CONTROL SCHEME IS APPARENT OR DETAILED. CONTROL SHALL BE BY OCCUPANCY SENSOR / CONTROL DEVICE(S) IN SAME REGION / ZONE AS ASSOCIATED LUMINAIRES AND SHALL NOT TRANSCEND REGION / ZONE UNLESS NOTED OTHERWISE. (A REGION / ZONE IS A SPACE BOUND BY FLOORS, WALLS, AND CEILINGS. REGION / ZONE MAY BE FURTHER IDENTIFIED BY A DASHED LINE BOUNDARY, OR WITH A LOWERCASE LETTER FOR CLARITY).

PANELBOARD CIRCUITING

REGION / ZONE

LUMINAIRE CNTRL SEQ OF OPERATIONS

GENERAL
AREA CONTROL TYPES DEFINED BELOW. LUMINAIRES WITHIN AREA CONTROL TYPES SHALL OPERATE AS DESCRIBED. ON/OFF AND DIMMING CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ROOM PUSHBUTTON CONTROLS, OCCUPANCY SENSORS, AND PHOTOCELLS SHOWN ON PLANS. ALL LUMINAIRE CONTROL SYSTEMS SHALL BE IN COMPLIANCE WITH 2012 IECC. ALL AREA CONTROL TYPES MAY NOT BE USED, SEE PLANS. COORDINATE WITH OWNER ON SET DIMMING LEVELS, DESIRED SCENE CONTROL, AND FINAL TIMECLOCK PROGRAMMING.

CONTROL AREA TYPES:

A. **MANUAL -** LIGHTING SHALL BE MANUAL ON/OFF CONTROLS.

B. **OCCUPANCY SENSOR AUTO (AUTO ON/AUTO OFF) -** [ONLY PERMITTED IN AREAS AS DESCRIBED IN C405.2.2.2, EXCEPTION #1] LIGHTING SHALL BE AUTOMATIC ON. OCCUPANCY SENSORS SHALL AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE.

C. **EXTERIOR LIGHTING -** LIGHTING NOT DESIGNATED FOR DUSK-TO-DAWN OPERATION SHALL BE CONTROLLED BY EITHER A COMBINATION OF A PHOTOSENSOR AND A TIME SWITCH, OR AN ASTRONOMICAL TIMECLOCK. LIGHTING DESIGNATED FOR DUSK-TO-DAWN OPERATION SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME SWITCH OR PHOTOSENSOR.

REF. NOTES (X):

1 LUMINAIRES WITHIN BOUNDARY SHALL BE CONNECTED TO CIRCUIT INDICATED, UNLESS NOTED OTHERWISE.

4 AREA LUMINAIRE CONTROL SHALL BE IN ACCORDANCE WITH CONTROL AREA TYPE A, LUMINAIRE CONTROL SEQUENCE OF OPERATIONS, THIS SHEET.

5 AREA LUMINAIRE CONTROL SHALL BE IN ACCORDANCE WITH CONTROL AREA TYPE B, LUMINAIRE CONTROL SEQUENCE OF OPERATIONS, THIS SHEET.

7 JUNCTION BOXES TO BE CENTERED BEHIND SIGNAGE WITH 1" DIAMETER CONDUIT WITH PULL-STRING CONNECTION BOXES AT SIGN AND ROUTED THROUGH PLATES AND ROOF SHEATHING TO JUNCTION BOXES ABOVE CEILING. VERIFY FINAL HEIGHTS AND FINAL LOCATIONS FOR JUNCTION BOXES WITH OWNER AND/OR SIGN VENDOR PRIOR TO ROUGH-IN.

ISSUE DATE: 04/22/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:

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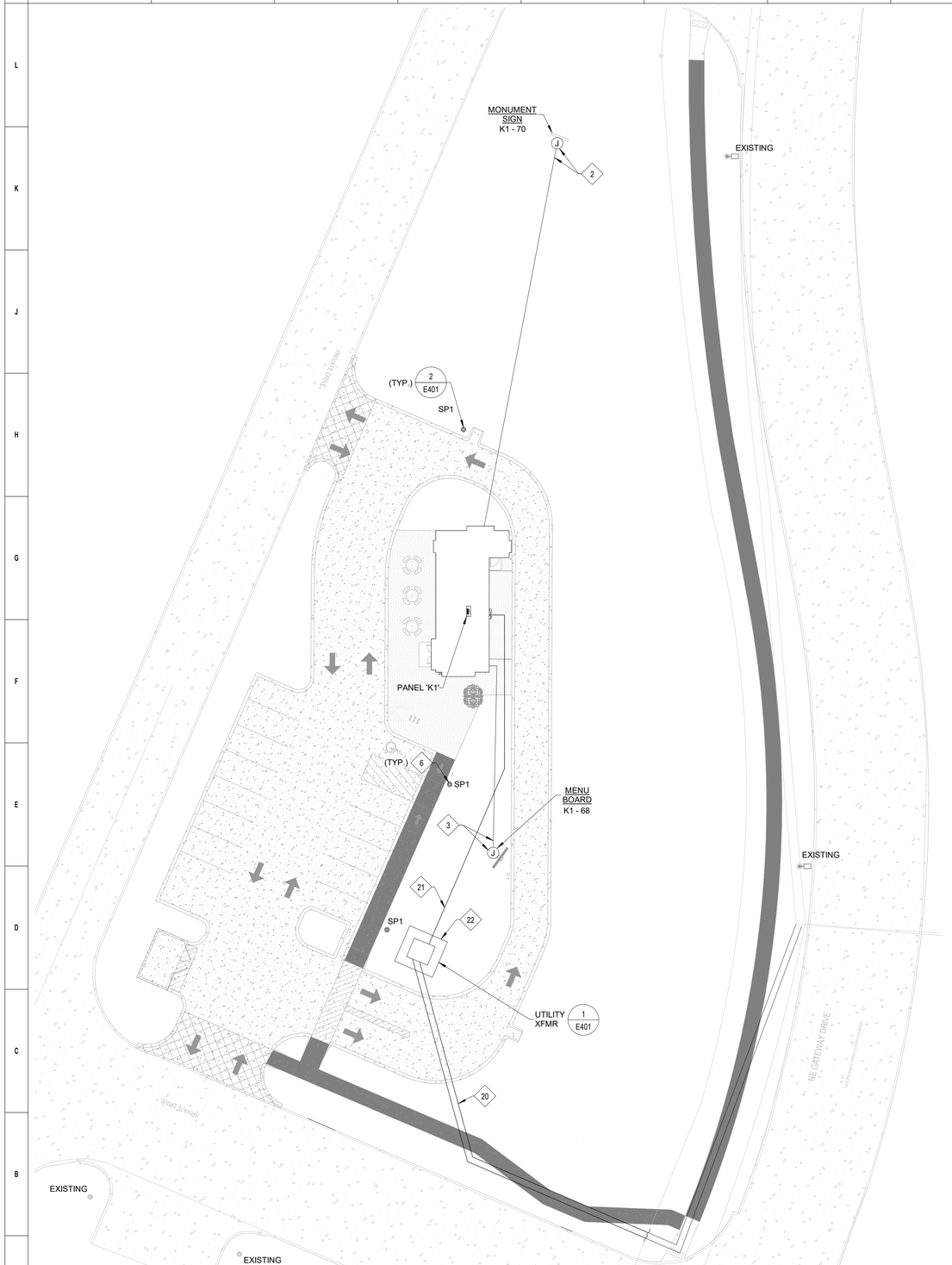
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

FLOOR PLAN - LIGHTING

PROJECT NO.:

E101



1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

NORTH

ALL LUMINAIRES SHOWN SHALL BE CIRCUITED AS OUTLINED IN THIS NOTE, UNLESS INDICATED OTHERWISE. PANELBOARD CIRCUITING IS DELINEATED WITH A DASH-DOT LINE BOUNDARY, WITH PANELBOARD NAMES AND CIRCUIT NUMBERS IDENTIFIED AT BOUNDARY LINE. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.
CIRCUITING AND LOW-VOLTAGE WIRING BETWEEN LUMINAIRES, OCCUPANCY SENSORS, PUSH BUTTON STATIONS, SWITCHES, POWER PACKS, ETC. OMITTED WHERE CONTROL SCHEME IS APPARENT OR DETAILED. CONTROL SHALL BE BY OCCUPANCY SENSOR / CONTROL DEVICE(S) IN SAME REGION / ZONE AS ASSOCIATED LUMINAIRES AND SHALL NOT TRANSCEND REGION / ZONE UNLESS NOTED OTHERWISE. (A REGION / ZONE IS A SPACE BOUND BY FLOORS, WALLS, AND CEILINGS. REGION / ZONE MAY BE FURTHER IDENTIFIED BY A DASHED LINE BOUNDARY, OR WITH A LOWERCASE LETTER FOR CLARITY).

PANELBOARD CIRCUITING

REGION / ZONE

REF. NOTES (X):

2 APPROXIMATE LOCATION OF MONUMENT SIGN, CONNECT AS SHOWN. COORDINATE EXACT LOCATION WITH OWNER & ARCHITECT PRIOR TO ROUGH-IN. INSTALL AT 36" BELOW FINISHED GRADE WITH RED WARNING TAPE AT 12".

3 3/4" CONDUIT FOR POWER AND 1-1/2" CONDUIT FOR DATA/COMMUNICATIONS FOR OWNER PROVIDED ORDER SCREEN. INSTALL AT 36" BELOW FINISHED GRADE WITH RED WARNING TAPE AT 12". STUB UP CONDUIT INTO WEATHERPROOF JUNCTION BOX. PROVIDE LOCKABLE, TAMPERPROOF RECEPTACLE FOR CONNECTION TO ADJACENT SPEAKER POST. COORDINATE ROUTING AND TERMINATION LOCATION IN BUILDING WITH OWNER/GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

6 SITE LUMINAIRE CONTROL SHALL BE IN ACCORDANCE WITH CONTROL AREA TYPE C, LUMINAIRE CONTROL SEQUENCE OF OPERATIONS, SHEET E101.

20 TWO (2) 4" CONDUITS TO PROPERTY LINE FOR INTERCONNECTION WITH UTILITY UNDERGROUND PRIMARY SERVICE AT PROPERTY LINE. COORDINATE WITH MIDAMERICAN ENERGY FOR CONNECTION LOCATION AND INSTALLATION REQUIREMENTS.

21 SECONDARY ELECTRICAL SERVICE. INSTALL AT 36" BELOW FINISHED GRADE WITH RED WARNING TAPE AT 12".

22 CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY TRANSFORMER PAD, SEE REFERENCED DETAIL. COORDINATE WITH LOCAL UTILITY FOR FINAL INSTALLATION DETAILS.

DESIGNED:	JMM	ISSUE DATE:	04/22/2025
DRAWN:	JMM	REVISIONS:	
CHECKED:	JMM	No.:	DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #3

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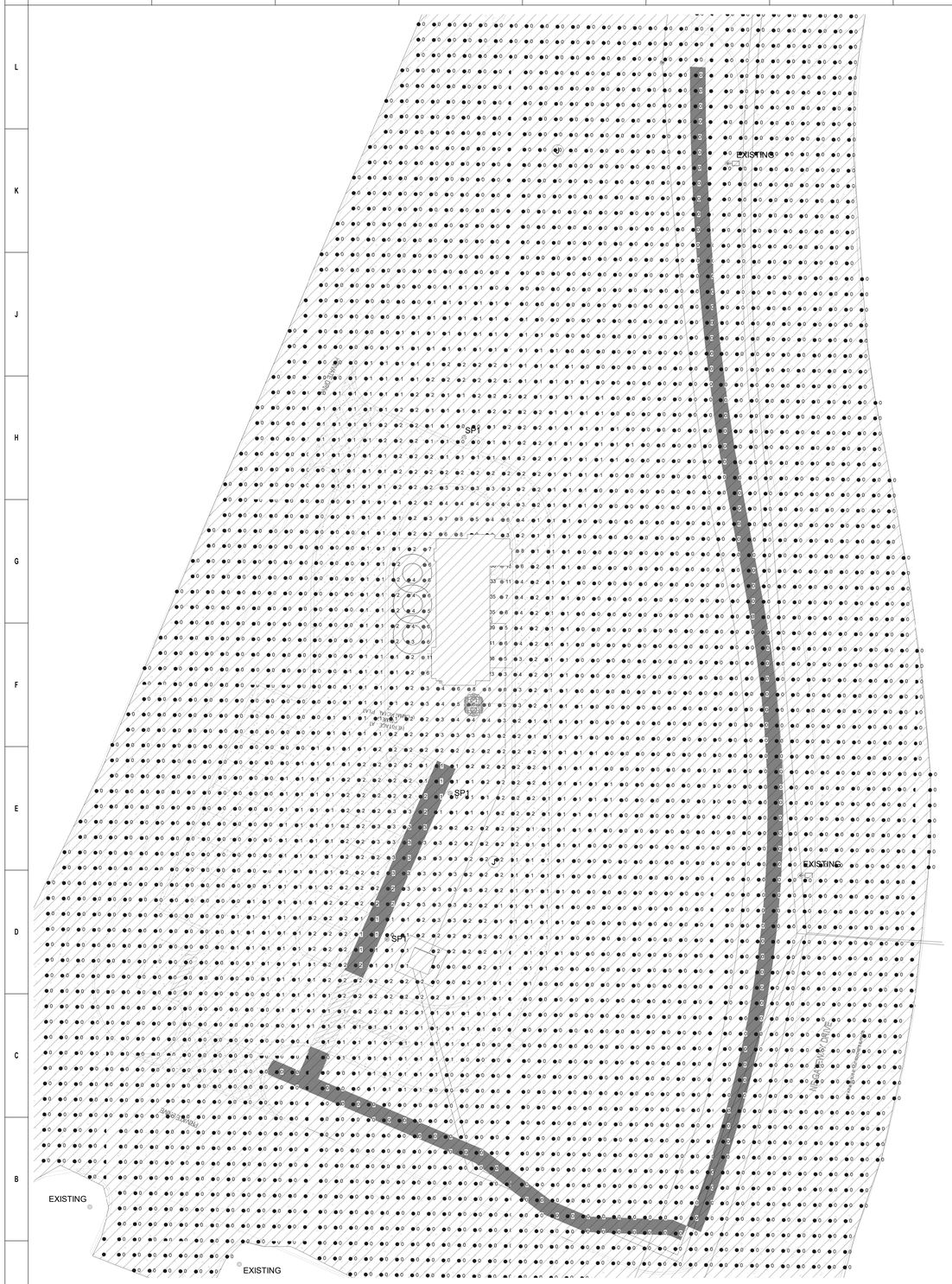
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE PLAN - ELECTRICAL

PROJECT NO.:

E301

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5/9/2025 12:43:00 PM



1 SITE PLAN - PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

NORTH

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010405001-INTERNAL USE - NOT ISSUED-E302

SITE PLAN - PHOTOMETRIC PLAN

ISSUE DATE: 04/22/2025
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No.:	DATE:	BY:	DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #3

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE PLAN - PHOTOMETRIC PLAN

PROJECT NO.:

E302

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

PUCL3

Utility Taft Series Luminaire Full Cutoff LED3



Mechanical
- Heavy-grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80%-gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%. >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air rSBOR6 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – RSBOR6
- Long life photocontrol, 20 years – PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (P07) or externally (P07E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

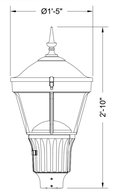
Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 45 no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 Type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

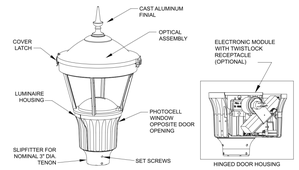
Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA





Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

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PUCL3

Utility Taft Series Luminaire Full Cutoff LED3

HOLOPHANE

ORDERING INFORMATION (refer to page 3 for configurable options)

Example: PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series		Led performance package		LED Color temperature		Voltage		Optics		Housing color		Finial	
PUCL3	Utility Taft LED FCO	P05	3,480 nominal lumens	27K	2700K CCT	MVOLT	Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2	Type 2 distribution full cutoff	BK	Black	NF	None
		P10	4,500 nominal lumens	30K	3000K CCT					GR	Gray	BL	Ball
		P20	5,500 nominal lumens	40K	4000K CCT	HVOLT	Auto-sensing voltage (347 thru 480) 50/60 HZ	FC3	Type 3 distribution full cutoff	GH	Graphite	SK	Spike
		P30	7,000 nominal lumens							GN	Green		
		P40	8,000 nominal lumens							PP	Prime paint		
		P50	9,100 nominal lumens			XVOLT	Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC4	Type 4 distribution full cutoff	WH	White		
		P60	10,000 nominal lumens							BZ	Bronze		
		P70	10,700 nominal lumens					FC5	Type 5 distribution full cutoff	RALxxxxSDCR	RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.		
		P80	11,600 nominal lumens							CMC	Custom color match		
		P90	12,400 nominal lumens										
		P100	13,300 nominal lumens										

Options: *Option Compatibility Matrix on page 3 of 4*

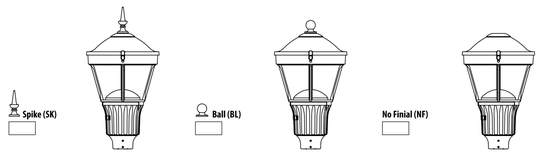
CONTROLS OPTIONS		PREWIRED LEAD OPTIONS		OPTIC OPTIONS	
AO	Field Adjustable Output	L1H	1.5 ft prewired leads	CLGL	Clear tempered glass lens
DINBRA	DTL DIN mode bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L03	3 ft prewired leads	FRGL	10% Frosted tempered glass lens
PR7	NEMA twistlock dimming photocontrol receptacle - 7 pin	L10	10 ft prewired leads	HSS	Louvered house side shield
PR7E	NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L20	20 ft prewired leads	**LEM REVEAL COLOR OPTIONS**	
PCLL	Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L25	25 ft prewired leads	MHC	LEM Reveal Plate Painted to match Housing Color
P34	Long Life DTL Twistlock Photocontrol for Solid State, 347V	L30	30 ft prewired leads	**NEMA LABEL OPTIONS**	
P48	Long Life DTL Twistlock Photocontrol for Solid State, 480V			NLTX1	1" X 1" ANSI Wattage Label
SH	Shorting Cap			NL2X2	2" X 2" ANSI Wattage Label
RSBOR6	nLight Motion Sensing Photocontrols				

Accessories: *Order as separate catalog number.*

HOUSE SIDE SHIELD	
CLHSSNGL25	No glass, Type 2 & Type 5 - Louvered house side shield
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



Spike (SK) | Ball (BL) | No Finial (NF)

AcuityBrands. Holophane | One Lithonia Way, Conyers, GA 30012 | Phone: 866-HOLOPHANE | www.holophane.com | TechSupport-Lighting@acuitybrands.com

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA
LUMINAIRE CUTSHEETS - TYPE SP1

PROJECT NO.:

E303

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Catalog Number	
Notes	Type

WDA

Wadsworth Aluminum Pole



SPECIFICATIONS

General Description
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.

Materials
- The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179 or ASTM B26.
- The straight shafts shall be extruded from aluminum, ASTM 6061 alloy.
- The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape.
- All hardware shall be tamper resistant stainless steel
- Anchor bolts to be completely hot dip galvanized.

Construction
- The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity.
- The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base.
- All welding shall be per ANSI/AWS.

Dimensions
- The post height shall range from 8' to 22' with a 17 or 19" diameter base.
- At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting.

Installation
- The post shall be provided with four, hot dip galvanized L-type anchor bolts.
- A door shall be provided in the base for anchorage and wiring access.
- A grounding screw shall be provided inside the base opposite the door.

Warranty
5-Year Limited. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

IMPORTANT INSTALLATION NOTES:
- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Acuity Brands Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Acuity Brands Lighting is not responsible for the foundation design.

Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

The Rapid Ship Pole and Luminaire program provides quick solutions for urgent needs.
The most popular and readily available are available for those urgent projects. Select from the following options to get up to 20 units shipped in 20 working days or less!

ORDERING INFORMATION

Example: WDA 14 S4C 17D C03 BK

Post		Height		Shaft Style		Base		Tenon		Finish		Options		Welded Provisions	
WDA	Wadsworth Aluminum Pole	12	12 Feet	**Fluted Shaft**		17D	17" Base, Diamond Pattern Bolt Circle	C03	3X3 Tenon, (actual size 2.88 O.D. x 3" LG.)	BK	Black	FGB	GFI receptacle assembly inside base	R132A	Receptacle Provision located on the Hand Hole side, at 11 feet on 12 foot shaft
		14	14 Feet	F4C	4" diameter, .125 Wall	17S	17" Base, Square Pattern Bolt Circle			BZ	Bronze	GRD	1/2 Brass Grounding Lug		
				Smooth Shaft		19D	19" Base, Diamond Pattern Bolt Circle			GH	Graphite			R156A	Receptacle Provision located on the Hand Hole side, at 13 feet on 14 foot shaft
				S4C	4" diameter, .125 Wall	19S	19" Base, Square Pattern Bolt Circle			GN	Green				
				SiteLink		**NOTE**				GR	Grey			**NOTE**	
				SL4	4.5" Fluted, .156 Wall	Refer to Dimension Data for Base Options based on SiteLink and Non-SiteLink Shaft Styles.				WH	White			Must include; FGBS XX, replace XX with shaft finish	
				SL5	5.25" Fluted, .25 Wall										

Accessories: *Order as separate catalog number.*			
Anchor Bolt Sets:		**Templates:**	
AB-31-4	3/4" Anchor bolt set, galvanized steel	TMP-85	12" Bolt Circle, (for17D Base Option)
		TMP-157	12" Bolt Circle, (for17S Base Option)
		TMP-98	15" Bolt Circle, (for 19D Base Option)
		TMP-158	15" Bolt Circle, (for 19S Base Option)
		TMP40010	12" Bolt Circle, (for 17D Base Option); for SiteLink Shafts only

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WDA

Wadsworth Aluminum Pole

ORDERING INFORMATION

Example: WDA 14 S4C 17D C03 BK

Post		Height		Shaft Style		Base		Tenon	
WDA	Wadsworth Aluminum Pole	08	8 Feet	**Fluted Shaft**		17D	17" Base, Diamond Pattern Bolt Circle	C03	3X3 Tenon, (actual size 2.88 O.D. x 3" LG.)
		09	9 Feet	F1J	Fluted Tapered (Cast), .25			C04	3X4 Tenon, (actual size 2.88 O.D. X 4" LG.)
		10	10 Feet	F4C	4" Diameter Fluted, .125 Wall	17S	17" Base, Square Pattern Bolt Circle	C05	3X5 Tenon, (actual size 2.88 O.D. X 5" LG.)
		11	11 Feet	F4J	4" Diameter Fluted, .25 Wall			C06	3X6 Tenon, (actual size 2.88 O.D. X 6" LG.)
		12	12 Feet	F5J	5" Diameter Fluted, .25 Wall	19D	19" Base, Diamond Pattern Bolt Circle	C08	3X8 Tenon, (actual size 2.88 O.D. X 8" LG.)
		13	13 Feet	**SiteLink Shaft**				C09	3X9 Tenon, (actual size 2.88 O.D. X 9" LG.)
		14	14 Feet	SL4	4.5" .156 Wall	19S	19" Base, Square Pattern Bolt Circle	C12	3X12 Tenon, (actual size 2.88 O.D. X 12" LG.)
		15	15 Feet	SL5	5.25" .25 Wall			C14	3X14 Tenon, (actual size 2.88 O.D. X 14" LG.)
		16	16 Feet	SL6	5.75" .25 Wall			E08[1]	3-1/2X8 Tenon, (actual size 3.5 O.D. X 8" LG.)
		17	17 Feet	**Smooth Shaft**				G08[1]	4-3/8X8 Tenon, (actual size 4.38 O.D. X 8" LG.)
		18	18 Feet	S4C	4" Diameter .125 Wall			G12[1]	4-3/8X12 Tenon, (actual size 4.38 O.D. X 12" LG.)
		19	19 Feet	S4J	4" Diameter .25 Wall			H10[1]	4-1/2X10 Tenon, (actual size 4.5 O.D. X 10" LG.)
		20	20 Feet	S5J	5" Diameter .25 Wall			PLN[1]	Plain pole top pole - no tenon
		21	21 Feet	**Tapered Shaft**				VGP[1]	VGC Plate
		22	22 Feet	T4C	3" to 4" Diameter .125 Wall			**NOTE:**	
		NOTE: Refer to Pole Guide on page 4 for height based on Shaft Style		T5C	3" to 5" Diameter .125 Wall			1. Available with FSJ, SSJ, SL5 and SL6 shaft styles only 2. Available with FSJ, SSJ and SL5 shaft styles only 3. Not available with FTJ, T4C or T5C shaft styles. 4. Available with FSJ and SSJ shaft styles only	

Finish		Options		Welded Provisions		Accessories: *Order as separate catalog number.*	
BK	Black	DBB[1]	Factory installed direct burial base	EXXXY[3]	Provision for eye bolt	**Anchor Bolt Sets:**	
BZ	Bronze	FGB	GFI receptacle assembly inside base (only on 17D)	LXXXY[3]	Large provision	AB-27-4*	1" Anchor bolt set, galvanized steel
CMC	Customer matched color	GRD	1/2 Brass grounding lug	RXXXY[3]	Receptacle provision	AB-31-4	3/4" Anchor bolt set, galvanized steel
CTBS	Standard color to be determined			SXXXY[3]	Small provision	**Direct Burial Bases:**	
DB	Dark Blue			SBORXXXY[3]	Occupancy sensor provision	AD8B184*	17' Galvanized steel direct burial base
GH	Graphite					AD8B187[2]	20' Galvanized steel direct burial base
GN	Green					**Templates:**	
GR	Gray					TMP-85	12" Bolt Circle, (for17D Base Option)
PP	Prime Painted					TMP-157	12" Bolt Circle, (for17S Base Option)
RALxxxxSDCR	RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.					TMP-98	15" Bolt Circle, (for 19D Base Option)
						TMP-158	15" Bolt Circle, (for 19S Base Option)
SL	Silver					TMP40010	12" Bolt Circle, (for 17D Base Option): for SiteLink Shafts only
WH	White					**Breakaway Kits & Transpo Couplings:**	
						BWKT 1700R 1200BC 075AB xx	For use with 17" base, excludes SiteLink. Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM4075XL)
						TRANSPO-SPM4075XL	Transpo breakaway couplings for BWKT 1700R 1200BC 075AB
						BWKT 1700R 1200BC 100AB xx	For use with 17" base, only SiteLink. Breakaway Kit for 1" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM41000L)
						TRANSPO-SPM41000L	Transpo breakaway couplings for BWKT 1700R 1200BC 100AB
						BWKT 1900R 1500BC 075AB xx	For use with 19" Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM4075XL)
						TRANSPO-SPM4075XL	Transpo breakaway couplings for BWKT 1900R 1500BC 075AB
				NOTE: 3 Replace "XXXX" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.		**NOTE:** 4 For use only with SL6 poles. 5 Base moment cannot exceed 3800 ft. lbs. Must validate wind load calculation. Not available with SL5 and SL6 Shaft styles.

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS - TYPE SP1 POLE

PROJECT NO.:

E304

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Dorado Fan

Square LED Wall Mount Cylinder with Up/Down Fan Distribution

Project

Catalog

Type

Date

Product Description

The Dorado Fan Square LED Wall Mount Cylinder features an attractive, contemporary design while maximizing lumen output. Ideal for porches, walls, columns, office spaces, restaurants, clubs, walkways and other residential or commercial applications where ambient illumination is desired, the Dorado Fan uses convex lenses to create asymmetric up/down fan light distribution. The fixture features a detachable mounting plate for easy mounting to J-Boxes and has a knockout for through-wiring.

Construction
- Die-cast aluminum housing
- Detachable mounting plate
- Easy to use mounting bracket allows for quick mounting to J-Boxes
- ½" knockout for conduit wiring

Optical System
- Tempered glass, convex lenses create an asymmetric up/down fan distribution while maximizing lumen output
- Utilizes advanced LED technology with CCT of 3000K, 4000K, and 5000K
- CRI 80+

Electrical
- Thermally protected, high-efficiency driver
- Operating temperature rating of -4° to 104°F (-20°C to 40°C)
- Input voltage of 120-277VAC
- Available in 36 watt

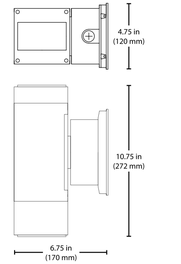
Finish
- Fine-textured, bronze or white UV-stabilized powder coat finish

Mounting and installation
- Easy installation on a recessed junction box
- Fixture mounts directly to J-Boxes with screws
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

Listings
- LM-79, LM-80 testing performed in accordance with IESNA standards
- UL and CUL Listed for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- TM-21 Reported L70(10k) life >60,000 hours
- TM-21 Projected L70(10k) life =100,000 hours

Warranty
- 3-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge)





Photometric Data

OWCF4D 5000K

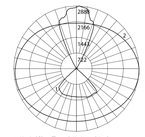
Input Voltage (VAC)	120-277
System Level Power (W)	34.4
120V Current (A)	0.29
277V Current (A)	0.13
Delivered Lumens (Lm)	1566
System Efficacy (Lm/W)	45.5
Correlated Color Temp (K)	5000
Color Rendering Index (CRI)	83
Power Factor	>.09
THD	<.20%
Beam Angle Up	50°x10
Beam Angle Down	100x40°
Spacing Criteria	0.72

Intensity Summary (Candle Power)

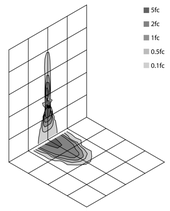
Angle	Mean CP
0	1297
15	1233
30	513
45	202
60	13
75	3
90	0
105	0
120	3
135	9
150	20
165	475
180	2814

CCT Data Multiplier

OWCF4N1036MV30	0.886
OWCF4N1036MV40	0.917



1 - Vertical Plane Through Horizontal Angle
2 - Horizontal Cone Through Vertical Angle



Each square represents 100 square feet.

Zonal Lumen Summary

Zone	Lumens	%ofLuminaire
0-30	781	49.9%
0-40	1011	64.5%
0-60	1158	73.9%
0-90	1168	74.6%
90-180	398	25.4%
0-180	1566	100.0%

Performance Data

Model Number	Lumens	Watts	Lumens/Watt	BUG Rating
OWCF4D1022MV30	1387	34.4	40.3	B1-U3-G0
OWCF4D1022MV40	1436	34.4	41.7	B1-U3-G0
OWCF4D1022MV50	1566	34.4	45.5	B1-U3-G0

Ordering Information *Example: OWCF4N1036MV50BZ*

Series	Distribution	Version	Wattage	Voltage	CCTs	Finish
OWCF4	**N** (Narrow)	**10** (Version 1)	**36** (36 W)	**MV** (120-277)	☐ **30** (3000 K)	☐ **BZ** (Bronze)
					☐ **40** (4000 K)	☐ **WH** (White)
					☐ **50** (5000 K)	

Specifications and dimensions subject to change without notice.

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

NOTE: This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case the user will be required to correct the interference at his own expense.

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DRAWN: JMM
CHECKED: JMM

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA
LUMINAIRE CUTSHEETS - TYPE W1

PROJECT NO.:

E305

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REV 01.22.19

BULLET GOOSENECK LED SIGN LIGHT

BARN LIGHT LED BULLET COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

SPS-0050

BLE - G - BSL - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

A B C D E F G H

Order Example: BLE - G - BSL - 307 - G10 - DD - LED16 - 2700K - MED - FST - 277

A - FINISHES

POWDER COAT FINISHES:

100	Black
105	Textured Black
200	White
300	Dark Green
311	Jadite
307	Emerald Green
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

B - MOUNTING

GOOSENECK OPTIONS:

G2
G6
G7
G8
G9
G10
G13
G15
G22
G24
G25
G32

Please reference website for dimensional drawings of all Gooseneck Options

C - MOUNTING ACCESSORIES

NA	None
DD	Dusk-to-Dawn Photocell[1]
DBPC	Decorative Backing Plate Cover[1]
HDBP	Heavy Duty Backing Plate[1]
LDBPC	LED Decorative Backing Plate Cover[2]

D - LUMENS

LED8	Up to 800 Lumens, 8W LED
LED12	Up to 1200 Lumens, 12W LED
LED16	Up to 1600 Lumens, 16W LED
LED23	Up to 2000 Lumens, 23W LED[3]

*Please reference table on **Page 2** for lumen values of all light source options*

E - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White
5000K	5000K, Daylight

F - OPTICS

NA	No Optics, 90 Degree FWHM
NAR	50 Degree FWHM
MED	60 Degree FWHM
WID	75 Degree FWHM

G - LENS

CLR	Clear
FST	Frosted

H - INPUT VOLTAGE/DIMMING

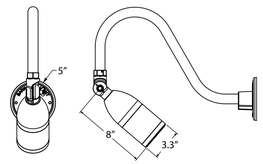
120	120 VAC / TRIAC and ELV Dimming
277	120-277 VAC / 0-10 V Dimming

IMPORTANT: *(1) Not available if LED23 Light Source is selected in Section D (2) Only applicable if LED23 Light Source is selected in Section D (3) Requires alternate canopy design*

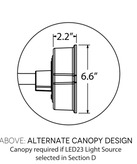
DIMENSIONAL DRAWING

OPTIONAL MOUNTING ACCESSORIES





SHOWN WITH: G15 GOOSENECK ARM



ABOVE: ALTERNATE CANOPY DESIGN
Canopy required if LED23 Light Source selected in Section D

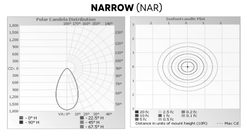
LUMENS

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory. Please Note: Other CRI available upon request, pelase contact factory for additional information.

					2700K		3000K		3500K		4000K		5000K	
				CRI	90CRI		90CRI		90CRI		90CRI		90CRI	
LED	Drive Current	System Watts	Optics	NEMA Type	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
LED8	200mA	8	NAR	5Hx5V	681	87	733	93	785	100	785	100	785	100
			MED	6Hx6V	702	89	756	96	809	103	809	103	809	103
			WID	6Hx6V	661	84	711	91	762	97	762	97	762	97
			NA	7Hx7V	620	79	667	85	714	91	714	91	714	91
LED12	300mA	12	NAR	5Hx5V	1001	86	1078	93	1154	99	1154	99	1154	99
			MED	6Hx6V	1032	89	1110	95	1189	102	1189	102	1189	102
			WID	6Hx6V	972	83	1046	90	1120	96	1120	96	1120	96
			NA	7Hx7V	911	78	980	84	1050	90	1050	90	1050	90
LED16	450mA	16	NAR	5Hx5V	1430	80	1539	86	1648	92	1648	92	1648	92
			MED	6Hx6V	1473	82	1586	89	1698	95	1698	95	1698	95
			WID	6Hx6V	1388	78	1493	84	1599	89	1599	89	1599	89
			NA	7Hx7V	1301	73	1400	78	1499	84	1499	84	1499	84
LED23	550mA	23	NAR	5Hx5V	1696	74	1825	80	1955	85	1955	85	1955	85
			MED	6Hx6V	1748	76	1881	82	2014	88	2014	88	2014	88
			WID	6Hx6V	1646	72	1771	77	1897	83	1897	83	1897	83
			NA	7Hx7V	1543	67	1660	73	1778	78	1778	78	1778	78

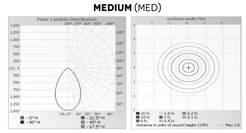
OPTICS

NARROW (NAR)



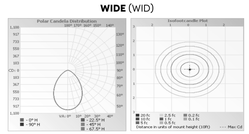
SHOWN ABOVE: THE BULLET LIGHT
LED18, 3500K COLOR TEMPERATURE, NARROW OPTICS, FROSTED LENS

MEDIUM (MED)



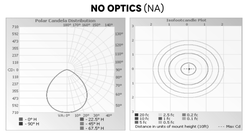
SHOWN ABOVE: THE BULLET LIGHT
LED18, 3500K COLOR TEMPERATURE, MEDIUM OPTICS, FROSTED LENS

WIDE (WID)



SHOWN ABOVE: THE BULLET LIGHT
LED18, 3500K COLOR TEMPERATURE, WIDE OPTICS, FROSTED LENS

NO OPTICS (NA)



SHOWN ABOVE: THE BULLET LIGHT
LED18, 3500K COLOR TEMPERATURE, NO OPTICS, FROSTED LENS

SPECIFICATIONS

CERTIFICATIONS

CSA LISTED (US AND CANADA)

SUITABLE FOR INDOOR OR OUTDOOR USE

SUITABLE FOR WET LOCATIONS

SUITABLE FOR MOUNTING WITHIN 4FT OF THE GROUND

IP65 RATED

MADE IN THE USA
Manufactured and hand-crafted in our 60,000 square foot facility located in Titusville, FL.

CONSTRUCTION/FINISH

COPPER-FREE ALUMINUM HOUSING
Machined from Solid Billet (Type 6061-T6)

HIGH TEMPERATURE, SILICONE O-RINGS
Provide water-tight seal

STAINLESS STEEL HARDWARE

HEAT TREATED ALUMINUM 6061-TG HOUSING
Complete with Clear Chromate Conversion prior to Powder Coat

ELECTRICAL/LED DRIVER

POWER FACTOR > 0.9

EFFICIENCY: UP TO 87% TYPICAL

INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)

CLASS 2 POWER SUPPLY

LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)

IP64 MINIMUM RATING CASE WITH SILICONE-BASED POTTING

PROTECTIONS
Output Open Load, Over-Current and Short-Circuit (hiccup), and Over-Temperature with Auto Recovery

CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 Vac), Class A (277 Vac) and EN55015 (CISPR 15) at 220, 230 and 240 Vac

COMPLIANT WITH
Complies with Energy Star® DLR (DesignLight Consortium®) and CA Title 24 Technical Requirements

WARRANTY INFORMATION

LIMITED WARRANTY
For additional information on our limited warranty, please see our Terms & Conditions.

OPTICS

MULTIPLE OPTIC DISTRIBUTIONS AVAILABLE
Consult factory for additional distributions

OPTICAL GRADE PMMA
Primary Optics and Lens Cover are Optical grade PMMA with High UV and Temperative Resistance

OPTIONAL DIFFUSED/FROSTED LENS COVER
Lens Cover available in Diffused/Frosted option to reduce glare

PHOTOMETRIC FILES
Available upon request

LIGHT SOURCE

INITIAL LUMENS DELIVERED: UP TO 2000 LUMENS

L90(11K) > 61,000 HOURS

INTEGRATED LED COB

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K & 5000K

90+ CRI (R9 TYPICAL 60)
80+ CRI and 95+ CRI (R9 Typical 85) available upon request

3 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 103 LPW
High efficacy available upon request, consult factory for additional information

DIMMING

TRI-MODE DIMMING™
Compatible with TRIAC (forward-phase or leading-edge), ELV (reverse-phase or trailing-edge) and 0-10 V Dimmers

DIMMING RANGE 1-100%
The dimming range is dependent on each specific dimmer. May not be able to achieve 1% dimming with some dimmers

TRIAC AND ELV DIMMING ONLY AT 120 VAC

ELV DIMMING AT 230 VAC
Available by request

COMPATIBLE DIMMERS
Consult factory for additional information on dimming

ISSUE DATE:	04/22/2025			
REVISIONS:	No.:	DATE:	BY:	DESCRIPTION:
DESIGNED:	JMM			
DRAWN:	JMM			
CHECKED:	JMM			

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS - TYPE W2

PROJECT NO.:

E306

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LMW SERIES Outdoor Lighting

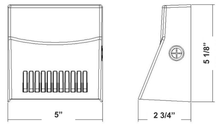
WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

LMW-12W-30K
LMW-12W-40K
LMW-12W-50K

Customer Name:
Project Name:
Note: | Type:



Selection:



5 1/8"(H) x 5"(W) x 2 3/4"(L)

LED mini cutoff wall pack is ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas, residential areas, balcony, terrace, small shops.

Features

- High Transparent Tempered Glass
- Die-Cast Aluminum With Powder Coat Finish
- 7-Year Warranty

Technical Specifications

Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 12W
- Power Factor: >0.9
- Efficacy: 125/ 130/ 135 LPW

Lighting:

- Chip: Lumileds Lexeon 3030 High Flux LED
- Total Lumens: 1300LM
- Color Temperatures: 3000K/ 4000K/ 5000K
- Color Rendering Index: CRI ≥ 80
- Beam Angle: 110° X 100°
- Rated life: 70,000 Hrs

Mechanical:

- Die-Cast Aluminum With Powder Coat Finish
- High Transparent Tempered Glass
- Operating Temperature: -40°F to 104°F
- 7-Year Warranty
- IP 54, Suitable for Wet Locations

Applications:

- General site Lighting
- Alleys
- Loading docks
- Doorways
- Pathways
- Parking areas
- Residential area
- Balcony
- Terrace
- Small shops

Other Models:

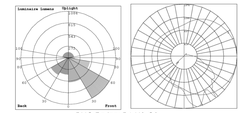
- 12W | 1300LM | LMW-12W-30K-WH
- 12W | 1300LM | LMW-12W-40K-WH
- 12W | 1300LM | LMW-12W-50K-WH

UL LISTED IP54 WET LOCATION

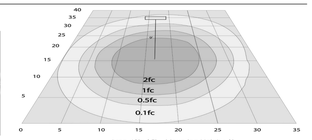
Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

WG-24-24-27

Photometrics: LMW-12W



BUG Rating: B1-U2-G0



Area 40'x 35' Mounting Height: 9'

Other Views:



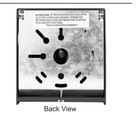
Lens View



Side View



Front View



Back View

Performance Table: LMW-12W

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LMW-12W-30K	12W	120~277V	1300LM	3000K	B1-U2-G0	108
LMW-12W-40K	12W	120~277V	1300LM	4000K	B1-U2-G0	108
LMW-12W-50K	12W	120~277V	1300LM	5000K	B1-U2-G0	108

Sample Ordering

Model	Wattage	Color Temp.
LMW	12W	3000K 4000K 5000K

Accessories:

Blank = No Option For Accessories
WMS-POST1-18 = 18" ONE SIDE OPTIONAL POST, BRONZE FINISH
WMS-POST2-18 = 18" TWO SIDE OPTIONAL POST, BRONZE FINISH
WMS-POST1-36 = 36" ONE SIDE OPTIONAL POST, BRONZE FINISH
WMS-POST2-36 = 36" TWO SIDE OPTIONAL POST, BRONZE FINISH

Factory-Installed Options:

Blank = No Option For Accessories
OPT-EM-FM10D= EMERGENCY BACKUP EXTERNAL BATTERY, BACK BOX
OPT-SEN-LMW-3MRLV-5= PROGRAMMABLE MICROWAVE BI-LEVEL SENSOR
OPT-PC-B1 = PHOTOCELL: 120-277V

ACCESSORIES:



WMS-POST1-18



WMS-POST2-18



WMS-POST1-36



WMS-POST2-36

FACTORY-INSTALLED OPTIONS:



OPT-EM-FM10D



OPT-SEM-LMW-3MRLV-5



OPT-PC-B1

Example:

1. LMW-12W-50K (FOR LMW 12W 5000K FIXTURE 120-277V)
2. LMW-12W-50K (FOR LMW 12W 5000K FIXTURE 120-277V)
WMS-POST1-18 (18" ONE SIDE OPTIONAL POST, BRONZE FINISH)

WESTGATE

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

ISSUE DATE: 04/22/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:

DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

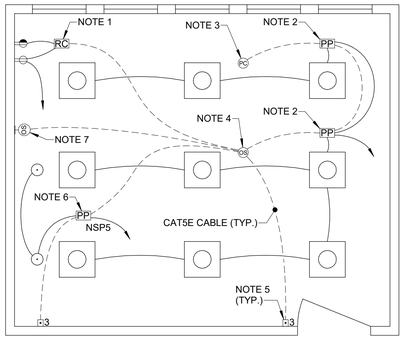
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS - TYPE W3

PROJECT NO.:

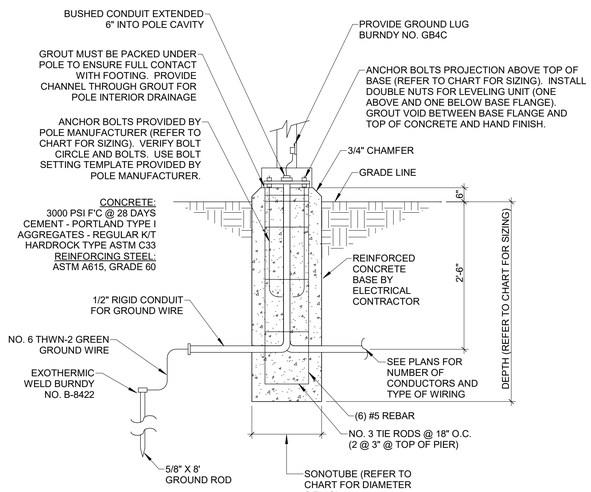
E307

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NOTES:
1. POWER PACK (nPP20 PL) SHALL CONTROL "CONTROLLED" RECEPTACLES THROUGH OCCUPANCY SENSOR. (AS REQUIRED. SEE PLANS).
2. POWER PACK (nPP16D) REQUIRED TO CONTROL EACH DIMMABLE REGION / ZONE, INCLUDING DAYLIGHTING ZONES. WHERE DIMMING IS NOT SHOWN / REQUIRED, POWER PACK (nPP16) SHALL BE USED. CONTROLS AND REGIONS / ZONES SHOWN ON PLANS.
3. PHOTOCELL CONTROL DEVICE: nCM ADCX RJB (AS REQUIRED. SEE PLANS).
4. OCCUPANCY SENSOR DEVICE: nCM-PDT-9/10-RJB (AS REQUIRED. SEE PLANS).
5. LOW VOLTAGE LIGHT CONTROL / DIMMER PUSHBUTTON SWITCH. SEE PLANS AND PUSHBUTTON DETAIL FOR MORE INFORMATION.
6. POWER PACKS LABELED "NSP5": nSP5 PCD POWER PACKS FOR LINE-VOLTAGE SWITCHING & DIMMING OF DECORATIVE INCANDESCENT LUMINAIRES. (AS REQUIRED. SEE PLANS).
7. WALL OCCUPANCY SENSOR DEVICE: nWV-PDT-16 (AS REQUIRED. SEE PLANS).

3 LITHONIA (nLIGHT) - SPECIALTY LIGHTING WIRING DIAGRAM
SCALE: NOT TO SCALE

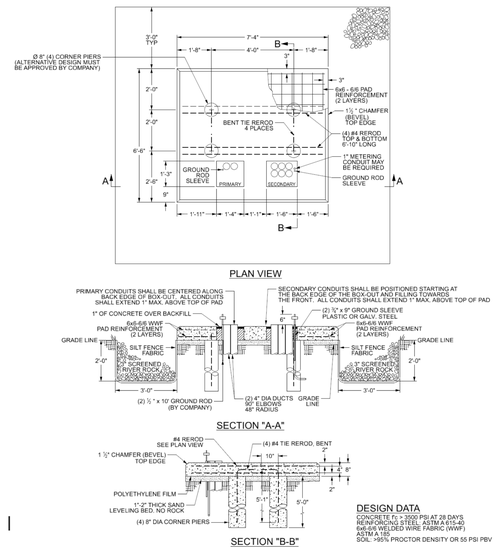


DECORATIVE

POLE LENGTH	POLE DESCRIPTION	BOLT CIRCLE (DIA.)	ANCHOR BOLT PROJECTION	ANCHOR BOLT SIZE	BASE COVER SIZE	SONOTUBE SIZE (DIA.)	SONOTUBE DEPTH
16'	HOLOPHANE WDA 16 F5J BK	10" - 12"	3-3/8" 3-1/4" - 3-1/2"	3/4" x 15" X 3" 3/4" X 18" X 3"	17"-19" DIA.	22"	8'

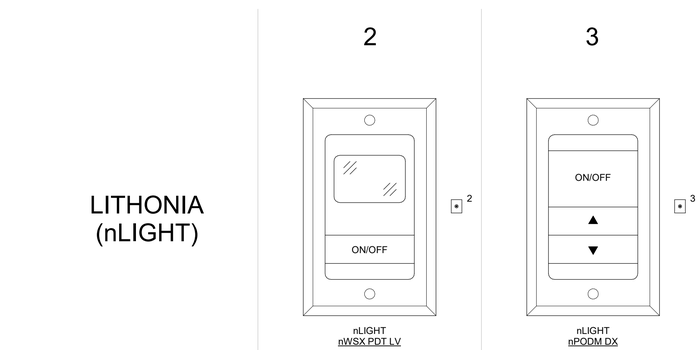
2 SITE LIGHTING - CONCRETE POLE BASE DETAILS
SCALE: NOT TO SCALE

CONSTRUCTION DETAILS
CUSTOMER FURNISHED PADS FOR
3-PHASE PAD-MOUNTED TRANSFORMERS
75-500 kVA

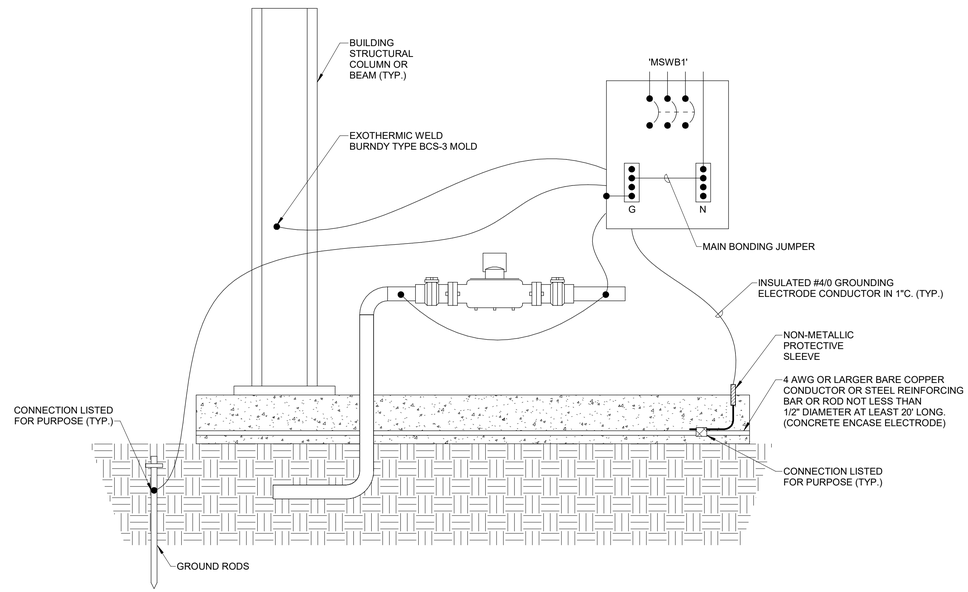


DESIGN DATA
CONCRETE f'c = 3500 PSI AT 28 DAY'S
REINFORCING STEEL: ASTM A 615-40
6x6-4/6 WELDED WIRE FABRIC (WWF)
ASTM A 185
SOIL: >95% PROCTOR DENSITY OR 55 PSI PBV

1 75-500KVA THREE-PHASE TRANSFORMER PAD DETAIL
SCALE: NOT TO SCALE



5 LITHONIA (nLIGHT) - SPECIALTY LIGHTING PUSHBUTTONS
SCALE: NOT TO SCALE



4 SERVICE GROUNDING DETAIL
SCALE: NOT TO SCALE

Effective September 1, 2023 102 **APPENDIX B-4**

ISSUE DATE:	04/22/2025
REVISIONS:	
No.:	DATE: BY: DESCRIPTION:
DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	JMM

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA
ELECTRICAL DETAILS

PROJECT NO.:

E401

LUMINAIRE SCHEDULE

TYPE NO	DESCRIPTION / SPEC NO	TOTAL WATTS	VOLT	MOUNTING	NOTES
A1	2X4 - TROFFER - 4591 LUMENS METALUX 24FP4735C	42 VA	MVOLT	CEILING	-
A1E	2X4 - TROFFER - 4591 LUMENS - BATTERY BACK-UP METALUX 24FP4735C-EL14W	42 VA	MVOLT	CEILING	-
C1E	6" RECESSED CAN SWITCHABLE OUTPUT/CCT - 1000 LUMENS - 3000K - BATTERY BACK-UP LITHONIA LDN6-AL02-SWW-LO6-AR-LSS-MVOLT-EZ1-EL	13 VA	MVOLT	CEILING	-
SP1	SITE POST TOP - 8000 LUMENS HOLOPHANE PUCL3-P40-30K-MVOLT-FC5-BK-SK-PR7-CLGL	69 VA	MVOLT	POLE (SEE DETAIL FOR SPECIFICATION)	-
W1	SQUARE WALL MOUNT CYLINDER - 1566 LUMENS NICOR OUTDOOR OWCF4-N-10-36-MV-30-BZ	32 VA	MVOLT	WALL	2
W2	BULLET GOOSENECK SIGN LIGHT - 800 LUMENS BARN LIGHT USA BLE-G-BSL-600-G7-LED8-3000K-WID-CLR-120	8 VA	MVOLT	WALL	2
W3	MINI CUTOFF WALL PACK - 1300 LUMENS WESTGATE LMW-12W-30K	12 VA	MVOLT	WALL	2
X1	EXIT SIGN - GREEN LETTERING SURE-LITES APC-7-RG	2 VA	MVOLT	WALL / CEILING	-
X1C	EXIT SIGN WITH BUGEYE - COMBO - GREEN LETTERING SURE-LITES APC-H-7-RG	5 VA	MVOLT	WALL / CEILING	-

LUMINAIRE SCHEDULE NOTES:

1. REMOTE HEAD UNIT SHALL BE POWERED THROUGH ASSOCIATED EXIT SIGN WITH REMOTE CAPACITY.
2. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS.

EQUIPMENT SCHEDULE

DEVICE	DEVICE DESCRIPTION	VOLTAGE	PH	KW	FLA	HP	STARTER / DISCONNECT TYPE	STARTER / DISCONNECT SIZE	STARTER / DISCONNECT FUSE	PLUG CONFIG	RECEPT CONFIG	FEEDER SIZE	NOTES
A1	ESPRESSO MACHINE	208 V	1	-	28.8	-	PLUG	-	-	L6-30P	L6-30R	2#10, 1#10G - 3/4"C	2
A3B	TWO DOOR UC FRIDGE	120 V	1	-	3.0	1/5	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
A4B	TWO DOOR REACH-IN FRIDGE	120 V	1	-	8.0	1/2	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
A7	COFFEE GRINDER	120 V	1	-	8.0	-	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
A8	COFFEE BREWER	208 V	1	-	34.5	-	PLUG	-	-	L14-50P	L14-50R	3#6, 1#10G - 1"C	2
A9	BLENDER	120 V	1	-	15	-	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
A10	RAPID COOKER	208 V	1	-	20	-	PLUG	-	-	6-30P	6-30R	2#10, 1#10G - 3/4"C	2
A13	SODA DISPENSER	120 V	1	-	-	-	PLUG	-	-	-	-	2#12, 1#12G - 3/4"C	2
A23	DISHWASHER	120 V	1	-	12	-	NFD	30A/2P	-	-	-	2#12, 1#12G - 3/4"C	2
A30A	ICE MACHINE	120 V	1	-	15.2	-	PLUG	-	-	5-20P	5-20R	2#12, 1#12G - 3/4"C	2
A31	DRIVE-THRU COMM SYSTEM	208 V	1	-	16.8	-	PLUG	-	-	L6-30P	L6-30R	2#10, 1#10G - 3/4"C	2
A36B	R.O. FILTER & TANK	120 V	1	-	-	-	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
DHWP-1	HOT WATER RECIRC PUMP	120 V	1	-	-	1/40	NFD	30A/2P	-	-	-	2#12, 1#12G - 3/4"C	-
E6	AIR CURTAIN	120 V	1	1.55	15.9	-	FHPMC	-	-	-	-	2#12, 1#12G - 3/4"C	2
E19A	WALK-IN COOLER EVAP COIL	208 V	2	-	11.8	-	NFD	30A/2P	-	-	-	2#12, 1#12G - 3/4"C	2
E19B	WALK-IN COOLER CU	208 V	2	-	18	-	NFD	60A/2P	-	-	-	2#6, 1#10G - 1"C	2
E19C	WALK-IN COOLER	120 V	1	-	10	-	NFD	30A/2P	-	-	-	2#12, 1#12G - 3/4"C	2
EF-1	EXHAUST FAN	120 V	1	-	-	0.16	INT	-	-	-	-	2#12, 1#12G - 3/4"C	3
EWH-1	ELECTRIC WATER HEATER	208 V	3	18	-	-	NFD	100A/3P	-	-	-	3#4, 1#8G - 1-1/4"C	-
RTU-1	ROOFTOP UNIT	208 V	3	-	-	-	INT	-	-	-	-	3#10, 1#10G - 3/4"C	1

GENERAL EQUIPMENT SCHEDULE NOTES:

A. THIS SCHEDULE DISPLAYS SIZING INFORMATION THAT IS GENERIC IN NATURE. SCHEDULE DOES NOT ITEMIZE ALL INSTANCES OF EQUIPMENT. CONTRACTOR SHALL REFER TO THE PLANS FOR FINAL QUANTITIES AND LOCATIONS.

B. MOUNT ALL DISCONNECTS AND STARTERS ON ASSOCIATED EQUIPMENT UNLESS SHOWN OTHERWISE. MAINTAIN WORKING CLEARANCES PER NEC; COORDINATE WITH MECHANICAL CONTRACTOR.

C. BCU = BOX COVER UNIT (COOPER #SSY / #STY OR EQUAL) WITH FUSE.

D. NFD OR FD = NON-FUSED OR FUSED DISCONNECT SWITCH.

E. CS/NFD, FD = COMBINATION STARTER/ NON OR FUSED DISCONNECT SWITCH.

F. INT = INTEGRAL DISCONNECT FURNISHED WITH EQUIPMENT.

G. FHPMC = FRACTIONAL HORSEPOWER MANUAL CONTROLLER.

H. IHPMC = INTEGRAL HORSEPOWER MANUAL CONTROLLER.

I. STE = THERMAL ELEMENT SWITCH. PROVIDE THERMAL UNIT.

J. EXP = DEVICE TO BE EXPLOSION-PROOF.

K. ALL SWITCHES, DISCONNECTS, ETC SHALL BE LOCKABLE.

L. ALL SWITCHES, DISCONNECTS, ETC SHALL BE NEMA 3R WHERE REQUIRED.

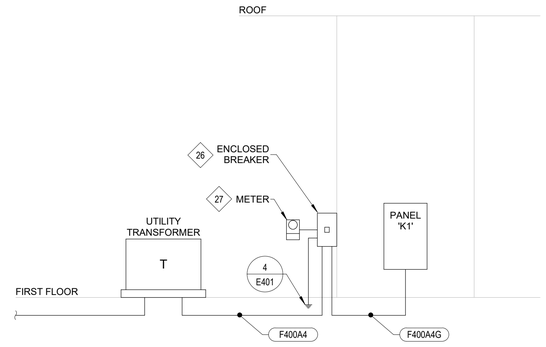
M. PROVIDE FUSES AS SHOWN; REVISE SIZES PER ACTUAL NAMEPLATE DATA.

N. STARTER ACCESSORIES:STARTER ACCESSORIES:
1. CONTROL TRANSFORMER
2. H-O-A SWITCH
3. RED RUN LIGHT
4. 2 NO CONTACTS; 2 NC CONTACTS

O. PROVIDE DUCT DETECTOR, SHUTDOWN RELAY, AND ACCESSORIES AS REQUIRED TO SHUTDOWN HVAC EQUIPMENT 2000 CFM OR HIGHER PER NFPA AND AHJ.

EQUIPMENT SCHEDULE NOTES:

1. ROOFTOP UNIT PACKAGE SHALL COME WITH INTEGRAL DISCONNECTING MEANS.
2. KITCHEN EQUIPMENT VENDOR/OWNER PROVIDED EQUIPMENT. COORDINATE FINAL CONNECTION REQUIREMENTS WITH PROVIDED EQUIPMENT.
3. EXHAUST FAN SHALL BE CONTROLLED BY TIMECLOCK. ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS.



1 POWER RISER DIAGRAM
SCALE: NOT TO SCALE

REF. NOTES (X):

26 400 AMP, 120/208 VOLT, 3-PHASE ENCLOSED BREAKER AND ASSOCIATED NEMA 3R RATED ENCLOSURE. PROVIDE NECESSARY ACCESSORIES FOR SERVICE RATED USE.

27 PROVIDE METER IN ACCORDANCE WITH UTILITY METER SPECIFICATION MANUAL.

FEEDER SCHEDULE (FXXXXXXX):

F400A4 2 SETS OF 4#3/0 - 2"C
F400A4G 2 SETS OF 4#3/0, 1#3G - 2-1/2"C

Branch Panel: K1

Location: KITCHEN
Supply From: UTILITY
Mounting: RECESSED
Volts: 208Y/120
Phases: 3
Wires: 4
A.I.C. Rating: 22,000
MLO / MCB: MCB
FCB / MCB Rating: 400 A

CKT	Circuit Description	Trip	P	A		B		C		P	Trip	Circuit Description	CKT
1	LTG - INTERIOR	20 A	1	504	2003					3	30 A	EQP_NC - RTU-1	2
3	REC - CO2 BULK SYSTEM (GFI)	20 A	1			180	2003			--	--	--	4
5	LTG - SIGNAGE	20 A	1					1200	2003	--	--	--	6
7	LTG - SIGNAGE	20 A	1	1200	1200					1	20 A	LTG - SIGNAGE	8
9	LTG - SIGNAGE	20 A	1			1200	1200			1	20 A	LTG - SIGNAGE	10
11	EQP_NC - ESPRESSO MACHINE (GFI)	30 A	2					3000	360	1	20 A	REC - COUNTERTOP (GFI)	12
13	--	--	--	3000	360					1	20 A	REC - COUNTERTOP (GFI)	14
15	EQP_NC - ESPRESSO MACHINE (GFI)	30 A	2			3000	180			1	20 A	REC - COUNTERTOP (GFI)	16
17	--	--	--					3000	180	1	20 A	REC - COUNTERTOP (GFI)	18
19	EQP_NC - ESPRESSO MACHINE (GFI)	30 A	2	3000	360					1	20 A	EQP_C - R.O. TANK & FILTER (GFI)	20
21	--	--	--			3000	180			1	20 A	REC - RESTROOM	22
23	EQP_NC - TWO DOOR UC FRIDGE (GFI)	20 A	1					690	360	1	20 A	REC - COUNTERTOP (GFI)	24
25	EQP_NC - TWO DOOR UC FRIDGE (GFI)	20 A	1	690	900					1	20 A	REC - CONVENIENCE (GFI)	26
27	EQP_NC - TWO DOOR REACH-IN FRIDGE (GFI)	20 A	1			1840	360			1	20 A	EQP_C - TV/ZOOM SYSTEM (GFI)	28
29	EQP_NC - WALK-IN COOLER EVAP COIL	20 A	2					1228	360	1	20 A	REC - COUNTERTOP (GFI)	30
31	--	--	--	1228	360					1	20 A	REC - DATA RACK	32
33	EQP_NC - COFFEE GRINDER (GFI)	20 A	1			960	180			1	20 A	REC - PRINTER/COPIER	34
35	EQP_NC - COFFEE BREWER (GFI)	50 A	2					3588	0	1	20 A	SPARE	36
37	--	--	--	3588	360					1	20 A	REC - ZEBRA PRINTER (GFI)	38
39	EQP_NC - BLENDER (GFI)	20 A	1			1800	360			1	20 A	REC - ZEBRA PRINTER (GFI)	40
41	EQP_NC - BLENDER (GFI)	20 A	1					1800	0	1	20 A	SPARE	42
43	EQP_NC - BLENDER (GFI)	20 A	1	1800	900					1	20 A	REC - POINT OF SALE (GFI)	44
45	EQP_NC - BLENDER (GFI)	20 A	1			1800	0			1	20 A	SPARE	46
47	EQP_NC - RAPID COOKER	30 A	2					2100	0	1	20 A	SPARE	48
49	--	--	--	2100	0					1	20 A	SPARE	50
51	EQP_NC - RAPID COOKER	30 A	2			2100	0			1	20 A	SPARE	52
53	--	--	--					2100	0	1	20 A	SPARE	54
55	SPARE	20 A	1	0	900					1	20 A	REC - POINT OF SALE (GFI)	56
57	EQP_NC - DISHWASHER (GFI)	20 A	1			1380	0			1	20 A	SPARE	58
59	EQP_NC - ICE MACHINE (GFI)	20 A	1					1748	0	1	20 A	SPARE	60
61	EQP_NC - SODA DISPENSER (GFI)	20 A	1	1536	180					1	20 A	REC - ROOFTOP	62
63	EQP_NC - SODA DISPENSER (GFI)	20 A	1			1536	0			1	20 A	SPARE	64
65	SPARE	20 A	1					0	1200	1	20 A	EQP_NC - WALK-IN COOLER	66
67	EQP_C - DRIVE-THRU COMM SYSTEM (GFI)	30 A	2	1750	1200					1	20 A	LTG - MENU BOARD	68
69	--	--	--			1750	1200			1	20 A	LTG - MONUMENT SIGN	70
71	REC - SECURITY PANEL	20 A	1					180	360	1	20 A	EQP_C - DHWP-1	72
73	SPACE	--	1	--	360					1	20 A	EQP_C - EF-1	74
75	SPACE	--	1			--	1872			2	45 A	EQP_NC - WALK-IN COOLER CU	76
77	EQP_NC - AIR CURTAIN	20 A	1					1908	1872	--	--	--	78
79	SPARE	20 A	1	0	6000					3	65 A	EQP_NC - EWH-1	80
81	EQP_NC - AIR CURTAIN	20 A	1			1908	6000			--	--	--	82
83	SPARE	20 A	1					0	6000	--	--	--	84
	Total Load:			35479 VA		35989 VA		35237 VA					
	Total Amps:			296 A		300 A		294 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LTG	8904 VA	100.00%	8904 VA	**Total Est. Demand:**	106705 VA
REC	6840 VA	100.00%	6840 VA	**Total Est. Demand Current (100% Rated):**	296 A
EQP_CONT	4580 VA	100.00%	4580 VA		
EQP_NON CONT	86381 VA	100.00%	86381 VA	**Non-Cont. Current @ 100%:**	259 A
				Continuous Current @ 125%:	47 A
				Total Est. Demand Current (80% Rated):	306 A

Legend:
FCB: Feeder Circuit Breaker
GFI: GFCI Circuit Breaker
LOCK: Lockable Circuit Breaker
MCB: Main Circuit Breaker
MCCB: Molded Case Circuit Breaker
MLO: Main Lug Only
EXTG: Existing Circuit Breaker

Notes:

ISSUE DATE: 04/22/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:

DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM

THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER FOR INFORMATIONAL PURPOSES IN ACCORDANCE WITH SCHEMMER'S AGREEMENT WITH ITS CLIENT FOR SERVICES. SCHEMMER ASSUMES NO RESPONSIBILITY TO ANYONE FOR ANY USES OF THIS DRAWING EXCEPT THE USES EXPRESSLY STATED IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

POWER RISER DIAGRAM & SCHEDULES

PROJECT NO.:

E501

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

May 27, 2025

PROJECT NAME

Ziggi's Coffee Site Plan

APPLICANT

Matt Burkhart

REQUESTED ACTION

Approval of site plan to construct a 865 sf building, dumpster enclosure, outdoor seating area, and parking lot on the 1.52 acre property.

LOCATION

1201 NE Gateway Drive

ZONING

Heritage at Grimes PUD Commercial Area

PLANNER

Alivia Hoodjer, Assistant Planner
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	Open Space/Undeveloped	Mixed-Use 1	R-4 Heritage at Grimes PUD; commercial area
North	Commercial	Mixed-Use 1	R-4 Heritage at Grimes PUD; commercial area
South	Neighborhood Commercial	Mixed-Use 1	R-4 Heritage at Grimes PUD; commercial area
East	Open Space/Undeveloped	Mixed-Use 1	R-4 PUD; R-3 Medium Density Residential and Hwy 141 Mixed Use Corridor Overlay
West	Open Space/Undeveloped	Low Density Residential	R-4 PUD

PARKS

No parkland dedication is required as the site is a commercial use.

The future land use map shows a future trail across the street from this proposed site plan. Portions of this trail along NE Gateway Drive have been built, including the portion directly across from the proposed site plan.



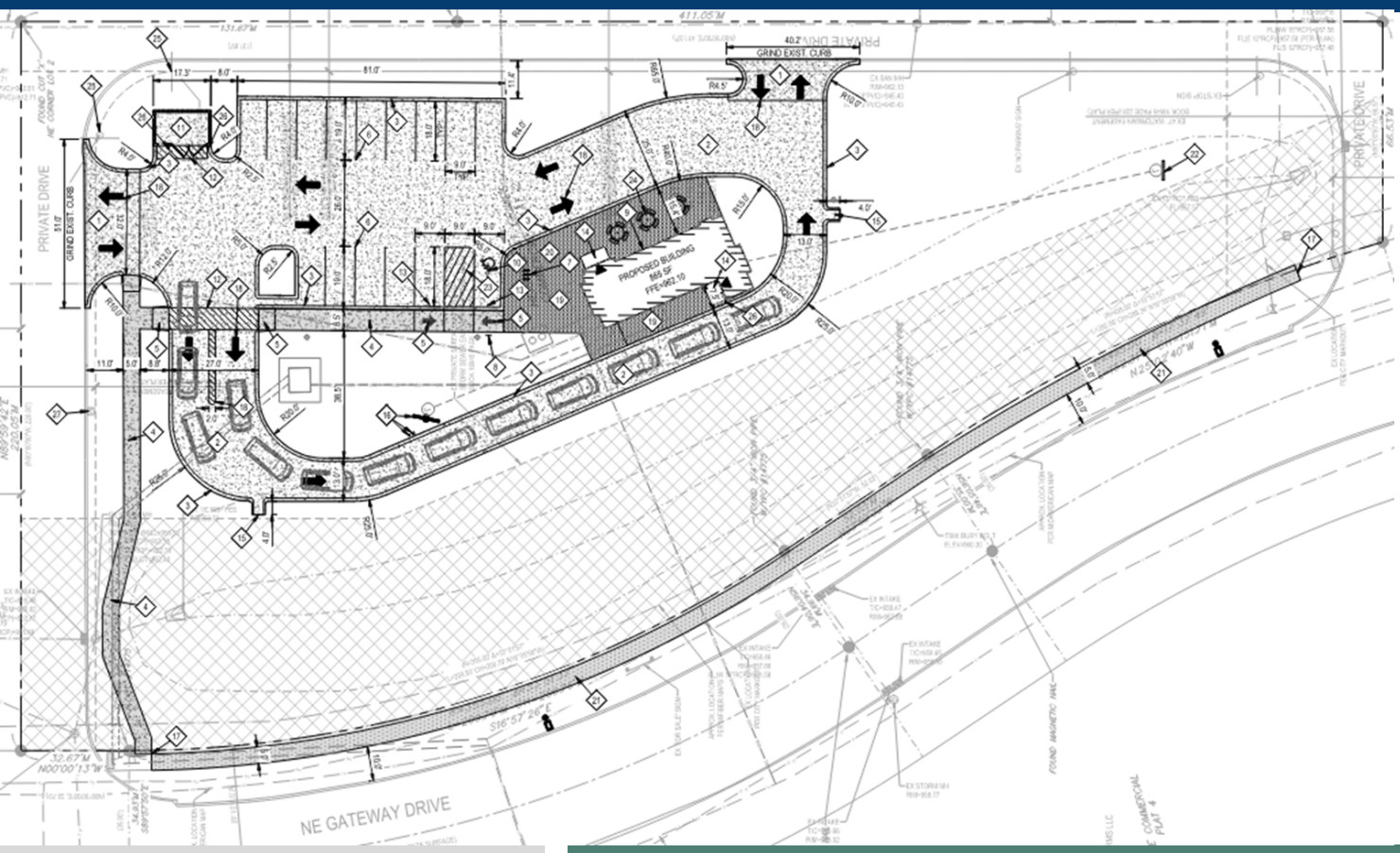
Future Land Use Map

Relation to Studies & Legal

Legal

The site plan is subject to the Heritage at Grimes PUD regulations as well as the recommendations made by the Heritage Review Committee. The Heritage Review Committee has given their recommendation of approval for the architectural and site plans.

Site Layout



ACCESS

Access to the site will be off of the North and East

LIGHTING

On site lighting proposed consistent with the light fixture recommendations of the Heritage at Grimes PUD.

BUILDING SETBACKS

Building setbacks: 0′

Parking setback: 10′

Maximum Building Height: 50′

Parking Calculation Table

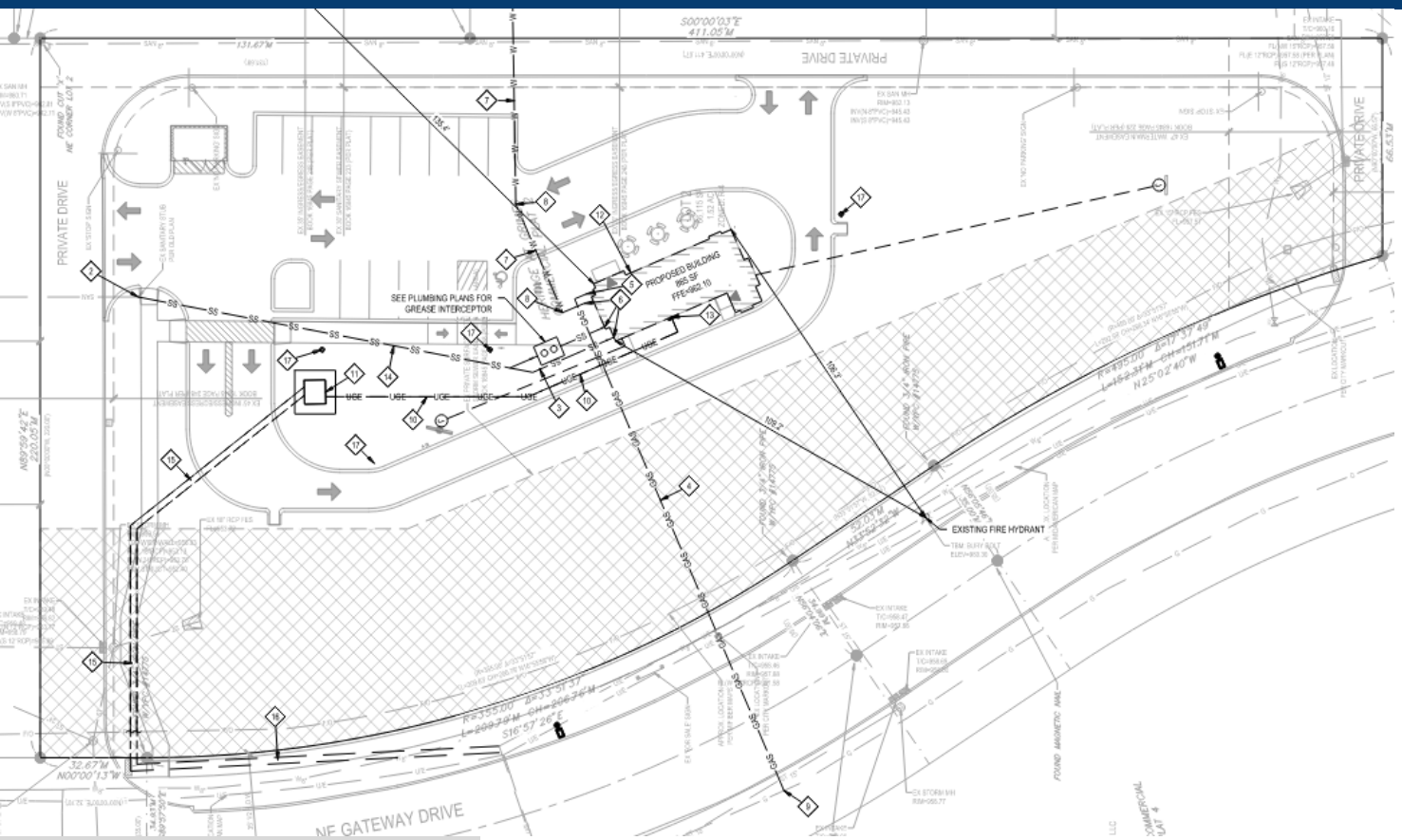
Required	Proposed
10 spaces per 1,000 sf: 12 total stalls including 1 handicap space	15 stalls including 1 handicap space

PARKING:

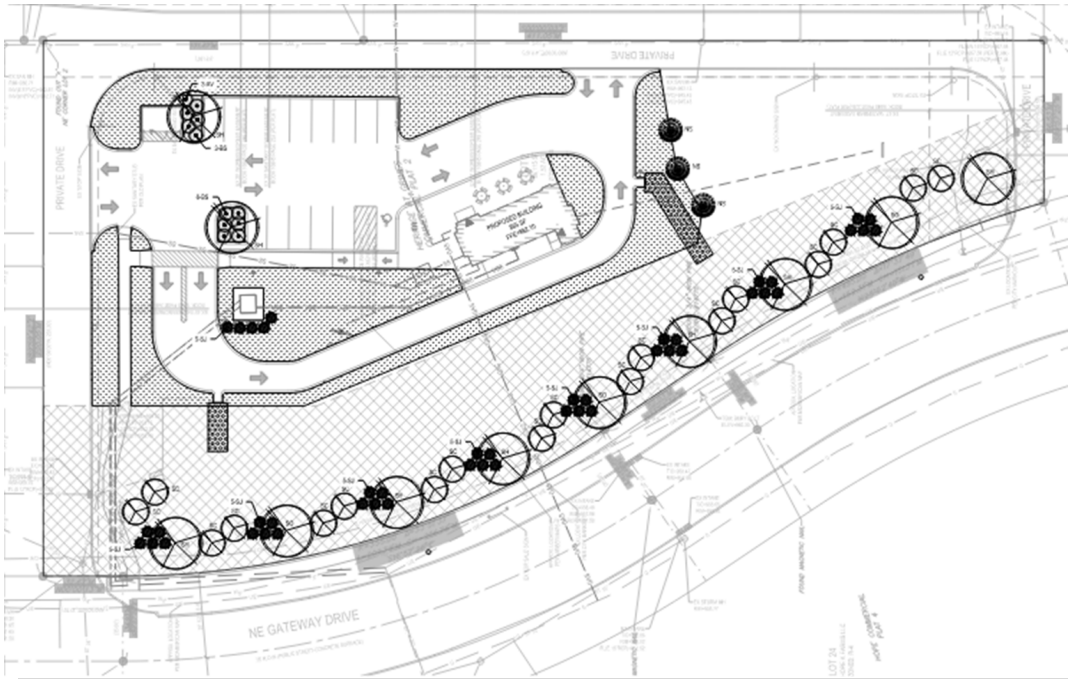
The minimum drive thru stacking requirement is 5 spaces. The proposed stacking for the drive thru is approximately 13 spaces.

Utilities & Landscaping

Utilities Map



Landscaping Plan



SANITARY

Sanitary line will extend from the existing service stub on the North side and connect to the primary building.

WATER

Water service will connect from an existing water main on the East and connect to the primary building.

STORM WATER

Flared end sections will be installed for the parking and drive thru area to drain property to the West. The existing detention swale will be used to capture the drainage from the site.

LANDSCAPING

Landscaping on site meets the open space planting requirements and the parking lot planting requirements.

Architecture

BUILDING & ELEVATIONS

The building will be constructed with stone veneer and Hardie paneling, with corrugated metal accents. Parapets will be used to screen roof mounted equipment. All roof mounted equipment will be screened from the ROW.

DUMPSTER ENCLOSURE

The dumpster enclosure will be built with integrally colored CMU block that matches the primary building light brown/tan color. There will be a metal man door and metal gates that match in color to the primary building.

LIGHTING

Wall-mounted lighting will be installed on all sides of the building and above the signage areas.

Material Board



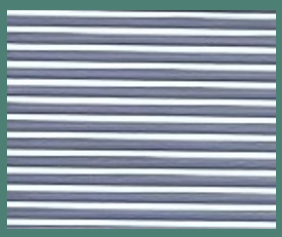
Tan colored Stucco textured Hardie Panel



Dark Clove Stucco textured Hardie Panel

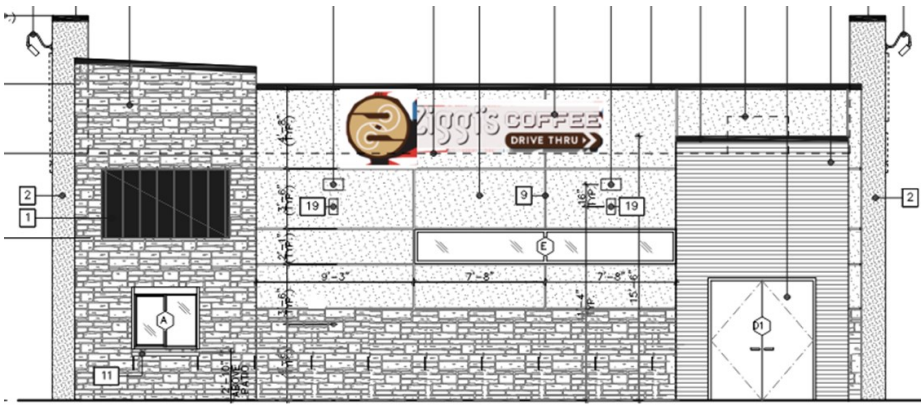


Stone veneer

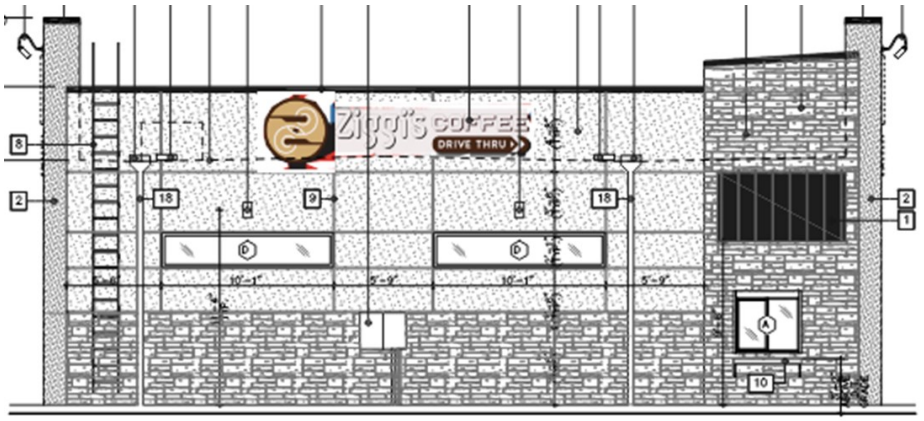


Galvanized Corrugated Metal Panels

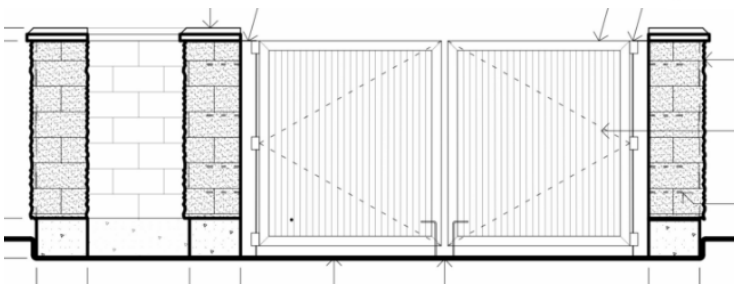
East Elevation



West Elevation



Dumpster Enclosure Elevation



Conclusion

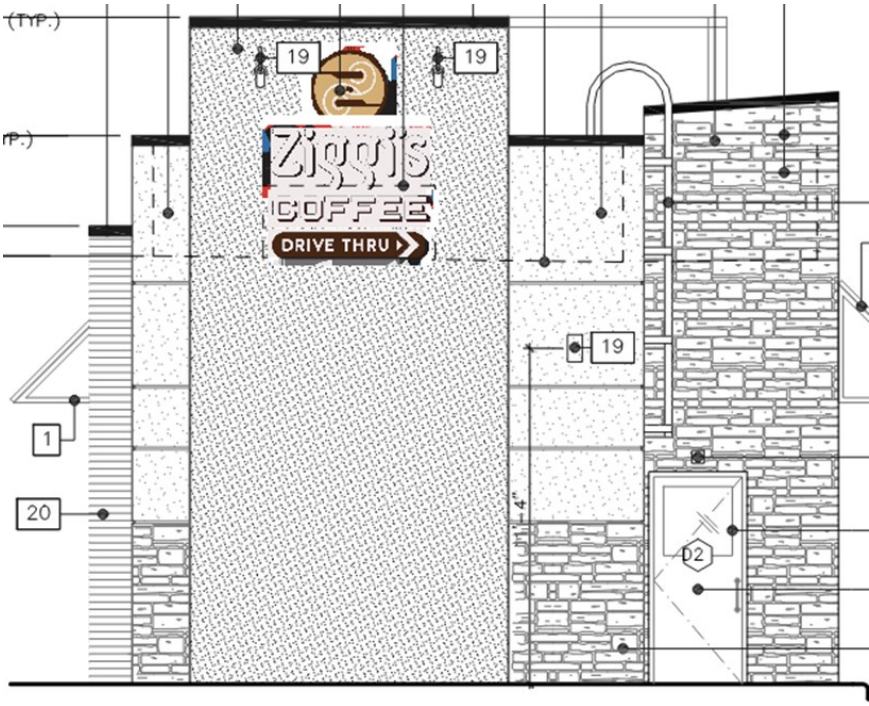
STAFF RECOMMENDATION

Staff would recommend approval of the Ziggi's Coffee Site Plan subject to all remaining staff comments.

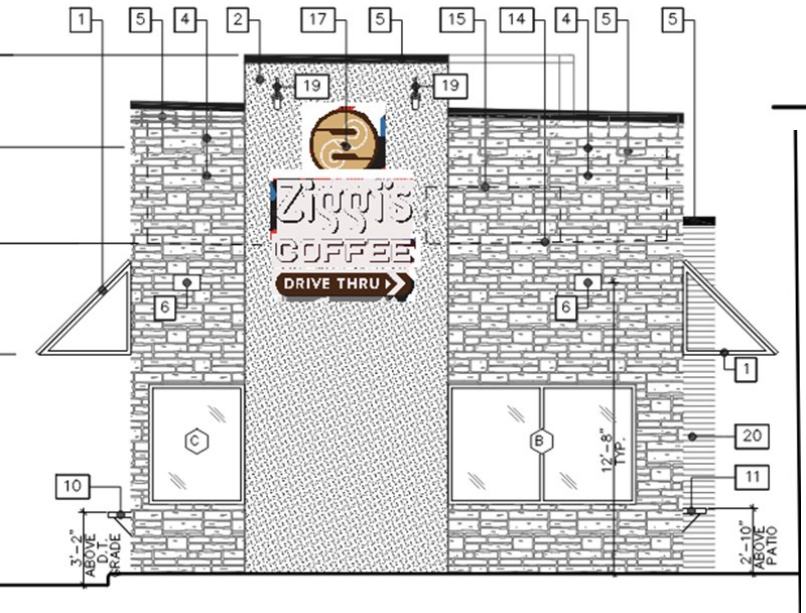
Conclusion

- Construction of a 865 sf building, dumpster enclosure, outdoor seating area, and parking lot on the 1.52 acre property.
- The proposed building is to be composed of stone veneer and Hardie paneling with corrugated metal accents for the building materials.
- The Heritage Review Committee has given their recommendation of approval for the site and architectural plans.
- The site is subject to the requirements of the Heritage at Grimes PUD.

North Elevation



South Elevation



~~March 26, 2025~~
~~April 8, 2025~~
~~April 29, 2025~~
May 20, 2025

Development Services
410 SE Main St, Suite 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

The Schemmer Associates
Attn: Matt Sutton, P.E.
1300 W 57th St, Ste. #2
Sioux Falls, SD 57108

RE: Ziggi's Coffee Site Plan

Dear Project Contact:

The Development Services Department is in receipt of a proposed Site Plan for the Ziggi's Coffee. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Note that observation fees will be sent after receiving the final signed plan set.

2. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

3. Note that CAD Files will be required after receiving the final signed plan set. CAD files to include the following information.

    a. All new utilities to be installed and any removed.
    b. Pavement within the project site
    c. Finished grade surface of grading area.
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings
    g. Any recorded easements

4. Note that as-builts are required to be provided after the completion of construction. As-built policy is provided.

5. Please provide a photometric plan and lighting cut sheets if there will be lighting on site. Lighting must follow the Heritage PUD lighting requirements.

~~6. Add City standard notes (provided).~~

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:	May 27, 2025 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	May 6, 2025 at 5:30
COUNCIL MEETING:	May 27, 2025 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

ZIGGI'S COFFEE

Building Comments Complete

DRIVE-THRU COFFEE BUILDING WITH WALK-UP

1201 NE GATEWAY DRIVE - GRIMES, IOWA

DRAWING INDEX

GENERAL

00	COVER SHEET - BUILDING PERMIT

CIVIL

X100	EXISTING CONDITIONS/SURVEY
C100	GENERAL NOTES & SPECIFICATIONS
C101	SITE LAYOUT & PAVING PLAN
C102	SITE GRADING & DRAINAGE PLAN
C103	STORM WATER POLLUTON PREVENTION PLAN SITE MAP
C104	SITE UTILITY PLAN
C105	SITE DETAILS
C106	SITE DETAILS
C107	SITE LANDSCAPING PLAN
C108	SPOT ELEVATION PLAN

ARCHITECTURAL

A0.1	LEGENDS AND NOTES
A2.0	TRASH ENCLOSURE
A6.0	EXTERIOR BUILDING ELEVATIONS

ELECTRICAL

E101	FLOOR PLAN - LIGHTING
E301	SITE PLAN - ELECTRICAL
E302	SITE PLAN - PHOTOMETRIC PLAN
E303	LUMINAIRE CUTSHEETS
E304	LUMINAIRE CUTSHEETS
E305	LUMINAIRE CUTSHEETS
E306	LUMINAIRE CUTSHEETS
E307	LUMINAIRE CUTSHEETS
E401	ELECTRICAL DETAILS
E501	POWER RISER DIAGRAM & SCHEDULES

PROJECT INFORMATION

ARCHITECT:
THE SCHEMMER ASSOCIATES
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1840 NW 118TH ST SUITE #110
CLIVE, IOWA 50325
PHONE: 515-419-2221
EMAIL: JBLOOM@SCHEMMER.COM

CIVIL ENGINEER:
THE SCHEMMER ASSOCIATES
MATT SUTTON, PE
1300W 57TH ST SUITE #2
SIOUX FALLS, SOUTH DAKOTA 57108
PHONE: 402-981-5856
EMAIL: MSUTTON@SCHEMMER.COM

OWNER:
MATT BURKHART
701 IOWA AVENUE
DUNLAP, IOWA 51529
PHONE: 605-261-3910
EMAIL: MATT@SULLIVANSUPPLY.COM

PROPERTY ADDRESS:
1201 NE GATEWAY DRIVE
GRIMES, IOWA 50111

LEGAL DESCRIPTION:
LOT 2 IN HERITAGE AT GRIMES COMMERCIAL PLAT 2

PROJECT INFORMATION CONT.

CONSTRUCTION SCHEDULE:
BEGIN CONSTRUCTION: 7/2025
CONSTRUCTION COMPLETION: 3/2026

AREA OF THE LOT:
66,115 SF = 1.52 ACRES

ZONING DESIGNATION:
R-4 PLANNED RESIDENTIAL DEVELOPMENT (PROPERTY IS WITHIN HERITAGE AT GRIMES PUD)

PROPOSED USE OF PROPERTY: DRIVE-THRU COFFEE BUILDING WITH WALK-UP

PERCENTAGE OF GREEN SPACE REQUIRED AND PERCENTAGE OF GREEN SPACE PROVIDED:
REQUIRED = 25%
PROVIDED = 56%

WATER AND WASTE WATER DEMAND: 150 GALLONS PER DAY

BREAKDOWN OF PROPOSED PARKING REQUIRED:
- REQUIRED PARKING STALLS AND PARKING STALLS PROVIDED
  1. REQUIRED 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA = 12 SPACES
  2. PROVIDED = 15 SPACES
- HANDICAP STALLS REQUIRED: 1
- APPROXIMATE NUMBER OF EMPLOYEES: 10-12
- PARKING SETBACKS: 12'

HERITAGE BULK REGULATIONS FOR COMMERCIAL ZONING DISTRICT
- MINIMUM BUILDING SETBACK: 0'
- PARKING SETBACK: 10'
- MAXIMUM BUILDING HEIGHT: 50'
- MINIMUM PERCENT OPEN SPACE REQUIRED: 25%
- MINIMUM DRIVE THRU STACKING: 5 SPACES

NORTH

SITE PLAN REVIEW - RESPONSE #3
05/12/2025

VICINITY MAP
SCALE: 1" = 400'-0"



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 ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA

PRINTED OR TYPED NAME: MATT J. SUTTON

_____ DATE_____

LICENSE NUMBER: P23119

MY LICENSE RENEWAL DATE IS: 12/31/2026

PAGES OR SHEET COVERED BY THIS SEAL: X100, C100, C101, C102, C103, C104 C105, C106, C107, C108

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 ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA

PRINTED OR TYPED NAME: SHANE LARSEN

_____ DATE_____

LICENSE NUMBER: 06211

MY LICENSE RENEWAL DATE IS: 6/30/2025

PAGES OR SHEET COVERED BY THIS SEAL: 0, A01, A2.0, A6.0

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 05/12/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

COVER SHEET

PROJECT NO.:

0

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Project Number w/out "." for PDF numbering-0-0 COVER SHEET

SURVEY NOTES:

1. HORIZONTAL DATUM: PROJECT COORDINATES ARE REFLECTED IN US SURVEY FEET AND REFER TO THE NORTH AMERICAN DATUM of 1983 (NAD 83) STATE PLANE COORDINATE SYSTEM FOR: IOWA SOUTH 1402.
2. VERTICAL DATUM: ELEVATIONS ARE REFLECTED IN US SURVEY FEET AND REFER TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. TOPOGRAPHIC SURVEY COMPLETED BY:

   BISHOP ENGINEERING
   3501 104TH ST URBANDALE, IA 50322
   OFFICE: 515.276.0476

NORTH
20 0 20
1 inch = 20 ft.

PRIVATE DRIVE
NE GATEWAY DRIVE
75' R.O.W (PUBLIC STREET-CONCRETE SURFACE)
HERITAGE AT GRIMES COMMERCIAL PLAT 2
LOT 1 OWNER: CASEY'S MARKETING COMPANY ZONED: R-4
LOT 2 66,115 SF 1.52 AC ZONED: R-4
LOT 3 OWNER:DSRK LLC ZONED: R-4
LOT 4 OWNER:DSRK LLC ZONED: R-4
LOT 5 OWNER:DSRK LLC ZONED: R-4
LOT 7 OWNER:PICARD LLC ZONED: R-4
LOT 22 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 23 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 24 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 25 OWNER:HOPE K FARMS LLC ZONED: R-4
OUTLOT T OWNER:HOPE K FARMS LLC ZONED: R-4

IOWA ONE CALL
800/292-8989
TOLL FREE
CALL - BEFORE - YOU - DIG

DESIGNED: M.JS
DRAWN: DJK
CHECKED: M.JS
ISSUE DATE: 05/09/2025
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #3

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

EXISTING CONDITIONS / SURVEY

PROJECT NO.: 010405.001

X100

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GENERAL NOTES

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2024 EDITION AND THE CITY OF GRIMES CITY DESIGN STANDARDS AND SUPPLEMENTAL SPECIFICATIONS TO THE SUDAS STANDARD SPECIFICATIONS.

B. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURFACE AND UNDERGROUND FACILITIES DURING ALL PHASES OF WORK. UNDERGROUND FACILITIES SHOWN ON THE DRAWINGS ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATIONS OF ALL UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, SHALL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. THE CONTRACTOR SHALL CALL FOR THE UTILITY COMPANIES TO MARK OR FLAG THE LOCATION OF THEIR FACILITIES IN THE FIELD (1-800-292-8989) 48 HOURS PRIOR TO DIGGING. CALL ALL APPLICABLE UTILITY COMPANIES. THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES TO EXISTING FACILITIES CAUSED DIRECTLY OR INDIRECTLY BY HIS OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL NOTE THAT THERE MAY BE EXISTING UNDERGROUND FACILITIES THAT ARE NOT SHOWN ON THE PLANS. IT IS, THEREFORE, A REQUIREMENT OF THIS CONTRACT THAT THE CONTRACTOR FULLY INVESTIGATE ALL AREAS IN WHICH EXCAVATIONS WILL BE PERFORMED AND TAKE ALL REASONABLE MEASURES NECESSARY TO LOCATE ANY FACILITIES WHICH MAY NOT BE SHOWN ON THE PLANS.

C. BEFORE PROCEEDING, THE CONTRACTOR SHALL SATISFY HIMSELF THAT A CONFLICT DOES NOT EXIST AND THAT THE UNDERGROUND WORK CAN BE PERFORMED AS SHOWN ON THE PLANS. IF, IN THE OPINION OF THE CONTRACTOR, A CONFLICT DOES EXIST, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH WAS NOT THOROUGHLY INVESTIGATED PRIOR TO PROCEEDING WITH HIS WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER.

D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT AND OTHER IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR OUTSIDE THE CONSTRUCTION LIMITS. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

E. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. THE CONTRACTOR SHALL PAY ALL PERMIT FEES, DUMP FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

F. THE CONTRACTOR SHALL SATISFACTORILY CLEAN THE AREA OF ALL RUBBISH, EXCESS MATERIAL, MUD AND DEBRIS AND ALL PARTS OF THE WORK AREA SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO A LEVEL AND SMOOTH SURFACE PRIOR TO ACCEPTANCE OF THE WORK. DEBRIS, ETC. SHALL BE DISPOSED OF AT AN APPROVED FACILITY IN A LEGAL MANNER.

G. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSUITABLE MATERIALS AND DEBRIS ENCOUNTERED IN/OR GENERATED BY THE REMOVAL OPERATIONS, INCLUDING CONCRETE, ASPHALT, OIL MAT, BRICK, ROCK, PIPES, ETC. NO UNSUITABLE MATERIAL, SUCH AS DETERMINED BY THE OWNERS REPRESENTATIVE, SHALL BE USED FOR BACKFILLING OR EMBANKMENT CONSTRUCTION. THE COST FOR DISPOSAL OF THE UNSUITABLE MATERIAL SHALL BE SUBSIDIARY TO THE PROJECT.

H. THE CONTRACTOR SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS 48 HOURS PRIOR TO STARTING ANY WORK WHICH WILL AFFECT THEIR ACCESS. NOTIFICATION SHALL INCLUDE DURATION OF IMPACT, TELEPHONE NUMBER AND NAME OF PERSON TO CONTACT. COPY OF NOTIFICATION SHALL BE FURNISHED TO AND APPROVED BY THE OWNER PRIOR TO DISTRIBUTION TO PROPERTY OWNERS.

I. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS, FLASHERS, AND FLAG PERSONS AS REQUIRED BY THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", TO PROVIDE FOR THE SAFETY OF WORKERS AND THE PUBLIC AT LARGE. TEMPORARY FENCING SHALL BE INSTALLED AROUND ANY OPEN AREAS OF THE SITE. THE COST OF TRAFFIC CONTROL DEVICES AND TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

J. THE CONTRACTOR SHALL NOT START THE WORK UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE JURISDICTIONAL AUTHORITIES. THE ENGINEER AND THE JURISDICTIONAL AUTHORITIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE START OF CONSTRUCTION.

K. WHERE ITEMS OF CONSTRUCTION ARE NOTED "IF REQUIRED" THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH SUCH WORK.

L. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES AND STRUCTURES, OUTSIDE THE SCOPE OF WORK AND REPAIR SAME AT HIS OWN EXPENSE.

M. CONTRACTOR SHALL PROVIDE THE NAME AND PHONE NUMBER OF THEIR REPRESENTATIVE TO BE CONTACTED (AS NECESSARY) DURING WORKING AND NON-WORKING HOURS.

N. A QUALIFIED SUPERINTENDENT, WHO IS ACCEPTABLE TO THE OWNER, SHALL BE PRESENT ON THE PROJECT SITE DURING CONSTRUCTION AND GIVE SUPERVISION TO THE WORK UNTIL ITS COMPLETION. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY TO ACT IN BEHALF OF THE CONTRACTOR, AND ALL DIRECTIONS GIVEN TO THE SUPERINTENDENT SHALL BE CONSIDERED GIVEN TO THE CONTRACTOR.

O. THE CONTRACTOR SHALL NOT ENCROACH ON PRIVATE PROPERTY OUTSIDE THE WORK AREAS WITHOUT WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNER.

P. THE OWNER IS RESPONSIBLE FOR PROVIDING CONSTRUCTION MATERIALS TESTING.

Q. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONSTRUCTION STAKING.

R. ALL CONSTRUCTION ACTIVITIES, MATERIAL, AND EQUIPMENT SHALL BE KEPT WITHIN THE PROPERTY BOUNDARY SHOWN ON THE PLANS.

GENERAL REMOVAL NOTES

A. STORM WATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO ANY REMOVALS.

B. CONTRACTOR SHALL FULL DEPTH SAWCUT WITH A DIAMOND EDGE SAW BLADE ALL LOCATIONS WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT TO REMAIN. REMOVE ALL COMBINATION CURB AND GUTTER PAVEMENT TO NEAREST JOINT EXCEPT WHERE SHOWN OTHERWISE.

C. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND PROPERLY DISPOSED OF. THE OWNER SHALL HAVE FIRST RIGHTS TO ANY MATERIALS THAT HE DEEMS SALVAGEABLE. MISCELLANEOUS STRUCTURES, CONCRETE, RUBBLE AND OTHER ITEMS SHALL BE REMOVED COMPLETELY OR DEMOLISHED TO 3' BELOW EXISTING GRADE.

GENERAL GRADING NOTES

A. THE SITE SHALL BE STRIPPED OF ALL TOPSOIL (8" DEPTH), ROOTS, VEGETATION, AND SOFT SOILS IN THE CONSTRUCTION AREAS. TOPSOIL PRODUCED BY STRIPPING OPERATIONS SHALL BE STOCKPILED IN AN APPROVED LOCATION AND RE-SPREAD ON AREAS FINISH GRADED TO RECEIVE TOPSOIL. GREATER EXCAVATION DEPTH MIGHT BE NECESSARY TO REMOVE THE ROOT BALLS OF TREES AND SHRUBS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL DETERMINE THE DEPTH OF REMOVAL AT THE TIME OF SITE GRADING.

B. ALL TOPSOIL OPERATIONS, INCLUDING REMOVAL, STOCKPILING AND SPREADING SHALL BE IN ACCORDANCE WITH SUDAS REQUIREMENTS.

C. WHEN RUBBLE OR DEBRIS IS ENCOUNTERED, IT SHALL BE OVEREXCAVATED AND REMOVED, AND LAWFULLY DISPOSED OF OFF SITE. THE OVEREXCAVATED AREAS SHALL BE FILLED WITH STRUCTURAL FILL. A GEOTECHNICAL ENGINEER SHALL DETERMINE THE LIMITS OF REMOVAL.

D. ALL FILL SHALL BE PLACED IN NEARLY LEVEL LIFTS WITH EACH LIFT PROPERLY COMPACTED BEFORE PLACEMENT OF THE SUBSEQUENT LIFT OF SOIL ABOVE. ON EXISTING SLOPES IT IS NECESSARY TO CUT LEVEL BENCHES INTO THE EXISTING SLOPE AT ABOUT 1 TO 2-FOOT INTERVALS IN ELEVATION OF THE SLOPE TO ELIMINATE A PLANE OF WEAKNESS ALONG THE CONTACT SURFACE. ONLY ONE BENCH CAN BE CUT AT ANY ONE TIME AND THE SOIL FILL PLACED TO THE TOP OF THAT BENCH IN THIN LIFTS BEFORE THE NEXT LEVEL BENCH IS CUT.

E. PROPOSED FILL AND BACKFILL MATERIAL SHALL BE EVALUATED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON THE SITE. PROPOSED FILL AND BACKFILL MATERIAL SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER AT LEAST 3 DAYS PRIOR TO PLACEMENT.

F. IN CUT OR AT-GRADE AREAS, THE PAVEMENT SUBGRADE AREA SHALL BE CUT TO DESIGN SUBGRADE LEVEL OR STRIPPING DEPTH, (WHICHEVER IS DEEPER), BE PROOFROLLED, AND THE EXPOSED SUBGRADE BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES (OR DEEPER IF DETERMINED BY PROOFROLLING), MOISTURE CONDITIONED AS NEEDED, AND COMPACTED. IN FILL AREAS, THE SUBGRADE AFTER STRIPPING SHALL BE PROOFROLLED TO DELINEATE ZONES OF SOFT OR LOOSE SOILS PRESENT NEAR THE SURFACE WHICH MAY REQUIRE ADDITIONAL REMOVAL OR COMPACTION, PRIOR TO FILL PLACEMENT. REWORKED EXISTING SOILS AND NEWLY PLACED FILL SOILS SHALL BE PLACED AND COMPACTED PER THE SOIL COMPACTION REQUIREMENTS SECTION BELOW.

G. MATERIAL FOR USE AS SITE STRUCTURAL FILL SHOULD BE LOW-PLASTICITY COHESIVE SOIL OR GRANULAR MATERIAL. LOW-PLASTICITY COHESIVE SOIL SHOULD HAVE A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX LESS THAN 20.

H,. AFTER SITE GRADING AND PRIOR TO PAVEMENT PLACEMENT, THE PAVEMENT SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUBGRADE LOADING. A MINIMUM GROSS WEIGHT OF 20,000 POUNDS IS RECOMMENDED FOR THE PROOFROLLING EQUIPMENT. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY, TYPICALLY MORE THAN 1", UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED FILL. THE PROOF-ROLLING AND UNDERCUTTING ACTIVITIES SHALL BE WITNESSED BY THE GEOTECHNICAL ENGINEER OR A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND CORRECTIVE ACTIONS, IF NECESSARY.

I. FLOOR SLAB SUBGRADE FILL SHALL BE PLACED BEFORE FOOTINGS ARE CONSTRUCTED. THE FLOOR SLAB SUBGRADE SHALL BE SUBJECTED TO AND SHALL PASS THE PROOF-ROLL TEST DESCRIBED ABOVE PRIOR TO FOOTING EXCAVATIONS.

J. FINAL SUBGRADE PREPARATION BELOW PAVEMENTS AND FLOOR SLABS SHALL BE PERFORMED IMMEDIATELY PRIOR TO (WITHIN 48 HOURS BEFORE) CONCRETE OR PAVEMENT PLACEMENT. THE PAVEMENT OR FLOOR SUBGRADE SHALL BE REEVALUATED BY THE GEOTECHNICAL ENGINEER IF PRECIPITATION FALLS ON THE SITE AFTER FINAL PREPARATION IS COMPLETED, THE SITE IS INUNDATED BY ANY WATER, OR IF THE SUBGRADE IS ALLOWED TO FREEZE AFTER SUBGRADE IS PREPARED AND BEFORE SURFACE PAVEMENT OR CONCRETE IS PLACED.

K. THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF THE LOCAL REGULATORY AGENCY.

L. ALL DIMENSIONS OR ELEVATIONS MARKED WITH AND ASTERISK (*) SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

M. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. NO PONDING OF WATER SHALL BE ALLOWED OUTSIDE OF SPECIFICALLY DESIGNATED AREAS FOR EROSION CONTROL OR PROPOSED PONDS. MAINTAIN ALL EXISTING DRAINAGE PATTERNS UNTIL FINAL PLAN DRAINAGE PATTERNS ARE ESTABLISHED.

N. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL EXCAVATIONS ARE MADE IN ACCORDANCE WITH CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS. DETERMINATION OF ACTUAL OSHA SOIL TYPE IN THE FIELD IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH OSHA STANDARDS AND REGULATIONS PERTAINING TO ALL ASPECTS OF THE WORK INCLUDING ENTERING CONFINED SPACES.

O. SUBGRADE PREPARATION FOR PAVEMENT, SIDEWALK AND FLOOR SLAB CONSTRUCTION SHALL CONFORM TO SUDAS REQUIREMENTS.

P. PROPOSED CONTOURS REPRESENT TOP OF PAVEMENT IN PAVED AREAS AND TOP OF FINISHED GRADE IN LANDSCAPED AREAS. SUBTRACT PAVEMENT THICKNESS FOR SUBGRADE ELEVATIONS.

Q. AFTER GRADING OPERATIONS ARE WITHIN 4" OF FINAL GRADE, SPREAD 4" OF TOPSOIL FROM THE STOCKPILE ACROSS ALL AREAS TO BE SEEDED. IF STORED MATERIAL DOES NOT EQUAL 4" THICK OF TOPSOIL, THE CONTRACTOR WILL HAUL TOPSOIL TO THE SITE AND SPREAD IT UNTIL THE 4" TOPSOIL THICKNESS IS REACHED.

R. EXCEPT FOR SPECIFICALLY DESIGNATED AREAS, ALL FILL SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. COHESIVE SOILS SHALL BE PLACED IN THIN LIFTS NOT TO EXCEED 8 INCHES LOOSE THICKNESS AND EACH LIFT OF COHESIVE SOILS SHALL BE COMPACTED WITH A PROPERLY DESIGNED ROLLER TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698-12E2, STANDARD PROCTOR. WATER CONTENT SHALL BE CONTROLLED TO BETWEEN 0 AND +4 PERCENT OF OPTIMUM WATER CONTENT ALSO DETERMINED BY ASTM D698-12E2, STANDARD PROCTOR. GRANULAR MATERIALS SHALL BE PLACED IN A MAXIMUM LOOSE THICKNESS OF 12 INCHES AND AT A THICKNESS COMPATIBLE WITH THE EQUIPMENT BEING UTILIZED AND EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY UNIT WEIGHT. GRANULAR MATERIALS WITH SUFFICIENT FINES CONTENT TO BE MOISTURE-SENSITIVE SHALL BE PLACED WITHIN 3 PERCENT OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT. CLEAN GRAULAR MATERIALS ARE NOT MOISTURE SENSITIVE.

S. SOIL COMPACTION REQUIREMENTS SHALL BE AS FOLLOWS:

PAVEMENT, SIDEWALK, AND FLOOR SLABS: THE UPPER 9 INCHES OF THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN 0 AND +4 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET LATERALLY BEYOND THE EDGE OF THE PAVEMENT. FILL PLACED BELOW THIS LEVEL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698, STANDARD PROCTOR AT A PROPER WATER CONTENT.

STRUCTURAL AND EMBANKMENT FILL: UNLESS OTHERWISE DESCRIBED HERE FOR A DIFFERENT COMPACTIVE EFFORT, ALL UNDESCRIBED FILL AND ALL FILL BELOW STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -3 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. A PROPER WATER CONTENT FOR COMPACTION IS DEFINED AS BEING BETWEEN -3 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR.

UTILITY TRENCHES: THE UPPER 12 INCHES BELOW PAVEMENT OR UPPER 6" BELOW SIDEWALK SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN 0 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. FILL PLACED BELOW THIS LEVEL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698, STANDARD PROCTOR AT A PROPER WATER CONTENT. ARCHITECTURAL MOUNDS, BERMS AND OTHER LANDSCAPING AREAS: LANDSCAPING MOUNDS, BERMS AND OTHER LANDSCAPE AREAS THAT WILL SUPPORT ONLY FUTURE VEGETATION, AWAY FROM PROPOSED STRUCTURES, SHALL BE COMPACTED TO NOT LESS THEN 85% AND NO MORE THAN 92% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -5 AND +5 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR.

GENERAL UTILITY NOTES

A. ALL EXISTING UTILITIES SHOWN ARE FROM PUBLIC RECORDS AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

B. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS AND RELOCATIONS. ALL CONNECTION COST, CONNECTION FEES, OR RELOCATION FEES WILL BE PAID BY THE CONTRACTOR.

C. ALL WATER LINE SHALL HAVE 5' MINIMUM COVER.

D. ALL VALVES, FITTINGS, AND WATER LINE DISINFECTION SHALL CONFORM TO THE CITY OF GRIMES WATER DEPARTMENT REQUIREMENTS. ALL WATER SERVICE PIPE CONSTRUCTION SHALL CONFORM TO CITY OF GRIMES CODE OF ORDINANCES FOR WATER SERVICE SYSTEM.

E. ALL DIMENSIONS ARE FROM OUTSIDE WALL OF BUILDING.

F. COORDINATE LOCATION AND DEPTHS OF ALL SERVICE LINES WITH BUILDING MECHANICAL PLANS.

G. WATER SERVICE CONNECTIONS TO THE MAIN AND CURB STOP LOCATION SHALL BE COORDINATED WITH THE CITY OF GRIMES WATER DEPARTMENT. WATER SERVICE PIPES SHALL BE STANDARD WEIGHT TYPE K COPPER.

H. ALL SEWER SERVICE LINE CONSTRUCTION SHALL CONFORM TO THE CITY OF GRIMES CODE OF ORDINANCES FOR BUILDING SEWERS AND CONNECTIONS. SANITARY SEWER SERVCE LINES SHALL BE PVC SDR 23.5, OR APPROVED EQUAL.

I. SEE SUDAS FIGURES 3010.101-3010.105 FOR PIPE BEDDING DETAILS.

J. NATURAL GAS SERVICE TO BE INSTALLED BY OTHERS PER BLACK HILLS ENERGY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR GAS SERVICE INSTALLATION. LOCATION SHOWN IS APPROXIMATE AND MAY VARY.

K. TRENCH BACKFILL SHALL BE FREE OF BRICK, STONE OR CONCRETE RUBBLE, AND ANY TRASH, DEBRIS, ORGANIC MATERIAL OR ANY OTHER MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

L. THE CONTRACTOR SHALL PROVIDE, PLACE AND MAINTAIN FENCING ALONG OPEN TRENCH AREAS TO ASSURE PROTECTION OF THE GENERAL PUBLIC AND TO SECURE ALL AREAS WITHIN THE CONSTRUCTION ZONE. THE FENCING SHALL BE A MINIMUM OF 48 INCHES IN HEIGHT. IT SHALL BE PLACED AND SECURED IN SUCH A MANNER TO GUARD AGAINST THE CREATION OF ENTRY POINTS AROUND OR THROUGH BY PERSONS AWARE OF SITE CONDITIONS OR DANGERS. THE FENCING MAY BE OF WIRE/LATH CONSTRUCTION OR SYNTHETIC FABRIC (SIMILAR TO SNOW FENCING) PROVIDED IT IS FREE OR BREAKS OR BREACHES. THE FENCING SHALL BE SECURED TO STEEL POSTS SET AT A MAXIMUM SPACING OF 8 FEET.

M. THE TRENCHES SHALL BE KEPT FREE OF WATER AT ALL TIMES AND THE TRENCH LIMITS SHALL BE MAINTAINED AS DETAILED BY THE PLANS. THE COST OF ALL DEWATERING AS MAY BE NECESSARY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

N. TRENCHING SHALL BE PERFORMED IN SUCH A MANNER AS TO SAFELY AND EFFECTIVELY LIMIT THE TOP TRENCH WIDTH, MINIMIZING THE VOLUME OF EXCAVATED EARTH, AND PROVIDING THE MAXIMUM PROTECTION TO EXISTING PLANTINGS AND STRUCTURES. THE MAXIMUM LENGTH OF OPEN EXCAVATION ON THIS PROJECT SHALL NOT EXCEED 25 FEET DURING PIPE LAYING OPERATIONS, UNLESS APPROVED BY THE ENGINEER.

HERITAGE BULK REGULATIONS FOR COMMERICAL ZONING DISTRICT

MINIMUM BUILDING SETBACK	0'
PARKING SETBACK	10'
MAXIMUM BUILDING HEIGHT	50'
MINIMUM PERCENT OPEN SPACE REQUIRED	25%
MINIMUM DRIVE THRU STACKING	5 SPACES

GENERAL LAYOUT NOTES

A. THE PORTLAND CEMENT CONCRETE FOR PAVEMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE SUDAS SPECIFICATIONS. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. PORTLAND CEMENT CONCRETE SHALL BE IOWA DOT CLASS C OR CLASS M MIX, OR AN APPROVED EQUAL.

B. PAVEMENT JOINTS SHALL BE IN ACCORDANCE WITH SUDAS FIGURE 7010.101. CONTRACTION JOINTS SHALL BE NON-REINFORCED TYPE 'C' CONTRACTION JOINT. CONSTRUCTION JOINTS IN NEW PAVEMENT SHALL BE TYPE 'DW' DAY'S WORK JOINT. FOR 6" P.C.C. DRIVE LANES, LONGITUDINAL CONTRACTION JOINTS SHALL BE TYPE 'KT' OR 'L' JOINT.

C. CURING OF CONCRETE PAVING SHALL BE THE USE OF LIQUID MEMBRANE-FORMING COMPOUNDS CONFORMING TO ASTM DESIGNATION C309 AT A MINIMUM RATE OF 1 GALLON PER 100 SQUARE FEET PER SECTION 501, SUBSECTION K OF THE ABOVE REFERENCED SPECIFICATIONS.

D. PAVING DIMENSIONS ARE AS SHOWN ON THE PLANS. ALL DIMENSIONS ARE BACK-OF-CURB TO BACK-OF-CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT.

E. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE FINISHED GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER SHALL BE ALLOWED.

F. PAVEMENT TESTING SHALL BE DONE IN ACCORDANCE WITH SUDAS SPECIFICATIONS.

G. COMPACTED BACKFILL SHALL BE COMPLETED WITHIN 4 TO 7 WORKING DAYS AFTER CURB PLACEMENT.

H. WATER-REDUCING ADMIXTURE SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.

I. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.

J. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND ASSOCIATED SAFETY MEASURES. TWO-WAY TRAFFIC SHALL BE MAINTAINED ON STREETS AT ALL TIMES.

K. BUILDING FOOTPRINT SHOWN IS TO THE OUTSIDE OF BUILDING. CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH ARCHITECTURAL PLANS.

L. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF CONCRETE PAVEMENT JOINTING, SPACING OF JOINTS, LOCATION OF EXPANSION JOINTS, CONTROL JOINTS AND CONTRACTION JOINTS. CONTRACTOR SHALL SUPPLY SHOP DRAWING OF JOINTING PLAN FOR APPROVAL.

M. CONSTRUCT STRUCTURAL STOOP AT ALL DOOR LOCATIONS. TOP OF STRUCTURAL STOOP SHALL MATCH SLOPE OF PROPOSED PAVEMENT.

CITY OF GRIMES STANDARD NOTES

1. GENERAL NOTES

a. 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.

b. The contractor shall be responsible for reviewing, signing, and returning the preconstruction packet to the Development Services Department prior to the start of construction.

c. All permits (IDNR, NPDES, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.

d. Provide the City of Grimes with record drawings (as-builts) of all improvements and easements as per City commercial as-built policy.

e. 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.

f. Record drawings to include one electronic file in .dwg and .pdf file extensions.

g. 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.

h. A Knox box is required by the fire department.

i. All site lighting shall not spill onto adjacent properties or rights-of-way.

j. Provide a 4-year maintenance bond for all public improvements (utility, paving, subgrade) with an itemized cost breakdown.

k. 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.

2. SANITARY SEWER NOTES

a. The contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The contractor shall remove the plug following approval of construction by the City of Grimes.

b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").

c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").

d. All sanitary sewer manholes shall have steps.

e. All sanitary sewer manholes castings shall be sealed with heat shrink sleeves.

f. All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/adjusting mechanism.

g. Sanitary sewer cleaning & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.

3. WATER MAIN NOTES

a. 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 Nozzle, NST 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'.

b. 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.

c. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.

d. All valves shall be resilient wedge gate valves.

e. Water service shall be 1-inch minimum type K copper.

f. The City of Grimes shall do the filling of the water main.

g. 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.

h. All watermain fittings to be restrained joint, Mega-lug or approved equal.

i. All dead-end water mains to have temporary blowoff hydrants.

4. STORM SEWER NOTES

a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.

b. 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.

c. 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.

d. Public storm sewer cleaning & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.

e. Use O ring gaskets on storm sewers crossing under watermain per IDNR requirement.

DESIGNED: MJS
DRAWN: DJK
CHECKED: MJS

ISSUE DATE: 05/09/2025
REVISIONS:
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

GENERAL NOTES & SPECIFICATIONS

PROJECT NO.: 010405.001

C100

REF. NOTES (X)

1. CONSTRUCT 8" P.C.C. PAVEMENT WITH INTEGRAL CURB, SEE TYPE A CONCRETE DRIVEWAY SUDAS FIGURE 7030.101 ON C106.
2. CONSTRUCT 6" P.C.C. PAVEMENT WITH INTEGRAL CURB.
3. CONSTRUCT 6" STANDARD INTEGRAL CURB.
4. CONSTRUCT 4" P.C.C. PRIVATE SIDEWALK. SCORE JOINTS AT 5' O.C.
5. CONSTRUCT ADA RAMP SEE C106.
6. PAINT 4" WIDE PAVEMENT STRIPING, TYP.
7. BIKE RACK, SEE 7/C105.
8. PROVIDE AND INSTALL VAN-ACCESSIBLE ADA PARKING SIGN, SEE 3/C105.
9. BUILDING, SEE ARCHITECTURAL PLANS.
10. PAINT ADA PARKING SPACE, SEE 2/C105.
11. CONSTRUCT DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS.
12. PAINT NO PARKING AREA WITH 4" WIDE ANGLED STRIPING AT A 45° ANGLE @ 4'-0" O.C.
13. TAPER CURB FROM 6" HIGH TO 0" HIGH IN LENGTH INDICATED.
14. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR STOOP LOCATION AND DETAILS.
15. CONSTRUCT CURB CUT FLUME, SEE 2/C106.
16. DRIVE-THRU MENU BOARD, ORDER STAND AND BOLLARD, SEE 6/C105.
17. MATCH EXISTING P.C.C. SIDEWALK.
18. PAINT TRAFFIC CONTROL MARKING, TYP. SEE 8/C105 .
19. CONSTRUCT 4" REINFORCED P.C.C. SIDEWALK, SEE 4&5/C105. SCORE JOINTS AT 10' O.C. BOTH WAYS, TYP.
20. SITE FURNITURE, SEE ARCHITECTURAL SITE PLAN.
21. CONSTRUCT 4" P.C.C. PUBLIC SIDEWALK. SCORE JOINTS AT 5' O.C.
22. MONUMENT SIGN LOCATION.
23. PAINT ACCESSIBLE AISLE WITH 4" PAVEMENT STRIPING AT 4' O.C.
24. OUTDOOR SEATING. CONTRACTOR TO ENSURE 3' MINIMUM CLEAR WIDTH WALKING SURFACE BETWEEN STRUCTURES.
25. PROTECT EXISTING SIGN TO REMAIN.
26. CONSTRUCT BOLLARD, SEE 1/C105.
27. CONTRACTOR SHALL COORDINATE RELOCATION OF MAILBOX WITH THE POST OFFICE AND CASEY'S.

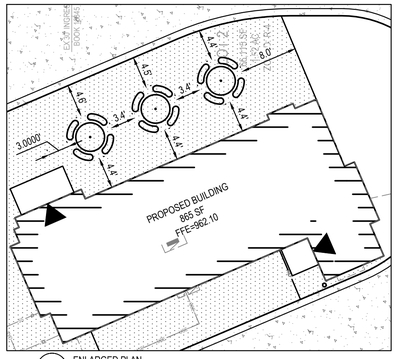
LEGEND

- EXTERIOR DOOR LOCATION
- PROPERTY LINE
- EASEMENT LINE
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- REINFORCED CONCRETE SIDEWALK
- PUBLIC SIDEWALK
- PRIVATE SIDEWALK

NORTH

20 0 20

1 inch = 20 ft.



1 ENLARGED PLAN
SCALE: 1" = 10'

Coordinate mail service for Ziggi's with the post office.

A mailbox or PO Box is required. The post office may require a cluster box for the development.

Sarah Blakley
sarah.j.blakley@usps.gov

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ISSUE DATE:	05/09/2025
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BY:	
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DESIGNED:	MJS
DRAWN:	DJK
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE LAYOUT & PAVING PLAN

PROJECT NO.: 010405.001

C101

REF. NOTES (X)

1. CONSTRUCT FLEXAMAT STANDARD EROSION CONTROL MAT, SEE 1/C106.
2. CONNECT BUILDING DOWNSPOUT INTO CHANNEL DRAIN PLACED IN SIDEWALK AND DAYLIGHT CHANNEL DRAIN THROUGH FACE OF CURB. CHANNEL DRAIN SHALL BE NDS SPEE-D CHANNEL DRAIN WITH GRAY PLASTIC SLOTTED GRATE, OR APPROVED EQUAL. CONFIRM DOWNSPOUT LOCATION WITH BUILDING PLANS.

LEGEND

- XX — EXISTING CONTOUR
- XX — PROPOSED CONTOUR

NORTH

20 0 20

1 inch = 20 ft.

STORMWATER MANAGEMENT

PER THE STORMWATER MANAGEMENT PLAN FOR HERITAGE AT GRIMES COMMERCIAL PLAT 2 PREPARED BY BISHOP ENGINEERING AND DATED 12/1/ 2017, THE BASIN IN LOT 2 WAS DESIGNED TO PROVIDE WATER QUALITY AND 100-YEAR DETENTION FOR COMMERCIAL DEVELOPMENT WITHIN LOT 2 UTILIZING A CURVE NUMBER OF 92. THE CURVE NUMBER FOR THIS PROJECT AS CURRENTLY DESIGNED IS 80, THEREFORE NO ADDITIONAL STORMWATER MANAGEMENT IMPROVEMENTS ARE REQUIRED.

PROPOSED BUILDING
865 SF
FFE=962.10

8.0'

3'-3"

NE GATEWAY DRIVE
75' R.O.W (PUBLIC STREET-CONCRETE SURFACE)

PRIVATE DRIVE

LOT 3 OWNER:DSRK LLC ZONED: R-4

LOT 4 OWNER:DSRK LLC ZONED: R-4

LOT 5 OWNER:DSRK LLC ZONED: R-4

LOT 6 OWNER:DSRK LLC ZONED: R-4

LOT 1 OWNER: CASEY'S MARKETING COMPANY ZONED: R-4

LOT 24 -HOPE K FARMS LLC ZONED: R-4

HERITAGE AT GRIMES COMMERCIAL PLAT 2

HOPE COMMERCIAL PLAT 4

DESIGNED:	MJS
DRAWN:	DJK
CHECKED:	MJS

ISSUE DATE: 05/09/2025

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GRIMES, IOWA

SITE GRADING & DRAINAGE PLAN

PROJECT NO.: 010405.001

C102

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GENERAL EROSION CONTROL NOTES

A. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GRIMES EROSION CONTROL PROCEDURES AND THE EROSION CONTROL PROCEDURES SET FORTH ON THESE PLANS AND IN THE SPECIFICATIONS. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT.

B. IF SEDIMENT IS TRACKED ON PUBLIC AREAS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT IMMEDIATELY. THIS ITEM WILL BE STRICTLY ENFORCED.

C. WHEN EROSION CONTROL DEVICES ARE CLEANED OUT, SEDIMENT MUST EITHER BE DISTRIBUTED OVER THE SITE OR PLACED UPSTREAM OF THE STRUCTURE. SEDIMENT MUST NEVER BE PLACED DOWNSTREAM OF THE STRUCTURE.

D. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS UNTIL THE SITE IS STABILIZED.

E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES. ANY CONSTRUCTION OR MAINTENANCE ISSUES REGARDING EROSION CONTROL METHODS WILL BE DIRECTED TO THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL HAVE 24 HOURS AFTER NOTIFICATION TO REMEDY ANY ITEMS THAT ARE ADDRESSED.

F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREETS OPEN TO TRAFFIC AND THEY SHALL BE KEPT CLEAN AND FREE OF SILT AND MUD AT ALL TIMES. ALL DISTURBED AREAS SHALL BE SEEDED ONCE FINAL GRADE HAS BEEN ESTABLISHED.

G. THE CONTRACTOR SHALL FURNISH WATER FOR DUST CONTROL AND COMPACTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING DUST CONTROL. THE WATER SUPPLY AND DISTRIBUTION SHALL BE SUFFICIENT TO APPLY THE AMOUNT OF WATER WITHIN THE TIME INTERVAL NECESSARY TO ENSURE THAT THE AMOUNT OF DUST OR BLOWING DIRT IS KEPT TO A MINIMUM AND IS SATISFACTORY TO THE OWNER.

REF. NOTES (◇)

1. CONSTRUCT SILT FENCE PER SUDAS FIGURE 9040.119
2. CONSTRUCT INLET PROTECTION WITH FILTER SOCK OR DEVICE PLACED AROUND THE INLET INTAKE.
3. CONSTRUCT STABILIZED CONSTUCTION EXIT PER SUDAS FIGURE 9040.120
4. CONSTRUCT CONCRETE WASHOUT.
5. FLEXAMAT PROTECTION.

EROSION CONTROL DEVICES SCHEDULE

NAME	TYPE	QUANTITY
CW-1	CONCRETE WASHOUT	1 EA
CE-1	CONSTRUCTION ENTRANCE	1 EA
IP-1, IP-2, IP-3	INLET PROTECTION	3 EA
SP-1, SP-2	FLEXAMAT PROTECTION	250 SF
SF-1, SF-2, SF-3	SILT FENCE	595 LF

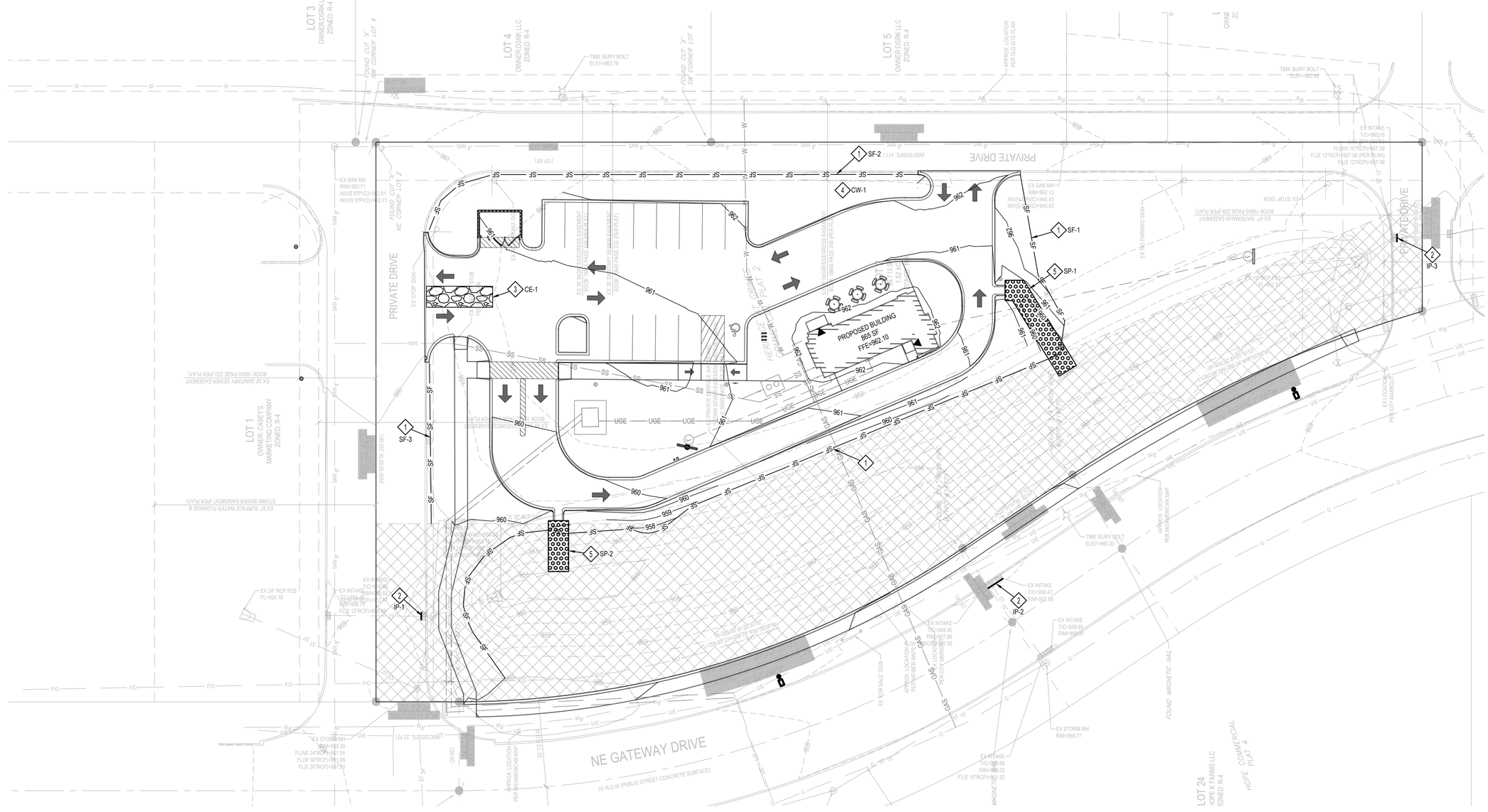
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SILT FENCE
- FLEXAMAT PROTECTION

NORTH

20 0 20

1 inch = 20 ft.



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DRAWN: DJK
CHECKED: MJS

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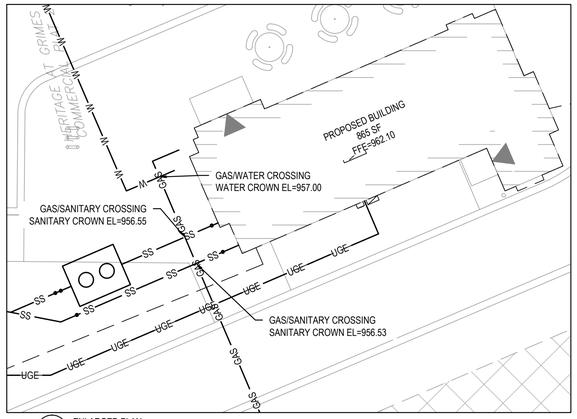
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

STORM WATER POLLUTION PREVENTION PLAN SITE MAP

PROJECT NO.: 010405.001

C103



1 ENLARGED PLAN
SCALE: 1" = 10'

REF. NOTES (X)

1. CONNECT WATER SERVICE LINE TO EXISTING WATER MAIN. COORDINATE CONNECTION TO EXISTING WATER MAIN AND CURB STOP LOCATION WITH CITY OF GRIMES WATER DEPARTMENT.
2. CONNECT TO EXISTING SANITARY SEWER. FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SEWER STUB LOCATION.
3. CONSTRUCT CLEANOUT.
4. GAS SERVICE LINE, SEE MECHANICAL PLANS. COORDINATE WORK TO BE BY BLACK HILLS ENERGY.
5. SEE MECHANICAL PLANS FOR CONTINUATION OF GAS SERVICE.
6. SEE PLUMBING PLANS FOR CONTINUATION OF SANITARY/WATER SERVICE.
7. CONSTRUCT 2" PRIVATE WATER SERVICE LINE AND CURB STOP.
8. CONSTRUCT WATER SERVICE BENDS AS REQUIRED.
9. COORDINATE GAS LINE CONSTRUCTION AND TAP WITH BLACK HILLS ENERGY.
10. APPROXIMATE LOCATION OF ELECTRICAL SERVICE, SEE ELECTRICAL PLANS.
11. CONCRETE TRANSFORMER PAD, SEE ELECTRICAL PLANS.
12. KNOX BOX LOCATION, COORDINATE WITH GRIMES FIRE CODE OFFICIAL.
13. SEE ELECTRICAL PLANS FOR CONTINUATION OF ELECTRICAL SERVICE.
14. CONSTRUCT 6" PRIVATE SANITARY SEWER SERVICE LINE AT MINIMUM SLOPE OF 1.0%.
15. 2 - 4" CONDUITS, SEE ELECTRICAL PLANS.
16. UNDERGROUND POWER BY MID AMERICAN ENERGY.
17. PROPOSED LIGHT POLE, SEE ELECTRICAL PLANS.

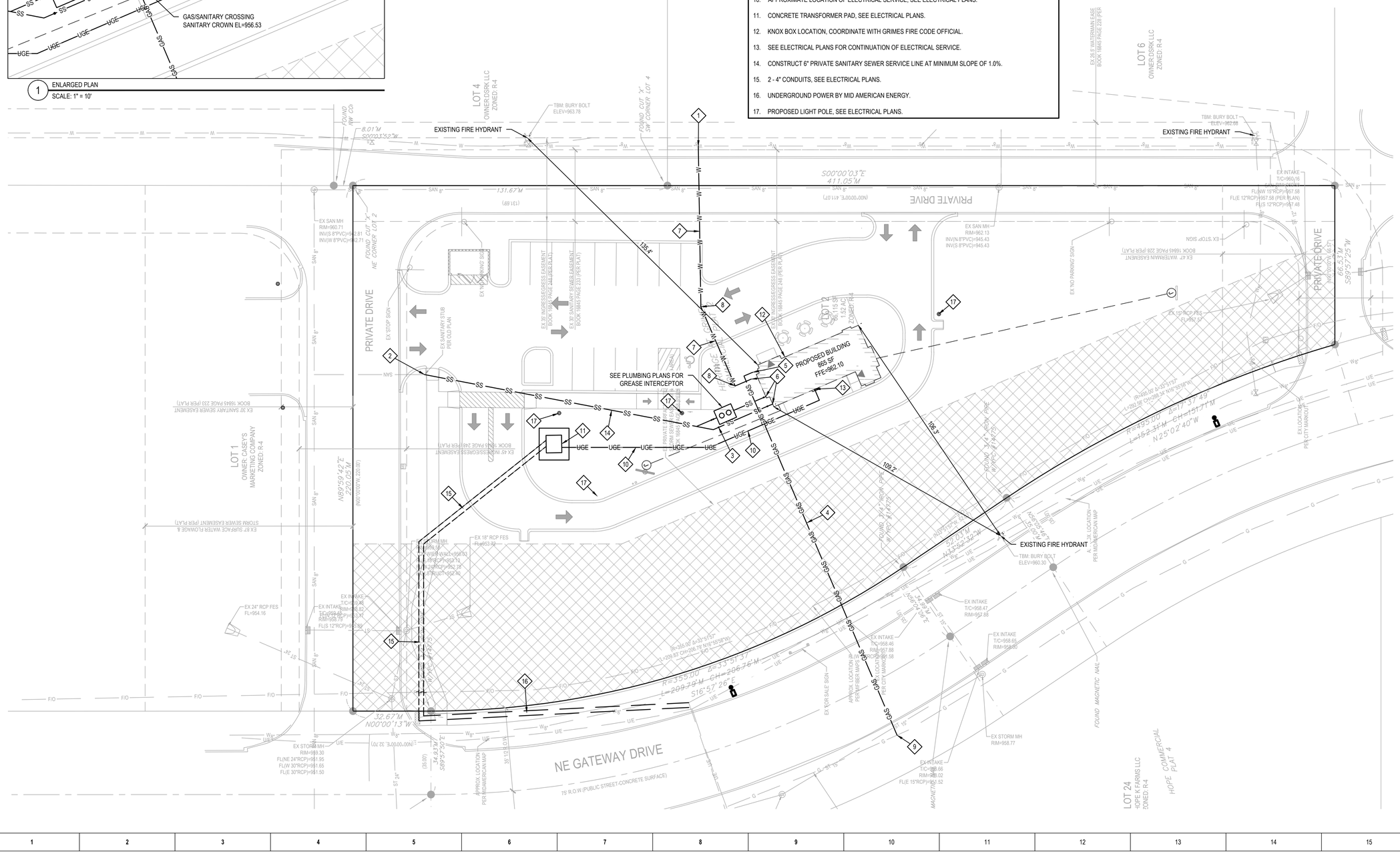
LEGEND

W	PRIVATE WATER LINE
GAS	GAS SERVICE
SS	PRIVATE SANITARY SEWER SERVICE
UGE	UNDERGROUND ELECTRICAL SERVICE
	LIGHT POLE

NORTH
20 0 20
1 inch = 20 ft.

PROPOSED UTILITY QUANTITIES

SANITARY SEWER CLEANOUT	1 EA
GAS SERVICE LINE	170 LF
2" PRIVATE WATER SERVICE LINE	115 LF
6" PRIVATE SANITARY SEWER SERVICE LINE	175 LF



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DESIGNED:	M.JS
DRAWN:	D.JK
CHECKED:	M.JS

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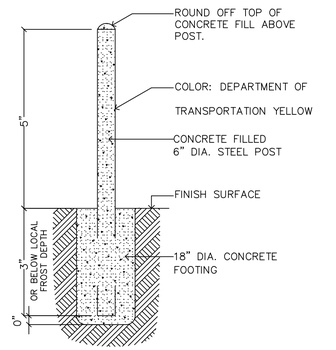
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SITE UTILITY PLAN

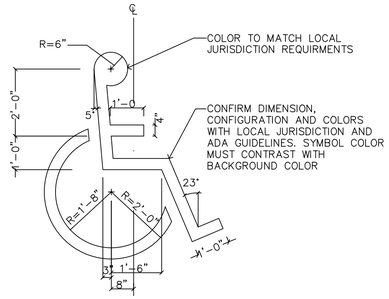
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C104



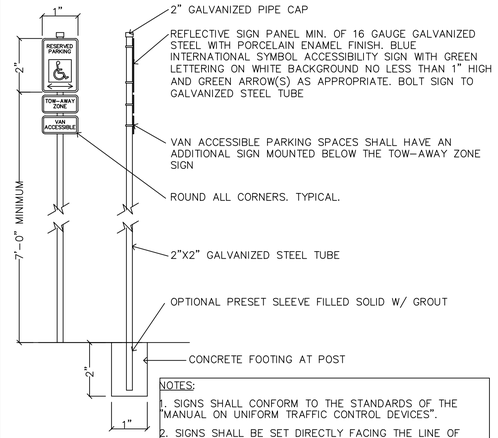
1 C105 BOLLARD DETAIL

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



2 C105 ADA SYMBOL DETAIL

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

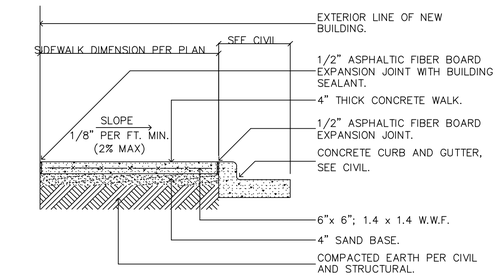


NOTES:

1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. SIGNS SHALL BE SET DIRECTLY FACING THE LINE OF TRAVEL FOR THE VEHICLE ENTERING THE STALL (NOT < 45°).
3. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.

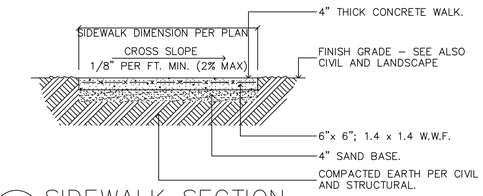
3 C105 ADA PARKING POLE SIGN

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



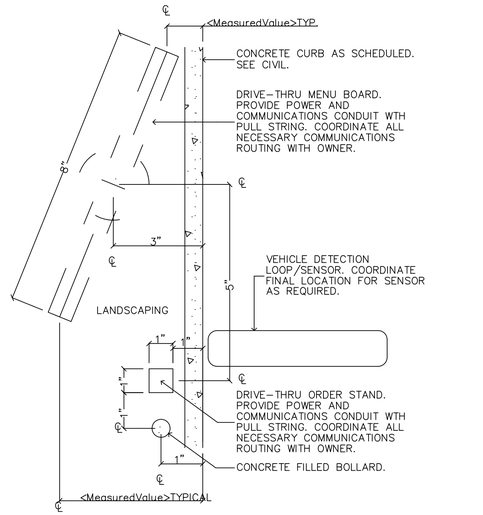
4 C105 SIDEWALK SECTION

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



5 C105 SIDEWALK SECTION

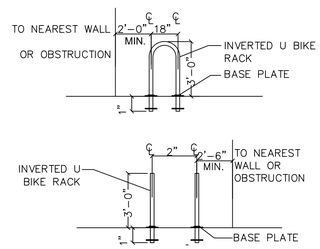
SCALE: 1/2" = 1'-0"



FIELD VERIFY AND CONFIRM LAY-OUT CONFIGURATION OF ALL ORDER STATION COMPONENTS ON SITE WITH OWNER PRIOR TO ROUGH-IN.

6 C105 ORDER STATION

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

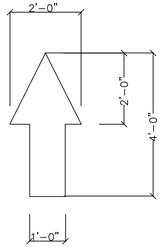


FRONT / SIDE ELEVATIONS

INVERTED "U" BIKE RACK:1 1/2" SCHEDULE 40 PIPE (48.26 mm O.D. x 3.683 mm WALL) BENT TO FORM "U". ONLY THE BASE PLATE SHALL BE WELDED TO THE STEEL PIPE WITH (2) 3mm VENT HOLES – ONE ON THE INSIDE OF EACH UPRIGHT WHERE THE PIPE IS WELDED TO THE BASE PLATE. AFTER FABRICATION, THE RACK SHALL BE COATED WITH A THERMOPLASTIC POWDER COATING 3 MILS MIN. PAINT "BLACK" MOUNT TO CONCRETE WITH 7 1/2" DIA. BASEPLATE 10 mm THICK STEEL WITH (3) 11 mm DIA. MOUNTING HOLES ON EACH BASE PLATE, SPACED EQUIDISTANT BETWEEN THE UPRIGHT PIPE AND EDGE OF BASEPLATE. EXPANSION ANCHOR TO BE CARBON STEEL MUSHROOM HEAD, 10 mm x 76 mm "SPIKE" #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL MADE FROM GRADE 8.2 MATERIALS EXHIBITING EQUIVALENT THEFT-PROOF PERFORMANCE. MAX TOLERANCE 1/4" FROM PLUMB. ANY DEPARTURE OF BASE PLATE FROM GRADE BY MORE THAN 3/8" SHALL REQUIRE SEPARATION TO BE FILLED WITH HIGH-STRENGTH EPOXY NON-SHRINKING GROUT AND MADE LEVEL.

7 C105 BICYCLE RACK

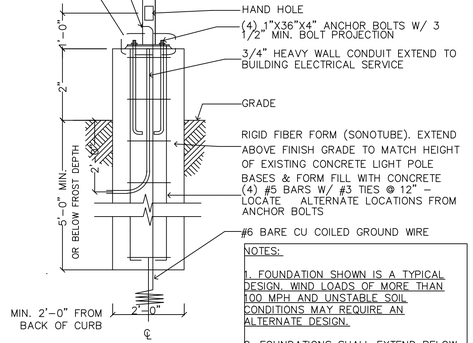
SCALE: 1/4" = 1'-0"



COLOR: WHITE

8 C105 TRAFFIC CONTROL DETAILS

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



NOTES:

1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS OF MORE THAN 100 MPH AND UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES

9 C105 LIGHT POLE DETAIL

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

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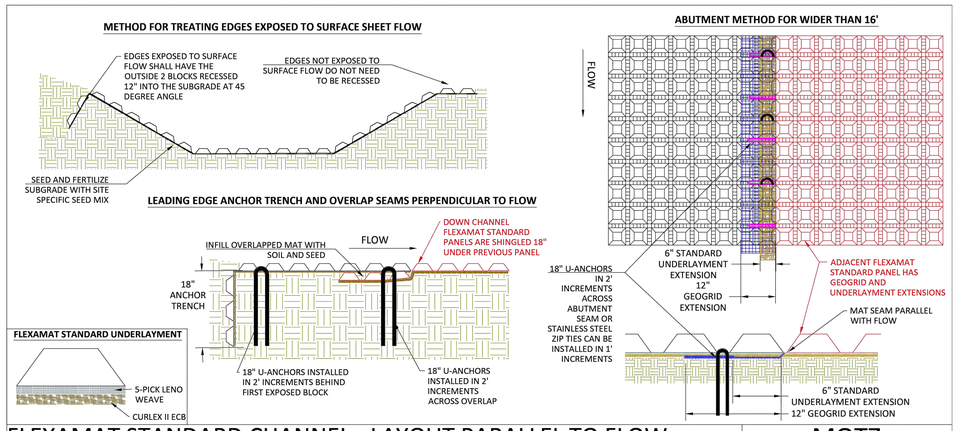
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DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE DETAILS

PROJECT NO.: 010405.001

C105

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FLEXAMAT STANDARD CHANNEL - LAYOUT PARALLEL TO FLOW

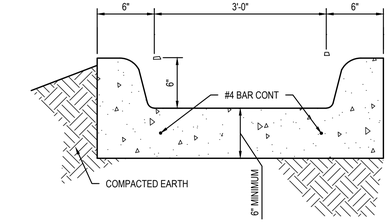
CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURES REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZE THE PREPARED SUBGRADE WITH SITE SPECIFIC SEED MIX AND IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. INSTALL FLEXAMAT STANDARD ROLLS, USING THE WIDEST ROLLS POSSIBLE TO AVOID SEAMS.
   - 4.1. FOR CHANNELS THAT ARE WIDER THAN 16', INSTALL 15.5' WIDE FLEXAMAT STANDARD ROLLS THAT INCLUDE 12" GEOGRID EXTENSIONS WITH A 6" STANDARD UNDERLAYMENT EXTENSIONS. THESE SEAMS ARE PARALLEL WITH FLOW, THE ADJACENT MAT INSTALLED OVER THE EXTENSIONS. ENSURE GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON SUBGRADE PRIOR TO INSTALLING ADJACENT MAT.
   - 4.2. SECURE THE ABUTMENT PARALLEL WITH FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE EXTENSION OVERLAP. U ANCHORS OR ZIP TIES TO BE INSTALLED PERPENDICULAR TO FLOW. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
5. FOR ADDITIONAL SECTIONS OF MAT, SECURE SEAM PERPENDICULAR WITH FLOW BY OVERLAPPING THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25"" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. RETURN AND TAMP SOIL OVER INITIAL EDGE AND SEED. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED AND SEEDED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
   - 5.1. SECURE OVERLAPS PERPENDICULAR TO FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE OVERLAP. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
6. AT THE INITIAL LEADING EDGE OF THE FLEXAMAT STANDARD ARMORED CHANNEL, EMBED THE MAT 18" IN A VERTICAL ANCHOR TRENCH. FILL AND COMPACT ANCHOR TRENCH WITH SUITABLE FILL. AT

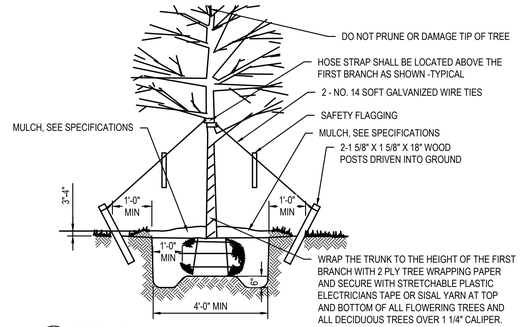
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Flexamat
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Info@Flexamat.com
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REV 1

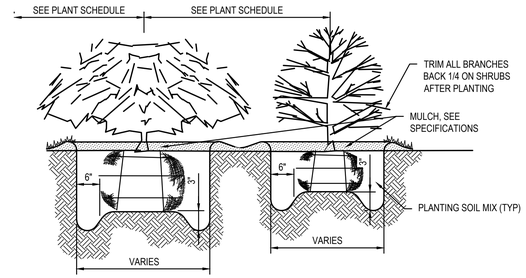
1 FLEXAMAT STANDARD EROSION CONTROL MAT
SCALE: NONE



2 CONCRETE FLUME
SCALE: NONE

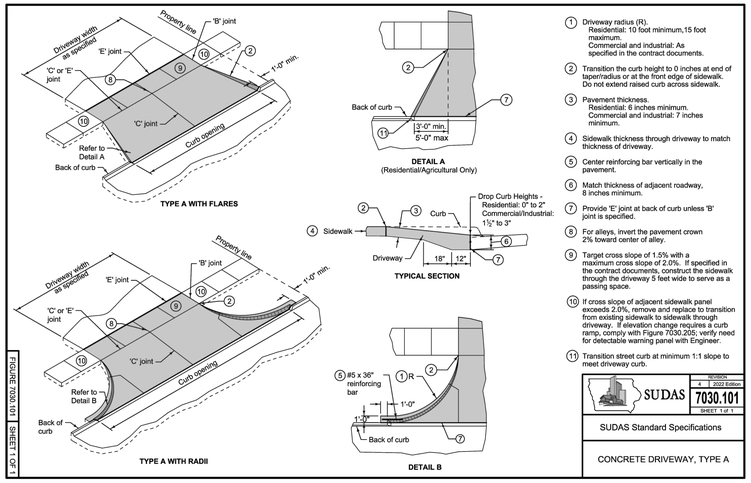


3 TREE PLANTING
SCALE: NONE



(ARRANGEMENT AND SIZE OF PLANTING VARIES)

4 SHRUB PLANTING
SCALE: NONE



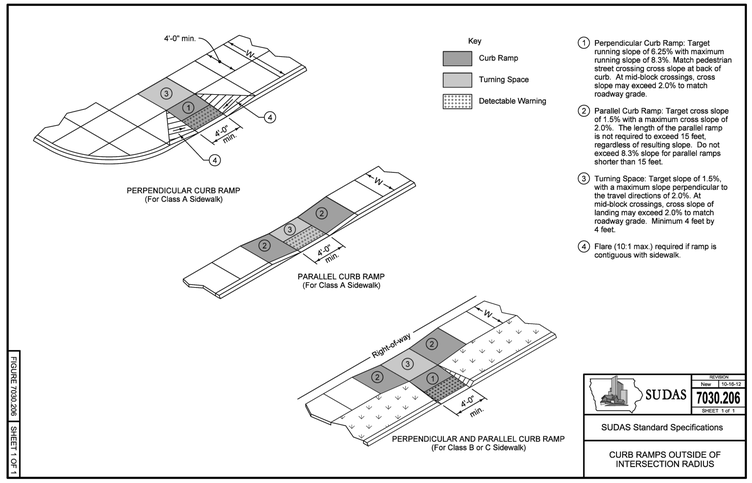
1. Driveway radius (R).
   Residential: 10 foot minimum,15 foot maximum.
   Commercial and industrial: As specified in the contract documents.
2. Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
3. Pavement thickness.
   Residential: 6 inches minimum.
   Commercial and industrial: 7 inches minimum.
4. Sidewalk thickness through driveway to match thickness of driveway.
5. Center reinforcing bar vertically in the pavement.
6. Match thickness of adjacent roadway, 8 inches minimum.
7. Provide 'E' joint at back of curb unless 'B' joint is specified.
8. For alleys, invert the pavement crown 2% toward center of alley.
9. Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
10. If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.
11. Transition street curb at minimum 1:1 slope to meet driveway curb.

FIGURE 7030.101 | SHEET 1 OF 1

SUDAS | REVISION 4 | 2020 Edition | 7030.101 | SHEET 1 of 1

SUDAS Standard Specifications

CONCRETE DRIVEWAY, TYPE A



1. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
2. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
3. Turning Space: Target slope of 1.5%, with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
4. Flare (10:1 max.) required if ramp is contiguous with sidewalk.

FIGURE 7030.206 | SHEET 1 OF 1

SUDAS | REVISION New | 10-16-12 | 7030.206 | SHEET 1 of 1

SUDAS Standard Specifications

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE DETAILS

PROJECT NO.: 010405.001

C106

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LANDSCAPING CALCULATIONS

OPEN SPACE REQUIREMENT	
2 OVERSTORY TREES PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 2 = 11 TREES
1 UNDERSTORY TREE PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 1 = 6 TREES
1 EVERGREEN TREE PER 6,000 SF OF REQUIRED OPEN SPACE	(16,529 / 6,000) X 1 = 3 TREES
6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 6 = 33 SHRUBS
STREET FRONTAGE PLANTING	
1 OVERSTORY TREE PER 50 LF	(447 / 50) X 1 = 9 TREES
2 UNDERSTORY TREES PER 50 LF	(447 / 50) X 2 = 18 TREES
5 SHRUBS PER 50 LF	(447 / 50) X 5 = 45 SHRUBS
PARKING LOT PLANTING	
1 OVERSTORY TREE IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL	(2 X 1) = 2 TREES
6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL	(2 X 6) = 12 SHRUBS
MINIMUM PLANT SIZES	
OVERSTORY TREES	2.5" CALIPER
UNDERSTORY TREES	1.5" CALIPER
EVERGREEN TREES	6' HEIGHT
SHRUBS	#5

NOTE: NE GATEWAY DRIVE USED FOR STREET FRONTAGE CALCULATIONS. STREET FRONTAGE PLANTINGS AND PARKING LOT PLANTINGS COUNT TOWARD OPEN SPACE PLANTING REQUIREMENTS.

PLANT SCHEDULE

ABREVIATION	TYPE	COMMON NAME	BOTANICAL NAME	NUMBER	SIZE	SPACING
SO	OVERSTORY	SWAMP WHITE OAK	QUERCUS BICOLOR	3	2.5" CAL	SEE PLAN
SH	OVERSTORY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	8	2.5" CAL	SEE PLAN
SC	UNDERSTORY	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	18	1.5" CAL	SEE PLAN
NS	EVERGREEN	NORWAY SPRUCE	PICEA ABIES	3	6' HEIGHT	SEE PLAN
SJ	SHRUB	SEA GREEN JUNIPER	JUNIPER CHINENSIS 'SEA GREEN'	45	#5	5'
BS	SHRUB	BIRCHLEAF SPIREA	SPIREA BETULIFOLIA	9	#5	4'
AV	SHRUB	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	3	#5	4'

GENERAL LANDSCAPE NOTES

A. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND ENSURE THAT ALL PROPOSED PLANTINGS ARE A MINIMUM OF 5' FROM ALL UTILITIES.

B. SEE DETAILS 3&4 ON SHEET C106 FOR TREE AND SHRUB PLANTING DETAILS.

LEGEND

OVERSTORY TREE

UNDERSTORY TREE

EVERGREEN TREE

SHRUB

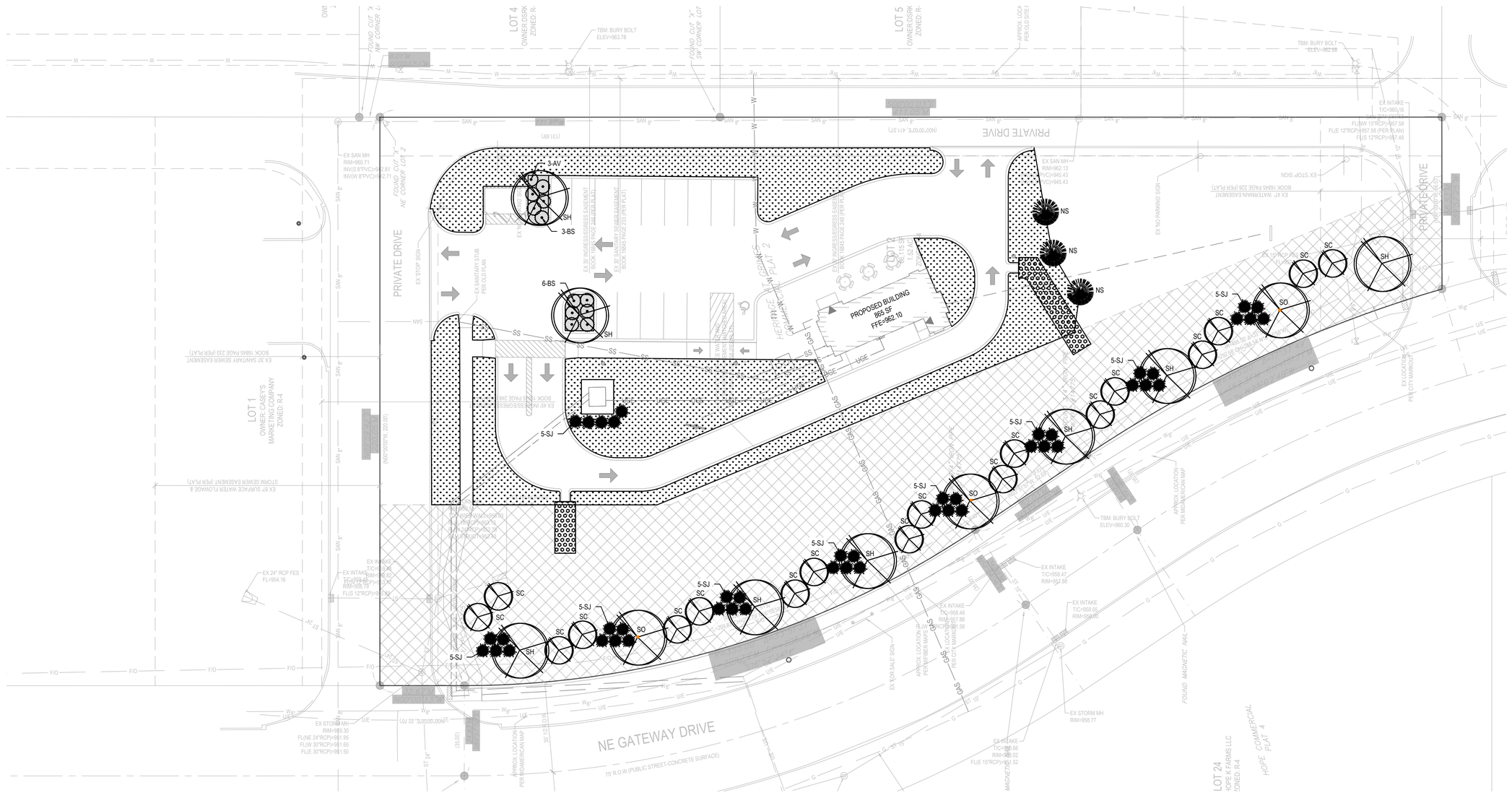
SOD

MULCH

NORTH

20 0 20

1 inch = 20 ft.



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DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE LANDSCAPE PLAN

PROJECT NO.: 010405.001

C107

LEGEND

XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
TC	TOP OF CURB ELEVATION
G	GUTTER ELEVATION
TP	TOP OF PAVEMENT ELEVATION
PFG	PROPOSED FINISH GRADE ELEVATION
*	MATCH EXISTING ELEVATION

NORTH

10 0 10

1 inch = 10 ft.

PROPOSED BUILDING
865 SF
FFE=962.10

MATCHLINE - SEE ABOVE

MATCHLINE - SEE BELOW

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DRAWN: D.JK
CHECKED: M.JS

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SPOT ELEVATION PLAN

PROJECT NO.: 010405.001

C108

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GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PAYMENT AND ACQUISITION OF ALL REQUIRED PERMITS AND FEES ASSOCIATED WITH THE PROJECT.

2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THE INSTALLATION OF ALL NEW UTILITIES AND METER LOCATIONS WITH THE UTILITY COMPANY OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL DOCUMENTS AVAILABLE AND PERTINENT TO THE CONSTRUCTION OF THE PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING TO THE MATTER.

4. CHANGES OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, MADE BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND SUPPLIERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT, ARE CONSIDERED UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THEREFROM.

5. PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF NEW WORK. THE ACT OF BEGINNING THE INSTALLATION OF NEW WORK OVER COMPLETED WORK SHALL CONFIRM THAT THE COMPLETED WORK WAS FOUND TO BE ACCEPTABLE TO INDUSTRY STANDARDS. ANY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHOULD BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR(S) SHALL VISIT THE PROJECT SITE, PRIOR TO ESTIMATING THE COST OF THE WORK AND BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS THAT COULD IMPACT THE COST OF OR PERFORMANCE OF THE WORK.

7. ALL CONSTRUCTION IS TO PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION. UNDER NO CONDITION DOES THE ARCHITECT HAVE THE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY THE CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.

8. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND DEBRIS.

9. ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTURE'S WARRANTY AND ARE TO BE STORED AND INSTALLED PER MANUFACTURE'S INSTRUCTIONS. DAMAGED ITEM(S) SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

10. PROVIDE WATER RESISTANT SHEETROCK AT ALL CONDITIONS, WHICH MAY BE SUBJECT TO THE ADVERSE AFFECTS OF MOISTURE.

11. CONTRACTOR TO VERIFY ALL ROUGH-IN CLEARANCE DIMENSIONS FOR FIXTURES, EQUIPMENT AND BUILT-IN ITEMS WITH MANUFACTURER/SUPPLIER PRIOR TO CONSTRUCTING ADJACENT OR ABUTTING WORK WHETHER OR NOT SAID ITEMS ARE PROVIDED UNDER THIS CONTRACT OR BY OTHERS.

12. PROVIDE ADEQUATE BLOCKING AND SUPPORT AS REQUIRED IN WALLS, FLOOR AND OVERHEAD CONSTRUCTION FOR THE INSTALLATION OF ALL EQUIPMENT, FIXTURES, ETC. WHETHER OR NOT SAID ITEMS ARE PROVIDED UNDER THIS CONTRACT OR PROVIDED BY OTHERS.

13. DO NOT SCALE DRAWINGS. IF CRITICAL DIMENSIONS DO NOT APPEAR ON THE DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY.

14. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT IMMEDIATELY.

WINDOW & DOOR NOTES

DOOR/WINDOW SPECIFICATIONS:

STOREFRONT:
- KAWNEER TRIFAB VERSAGLAZE, 451T FRAMING SYSTEM, 2" X 4.5" FRAME, WITH 1" GLAZING. VERIFY SEAMS AND LENGTHS., COLOR: DARK BRONZE
- ARCHITECTURAL CLASS 1, ETCHED, DARK BRONZE ANNODIZED COATING, 0.7 MIL THICKNESS
- GLAZING TO BE PILKINGTON SOLAR-E PLUS OUTER LITE (COATING ON #2 SURFACE) AND PILKINGTON OPTIFLOAT CLEAR INNER LITE WITH GREY TINT, OR EQUAL.

EXTERIOR METAL DOOR:
- TRU DOOR METAL DOOR OR EQUAL. HEAVY DUTY, SDI LEVEL 2-18 GA. STEEL FACE SHEETS W/ FACTORY APPLIED BAKED-ON RUST INHIBITING GRAY PRIMER.

INTERIOR WOOD DOOR:
- OSHKOSH WOOD DOOR OR EQUAL.

DOOR/WINDOW GENERAL NOTES:

1. DOOR AND STOREFRONT DIMENSIONS SHOWN ARE TO FRAME EDGE. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ROUGH OPENING REQUIREMENTS. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.
2. ENTIRE STOREFRONT SYSTEM SHALL BE DARK BRONZE ANODIZED ALUMINUM.
3. ALL STOREFRONT MATERIAL & GLAZING SHALL BE SUPPLIED AND INSTALLED BY G.C.
4. ALL LOCKS SHALL BE FALCON 6 PIN INTERCHANGEABLE CORE, SUPPLIED AND INSTALLED BY THE G.C. ALL EXTERIOR LOCKS SHALL BE PROVIDED WITH CONSTRUCTION CORES. ALL PERMANENT CORES SHALL BE KEYED ALIKE. PERMANENT CORES TO BE SHIPPED TO THE SHELL BUILDING OWNER.
5. MAXIMUM DOOR OPERATING PRESSURE: 5 LBS INTERIOR AND 15 LBS EXTERIOR.
6. PROVIDE PANORAMA, 2 MIL, HILITE 55 WINDOW FILM WHEN ADDITIONAL TINTING IS REQUIRED/DESIRED.

DOOR HARDWARE SCHEDULE:

HARDWARE #1 (METAL DOOR)
HINGE: 3 FULL MORTISE HINGE 5 KNUCKLE, 888 1279, US26D, HA
LOCKSET: 1 LOCK, AL70PD, SAT 626, SC, PLATE LOCK PROTECTOR
DEADBOLD: 1 LOCK, SAT 626, SC,
CLOSER: 1 CLOSER, 4040 STANDARD/REG., AL, LCN
THRESHOLD: PEMKO 190A
VISION KIT INSERT: 2'-4" X 2'-4" TEMPERED GLASS
DOOR SWEEP: SWEEP PER DOOR MANUFACTURER. WEATHERSTRIP GASKET ADJUSTABLE NO. 626 (US26D FINISH).
HANDLES: LEVER HARDWARE
VISION KIT: 18 GA. STEEL FRAME PRIMED GRAY WITH 1" INSULATED GLASS

HARDWARE #2 (HOLLOW METAL SERVICE DOORS)
HINGE: 3 FULL MORTISE HINGE 5 KNUCKLE, 888 1279, US26D, HA
LOCKSET: 1 LOCK, AL70PD, SAT 626, SC, PLATE LOCK PROTECTOR
DEADBOLD AND FLUSH BOLTS: 1 LOCK, SAT 626, SC; 2X FLUSHBOLT, SAT 626, SC
THRESHOLD: PEMKO 190A
PEEP HOLE: ABH, 200 DEG., UL LISTED, #DV-2014SCAGUL, US26D
DOOR SWEEP: SWEEP PER DOOR MANUFACTURER. WEATHERSTRIP GASKET ADJUSTABLE NO. 626 (US26D FINISH)
HANDLES: LEVER HARDWARE.

HARDWARE #3 (INTERIOR RESTROOM WOOD DOORS)
HINGE: 3 FULL MORTISE HINGE 5 KNUCKLE, 888 1279, US26D, HA
LOCKSET: 1 LOCK, AL40S, SAT 626, SC
WALLSTOP: 1 WALLSTOP, 236 W, US26D, HA
CLOSER: 1 CLOSER, 4040 STANDARD/REG., AL, LCN
KICK PLATE: 1 KICK PLATE, 12" TALL BY WIDTH OF DOOR, STAINLESS
ADA TACTILE SIGN: 1 SIGN
HANDLES: LEVER HARDWARE

ALL DOOR HARDWARE TO BE ANSI 117.1 ADA COMPLIANT AND IBC CHAPTER 11 COMPLIANT.

RESPONSIBILTY MATRIX

PRODUCT/MATERIAL	RESPONSIBLE PARTY: FURNISHED BY OWNER INSTALLED BARGREENELLINGSON)	FURNISHED BY OWNER INSTALLED BY 9BAR)	FURNISHED BY OWNER VENDOR INSTALLED BY GENERAL CONTRACTOR	FURNISHED BY OWNER INSTALLED BY OWNER'S VENDOR	FURNISHED BY G.C. INSTALLED BY G.C.	NOTES
INTERIOR						
PRE-FAB COUNTERS AND CABINETS	●					MILLWORK, COUNTERS, BACKSPLASHES, INTEGRAL EQUIPMENT/SINKS
STAINLESS STEEL SHELVING & WIRE RACK	●					
HAND SINK(WALL MOUNT-NOT LAVATORY)			●			BARGREEN ELLINGSON.
THREE COMPARTMENT SINK			●			BARGREEN ELLINGSON.
ICE MACHINE				●		RENTED BY OWNER AND INSTALLED BY VENDOR. SEE: POWER AIR-COOLED UNIT REQUIRES 6" CLEARANCE FOR AIR INTAKE & EXHAUST. PROVIDE WITH OPTIONAL FILTER # IFQI.
DISHWASHER			●			DELIVERY BY "ECOLAB". G.C. TO INSTALL AND MAKE ELECTRICAL & PLUMBING CONNECTIONS. ECOLAB TO MAKE FINAL CALIBRATIONS.
R.O. FILTER/TANK		●				THE R.O. TANK IS OPTIONAL. GC TO VERIFY WITH OWNER.
ESPRESSO EQUIPMENT		●				G.C. TO MAKE PLUMBING CONNECTIONS
CAMERAS, SPEAKERS				●		EQUIPMENT INSTALLED BY NEXT STEP.
PHONE/INTERNET EQUIPMENT				●		EQUIPMENT INSTALLED BY NEXT STEP.
CAT 6 WIRING				●		EQUIPMENT INSTALLED BY NEXT STEP.
SECURITY SYSTEM				●		
LOCKSETS/KEYING					●	
DRIVE THROUGH COMMUNICATIONS SYSTEM & ZOOM TIMER SYSTEM				●		EQUIPMENT INSTALLED BY HIGHMARK COMMUNICATIONS.
WALK-IN COOLER/WALK-IN FREEZER			●			PROVIDED BY OWNER, COORDINATED AND INSTALLED BY G.C.
SODA DISPENSER				●		FURNISHED AND INSTALLED BY VENDOR, COORDINATED AND ELECTRICAL/PLUMBING CONNECTIONS INSTALLED BY G.C.
CO2 TANK AND CARBONATOR				●		FURNISHED AND INSTALLED BY VENDOR, COORDINATED AND ELECTRICAL/PLUMBING CONNECTIONS INSTALLED BY G.C.
EXTERIOR						
SIGNAGE(BUILDING & SITE)				●		PERMITTED & INSTALLED BY COLORADO LETTERS.
POWER FOR BUILDING SIGNAGE					●	FINAL LOCATION FOR POWER AND ALL POWER REQUIREMENTS TO BE COORDINATED WITH SIGN VENDOR.
AIR CURTAIN AT SERVICE WINDOW(S)					●	SEE EQUIPMENT SCHEDULE FOR AIR CURTAIN SPECIFICATION AND POWER REQUIREMENTS.
DRIVE-THRU/WALK-UP SERVICE SHELF					●	SEE EQUIPMENT SCHEDULE FOR SERVICE SHELF SPECIFICATIONS.
DRIVE THRU ORDER BOARD			●			INSTALLED BY COMPANY. G.C. TO MAKE FINAL ELECTRICAL CONNECTIONS.
OPTIONAL CLEARANCE BAR / CANOPY COVER			●			G.C. TO PROVIDE FOUNDATION TO MEET ALL REQMTS. OF LOCAL JURISDICTION.
BIKE RACK					●	INSTALLED BY COMPANY. G.C. TO PROVIDE FOUNDATION TO MEET ALL REQMTS. OF LOCAL JURISDICTION.

NOTE: SEE EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.

CONTACTS

APPROVED/REQUIRED VENDOR LIST

KITCHEN SUPPLY VENDOR
BARGREEN ELLINGSON
KURT ROCCO
5005 WASHINGTON
DENVER, CO 80216
PHONE: 607.592.3959
EMAIL: k.rocco@bargreen.com

ESPRESSO VENDOR
HIGH GROUNDS
LINDA TANAKA
PHONE: 720.534.1283
EMAIL: linda.tanaka@high-grounds.com

SIGNAGE VENDOR
COLORADO LETTERS & SIGNS
BRYON SACK
4.31 W. 84TH AVENUE, SUITE 202
DENVER, CO 80260
PHONE: 303.229.2539
EMAIL: bryon@coletters.com

ORDER BOARD/CLEARANCE BAR
THE HOWARD COMPANY
GRANT GUSTKE
1375 N. BARKER ROAD
BROOKFIELD, WI 53045
PHONE: 262.317.7756
EMAIL: grant@howardcompany.com

IT/CAMERAS VENDOR
NEXT STEP
JASON PARMLEY
17697 MARGIL ROAD
MEAD, CO 80542
PHONE: 303.709.4952
EMAIL: nextstepziggis@gmail.com

ECOLAB
JAROD PETERSON
1 ECOLAB PLACE
ST. PAUL, MN 55102
PHONE: 443.750.2406
EMAIL: jarod.peterson@ecolab.com

QSR TECHNOLOGY AND COMMUNICATION
PAUL GILLINGS
PHONE: 720.619.4414
EMAIL: paul@highmarkcomm.com

ICE COMPANY (COLORADO LOCATIONS ONLY)
CAREFREE ICE
BRAD KLEMOFF
PHONE: 303.263.5041
EMAIL: carefreeice.com

ICE COMPANY (OUTSIDE COLORADO)
EASY ICE
925 W. WASHINGTON ST., SUITE 100
ARQUETTE, MI 49855
PHONE: 855.550.7792

READY ACCESS SERVICE WINDOW / AIR CURTAIN
PHONE: 630.876.7766
EMAIL: ready@ready-access.com

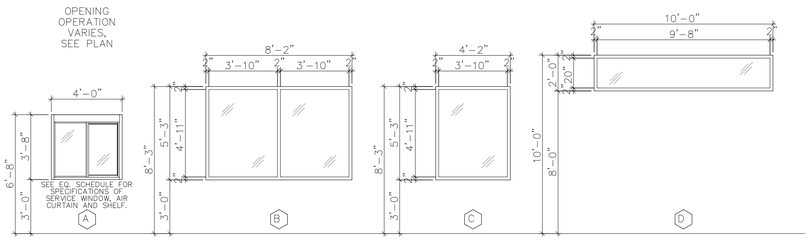
WALK-IN REFRIGERATION/FREEZER
AMERICAN WALK-IN COOLERS
GENE IGO
PHONE: 800.430.4468
EMAIL: Gene@americanwalkincoolers.com

SODA DISPENSER
THE COCA-COLA COMPANY
(COORDINATE WITH ZCF)

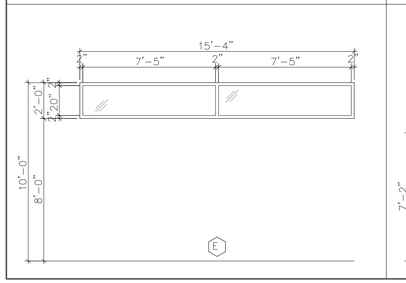
CO2
NUCO2
(COORDINATE WITH ZCF)

WINDOW & DOOR ELEVATIONS

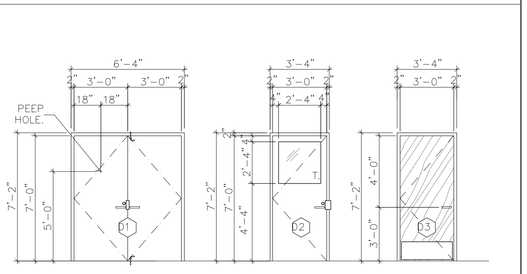
WINDOW ELEVATIONS



WINDOW ELEVATIONS



DOOR ELEVATIONS



DOOR SCHEDULE

DOOR AND FRAME SCHEDULE

DOOR NO.	DOOR WIDTH	DOOR HEIGHT	DOOR SLAB MATERIAL	FRAME MATERIAL	FIRE RATING	HARDWARE	NOTES
D1	6'-0" (PAIR OF 3'-0")	7'-0"	METAL	METAL	-	HRDWR #2-LEVER W/ LOCKSET AND LOCK PROTECTOR. AL70PD	PAINTED METAL DOOR W/ VIEWER AND CLOSURE. FLUSH BOLTS TOP AND BOTTOM ON INACTIVE LEAF.
D2	3'-0"	7'-0"	METAL W/ LOW-E TINTED GLASS	METAL	-	HRDWR #1-LEVER W/ LOCKSET AND LOCK PROTECTOR	PAINTED METAL DOOR W/ 2'-4" X 2'-4" VISION KIT AND CLOSURE
D3	3'-0"	7'-0"	WOOD	METAL	-	HRDWR #3-LEVER W/ PRIVACY LOCKSET	INT. PAINTED WOOD DOOR W/ CLOSURE AND RESTROOM PRIVACY LOCKSET

WINDOW SCHEDULE

WINDOW SCHEDULE

WINDOW NO.	WIDTH	HEIGHT	MATERIAL	GLAZING	OPERATION	QUANTITY	NOTES
A	4'-0"	3'-8"	ALUMINUM	PROVIDE OPTIONAL FEATURES: TINTED LOW-E GLASS	SLIDING	2	SINGLE PANEL SLIDING TINTED GLASS SERVICE WINDOW WITH AIR CURTAIN AND SHELF. SEE EQ. SCHEDULE FOR SPECIFICATIONS.
B	8'-2"	5'-3"	ALUMINUM	PILKINGTON SOLAR-E, ENERGY ADVANTAGE, TINTED.	FIXED	1	(2) EQ. WIDTH GLAZING PANELS
C	4'-2"	5'-3"	ALUMINUM	PILKINGTON SOLAR-E, ENERGY ADVANTAGE, TINTED.	FIXED	1	- - -
D	10'-0"	2'-0"	ALUMINUM	PILKINGTON SOLAR-E, ENERGY ADVANTAGE, TINTED.	FIXED	1	- - -
E	15'-4"	2'-0"	ALUMINUM	PILKINGTON SOLAR-E, ENERGY ADVANTAGE, TINTED.	FIXED	1	(2) EQ. WIDTH GLAZING PANELS

DESIGNED: MJS
DRAWN: DB
CHECKED:

ISSUE DATE: 05/12/2025
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #3

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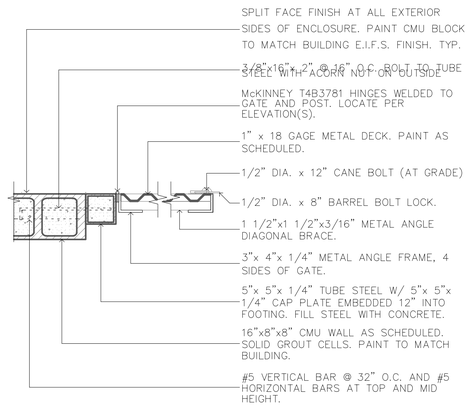
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LEGENDS AND NOTES

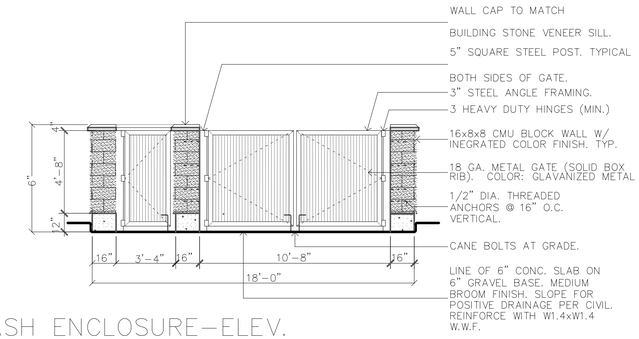
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A0.1

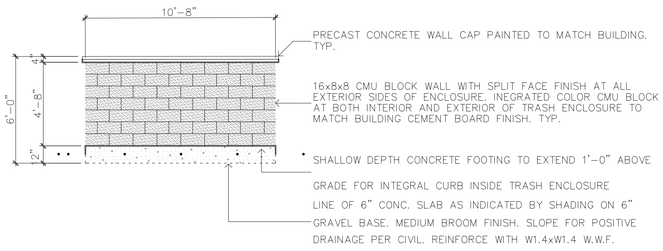
G.C. TO PROVIDE FOUNDATION DESIGN AS REQUIRED TO MEET ALL REQUIREMENTS OF LOCAL JURISDICTION HAVING AUTHORITY.



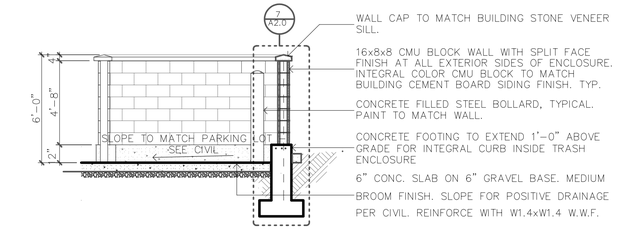
6 A2.0 ENCLOSURE JAMB
SCALE: 1" = 1'-0"



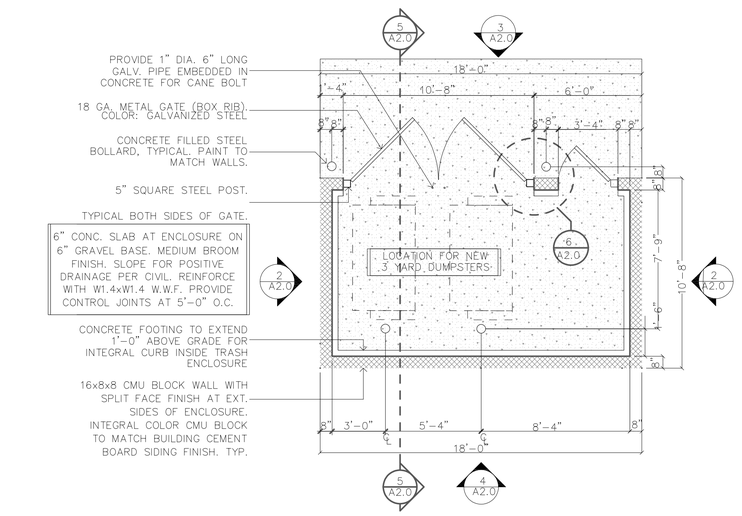
3 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"



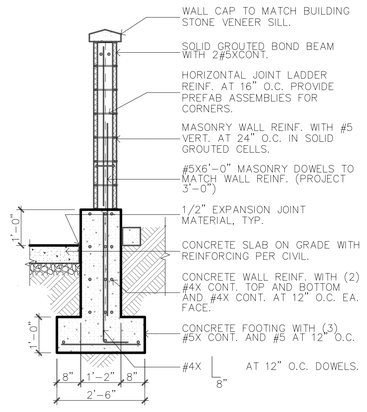
2 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"



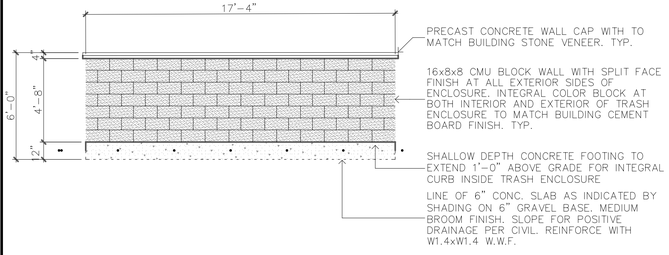
5 A2.0 TRASH ENCLOSURE-SECT.
SCALE: 1/4" = 1'-0"



1 A2.0 TRASH ENCLOSURE-PLAN
SCALE: 1/4" = 1'-0"



7 A2.0 TRASH ENCLOSURE WALL
SCALE: 1/2" = 1'-0"



4 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"

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TRASH ENCLOSURE

A2.0

Note: Rooftop units will need to be screened from ROWs.

EXTERIOR ELEV. NOTES

1. STANDING SEAM METAL PANEL AWNING AS SCHEDULED. PAINT AS SCHEDULED.
2. CEMENT BOARD PANEL –JAMES HARDIE PANEL – STUCCO OR EQUAL TO BE: ACCENT COLOR 1–MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
3. CEMENT BOARD PANEL – JAMES HARDIE PANEL – STUCCO FINISH; ACCENT COLOR 2–MATCH SHERWIN WILLIAMS, SW 7522, MEADOWLARK.
4. STONE VENEER AS INDICATED. PROVIDE PRE–MANUFACTURED CORNER STONES AT ALL OUTSIDE CORNERS AND PRECAST WATER TABLES AT WINDOW LOCATIONS. STONE VENEER TO BE: ELDORADO MOUNTAIN LEDGE, YUKON.
5. PRE–FINISHED METAL PARAPET CAP WITH 4" RETURN BOTH SIDES OF WALL. COLOR: PRE–FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR AT WALL BELOW. AT LOCATIONS ADJACENT GALVANIZED METAL PANELS, COLOR TO MATCH PAC CLAD, SLATE GREY FINISH.
6. LOCATION FOR NEW EXTERNAL WALL–MOUNTED SPEAKER.
7. 4" X 14" STEEL SCUPPER TO ACT AS SECONDARY ROOF DRAIN.
8. METAL ROOF ACCESS LADDER. LADDER SIZING, CONSTRUCTION, AND RUNG SPACING TO COMPLY WITH APPLICABLE REQUIREMENTS OF IMC. SECURE LADDER TO BUILDING AS REQUIRED. LOCATE BOTTOM OF LADDER AT 8'–0" ABOVE GRADE. EXTEND SIDE RAILS TO 30" ABOVE TOP OF PARAPET WALL AND TIE CONTINUOUSLY INTO SIDE RAILS OF RETURN LADDER AT BACK SIDE OF PARAPET WALL. PAINT SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
9. PRE FINISHED JOINTS INSET INTO CEMENT BOARD PANELS.
10. STAINLESS STEEL COUNTER AT DRIVE–THROUGH WINDOW PLACED AT 38" ABOVE GRADE.
11. STAINLESS STEEL COUNTER AT WALK–UP WINDOW PLACED AT 34" ABOVE FINISHED FLOOR.
12. ELECTRICAL/PLUMBING EQUIPMENT. SEE DRAWINGS.
13. METAL DOORS AS SCHEDULED. PAINT SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
14. LINE OF SINGLE–PLY MEMBRANE ROOFING OVER TAPERED INSULATION BEYOND.
15. ROOFTOP UNIT WITH CURB BEYOND: SEE MECHANICAL.
16. 4" X 14" STEEL SCUPPER TO ACT AS PRIMARY ROOF DRAIN. SCUPPER TO DRAIN TO GALVANIZED METAL DOWNSPOUT TO DAYLIGHT AT DRIVE AISLE BELOW.
17. APPROX. LOCATION FOR BUILDING SIGNAGE BY OTHERS. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. IN–WALL BLOCKING AND POWER FOR SIGNAGE TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. COORDINATE FINAL LOCATION(S) FOR BLOCKING AND POWER AS REQUIRED WITH SIGN VENDOR.
18. PRE–FINISHED METAL DOWNSPOUT. COLOR: PRE–FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR. WHEN PLACED AGAINST STONE OR WOOD SIDING, COLOR TO MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
19. LOCATION FOR EXTERIOR BUILDING LIGHT FIXTURE AS SCHEDULED. LIGHT FIXTURE TO BE CENTERED BETWEEN CEMENT BOARD PANEL JOINTS.
20. PREFINISHED METAL WALL PANELS: GALVANIZED CORRUGATED METAL PANEL(S) AND ASSOCIATED TRIM: 1–1/4" X 1/4" CORRUGATED METAL PANEL(S). INSTALL HORIZONTALLY AS INDICATED.
21. EXTERIOR TEMPERED GLASS DOOR AS SCHEDULED.

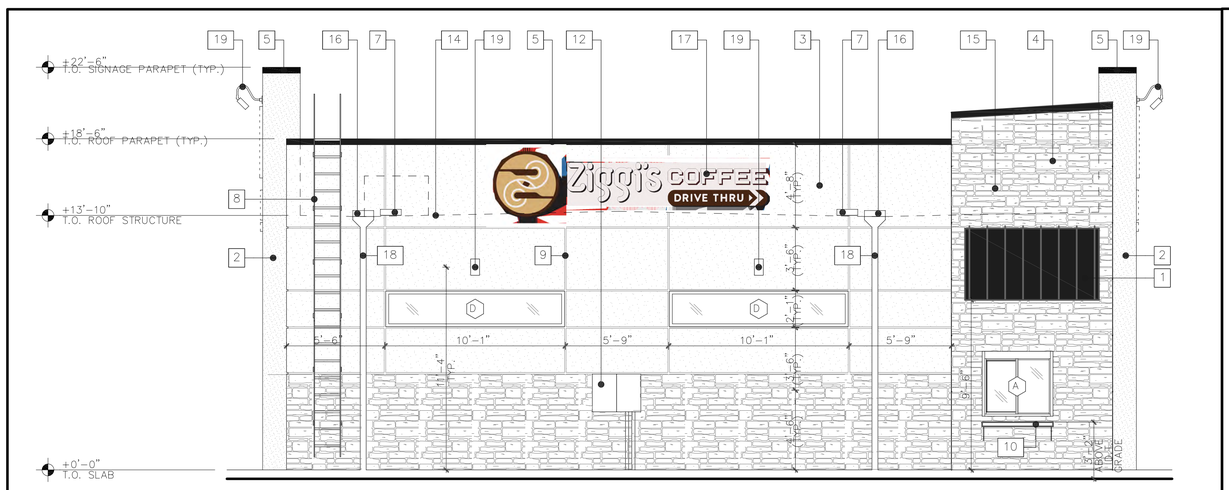
Change to Cement Board Panel

Note: loudness of the speakers

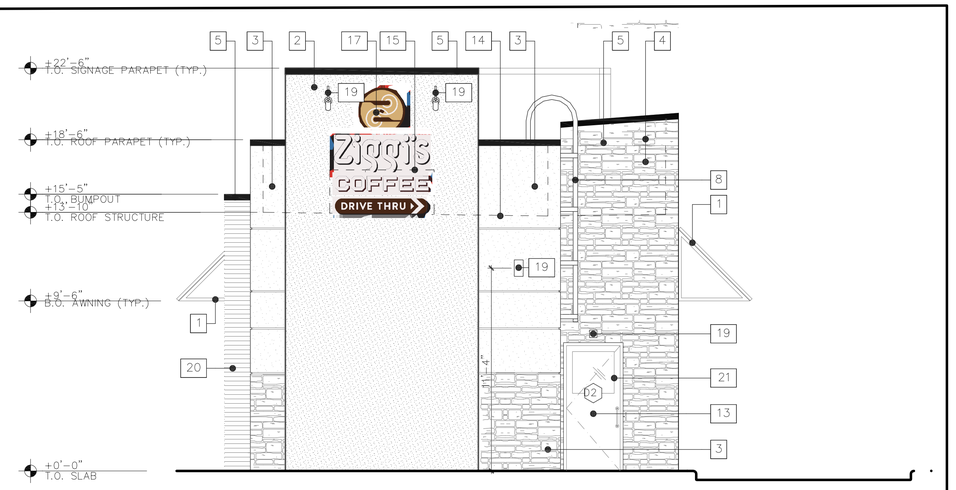
Please keep downspout all one color.

Change to cement board panel

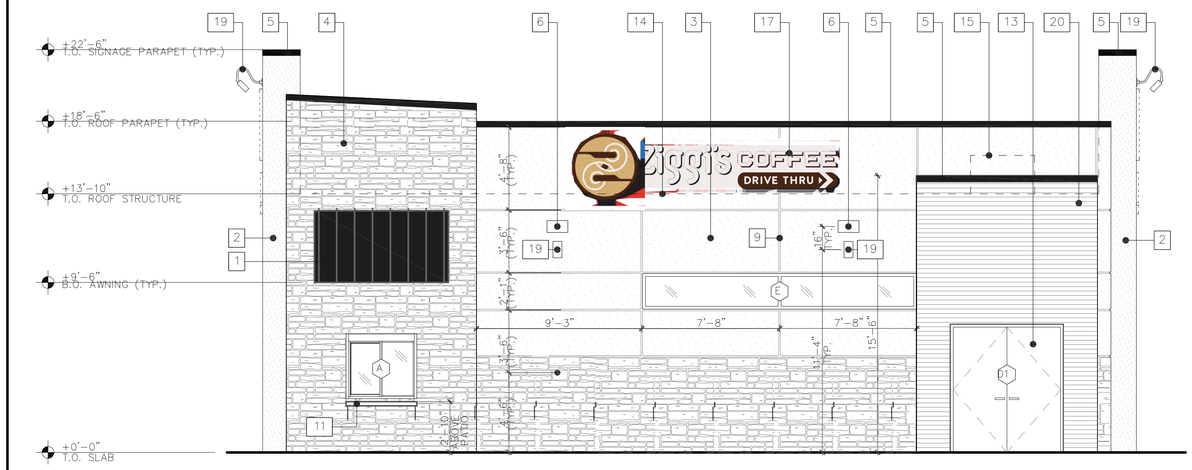
Will you be able to provide colored elevations for the May 27 Council meeting? Please provide by May 26 to be included in Council presentation slides.



4 A6.0 BUILDING ELEVATION – WEST
SCALE: 1/4" = 1'–0"

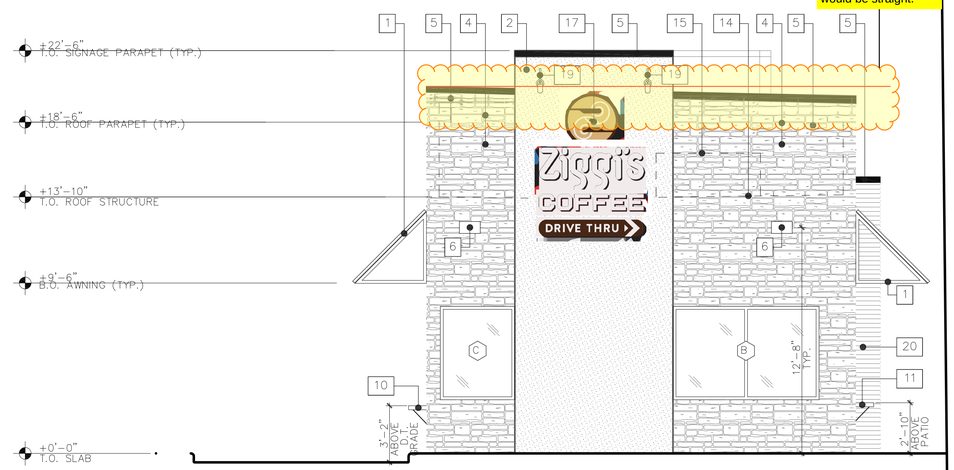


3 A6.0 BUILDING ELEVATION – NORTH
SCALE: 1/4" = 1'–0"



2 A6.0 BUILDING ELEVATION – EAST
SCALE: 1/4" = 1'–0"

Would this roofline be angled or straight? Based on the east and west elevations it would be straight.



1 A6.0 BUILDING ELEVATION – SOUTH
SCALE: 1/4" = 1'–0"

ISSUE DATE: 05/12/2025
REVISIONS:
No.: DATE: BY: DESCRIPTION:

DESIGNED: MJS
DRAWN: DB
CHECKED:

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SITE PLAN REVIEW - RESPONSE #3

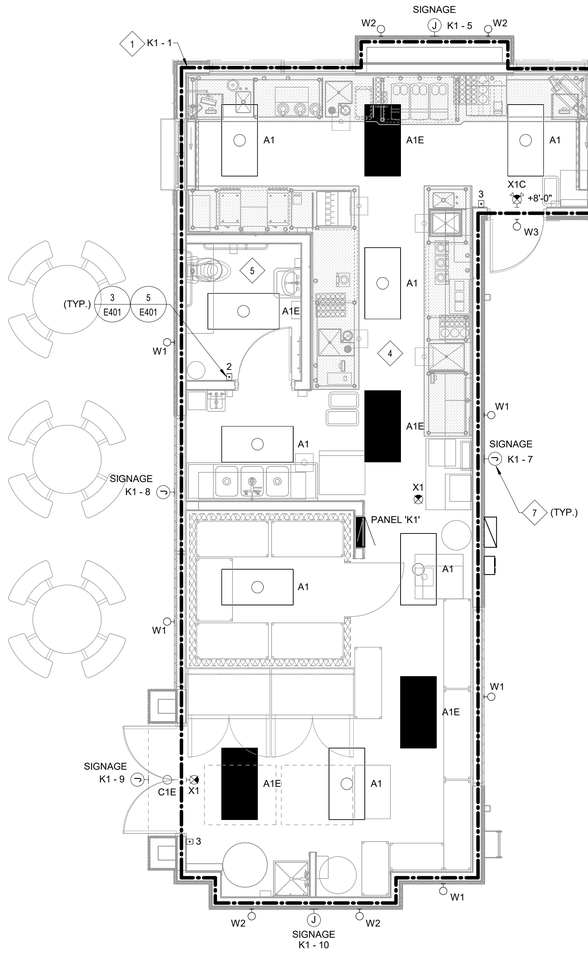
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

EXTERIOR ELEVATIONS

PROJECT NO.: **010405.001**

A6.0



1 FIRST FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

NORTH

ALL LUMINAIRES SHOWN SHALL BE CIRCUITED AS OUTLINED IN THIS NOTE, UNLESS INDICATED OTHERWISE. PANELBOARD CIRCUITING IS DELINEATED WITH A DASH-DOT LINE BOUNDARY, WITH PANELBOARD NAMES AND CIRCUIT NUMBERS IDENTIFIED AT BOUNDARY LINE. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.
CIRCUITING AND LOW-VOLTAGE WIRING BETWEEN LUMINAIRES, OCCUPANCY SENSORS, PUSH BUTTON STATIONS, SWITCHES, POWER PACKS, ETC., OMITTED WHERE CONTROL SCHEME IS APPARENT OR DETAILED. CONTROL SHALL BE BY OCCUPANCY SENSOR / CONTROL DEVICE(S) IN SAME REGION / ZONE AS ASSOCIATED LUMINAIRES AND SHALL NOT TRANSCEND REGION / ZONE UNLESS NOTED OTHERWISE. (A REGION / ZONE IS A SPACE BOUND BY FLOORS, WALLS, AND CEILINGS. REGION / ZONE MAY BE FURTHER IDENTIFIED BY A DASHED LINE BOUNDARY, OR WITH A LOWERCASE LETTER FOR CLARITY).

PANELBOARD CIRCUITING

REGION / ZONE

LUMINAIRE CNTRL SEQ OF OPERATIONS

GENERAL
AREA CONTROL TYPES DEFINED BELOW. LUMINAIRES WITHIN AREA CONTROL TYPES SHALL OPERATE AS DESCRIBED. ON/OFF AND DIMMING CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ROOM PUSHBUTTON CONTROLS, OCCUPANCY SENSORS, AND PHOTOCELLS SHOWN ON PLANS. ALL LUMINAIRE CONTROL SYSTEMS SHALL BE IN COMPLIANCE WITH 2012 IECC. ALL AREA CONTROL TYPES MAY NOT BE USED, SEE PLANS. COORDINATE WITH OWNER ON SET DIMMING LEVELS, DESIRED SCENE CONTROL, AND FINAL TIMECLOCK PROGRAMMING.

CONTROL AREA TYPES:

A. **MANUAL -** LIGHTING SHALL BE MANUAL ON/OFF CONTROLS.

B. **OCCUPANCY SENSOR AUTO (AUTO ON/AUTO OFF) -** [ONLY PERMITTED IN AREAS AS DESCRIBED IN C405.2.2.2, EXCEPTION #1] LIGHTING SHALL BE AUTOMATIC ON. OCCUPANCY SENSORS SHALL AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE.

C. **EXTERIOR LIGHTING -** LIGHTING NOT DESIGNATED FOR DUSK-TO-DAWN OPERATION SHALL BE CONTROLLED BY EITHER A COMBINATION OF A PHOTOSENSOR AND A TIME SWITCH, OR AN ASTRONOMICAL TIMECLOCK. LIGHTING DESIGNATED FOR DUSK-TO-DAWN OPERATION SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME SWITCH OR PHOTOSENSOR.

REF. NOTES (X):

1 LUMINAIRES WITHIN BOUNDARY SHALL BE CONNECTED TO CIRCUIT INDICATED, UNLESS NOTED OTHERWISE.

4 AREA LUMINAIRE CONTROL SHALL BE IN ACCORDANCE WITH CONTROL AREA TYPE A, LUMINAIRE CONTROL SEQUENCE OF OPERATIONS, THIS SHEET.

5 AREA LUMINAIRE CONTROL SHALL BE IN ACCORDANCE WITH CONTROL AREA TYPE B, LUMINAIRE CONTROL SEQUENCE OF OPERATIONS, THIS SHEET.

7 JUNCTION BOXES TO BE CENTERED BEHIND SIGNAGE WITH 1" DIAMETER CONDUIT WITH PULL-STRING CONNECTION BOXES AT SIGN AND ROUTED THROUGH PLATES AND ROOF SHEATHING TO JUNCTION BOXES ABOVE CEILING. VERIFY FINAL HEIGHTS AND FINAL LOCATIONS FOR JUNCTION BOXES WITH OWNER AND/OR SIGN VENDOR PRIOR TO ROUGH-IN.

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SITE PLAN REVIEW - RESPONSE #3

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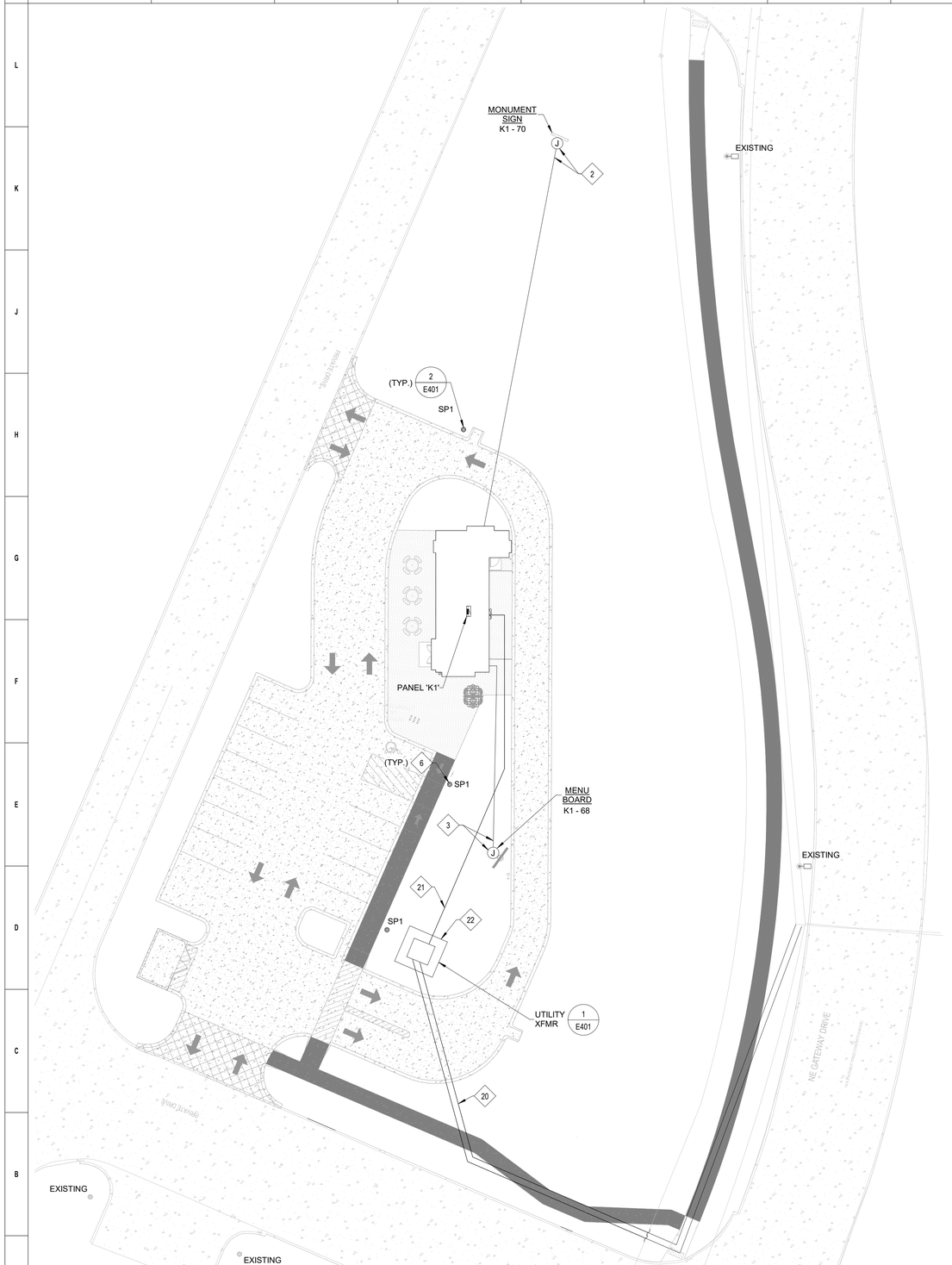
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

FLOOR PLAN - LIGHTING

PROJECT NO.:

E101

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1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

NORTH

ALL LUMINAIRES SHOWN SHALL BE CIRCUITED AS OUTLINED IN THIS NOTE, UNLESS INDICATED OTHERWISE. PANELBOARD CIRCUITING IS DELINEATED WITH A DASH-DOT LINE BOUNDARY, WITH PANELBOARD NAMES AND CIRCUIT NUMBERS IDENTIFIED AT BOUNDARY LINE. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.
CIRCUITING AND LOW-VOLTAGE WIRING BETWEEN LUMINAIRES, OCCUPANCY SENSORS, PUSH BUTTON STATIONS, SWITCHES, POWER PACKS, ETC. OMITTED WHERE CONTROL SCHEME IS APPARENT OR DETAILED. CONTROL SHALL BE BY OCCUPANCY SENSOR / CONTROL DEVICE(S) IN SAME REGION / ZONE AS ASSOCIATED LUMINAIRES AND SHALL NOT TRANSCEND REGION / ZONE UNLESS NOTED OTHERWISE. (A REGION / ZONE IS A SPACE BOUND BY FLOORS, WALLS, AND CEILINGS. REGION / ZONE MAY BE FURTHER IDENTIFIED BY A DASHED LINE BOUNDARY, OR WITH A LOWERCASE LETTER FOR CLARITY).

PANELBOARD CIRCUITING

REGION / ZONE

REF. NOTES (X):

2 APPROXIMATE LOCATION OF MONUMENT SIGN, CONNECT AS SHOWN. COORDINATE EXACT LOCATION WITH OWNER & ARCHITECT PRIOR TO ROUGH-IN. INSTALL AT 36" BELOW FINISHED GRADE WITH RED WARNING TAPE AT 12".

3 3/4" CONDUIT FOR POWER AND 1-1/2" CONDUIT FOR DATA/COMMUNICATIONS FOR OWNER PROVIDED ORDER SCREEN. INSTALL AT 36" BELOW FINISHED GRADE WITH RED WARNING TAPE AT 12". STUB UP CONDUIT INTO WEATHERPROOF JUNCTION BOX. PROVIDE LOCKABLE, TAMPERPROOF RECEPTACLE FOR CONNECTION TO ADJACENT SPEAKER POST. COORDINATE ROUTING AND TERMINATION LOCATION IN BUILDING WITH OWNER/GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

6 SITE LUMINAIRE CONTROL SHALL BE IN ACCORDANCE WITH CONTROL AREA TYPE C, LUMINAIRE CONTROL SEQUENCE OF OPERATIONS, SHEET E101.

20 TWO (2) 4" CONDUITS TO PROPERTY LINE FOR INTERCONNECTION WITH UTILITY UNDERGROUND PRIMARY SERVICE AT PROPERTY LINE. COORDINATE WITH MIDAMERICAN ENERGY FOR CONNECTION LOCATION AND INSTALLATION REQUIREMENTS.

21 SECONDARY ELECTRICAL SERVICE. INSTALL AT 36" BELOW FINISHED GRADE WITH RED WARNING TAPE AT 12".

22 CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY TRANSFORMER PAD, SEE REFERENCED DETAIL. COORDINATE WITH LOCAL UTILITY FOR FINAL INSTALLATION DETAILS.

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SITE PLAN REVIEW - RESPONSE #3

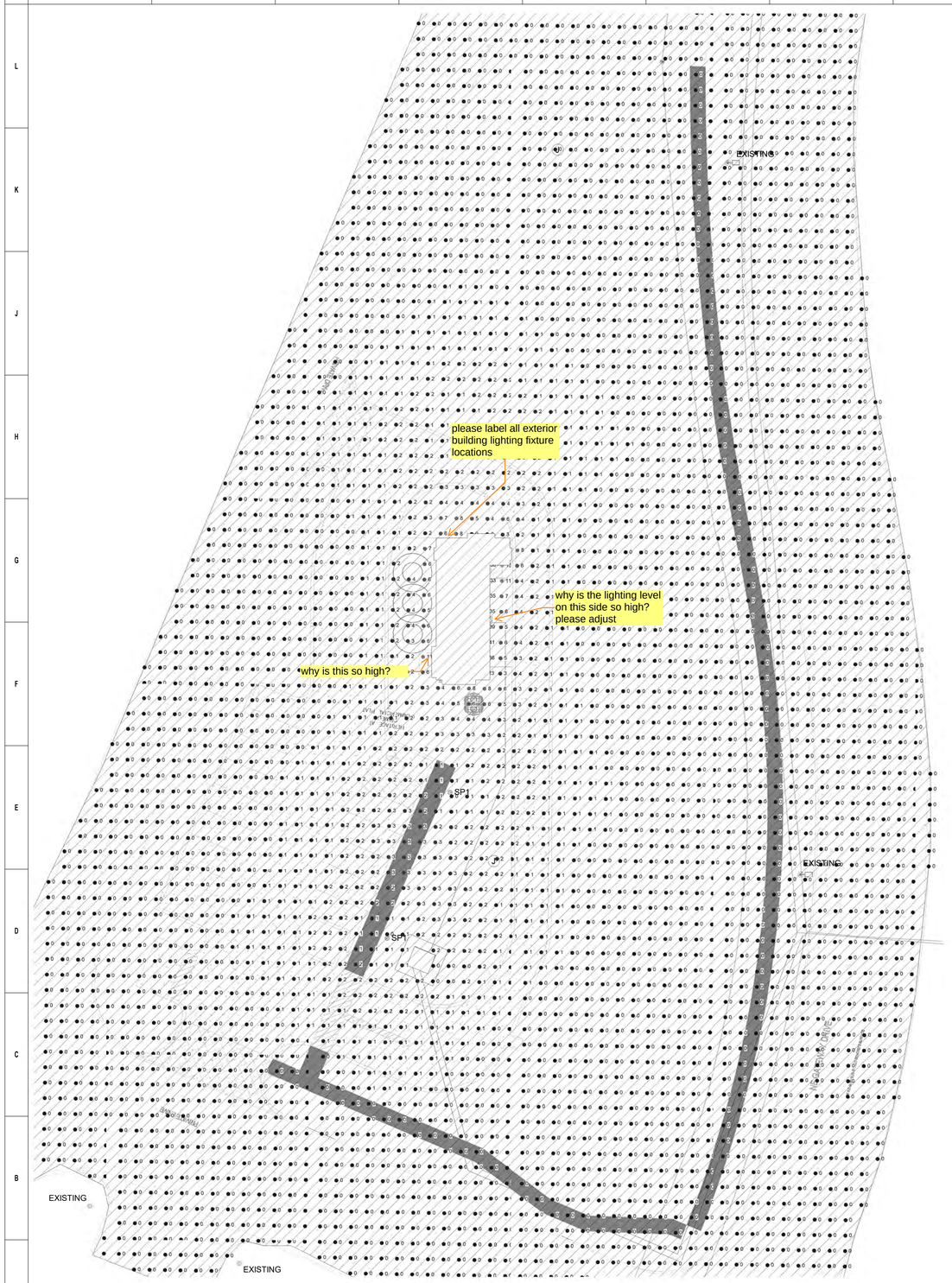
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE PLAN - ELECTRICAL

PROJECT NO.:

E301

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please label all exterior building lighting fixture locations
why is the lighting level on this side so high? please adjust
why is this so high?
EXISTING
EXISTING
EXISTING
EXISTING
SP1
SP1
SP1

Please fill in the selected order.

Utility Postop PUCL2, 70 watt, black. Use color temperature 4000K for parking lots. Poles are 16' tall, 5" diameter, fluted 'Wadsworth' aluminum poles, black powder coated finish. Mount poles flush to ground on 6" max height concrete base or direct bury.

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

PUCL3

Utility Taft Series Luminaire Full Cutoff LED3



Catalog Number:	
Notes:	Type:

Mechanical
- Heavy-grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80%-gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment.
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air ISBOB6 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – ISBOB6
- Long life photocontrol receptacles internally (P8T) or externally (P8TE) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 on glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 4S on glass, P100 Type 2, 3, 4 & 5 clear glass and P100 Type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

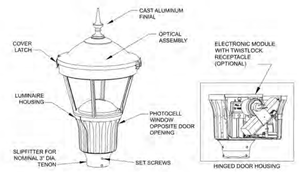
Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA





Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

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PUCL3

Utility Taft Series Luminaire Full Cutoff LED3

ORDERING INFORMATION (refer to page 3 for configurable options)

Example: PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series:		Led performance package		LED Color temperature		Voltage		Optics		Housing color		Finial	
PUCL3	Utility Taft LED FCO	P05	3,480 nominal lumens	27K	2700K CCT	MVOLT	Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2	Type 2 distribution full cutoff	BK	Black	NF	None
		P10	4,500 nominal lumens	30K	3000K CCT					GR	Gray	BL	Ball
		P20	5,500 nominal lumens	40K	4000K CCT	HVOLT	Auto-sensing voltage (347 thru 480) 50/60 HZ	FC3	Type 3 distribution full cutoff	GH	Graphite	SK	Spike
		P30	7,000 nominal lumens							GN	Green		
		P40	8,000 nominal lumens			XVOLT	Auto-sensing voltage (277 thru 480V) with enhanced power quality protection			PP	Prime paint		
		P50	9,100 nominal lumens					FC4	Type 4 distribution full cutoff	WH	White		
		P60	10,000 nominal lumens							BZ	Bronze		
		P70	10,700 nominal lumens					FC5	Type 5 distribution full cutoff	RALxxxxSDCR	RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.		
		P80	11,600 nominal lumens							CMC	Custom color match		
		P90	12,400 nominal lumens										
		P100	13,300 nominal lumens										

Options: *Options Compatibility Matrix on page 3 & 4*

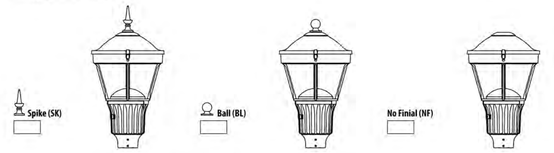
CONTROLS OPTIONS		PREWIRED LEAD OPTIONS		OPTIC OPTIONS	
AO	Field Adjustable Output	L1H	1.5 ft prewired leads	CLGL	Clear tempered glass lens
DINBRA	DTL DIN mode bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L01	3 ft prewired leads	FRGL	10% Frosted tempered glass lens
PR7	NEMA twistlock dimming photocontrol receptacle - 7 pin	L10	10 ft prewired leads	HSS	Louvered house side shield
PR7E	NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L20	20 ft prewired leads	**LEM REVEAL COLOR OPTIONS**	
PCLL	Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L25	25 ft prewired leads	MHC	LEM Reveal Plate Painted to match Housing Color
P34	Long Life DTL Twistlock Photocontrol for Solid State, 347V	L30	30 ft prewired leads	**NEMA LABEL OPTIONS**	
P48	Long Life DTL Twistlock Photocontrol for Solid State, 480V			NLTX1	1" X 1" ANSI Wattage Label
SH	Shorting Cap			NLZX2	2" X 2" ANSI Wattage Label
RSBOB6	nLight Motion Sensing Photocontrols				

Accessories: *Order as separate catalog number.*

HOUSE SIDE SHIELD	
CLHSSNGL25	No glass, Type 2 & Type 5 - Louvered house side shield
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



Spike (SK) | Ball (BL) | No Finial (NF)

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SITE PLAN REVIEW - RESPONSE #3

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS - TYPE SP1

PROJECT NO.:

E303

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Please fill in selected order.

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number:
Notes:
Type:

WDA

Wadsworth Aluminum Pole



SPECIFICATIONS

General Description
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.

Materials
- The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179 or ASTM B26.
- The straight shafts shall be extruded from aluminum, ASTM 6061 alloy.
- The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape.
- All hardware shall be tamper resistant stainless steel
- Anchor bolts to be completely hot dip galvanized.

Construction
- The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity.
- The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base.
- All welding shall be per ANSI/AWS.

Dimensions
- The post height shall range from 8' to 22' with a 17 or 19" diameter base.
- At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting.

Installation
- The post shall be provided with four, hot dip galvanized L-type anchor bolts.
- A door shall be provided in the base for anchorage and wiring access.
- A grounding screw shall be provided inside the base opposite the door.

Warranty
5-Year Limited. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

IMPORTANT INSTALLATION NOTES:
- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Acuity Brands Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Acuity Brands Lighting is not responsible for the foundation design.

Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

The Rapid Ship Pole and Luminaire program provides quick solutions for urgent needs.
The most popular and readily available are available for those urgent projects. Select from the following options to get up to 20 units shipped in 20 working days or less!

ORDERING INFORMATION

Example: WDA 14 54C 17D C03 BK

Post	Height	Shaft Style	Base	Tenon	Finish	Options	Welded Provisions
WDA Wadsworth Aluminum Pole	12 12 Feet 14 14 Feet	**Fluted Shaft** F4C 4" diameter, .125 Wall **Smooth Shaft** S4C 4" diameter, .125 Wall **SiteLink** SL4 4.5" Fluted, .156 Wall SL5 5.25" Fluted, .25 Wall	17D 17" Base, Diamond Pattern Bolt Circle 17S 17" Base, Square Pattern Bolt Circle 19D 19" Base, Diamond Pattern Bolt Circle 19S 19" Base, Square Pattern Bolt Circle **NOTE** Refer to Dimension Data for Base Options based on SiteLink and 9mm SiteLink Shaft Styles.	C03 3X3 Tenon, (actual size 2.88 O.D. x 3" I.G.)	BK Black BZ Bronze GH Graphite GN Green GR Grey WH White	FGB GFI receptacle assembly inside base GRD 1/2 Brass Grounding Lug	R132A Receptacle Provision located on the Hand Hole side, at 11 Feet on 12 foot shaft R156A Receptacle Provision located on the Hand Hole side, at 13 Feet on 14 foot shaft **NOTE** Must include; FGBS XX, replace XX with shaft finish

Accessories: *Order as separate catalog number.*

Anchor Bolt Sets:
AB-31-4 3/4" Anchor bolt set, galvanized steel

Templates:
TMP-85 12" Bolt Circle, (for17D Base Option)
TMP-157 12" Bolt Circle, (for17S Base Option)
TMP-98 15" Bolt Circle, (for 19D Base Option)
TMP-158 15" Bolt Circle, (for 19S Base Option)
TMP40010 12" Bolt Circle, (for 17D Base Option): for SiteLink Shafts only

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WDA

Wadsworth Aluminum Pole

HOLOPHANE

ORDERING INFORMATION

Example: WDA 14 54C 17D C03 BK

Post	Height	Shaft Style	Base	Tenon
WDA Wadsworth Aluminum Pole	08 8 Feet 09 9 Feet 10 10 Feet 11 11 Feet 12 12 Feet 13 13 Feet 14 14 Feet 15 15 Feet 16 16 Feet 17 17 Feet 18 18 Feet 19 19 Feet 20 20 Feet 21 21 Feet 22 22 Feet **NOTE:** Refer to Pole Guide on page 4 for height based on Shaft Style	**Fluted Shaft** FTJ Fluted Tapered (Cast), .25 F4C 4" Diameter Fluted, .125 Wall F4J 4" Diameter Fluted, .25 Wall F5J 5" Diameter Fluted, .25 Wall **SiteLink Shaft** SL4 4.5" .156 Wall SL5 5.25" .25 Wall SL6 5.75" .25 Wall **Smooth Shaft** S4C 4" Diameter .125 Wall S4J 4" Diameter .25 Wall S5J 5" Diameter .25 Wall **Tapered Shaft** T4C 3" to 4" Diameter .125 Wall T5C 3" to 5" Diameter .125 Wall	17D 17" Base, Diamond Pattern Bolt Circle 17S 17" Base, Square Pattern Bolt Circle 19D 19" Base, Diamond Pattern Bolt Circle 19S 19" Base, Square Pattern Bolt Circle	C03 3X3 Tenon, (actual size 2.88 O.D. x 3" I.G.) C04 3X4 tenon, (actual size 2.88 O.D. X 4" I.G.) C05 3X5 Tenon, (actual size 2.88 O.D. X 5" I.G.) C06 3X6 Tenon, (actual size 2.88 O.D. X 6" I.G.) C08 3X8 Tenon, (actual size 2.88 O.D. X 8" I.G.) C09 3X9 Tenon, (actual size 2.88 O.D. X 9" I.G.) C12 3X12 Tenon, (actual size 2.88 O.D. X 12" I.G.) C14 3X14 Tenon, (actual size 2.88 O.D. X 14" I.G.) E08[1] 3-1/2X8 Tenon, (actual size 3.5 O.D. X 8" I.G.) G08[2] 4-3/8X8 Tenon, (actual size 4.38 O.D. X 8" I.G.) G12[2] 4-3/8X12 Tenon, (actual size 4.38 O.D. X 12" I.G.) H10[2] 4-1/2X10 Tenon, (actual size 4.5 O.D. X 10" I.G.) PLN[3] Plain pole top pole - no tenon VGP[4] VGC Plate **NOTE:** 1. Available with FSJ, SSJ, SL5 and SL6 shaft styles only 2. Available with FSJ, SSJ and SL5 shaft styles only 3. Not available with FTJ, T4C or T5C shaft styles. 4. Available with FSJ and SSJ shaft styles only

Finish		Options		Welded Provisions		Accessories: *Order as separate catalog number.*
BK	Black	DBB[5]	Factory installed direct burial base	EXXXY[1]	Provision for eye bolt	**Anchor Bolt Sets:**
BZ	Bronze	FGB	GFI receptacle assembly inside base (only on 17D)	LXXXY[1]	Large provision	AB-27-4* 1" Anchor bolt set, galvanized steel
CMC	Customer matched color	GRD	1/2 Brass grounding lug	RXXXY[1]	Receptacle provision	AB-31-4 3/4" Anchor bolt set, galvanized steel
CTBS	Standard color to be determined			SXXXY[1]	Small provision	**Direct Burial Bases:**
DB	Dark Blue			SBORXXXY[1]	Occupancy sensor provision	A08B184* 13" Galvanized steel direct burial base
GH	Graphite					A08B187* 20" Galvanized steel direct burial base
GN	Green					**Templates:**
GR	Gray					TMP-85 12" Bolt Circle, (for17D Base Option)
PP	Prime Painted					TMP-157 12" Bolt Circle, (for17S Base Option)
RALXXXSDCR	RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.					TMP-98 15" Bolt Circle, (for 19D Base Option)
SL	Silver					TMP-158 15" Bolt Circle, (for 19S Base Option)
WH	White					TMP40010 12" Bolt Circle, (for 17D Base Option): for SiteLink Shafts only
						Breakaway Kits & Transpo Couplings:
						BWKT 1700R 1200BC 075AB xx For use with 17" base, excludes SiteLink. Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM407SXL)
						TRANSPO-SPM407SXL Transpo breakaway couplings for BWKT 1700R 1200BC 075AB
						BWKT 1700R 1200BC 100AB xx For use with 17" base, only SiteLink. Breakaway Kit for 1" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM41000L)
						TRANSPO-SPM41000L Transpo breakaway couplings for BWKT 1700R 1200BC 100AB
						BWKT 1900R 1500BC 075AB xx For use with 19". Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM407SXL)
						TRANSPO-SPM407SXL Transpo breakaway couplings for BWKT 1900R 1500BC 075AB

NOTE:
3 Replace "XXX" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.

NOTE:
4 For use only with SL6 poles.
5 Base moment cannot exceed 3800 ft. lbs. Must validate wind load calculation. Not available with SL5 and SL6 Shaft styles.

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SITE PLAN REVIEW - RESPONSE #3

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS - TYPE SP1 POLE

PROJECT NO.:

E304

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Where are these fixtures located on the elevations in comparison to the wall-pack lighting on page E307?

Dorado Fan

Square LED Wall Mount Cylinder with Up/Down Fan Distribution

Product Description

The Dorado Fan Square LED Wall Mount Cylinder features an attractive, contemporary design while maximizing lumen output. Ideal for porches, walls, columns, office spaces, restaurants, clubs, walkways and other residential or commercial applications where ambient illumination is desired, the Dorado Fan uses convex lenses to create asymmetric up/down fan light distribution. The fixture features a detachable mounting plate for easy mounting to J-Boxes and has a knockout for through-wiring.

Construction
- Die-cast aluminum housing
- Detachable mounting plate
- Easy to use mounting bracket allows for quick mounting to J-Boxes
- ½" knockout for conduit wiring

Optical System
- Tempered glass, convex lenses create an asymmetric up/down fan distribution while maximizing lumen output
- Utilizes advanced LED technology with CCT of 3000K, 4000K, and 5000K
- CRI 80+

Electrical
- Thermally-protected, high-efficiency driver
- Operating temperature rating of -4° to 104°F (-20°C to 40°C)
- Input voltage of 120-277VAC
- Available in 36 watt

Finish
- Fine-textured, bronze or white UV-stabilized powder coat finish

Mounting and installation
- Easy installation on a recessed junction box
- Fixture mounts directly to J-Boxes with screws
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

Listings
- LM-79, LM-80 testing performed in accordance with IESNA standards
- UL and CUL Listed for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- TM-21 Reported L70(10k) life: >60,000 hours
- TM-21 Projected L70(10k) life =100,000 hours

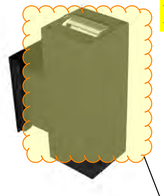
Warranty
- 3-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge)

Project:

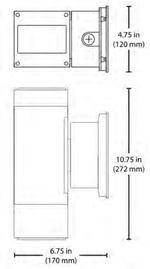
Catalog:

Type:

Date:



Change temperature to no more than 4000K



Does the lighting point up or down? Ensure that all light fixtures point downwards.

Photometric Data

OWCF4D 5000K

Input Voltage (VAC)	120-277
System Level Power (W)	34.4
120V Current (A)	0.29
277V Current (A)	0.13
Delivered Lumens (Lm)	1566
System Efficacy (Lm/W)	45.5
Correlated Color Temp (K)	5000
CRI (Color Rendering Index (CRI))	> 83
Power Factor:	> 0.9
THD	< 20%
Beam Angle Up:	50°x10
Beam Angle Down:	100x40°
Spacing Criteria	0.72

Intensity Summary (Candle Power)

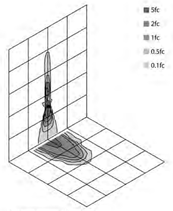
Angle	Mean CP
0	1297
15	1233
30	513
45	202
60	13
75	3
90	0
105	0
120	3
135	9
150	20
165	475
180	2814

CCT Data Multiplier

OWCF4N1036MV30	0.886
OWCF4N1036MV40	0.917



1 - Vertical Plane Through Horizontal Angle
2 - Horizontal Cone Through Vertical Angle



Each square represents 100 square feet

Zonal Lumen Summary

Zone	Lumens	%ofLuminaire
0-30	781	49.9%
0-40	1011	64.5%
0-60	1158	73.9%
0-90	1168	74.6%
90-180	398	25.4%
0-180	1566	100.0%

Performance Data

Model Number	Lumens	Watts	Lumens/Watt	BUG Rating
OWCF4D1022MV30	1387	34.4	40.3	B1-U3-G0
OWCF4D1022MV40	1436	34.4	41.7	B1-U3-G0
OWCF4D1022MV50	1566	34.4	45.5	B1-U3-G0

Ordering Information *Example: OWCF4N1036MV50BZ*

Series	Distribution	Version	Wattage	Voltage	CCTs	Finish
OWCF4	**N** (Narrow)	**10** (Version 1)	**36** (36 W)	**MV** (120-277)	☐ **30** (3000 K)	☐ **BZ** (Bronze)
					☐ **40** (4000 K)	☐ **WH** (White)
					☐ **50** (5000 K)	

Specifications and dimensions subject to change without notice.

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

NOTE: This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case the user will be required to correct the interference at his own expense.

Please fill in selected order.

ISSUE DATE: 04/22/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:

DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA
LUMINAIRE CUTSHEETS - TYPE W1

PROJECT NO.:

E305

C:\Users\jmiturni\Documents\Revit_temp\010405001-ELEC_R23_jmiturni$SHDE.rvt
5/9/2025 12:43:09 PM

REV 01.22.19

BULLET GOOSENECK LED SIGN LIGHT

BARN LIGHT LED BULLET COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME: _____

PROJECT TYPE: _____

SPS-0050

What is the selected lighting fixture? Please fill the selected fixture order.

BLE - G - BSL - [A] - [B] - [C] - [D] - [E] - [F] - [G] - [H]

Order Example: BLE – G – BSL – 307 – G10 – DD – LED16 – 2700K – MED – FST – 277

A - FINISHES

POWDER COAT FINISHES:

100	Black
105	Textured Black
200	White
300	Dark Green
311	Jadite
307	Emerald Green
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

B - MOUNTING

GOOSENECK OPTIONS:

G2, G6, G7, G8, G9, G10, G13, G15, G22, G24, G25, G32

Please reference website for dimensional drawings of all Gooseneck Options

C - MOUNTING ACCESSORIES

NA	None
DD	Dusk-to-Dawn Photocell[1]
DBPC	Decorative Backing Plate Cover[2]
HDBP	Heavy Duty Backing Plate[2]
LDBPC	LED Decorative Backing Plate Cover[2]

D - LUMENS

LED8	Up to 800 Lumens, 8W LED
LED12	Up to 1200 Lumens, 12W LED
LED16	Up to 1600 Lumens, 16W LED
LED23	Up to 2000 Lumens, 23W LED[3]

*Please reference table on **Page 2** for lumen values of all light source options*

E - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White
5000K	5000K, Daylight

F - OPTICS

NA	No Optics, 90 Degree FWHM
NAR	50 Degree FWHM
MED	60 Degree FWHM
WID	75 Degree FWHM

G - LENS

CLR	Clear
FST	Frosted

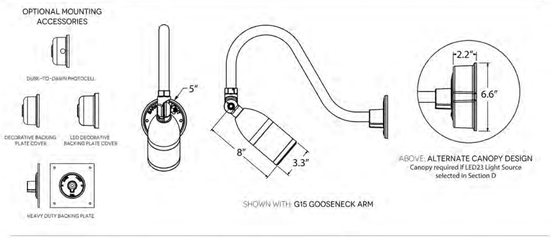
H - INPUT VOLTAGE/DIMMING

120	120 VAC / TRIAC and ELV Dimming
277	120-277 VAC / 0-10 V Dimming

ensure temperature is no more than 4000K

IMPORTANT: *(1) Not available if LED23 Light Source is selected in Section D (2) Only applicable if LED23 Light Source is selected in Section D (3) Requires alternate canopy design*

DIMENSIONAL DRAWING



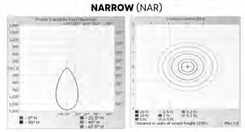
LUMENS

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory. Please Note: Other CRI available upon request, pelase contact factory for additional information.

LED	Drive Current	System Watts	Optics	CRI NEMA Type	2700K 90CRI Lumens	2700K 90CRI LPW	3000K 90CRI Lumens	3000K 90CRI LPW	3500K 90CRI Lumens	3500K 90CRI LPW	4000K 90CRI Lumens	4000K 90CRI LPW	5000K 90CRI Lumens	5000K 90CRI LPW
LED8	200mA	8	NAR	5Hx5V	681	87	733	93	785	100	785	100	785	100
			MED	6Hx6V	702	89	756	96	809	103	809	103	809	103
			WID	6Hx6V	661	84	711	91	762	97	762	97	762	97
			NA	7Hx7V	620	79	667	85	714	91	714	91	714	91
LED12	300mA	12	NAR	5Hx5V	1001	86	1078	93	1154	99	1154	99	1154	99
			MED	6Hx6V	1032	89	1110	95	1189	102	1189	102	1189	102
			WID	6Hx6V	972	83	1046	90	1120	96	1120	96	1120	96
			NA	7Hx7V	911	78	980	84	1050	90	1050	90	1050	90
LED16	450mA	16	NAR	5Hx5V	1430	80	1539	86	1648	92	1648	92	1648	92
			MED	6Hx6V	1473	82	1586	89	1698	95	1698	95	1698	95
			WID	6Hx6V	1388	78	1493	84	1599	89	1599	89	1599	89
			NA	7Hx7V	1301	73	1400	78	1499	84	1499	84	1499	84
LED23	550mA	23	NAR	5Hx5V	1696	74	1825	80	1955	85	1955	85	1955	85
			MED	6Hx6V	1748	76	1881	82	2014	88	2014	88	2014	88
			WID	6Hx6V	1646	72	1771	77	1897	83	1897	83	1897	83
			NA	7Hx7V	1543	67	1660	73	1778	78	1778	78	1778	78

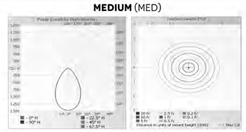
OPTICS

NARROW (NAR)



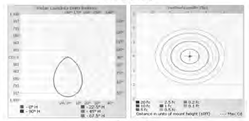
SHOWN ABOVE: THE BULLET LIGHT
LED16, 3500K COLOR TEMPERATURE, NARROW OPTICS, FROSTED LENS

MEDIUM (MED)



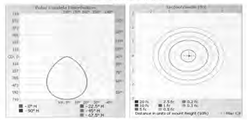
SHOWN ABOVE: THE BULLET LIGHT
LED16, 3500K COLOR TEMPERATURE, MEDIUM OPTICS, FROSTED LENS

WIDE (WID)



SHOWN ABOVE: THE BULLET LIGHT
LED16, 3500K COLOR TEMPERATURE, WIDE OPTICS, FROSTED LENS

NO OPTICS (NA)



SHOWN ABOVE: THE BULLET LIGHT
LED16, 3500K COLOR TEMPERATURE, NO OPTICS, FROSTED LENS

SPECIFICATIONS

CERTIFICATIONS

CSA LISTED (US AND CANADA)

SUITABLE FOR INDOOR OR OUTDOOR USE

SUITABLE FOR WET LOCATIONS

SUITABLE FOR MOUNTING WITHIN 4FT OF THE GROUND

IP65 RATED

MADE IN THE USA
Manufactured and hand-crafted in our 60,000 square foot facility located in Titusville, FL.

CONSTRUCTION/FINISH

COPPER-FREE ALUMINUM HOUSING
Machined from Solid Billet (Type 6061-T6)

HIGH TEMPERATURE, SILICONE O-RINGS
Provide water-tight seal

STAINLESS STEEL HARDWARE

HEAT TREATED ALUMINUM 6061-TG HOUSING
Complete with Clear Chromate Conversion prior to Powder Coat

ELECTRICAL/LED DRIVER

POWER FACTOR > 0.9

EFFICIENCY: UP TO 87% TYPICAL

INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)

CLASS 2 POWER SUPPLY

LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)

IP64 MINIMUM RATING CASE WITH SILICONE-BASED POTTING

PROTECTIONS
Output Open Load, Over-Current and Short-Circuit (hiccup), and Over-Temperature with Auto Recovery

CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 Vac), Class A (277 Vac) and EN55015 (CISPR 15) at 220, 230 and 240 Vac

COMPLIANT WITH
Complies with Energy Star® DLR (DesignLight Consortium®) and CA Title 24 Technical Requirements

WARRANTY INFORMATION

LIMITED WARRANTY
For additional information on our limited warranty, please see our Terms & Conditions.

OPTICS

MULTIPLE OPTIC DISTRIBUTIONS AVAILABLE
Consult factory for additional distributions

OPTICAL GRADE PMMA
Primary Optics and Lens Cover are Optical grade PMMA with High UV and Temperative Resistance

OPTIONAL DIFFUSED/FROSTED LENS COVER
Lens Cover available in Diffused/Frosted option to reduce glare

PHOTOMETRIC FILES
Available upon request

LIGHT SOURCE

INITIAL LUMENS DELIVERED: UP TO 2000 LUMENS

L90(11K) > 61,000 HOURS

INTEGRATED LED COB

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K & 5000K

90+ CRI (R9 TYPICAL 60)
80+ CRI and 95+ CRI (R9 Typical 85) available upon request

3 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 103 LPW
High efficacy available upon request, consult factory for additional information

DIMMING

TRI-MODE DIMMING™
Compatible with TRIAC (forward-phase or leading-edge), ELV (reverse-phase or trailing-edge) and 0-10 V Dimmers

DIMMING RANGE 1-100%
The dimming range is dependent on each specific dimmer. May not be able to achieve 1% dimming with some dimmers

TRIAC AND ELV DIMMING ONLY AT 120 VAC

ELV DIMMING AT 230 VAC
Available by request

COMPATIBLE DIMMERS:
Consult factory for additional information on dimming

ISSUE DATE:	04/22/2025		
REVISIONS:	No.:	DATE:	BY: DESCRIPTION:
DESIGNED:	JMM		
DRAWN:	JMM		
CHECKED:	JMM		

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS - TYPE W2

PROJECT NO.:

E306

Where are these fixtures located on the building in comparison to the light fixtures shown on E305

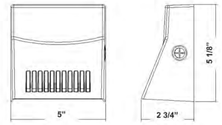
LMW SERIES Outdoor Lighting

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

LMW-12W-30K
LMW-12W-40K
LMW-12W-50K

Customer Name:
Project Name:
Note: | Type:





5 1/8"(H) x 5"(W) x 2 3/4"(L)

LED mini cutoff wall pack is ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas, residential areas, balcony, terrace, small shops.

Features

- High Transparent Tempered Glass
- Die-Cast Aluminum With Powder Coat Finish
- 7-Year Warranty

Technical Specifications

Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 12W
- Power Factor: >0.9
- Efficacy: 125/ 130/ 135 LPW

Lighting:

- Chip: Lumileds Lexeon 3030 High Flux LED
- Total Lumens: 1300LM
- Color Temperatures: 3000K/ 4000K/ 5000K
- Color Rendering Index: CRI ≥ 80
- Beam Angle: 110° X 100°
- Rated life: 70,000 Hrs

Mechanical:

- Die-Cast Aluminum With Powder Coat Finish
- High Transparent Tempered Glass
- Operating Temperature: -40°F to 104°F
- 7-Year Warranty
- IP 54, Suitable for Wet Locations

Applications:

- General site Lighting
- Alleys
- Loading docks
- Doorways
- Pathways
- Parking areas
- Residential area
- Balcony
- Terrace
- Small shops

Other Models:

- 12W | 1300LM | LMW-12W-30K-WH
- 12W | 1300LM | LMW-12W-40K-WH
- 12W | 1300LM | LMW-12W-50K-WH

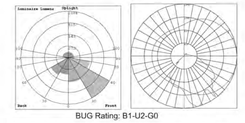
UL LISTED IP54 ETL LISTED WET LOCATION

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

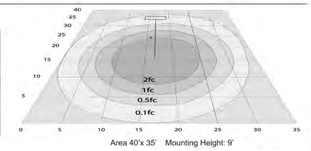
WMS-SZ-SZ-SZ

Please show the selected light fixture order. Ensure temperature is no more than 4000K.

Photometrics: LMW-12W



BUG Rating: B1-U2-G0



Area 40'x 35' Mounting Height: 9'

Other Views:



Lens View



Side View



Front View



Back View

Performance Table: LMW-12W

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LMW-12W-30K	12W	120~277V	1300LM	3000K	B1-U2-G0	108
LMW-12W-40K	12W	120~277V	1300LM	4000K	B1-U2-G0	108
LMW-12W-50K	12W	120~277V	1300LM	5000K	B1-U2-G0	108

Sample Ordering

Model	Wattage	Color Temp.
LMW	12W	30K=3000K 40K=4000K 50K=5000K

Accessories:

Blank = No Option For Accessories
WMS-POST1-18 = 18" ONE SIDE OPTIONAL POST, BRONZE FINISH
WMS-POST2-18 = 18" TWO SIDE OPTIONAL POST, BRONZE FINISH
WMS-POST1-36 = 36" ONE SIDE OPTIONAL POST, BRONZE FINISH
WMS-POST2-36 = 36" TWO SIDE OPTIONAL POST, BRONZE FINISH

Factory-Installed Options:

Blank = No Option For Accessories
OPT-EM-FM10D= EMERGENCY BACKUP EXTERNAL BATTERY, BACK BOX
OPT-SEN-LMW-3MRLV-5= PROGRAMMABLE MICROWAVE BI-LEVEL SENSOR
OPT-PC-B1 = PHOTOCELL: 120-277V

ACCESSORIES:



WMS-POST1-18



WMS-POST2-18



WMS-POST1-36



WMS-POST2-36

FACTORY-INSTALLED OPTIONS:



OPT-EM-FM10D



OPT-SEM-LMW-3MRLV-5



OPT-PC-B1

Example:

1. LMW-12W-50K (FOR LMW 12W 5000K FIXTURE 120-277V)
2. LMW-12W-50K WMS-POST1-18 (FOR LMW 12W 5000K FIXTURE 120-277V) (18" ONE SIDE OPTIONAL POST, BRONZE FINISH)

WESTGATE

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

ISSUE DATE: 04/22/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:

DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM

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SITE PLAN REVIEW - RESPONSE #3

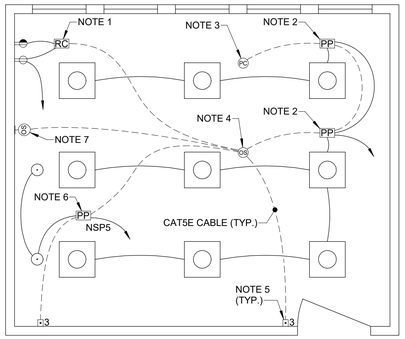
SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS - TYPE W3

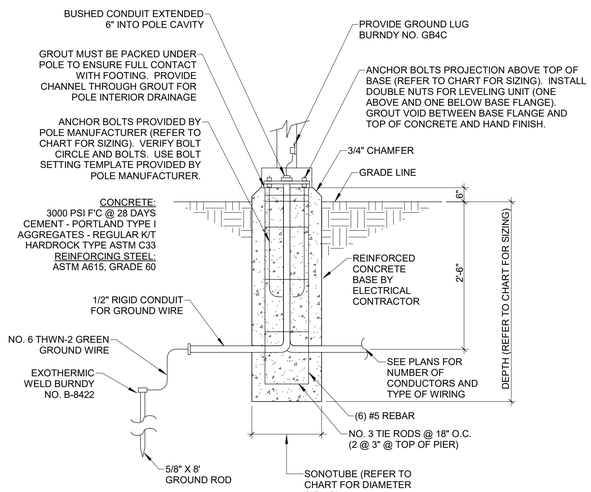
PROJECT NO.:

E307



NOTES:
1. POWER PACK (nPP20 PL) SHALL CONTROL "CONTROLLED" RECEPTACLES THROUGH OCCUPANCY SENSOR. (AS REQUIRED. SEE PLANS).
2. POWER PACK (nPP16D) REQUIRED TO CONTROL EACH DIMMABLE REGION / ZONE, INCLUDING DAYLIGHTING ZONES. WHERE DIMMING IS NOT SHOWN / REQUIRED, POWER PACK (nPP16) SHALL BE USED. CONTROLS AND REGIONS / ZONES SHOWN ON PLANS.
3. PHOTOCELL CONTROL DEVICE: nCM ADCX RJB (AS REQUIRED. SEE PLANS).
4. OCCUPANCY SENSOR DEVICE: nCM-PDT-9/10-RJB (AS REQUIRED. SEE PLANS).
5. LOW VOLTAGE LIGHT CONTROL / DIMMER PUSHBUTTON SWITCH. SEE PLANS AND PUSHBUTTON DETAIL FOR MORE INFORMATION.
6. POWER PACKS LABELED "NSP5": nSP5 PCD POWER PACKS FOR LINE-VOLTAGE SWITCHING & DIMMING OF DECORATIVE INCANDESCENT LUMINAIRES. (AS REQUIRED. SEE PLANS).
7. WALL OCCUPANCY SENSOR DEVICE: nWV-PDT-16 (AS REQUIRED. SEE PLANS).

3 LITHONIA (nLIGHT) - SPECIALTY LIGHTING WIRING DIAGRAM
SCALE: NOT TO SCALE

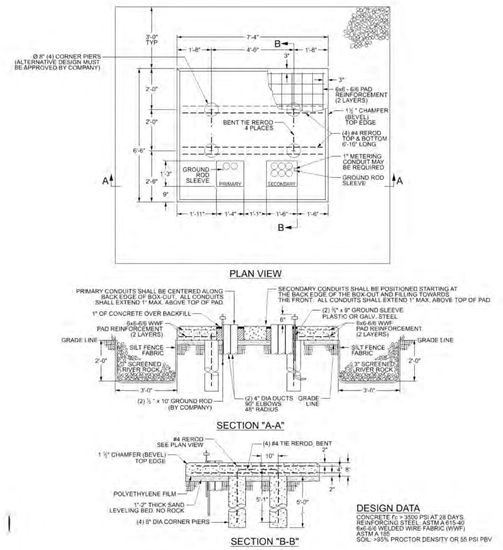


DECORATIVE

POLE LENGTH	POLE DESCRIPTION	BOLT CIRCLE (DIA.)	ANCHOR BOLT PROJECTION	ANCHOR BOLT SIZE	BASE COVER SIZE	SONOTUBE SIZE (DIA.)	SONOTUBE DEPTH
16'	HOLOPHANE WDA 16 F5J BK	10" - 12"	3-3/8" 3-1/4" - 3-1/2"	3/4" x 15" X 3" 3/4" X 18" X 3"	17"-19" DIA.	22"	8'

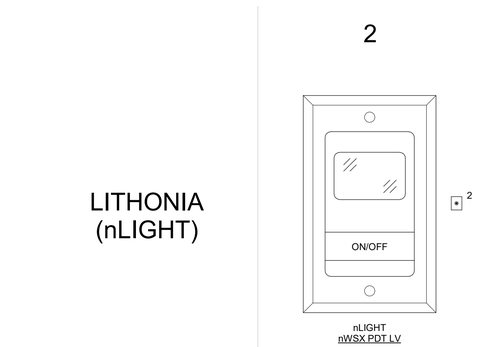
2 SITE LIGHTING - CONCRETE POLE BASE DETAILS
SCALE: NOT TO SCALE

CONSTRUCTION DETAILS
CUSTOMER FURNISHED PADS FOR
3-PHASE PAD-MOUNTED TRANSFORMERS
75-500 kVA

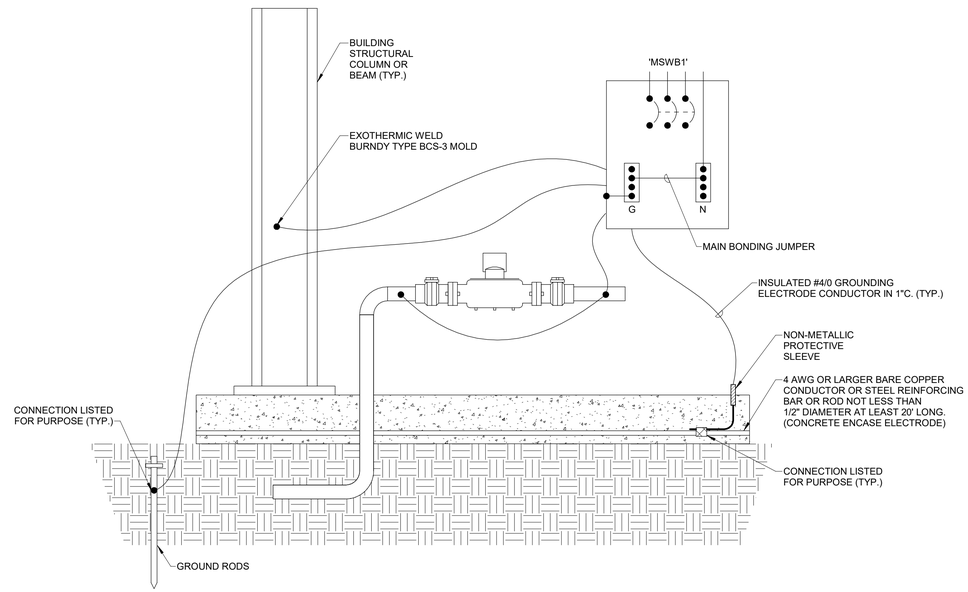


DESIGN DATA
CONCRETE FL = 3500 PSI AT 28 DAY'S
REINFORCING STEEL: ASTM A 615-40
6x6-4x4 WELDED WIRE FABRIC (WWF)
ASTM A 185
SOIL: >95% PROCTOR DENSITY OR 55 PSI PBV

1 75-500KVA THREE-PHASE TRANSFORMER PAD DETAIL
SCALE: NOT TO SCALE



5 LITHONIA (nLIGHT) - SPECIALTY LIGHTING PUSHBUTTONS
SCALE: NOT TO SCALE



4 SERVICE GROUNDING DETAIL
SCALE: NOT TO SCALE

ISSUE DATE:	04/22/2025
REVISIONS:	
No.:	DATE: BY: DESCRIPTION:
DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	JMM

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA
ELECTRICAL DETAILS

PROJECT NO.:

E401

LUMINAIRE SCHEDULE

TYPE NO	DESCRIPTION / SPEC NO	TOTAL WATTS	VOLT	MOUNTING	NOTES
A1	2X4 - TROFFER - 4591 LUMENS METALUX 24FP4735C	42 VA	MVOLT	CEILING	-
A1E	2X4 - TROFFER - 4591 LUMENS - BATTERY BACK-UP METALUX 24FP4735C-EL14W	42 VA	MVOLT	CEILING	-
C1E	6" RECESSED CAN SWITCHABLE OUTPUT/CCT - 1000 LUMENS - 3000K - BATTERY BACK-UP LITHONIA LDN6-AL02-SWW-LO6-AR-LSS-MVOLT-EZ1-EL	13 VA	MVOLT	CEILING	-
SP1	SITE POST TOP - 8000 LUMENS HOLOPHANE PUCL3-P40-30K-MVOLT-FC5-BK-SK-PR7-CLGL	69 VA	MVOLT	POLE (SEE DETAIL FOR SPECIFICATION)	-
W1	SQUARE WALL MOUNT CYLINDER - 1566 LUMENS NICOR OUTDOOR OWCF4-N-10-36-MV-30-BZ	32 VA	MVOLT	WALL	2
W2	BULLET GOOSENECK SIGN LIGHT - 800 LUMENS BARN LIGHT USA BLE-G-BSL-600-G7-LED8-3000K-WID-CLR-120	8 VA	MVOLT	WALL	2
W3	MINI CUTOFF WALL PACK - 1300 LUMENS WESTGATE LMW-12W-30K	12 VA	MVOLT	WALL	2
X1	EXIT SIGN - GREEN LETTERING SURE-LITES APC-7-RG	2 VA	MVOLT	WALL / CEILING	-
X1C	EXIT SIGN WITH BUGEYE - COMBO - GREEN LETTERING SURE-LITES APC-H-7-RG	5 VA	MVOLT	WALL / CEILING	-

LUMINAIRE SCHEDULE NOTES:

1. REMOTE HEAD UNIT SHALL BE POWERED THROUGH ASSOCIATED EXIT SIGN WITH REMOTE CAPACITY.
2. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS.

EQUIPMENT SCHEDULE

DEVICE	DEVICE DESCRIPTION	VOLTAGE	PH	KW	FLA	HP	STARTER / DISCONNECT TYPE	STARTER / DISCONNECT SIZE	STARTER / DISCONNECT FUSE	PLUG CONFIG	RECEPT CONFIG	FEEDER SIZE	NOTES
A1	ESPRESSO MACHINE	208 V	1	-	28.8	-	PLUG	-	-	L6-30P	L6-30R	2#10, 1#10G - 3/4"C	2
A3B	TWO DOOR UC FRIDGE	120 V	1	-	3.0	1/5	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
A4B	TWO DOOR REACH-IN FRIDGE	120 V	1	-	8.0	1/2	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
A7	COFFEE GRINDER	120 V	1	-	8.0	-	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
A8	COFFEE BREWER	208 V	1	-	34.5	-	PLUG	-	-	L14-50P	L14-50R	3#6, 1#10G - 1"C	2
A9	BLENDER	120 V	1	-	15	-	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
A10	RAPID COOKER	208 V	1	-	20	-	PLUG	-	-	6-30P	6-30R	2#10, 1#10G - 3/4"C	2
A13	SODA DISPENSER	120 V	1	-	-	-	PLUG	-	-	-	-	2#12, 1#12G - 3/4"C	2
A23	DISHWASHER	120 V	1	-	12	-	NFD	30A/2P	-	-	-	2#12, 1#12G - 3/4"C	2
A30A	ICE MACHINE	120 V	1	-	15.2	-	PLUG	-	-	5-20P	5-20R	2#12, 1#12G - 3/4"C	2
A31	DRIVE-THRU COMM SYSTEM	208 V	1	-	16.8	-	PLUG	-	-	L6-30P	L6-30R	2#10, 1#10G - 3/4"C	2
A36B	R.O. FILTER & TANK	120 V	1	-	-	-	PLUG	-	-	5-15P	5-20R	2#12, 1#12G - 3/4"C	2
DHWP-1	HOT WATER RECIRC PUMP	120 V	1	-	-	1/40	NFD	30A/2P	-	-	-	2#12, 1#12G - 3/4"C	-
E6	AIR CURTAIN	120 V	1	1.55	15.9	-	FHPMC	-	-	-	-	2#12, 1#12G - 3/4"C	2
E19A	WALK-IN COOLER EVAP COIL	208 V	2	-	11.8	-	NFD	30A/2P	-	-	-	2#12, 1#12G - 3/4"C	2
E19B	WALK-IN COOLER CU	208 V	2	-	18	-	NFD	60A/2P	-	-	-	2#6, 1#10G - 1"C	2
E19C	WALK-IN COOLER	120 V	1	-	10	-	NFD	30A/2P	-	-	-	2#12, 1#12G - 3/4"C	2
EF-1	EXHAUST FAN	120 V	1	-	-	0.16	INT	-	-	-	-	2#12, 1#12G - 3/4"C	3
EWH-1	ELECTRIC WATER HEATER	208 V	3	18	-	-	NFD	100A/3P	-	-	-	3#4, 1#8G - 1-1/4"C	-
RTU-1	ROOFTOP UNIT	208 V	3	-	-	-	INT	-	-	-	-	3#10, 1#10G - 3/4"C	1

GENERAL EQUIPMENT SCHEDULE NOTES:

A. THIS SCHEDULE DISPLAYS SIZING INFORMATION THAT IS GENERIC IN NATURE. SCHEDULE DOES NOT ITEMIZE ALL INSTANCES OF EQUIPMENT. CONTRACTOR SHALL REFER TO THE PLANS FOR FINAL QUANTITIES AND LOCATIONS.

B. MOUNT ALL DISCONNECTS AND STARTERS ON ASSOCIATED EQUIPMENT UNLESS SHOWN OTHERWISE. MAINTAIN WORKING CLEARANCES PER NEC; COORDINATE WITH MECHANICAL CONTRACTOR.

C. BCU = BOX COVER UNIT (COOPER #SSY / #STY OR EQUAL) WITH FUSE.

D. NFD OR FD = NON-FUSED OR FUSED DISCONNECT SWITCH.

E. CS/NFD, FD = COMBINATION STARTER/ NON OR FUSED DISCONNECT SWITCH.

F. INT = INTEGRAL DISCONNECT FURNISHED WITH EQUIPMENT.

G. FHPMC = FRACTIONAL HORSEPOWER MANUAL CONTROLLER.

H. IHPMC = INTEGRAL HORSEPOWER MANUAL CONTROLLER.

I. STE = THERMAL ELEMENT SWITCH. PROVIDE THERMAL UNIT.

J. EXP = DEVICE TO BE EXPLOSION-PROOF.

K. ALL SWITCHES, DISCONNECTS, ETC SHALL BE LOCKABLE.

L. ALL SWITCHES, DISCONNECTS, ETC SHALL BE NEMA 3R WHERE REQUIRED.

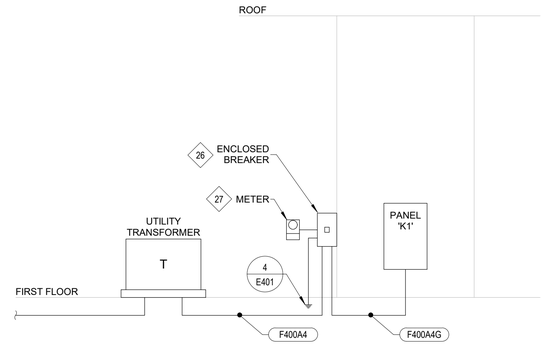
M. PROVIDE FUSES AS SHOWN; REVISE SIZES PER ACTUAL NAMEPLATE DATA.

N. STARTER ACCESSORIES:STARTER ACCESSORIES:
1. CONTROL TRANSFORMER
2. H-O-A SWITCH
3. RED RUN LIGHT
4. 2 NO CONTACTS; 2 NC CONTACTS

O. PROVIDE DUCT DETECTOR, SHUTDOWN RELAY, AND ACCESSORIES AS REQUIRED TO SHUTDOWN HVAC EQUIPMENT 2000 CFM OR HIGHER PER NFPA AND AHJ.

EQUIPMENT SCHEDULE NOTES:

1. ROOFTOP UNIT PACKAGE SHALL COME WITH INTEGRAL DISCONNECTING MEANS.
2. KITCHEN EQUIPMENT VENDOR/OWNER PROVIDED EQUIPMENT. COORDINATE FINAL CONNECTION REQUIREMENTS WITH PROVIDED EQUIPMENT.
3. EXHAUST FAN SHALL BE CONTROLLED BY TIMECLOCK. ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS.



1 POWER RISER DIAGRAM
SCALE: NOT TO SCALE

REF. NOTES (X):

26 400 AMP, 120/208 VOLT, 3-PHASE ENCLOSED BREAKER AND ASSOCIATED NEMA 3R RATED ENCLOSURE. PROVIDE NECESSARY ACCESSORIES FOR SERVICE RATED USE.

27 PROVIDE METER IN ACCORDANCE WITH UTILITY METER SPECIFICATION MANUAL.

FEEDER SCHEDULE (FXXXXXXX):

F400A4 2 SETS OF 4#3/0 - 2"C
F400A4G 2 SETS OF 4#3/0, 1#3G - 2-1/2"C

Branch Panel: K1

Location: KITCHEN
Supply From: UTILITY
Mounting: RECESSED
Volts: 208Y/120
Phases: 3
Wires: 4
A.I.C. Rating: 22,000
MLO / MCB: MCB
FCB / MCB Rating: 400 A

CKT	Circuit Description	Trip	P	A		B		C		P	Trip	Circuit Description	CKT
1	LTG - INTERIOR	20 A	1	504	2003					3	30 A	EQP_NC - RTU-1	2
3	REC - CO2 BULK SYSTEM (GFI)	20 A	1			180	2003			--	--	--	4
5	LTG - SIGNAGE	20 A	1					1200	2003	--	--	--	6
7	LTG - SIGNAGE	20 A	1	1200	1200					1	20 A	LTG - SIGNAGE	8
9	LTG - SIGNAGE	20 A	1			1200	1200			1	20 A	LTG - SIGNAGE	10
11	EQP_NC - ESPRESSO MACHINE (GFI)	30 A	2					3000	360	1	20 A	REC - COUNTERTOP (GFI)	12
13	--	--	--	3000	360					1	20 A	REC - COUNTERTOP (GFI)	14
15	EQP_NC - ESPRESSO MACHINE (GFI)	30 A	2			3000	180			1	20 A	REC - COUNTERTOP (GFI)	16
17	--	--	--					3000	180	1	20 A	REC - COUNTERTOP (GFI)	18
19	EQP_NC - ESPRESSO MACHINE (GFI)	30 A	2	3000	360					1	20 A	EQP_C - R.O. TANK & FILTER (GFI)	20
21	--	--	--			3000	180			1	20 A	REC - RESTROOM	22
23	EQP_NC - TWO DOOR UC FRIDGE (GFI)	20 A	1					690	360	1	20 A	REC - COUNTERTOP (GFI)	24
25	EQP_NC - TWO DOOR UC FRIDGE (GFI)	20 A	1	690	900					1	20 A	REC - CONVENIENCE (GFI)	26
27	EQP_NC - TWO DOOR REACH-IN FRIDGE (GFI)	20 A	1			1840	360			1	20 A	EQP_C - TV/ZOOM SYSTEM (GFI)	28
29	EQP_NC - WALK-IN COOLER EVAP COIL	20 A	2					1228	360	1	20 A	REC - COUNTERTOP (GFI)	30
31	--	--	--	1228	360					1	20 A	REC - DATA RACK	32
33	EQP_NC - COFFEE GRINDER (GFI)	20 A	1			960	180			1	20 A	REC - PRINTER/COPIER	34
35	EQP_NC - COFFEE BREWER (GFI)	50 A	2					3588	0	1	20 A	SPARE	36
37	--	--	--	3588	360					1	20 A	REC - ZEBRA PRINTER (GFI)	38
39	EQP_NC - BLENDER (GFI)	20 A	1			1800	360			1	20 A	REC - ZEBRA PRINTER (GFI)	40
41	EQP_NC - BLENDER (GFI)	20 A	1					1800	0	1	20 A	SPARE	42
43	EQP_NC - BLENDER (GFI)	20 A	1	1800	900					1	20 A	REC - POINT OF SALE (GFI)	44
45	EQP_NC - BLENDER (GFI)	20 A	1			1800	0			1	20 A	SPARE	46
47	EQP_NC - RAPID COOKER	30 A	2					2100	0	1	20 A	SPARE	48
49	--	--	--	2100	0					1	20 A	SPARE	50
51	EQP_NC - RAPID COOKER	30 A	2			2100	0			1	20 A	SPARE	52
53	--	--	--					2100	0	1	20 A	SPARE	54
55	SPARE	20 A	1	0	900					1	20 A	REC - POINT OF SALE (GFI)	56
57	EQP_NC - DISHWASHER (GFI)	20 A	1			1380	0			1	20 A	SPARE	58
59	EQP_NC - ICE MACHINE (GFI)	20 A	1					1748	0	1	20 A	SPARE	60
61	EQP_NC - SODA DISPENSER (GFI)	20 A	1	1536	180					1	20 A	REC - ROOFTOP	62
63	EQP_NC - SODA DISPENSER (GFI)	20 A	1			1536	0			1	20 A	SPARE	64
65	SPARE	20 A	1					0	1200	1	20 A	EQP_NC - WALK-IN COOLER	66
67	EQP_C - DRIVE-THRU COMM SYSTEM (GFI)	30 A	2	1750	1200					1	20 A	LTG - MENU BOARD	68
69	--	--	--			1750	1200			1	20 A	LTG - MONUMENT SIGN	70
71	REC - SECURITY PANEL	20 A	1					180	360	1	20 A	EQP_C - DHWP-1	72
73	SPACE	--	1	--	360					1	20 A	EQP_C - EF-1	74
75	SPACE	--	1			--	1872			2	45 A	EQP_NC - WALK-IN COOLER CU	76
77	EQP_NC - AIR CURTAIN	20 A	1					1908	1872	--	--	--	78
79	SPARE	20 A	1	0	6000					3	65 A	EQP_NC - EWH-1	80
81	EQP_NC - AIR CURTAIN	20 A	1			1908	6000			--	--	--	82
83	SPARE	20 A	1					0	6000	--	--	--	84
	Total Load:			35479 VA		35989 VA		35237 VA					
	Total Amps:			296 A		300 A		294 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LTG	8904 VA	100.00%	8904 VA	**Total Est. Demand:**	106705 VA
REC	6840 VA	100.00%	6840 VA	**Total Est. Demand Current (100% Rated):**	296 A
EQP_CONT	4580 VA	100.00%	4580 VA		
EQP_NON CONT	86381 VA	100.00%	86381 VA	**Non-Cont. Current @ 100%:**	259 A
				Continuous Current @ 125%:	47 A
				Total Est. Demand Current (80% Rated):	306 A

Legend:
FCB: Feeder Circuit Breaker
GFI: GFCI Circuit Breaker
LOCK: Lockable Circuit Breaker
MCB: Main Circuit Breaker
MCCB: Molded Case Circuit Breaker
MLO: Main Lug Only
EXTG: Existing Circuit Breaker

Notes:

ISSUE DATE: 04/22/2025
REVISIONS: No.: DATE: BY: DESCRIPTION:
DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM

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SITE PLAN REVIEW - RESPONSE #3

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

POWER RISER DIAGRAM & SCHEDULES

PROJECT NO.:

E501

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CITY COUNCIL COMMUNICATION
Meeting Date: 5/27/2025

AGENDA ITEM: Learning Care Group Preliminary Plat and Site Plan

BACKGROUND: The applicant, Oppidan, is requesting approval of a preliminary plat and site plan to construct a 10,273 sf daycare facility with outdoor play area. The site is located at 100 NE 18th Street at the southeast corner of NE 18th Street and N James Street.

The property is proposed to be divided into two lots: one for the daycare and one for future development along NE Beaverbrooke Blvd. Easements for storm sewer, sanitary sewer, and ingress/egress will be established.

Vehicular access to the site will be provided from NE 18th Street and NE Beaverbrooke Blvd. Ten-foot trail is existing along NE Beaverbrooke Blvd and N James Street to provide pedestrian access to the site. A private sidewalk connection will be provided from the building to the trail along N James Street.

The City desires to realign NE 18th Street on the north side of the site to align with the existing NW 18th Street on the west side of N James Street. The realignment would reduce conflict between vehicular movements in the intersection. To plan for the proposed realignment, a city improvement easement will be established across the north side of the site to accommodate the street improvements and reserve space to construct a trail from N James Street to the existing trail next to Heritage Elementary School.

The building will be constructed with brick and split-face CMU block with Hardie siding accents. The roof will be pitched with asphalt shingles and dormers. The Heritage Review Committee has reviewed the project and given their approval.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Planning and Zoning Commission recommendation of approval - 05/06/2025

STAFF RECOMMENDATION: Staff recommend 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

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

May 6, 2025

PROJECT NAME

Learning Care Group

Preliminary Plat & Site Plan

APPLICANT

Oppidan

REQUESTED ACTION

Approval of a site plan for a 10,273 sf daycare with outdoor play area

LOCATION

100 NE 18th Street

ZONING

R-4 (Heritage 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	Neighborhood Commercial	R-4
North	Commercial	High-Density Residential	R-3
South	Civic	Neighborhood Commercial	R-4
East	Greenway	Park	Park
West	Single-Family	Low-Density Residential	R-2 70

PARKS

The Parks & Trails Master Plan shows a trail along the south side of the property along NE Beaverbrooke Blvd and along N James Street. Both trails are existing today.

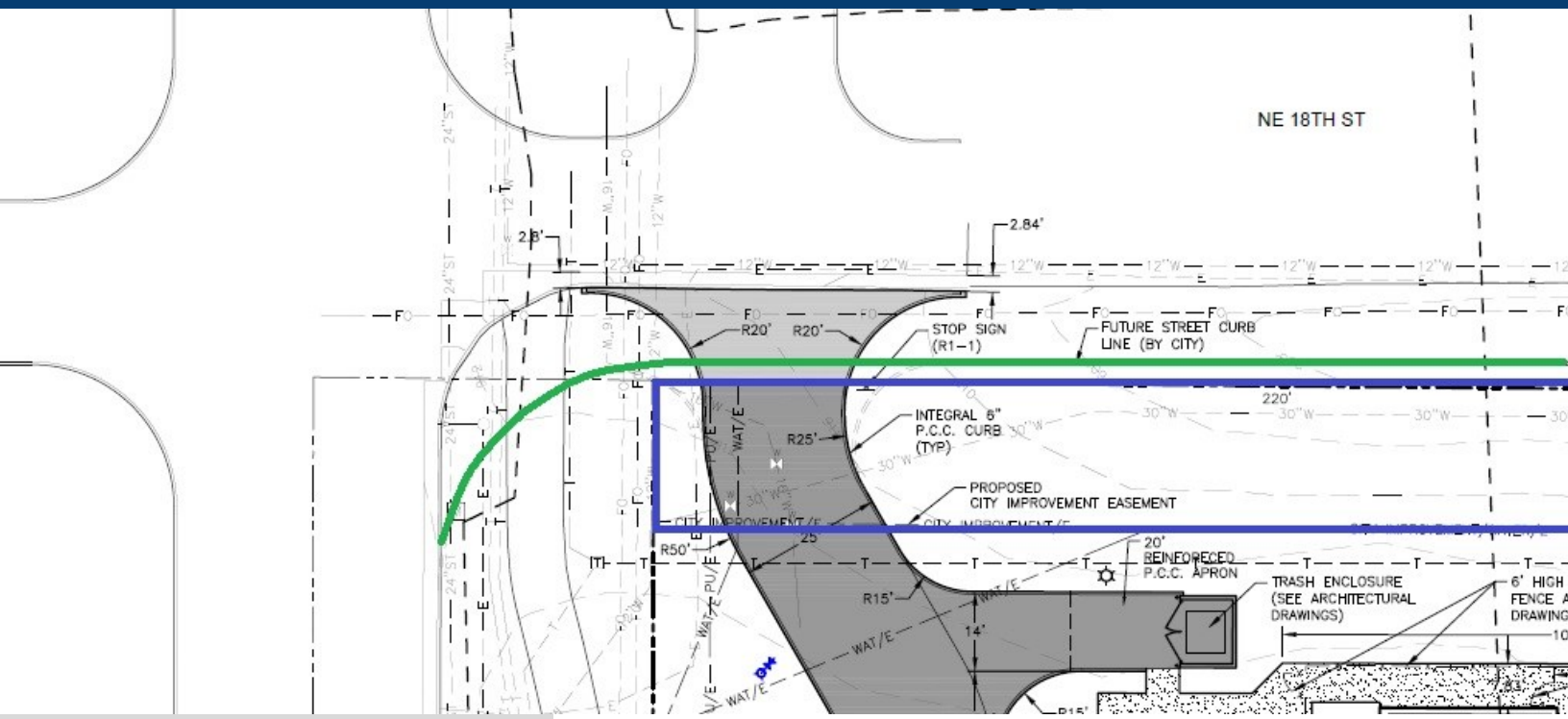
The site is commercial, therefore no parkland dedication is required.



Future Land Use Map

The proposed daycare use is consistent with the neighborhood commercial land use as it is a low-impact commercial use that provides a service to the neighborhood, will provide pedestrian connectivity, relatively low impervious surface coverage, and a layout that will keep the outdoor activities away from nearby residential properties.

Relation to Studies & Legal



RELATION TO STUDIES

James Street Corridor Study—Based on access spacing requirements in the James Street Corridor Study and the Grimes Street Design Guide, no additional access to N James Street and NE Beaverbrooke Blvd is permitted.

FUTURE IMPROVEMENTS

The City desires to realign NE 18th Street on the north side of the property to align with existing NW 18th Street on the west side of N James Street. Aligning the streets will reduce conflict between vehicular movements in the intersection. The green line on the drawing above will be the future street curb location for NE 18th Street.

Legal

The site is subject to the Heritage PUD for zoning requirements.

The plan has been reviewed by and received approval from the Heritage Review Committee.

The City will obtain a city improvement easement with the site plan along the north side of the property for construction of the future street improvements on NE 18th Street, which would include a trail to connect from N James Street to the trail within the greenway to the east. The proposed easement area is shown in blue on the drawing above.

Site Layout

PRELIMINARY PLAT

The property is proposed to be subdivided into two lots: one for the daycare and one for future development on the south side of the property. Each lot will be required to meet the bulk regulations, parking, and landscaping requirements independently. A concept plan is shown for Lot 2 to demonstrate that the lot can meet the minimum requirements. Easements for storm sewer, sanitary sewer, and ingress/ egress are proposed.

ACCESS

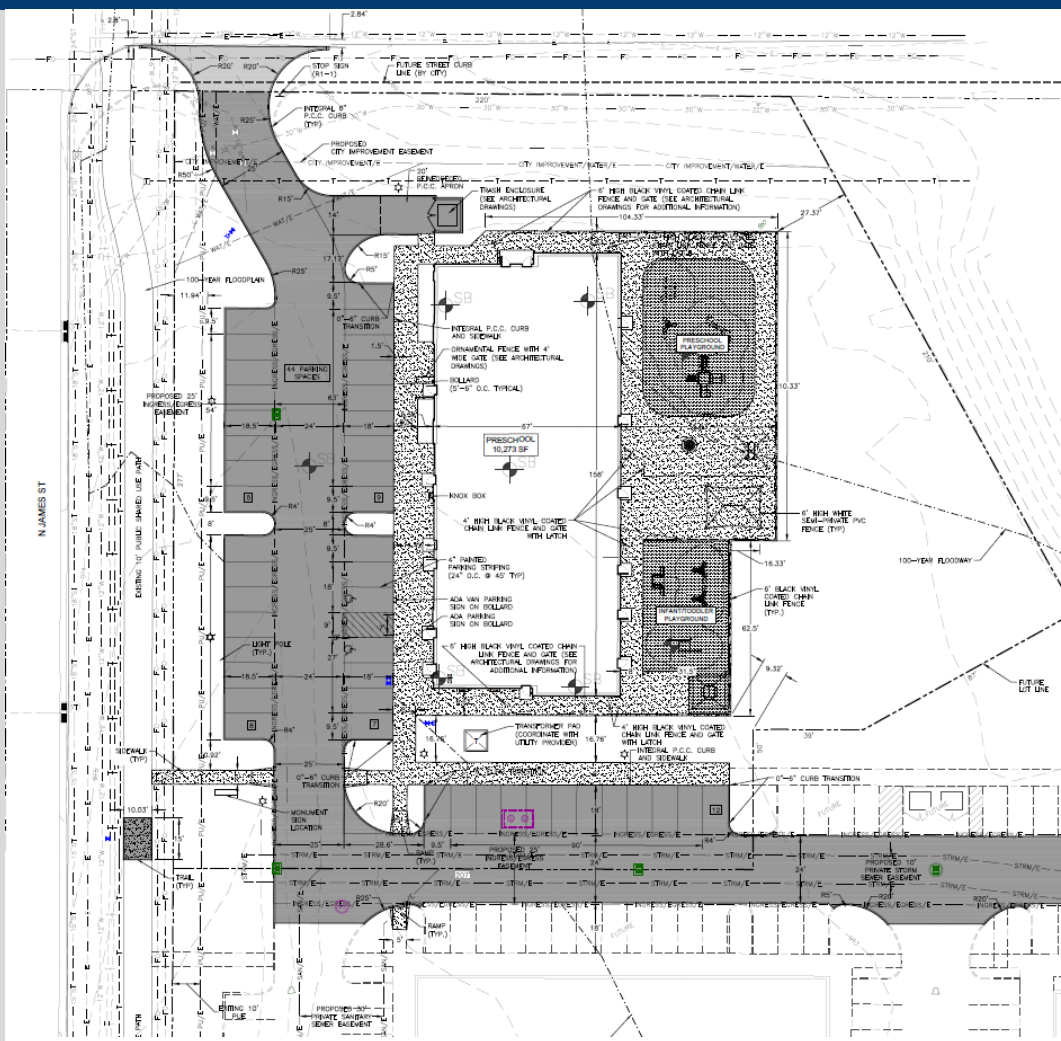
The site will have access from NE 18th Street and NE Beaverbrooke Blvd. The driveway connection from the daycare site through Lot 2 to NE Beaverbrooke Blvd will be constructed with the site plan. Ten-foot trails abut the property along NE Beaverbrooke Blvd and N James Street. A private sidewalk connection will connect from the trail along N James Street into the site.

OUTDOOR PLAY AREA

An outdoor play area will be provided with playgrounds and shade structures, and surrounded with a black vinyl coated chainlink fence.

LIGHTING

Decorative parking lot lighting will be provided in compliance with the Heritage PUD requirements.



Parking Calculation Table

Required	Proposed
31 spaces 3 spaces/1000 sf	44 spaces

PARKING:

The site provides more than the maximum parking spaces. Therefore, justification for the added parking is required along with additional open space equal to the added pavement for the parking. Based on the proposed 26 staff members, only 5 spaces would be vacant during pick-up and drop-off times if the minimum parking count were to be provided. Learning Care operates over 1,000 locations across the country and has found that 44 spaces is sufficient for their operation to avoid under parking and over parking their sites. The site has 66% open space, well over the minimum requirement, and meets the requirements of the maximum parking provision.

Utilities & Landscaping

SANITARY & WATER

Sanitary service will extend from the existing stub along NE Beaverbrooke Blvd and a grease interceptor will be provided. Water service will connect from existing water main along N James Street. The building will have a fire suppression system. Therefore, a fire service line and fire department connection will be provided.

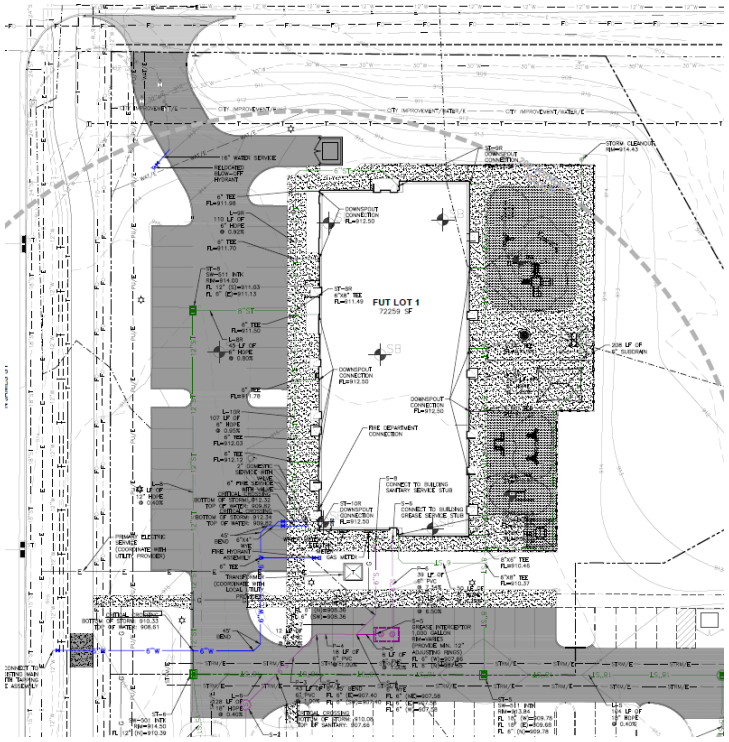
STORM WATER

The site is served by the regional detention basin to the east of the site.

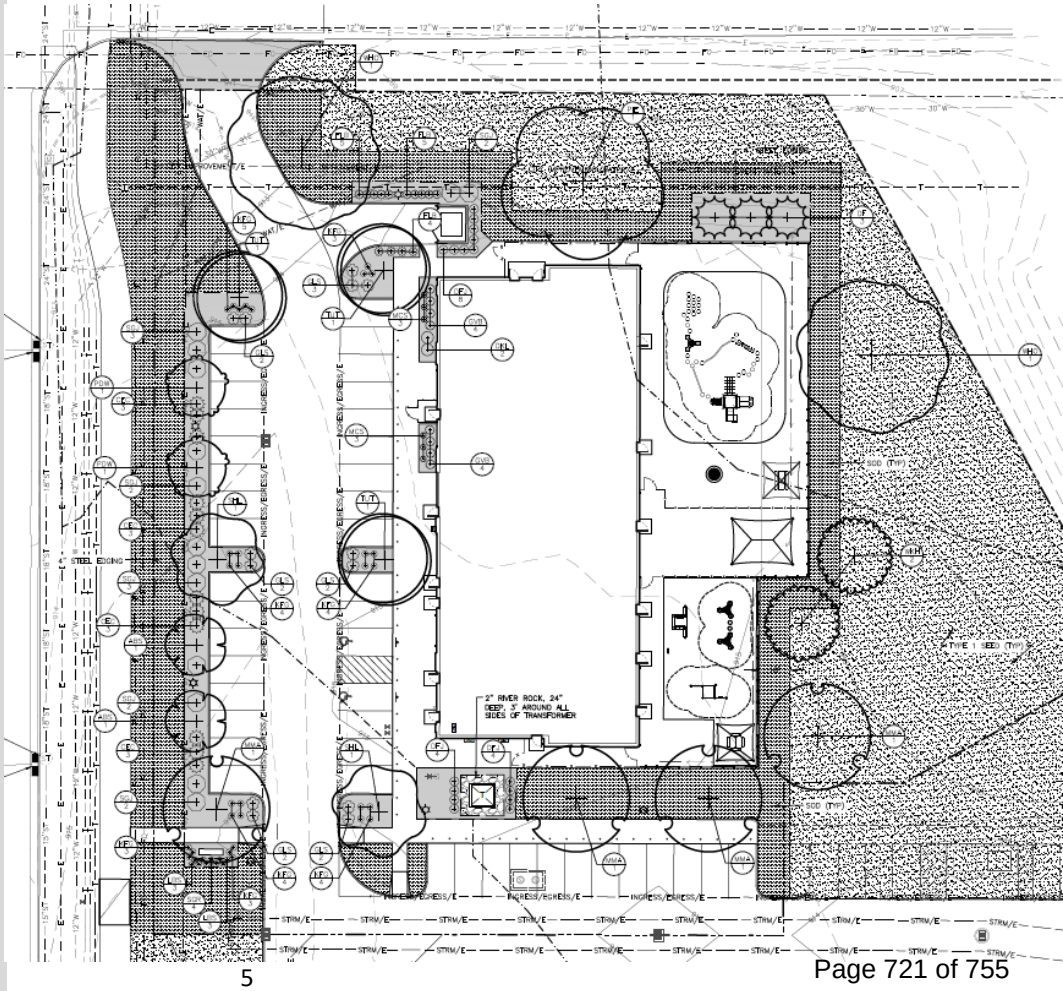
LANDSCAPING

The site will provide landscape plantings in compliance with the Heritage PUD requirements, including street frontage trees and landscape island plantings. Due to the site layout and garbage truck access needs, the dumpster doors will face N James Street. However, additional plantings will be provided to screen the dumpster enclosure from N James Street.

Utilities Map



Landscaping Plan



Architecture

BUILDING & ELEVATIONS

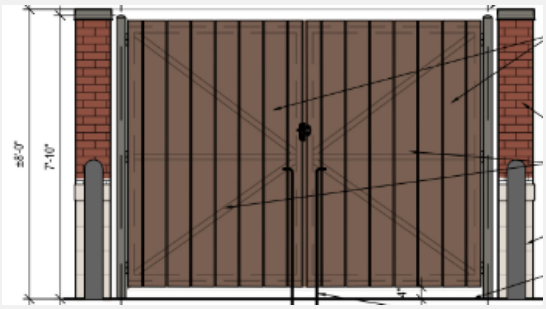
The building will be constructed with brick and split face CMU block, with Hardie siding accents. The roof will be pitched with asphalt shingles and incorporate dormers with windows and gables. Three metal canopies will be provided across the front of the building. Roof-mounted equipment will be screened by a parapet wall with Hardie siding.

DUMPSTER ENCLOSURE

The dumpster enclosure will be constructed with brick and split face CMU block to match the building with metal-framed composite gates.

LIGHTING

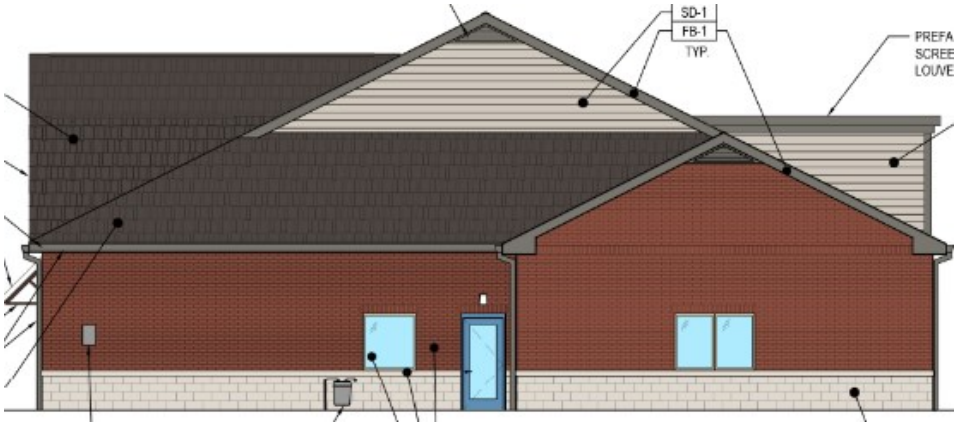
Wall-mounted lighting will be placed above all man doors.



South Elevation



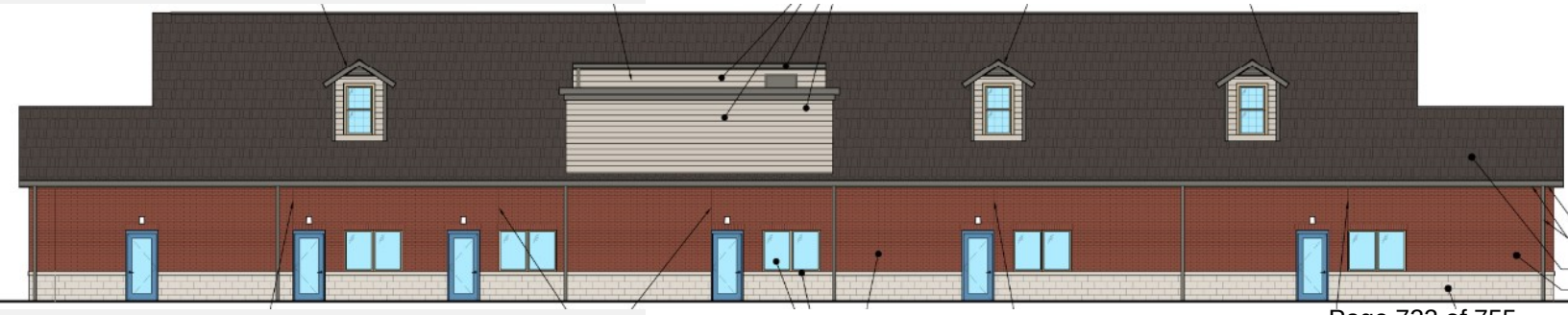
North Elevation



West Elevation



East Elevation



Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Learning Care Group preliminary plat and site plan subject to remaining staff comments.

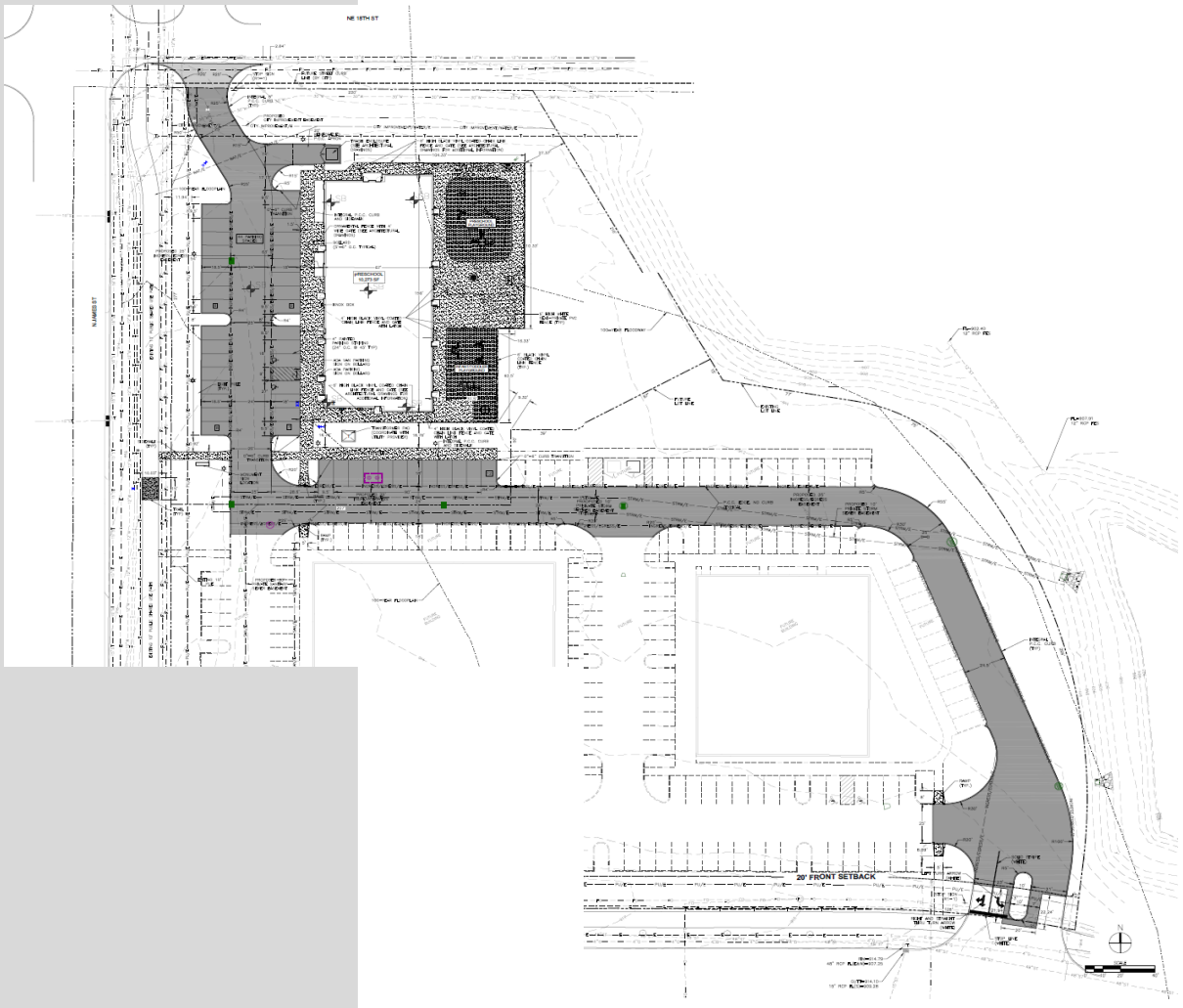
Conclusion

A 10,273 sf daycare facility with outdoor play area is proposed.

The building will be constructed with brick and split face CMU block with Hardie siding accents. The building will also have canopies on the front and dormers on the roof.

The property will be divided into two lots: one for the daycare and one for future development to the south.

A city improvement easement will be established along the north side of the lot for future improvements to realign NE 18th Street with NW 18th Street across N James Street.



Development Services
410 SE Main St, Suite 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

~~March 26, 2025~~
~~April 10, 2025~~
April 28, 2025

Civil Design Advantage
Attn: Kris Bower
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Learning Care Group Site Plan

Dear Kris:

The Development Services Department is in receipt of a proposed Site Plan for Learning Care Group. Based on the review of the submitted materials, staff have the following comments:

General Comments:

1. Provide $250 SWPPP review fee.

2. Provide a SWPPP for review. The SWPPP checklist is provided.

3. ~~Staff are verifying the SWMP fee with our consultant. $600 was provided but may need to be $1200.~~

4. ~~SWMP comments will be provided later this week.~~

5. ~~Any Heritage Review Committee comments will be provided.~~

6. Observation fee schedule template will be provided with the final site plan review comments.

7. Preconstruction packet will be provided upon receipt of the final plans.

8. CAD file to be provided with the final plan set with the following information included:

    a. All new utilities to be installed and any removed.
    b. Pavement within the project site
    c. Finished grade surface of grading area.

d. All trees that are to be added or removed.
e. Survey file of existing conditions with any private utilities located.
f. Sign locations and pavement markings
g. Any recorded easements

9. As-builts are required to be provided upon completion of construction and are required to provide the information as noted in the as-built policy provided.

10. The plan shows a street lot to be dedicated to the City. Staff is proposing to establish a city improvements easement over the existing water main easement rather than requiring the property to be dedicated to the City. The easement would allow the City to install street and trail improvements as necessary and the improvements would occur in the same area as the water main easement, where improvements are restricted. The driveway would still be permitted to cross into the easement. The easement template is provided. Please provide the draft copy for review. The easement will be approved through Council with the site plan.

~~11. Standards notes are provided.~~

12. Provide floodplain permit.

~~13. The parking lot lighting does not follow the requirements of the Heritage PUD. Decorative lighting is required. Please provide lighting spec accordingly.~~

14. How will mailbox be provided? Will there be a common location for all future lots? Mailboxes are required to be ADA accessible. Please coordinate the location with the post office and show the location on the site plan. Confirm the mailbox location is acceptable with the post office. A cluster box may be required to be shared with future Lot 2.

~~15. Will the business have branded business vehicles parked onsite? Should branded business vehicles be planned in the future, no more than 3 branded business vehicles can be parked in the parking lot. Any vehicles in addition to the permitted 3 vehicles would be required to be screened.~~

~~16. Provide erosion control plan.~~

~~17. Provide $2000 preliminary plat fee.~~

18. The LOMR was not updated in the 2019 flood mapping due to timing of the LOMR.

19. A template for the requested water main easement is provided. Please provide the draft copy for review. The easement will be approved through Council with the site plan.

~~20. Provide WRA approval for the grease interceptor.~~

Stormwater Management Plan (SWMP)

~~1. Storm Sewer Spreadsheet: Fix Slope on L-5R.~~

~~2. Once storm sewer spread sheet is finalized, a signed SWMP can be submitted.~~

Site Plan (SP)

~~1. C1.1: Should roof drain 8R be 6" or 8"?~~

~~2. C1.1: Add critical crossing label between 6" water service and L-8.~~

~~3. C4.1: Should roof drain 8R be 6" or 8"? There are several labels called out for a 6" x 8" tee where there's not an 8" pipe. If the lateral lines are 6" and not 8", provide pipe sizing calculations for the 6" segments.~~

~~4. C4.1: Add critical crossing label between 6" water service and L-8. Critical crossing label still missing.~~

HRC Review Committee ~~Staff believe these comments are addressed but have not heard from the HRC to confirm if they have any additional comments.~~

~~1. The Board is not in favor of EIFS in the design and would like to know what other options are available.~~

~~2. The front and rear elevations need to have some added design elements to break apart the extensive bare roofline. The East side will be visible to traffic moving East to West and the West side will be visible from all traffic moving North and South and West to East. Please add some dormers or cupolas. For example - the Kinder Care facility added some of these architectural elements to break apart the long roofline.~~

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: May 5, 2025
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: May 6, 2025 at 5:30

COUNCIL MEETING: May 27, 2025 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

Grimes Design ReviewV2.0.bpx

Building Comments Complete
04/25/2025 3:32:47 PM

PRELIMINARY PLAT/SITE PLAN FOR:

LEARNING CARE GROUP

100 NE 18TH STREET
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1–C2.2	DIMENSION PLAN
C3.1–C3.3	GRADING PLAN
C3.4	EROSION & SEDIMENT CONTROL PLAN
C4.1–C4.2	UTILITY PLAN
L1.1–L1.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED		EXISTING	
PROPERTY BOUNDARY		SANITARY MANHOLE	S
SECTION LINE		WATER VALVE BOX	W
CENTER LINE		FIRE HYDRANT	
RIGHT OF WAY	R/W	WATER CURB STOP	
BUILDING SETBACK		WELL	WELL
PERMANENT EASEMENT	P/E	STORM SEWER MANHOLE	ST
TEMPORARY EASEMENT	T/E	STORM SEWER SINGLE INTAKE	
TYPE SW-501 STORM INTAKE		STORM SEWER DOUBLE INTAKE	
TYPE SW-502 STORM INTAKE		FLARED END SECTION	
TYPE SW-503 STORM INTAKE		DECIDUOUS TREE	
TYPE SW-505 STORM INTAKE		CONIFEROUS TREE	
TYPE SW-506 STORM INTAKE		DECIDUOUS SHRUB	
TYPE SW-512 STORM INTAKE	ST	CONIFEROUS SHRUB	
TYPE SW-513 STORM INTAKE	ST	ELECTRIC POWER POLE	
TYPE SW-401 STORM MANHOLE	ST	GUY ANCHOR	
TYPE SW-402 STORM MANHOLE	ST	STREET LIGHT	
FLARED END SECTION		POWER POLE W/ TRANSFORMER	
TYPE SW-301 SANITARY MANHOLE	S	UTILITY POLE W/ LIGHT	
STORM/SANITARY CLEANOUT		ELECTRIC BOX	E
WATER VALVE		ELECTRIC TRANSFORMER	E
FIRE HYDRANT ASSEMBLY		ELECTRIC MANHOLE OR VAULT	E
SIGN		TRAFFIC SIGN	
DETECTABLE WARNING PANEL		TELEPHONE JUNCTION BOX	T
WATER CURB STOP		TELEPHONE MANHOLE/VAULT	T
SANITARY SEWER		TELEPHONE POLE	
SANITARY SERVICE	S	GAS VALVE BOX	
STORM SEWER		CABLE TV JUNCTION BOX	TV
STORM SERVICE	ST	CABLE TV MANHOLE/VAULT	TV
WATERMAIN WITH SIZE	8"W	MAIL BOX	M
WATER SERVICE	W	BENCHMARK	BM
SAWCUT (FULL DEPTH)		SOIL BORING	
SILT FENCE		UNDERGROUND TV CABLE	TV
USE AS CONSTRUCTED	(UAC)	GAS MAIN	G
MINIMUM PROTECTION ELEVATION	MPE	FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	8"W

OWNER
PJC FAMILY TRUST
318 SE 64TH ST
PLEASANT HILL, IA 50327

APPLICANT
OPPIDAN
400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331
CONTACT: PAUL TUCCI
EMAIL: PAUL@OPPIDAN.COM
PH: (612) 578-3615

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT
ADA ARCHITECTS
17710 DETROIT AVE
LAKEWOOD, OH 44107
CONTACT: JAVIER CORA
EMAIL: JCORA@ADAARCHITECTS.COM
PH: (216) 920-3130

DATE OF SURVEY
02/24/2025

FLOOD ZONE CLASSIFICATION
SUBJECT PROPERTY IS LOCATED IN ZONE 'AE' AND 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF GRIMES, POLK COUNTY , IOWA, COMMUNITY PANEL NUMBER 19153C0160F WITH A REVISION DATE OF FEBRUARY 1, 2019.

add reference to LOMR
add BFE and MPE

LEGAL DESCRIPTION
LOT 5 HERITAGE AT GRIMES PLAT 2

ZONING
R-4 (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT)
*C-1 (COMMERCIAL PER HERITAGE PUD REGULATIONS)

BENCHMARKS
BURY BOLT ON HYDRANT AT SOUTHEAST CORNER OF SITE.
ELEVATION = 916.21

BURY BOLT ON HYDRANT AT SOUTHEAST CORNER OF THE INTERSECTION OF HIGHWAY 44 AND SE GATEWAY DRIVE.
ELEVATION = 940.44

SUBMITTAL DATES
FIRST SUBMITTAL:	03/10/2025
REVIEW SET:	03/21/2025
SECOND SUBMITTAL:	04/02/2025
THIRD SUBMITTAL:	04/17/2025

DEVELOPMENT SUMMARY

SITE AREA	5.12 ACRES (222,885 SF)	
SETBACKS		
MINIMUM SETBACKS:		
ADJACENT TO BEAVERBROOKE BLVD:		20'
ALL OTHERS:		0'
FUTURE LOT 1	1.66 ACRES (72,259 SF)	
ANTICIPATED NUMBER OF STAFF:	26	
ANTICIPATED NUMBER OF CHILDREN:	149	
BUILDING GROSS FLOOR AREA: 10,273 SF		
IMPERVIOUS AREA		
BUILDING:		10,273 SF
PARKING AREAS:		17,079 SF
SIDEWALK:		9,716 SF
PLAYGROUND AREA:		3,803 SF
		40,871 SF
REQUIRED OPEN SPACE:		18,065 SF (25%)
PROVIDED OPEN SPACE:		50,587 SF (70%)
PARKING REQUIRED		
3 SPACES/1,000 SF OF GFA: (CHILDCARE FACILITY)		31 SPACES
PARKING PROVIDED		
STANDARD PARKING:		42 SPACES
ACCESSIBLE PARKING:		2 SPACES
		44 SPACES
FUTURE LOT 2	3.46 ACRES (150,625 SF)	
IMPERVIOUS AREA		
FUTURE BUILDINGS:		29,000 SF
PARKING/FUTURE PARKING AREAS:		66,669 SF
SIDEWALK/FUTURE SIDEWALK:		12,147 SF
		107,816 SF
REQUIRED OPEN SPACE:		37,656 SF (25%)
PROVIDED OPEN SPACE:		54,956 SF (36%)
FUTURE PARKING REQUIRED		
6 SPACES/1,000 SF OF GFA: (FLEXIBLE SPACE; RETAIL/OFFICE)		174 SPACES
FUTURE PARKING PROVIDED		
STANDARD PARKING:		173 SPACES
ACCESSIBLE PARKING:		6 SPACES
		179 SPACES

CONSTRUCTION SCHEDULE
ANTICIPATED START DATE = 06/01/2025
ANTICIPATED FINISH DATE = 06/01/2026

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

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.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2407.526

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.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

IOWA PROFESSIONAL LANDSCAPE ARCHITECT KEITH D. WEGGEN 00442 RENEWAL 12/31/2026

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.

KEITH D. WEGGEN, ASLA — DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
L-SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

IOWA PROFESSIONAL ENGINEER JOHN PATRICK BECKER 25523 RENEWAL 12/31/2026

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.

JOHN PATRICK BECKER, PE — DATE

LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C-SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

DATE
REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE

LEARNING CARE GROUP
COVER SHEET
100 NE 18TH STREET
GRIMES, IOWA

DATE: 04/17/2025
SHEET NUMBER: C0.1
2407.526

FILE: H:\2024\2407526\DWG\2407526-SITE.DWG
FILE DATE: 4/17/25
PLOTTED BY: ANDI BOWER
DATE PLOTTED: 4/17/2025 3:03 PM
TECH:
COMMENT:
ENG:

DEMOLITION NOTES

1. 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.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. 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.
5. 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.
6. 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.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. 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.
10. 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.

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:
CIVIL DESIGN ADVANTAGE

DATE
REVISIONS

LEARNING CARE GROUP
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
100 NE 18TH STREET
GRIMES, IOWA

DATE: 04/17/2025
SHEET NUMBER: C1.1
2407.526

SCALE 0' 15' 30' 60'

FILED: H:\LEARNING CARE GROUP\GRIMES\DRAWINGS\GRIMES - SURVEY.DWG
PRINT DATE/TIME: 4/17/2025 3:33:03 PM
PLOTTED BY: HANS SCHMIDT
COMMENT: DEMO

can the door be alarmed instead of installing the fence and alarming the gate?

GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
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.
20. A SEPARATE SIGN PERMIT IS REQUIRED AND THE LOCATION OF THE MONUMENT SIGN WILL BE FINALIZED WITH THE SIGN PERMIT.

CITY OF GRIMES GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
3. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
5. 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.
6. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
7. 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.
8. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
9. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
10. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
11. 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.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.	
2. TRAIL	6" P.C.C.	
3. STANDARD DUTY PAVING	6" P.C.C.	
4. ROW PAVING	8" P.C.C	

GA
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DATE
REVISIONS
DRAFTED:
ENGINEER:

DESIGN ADVANTAGE | CIVIL DESIGN

GRIMES, IOWA

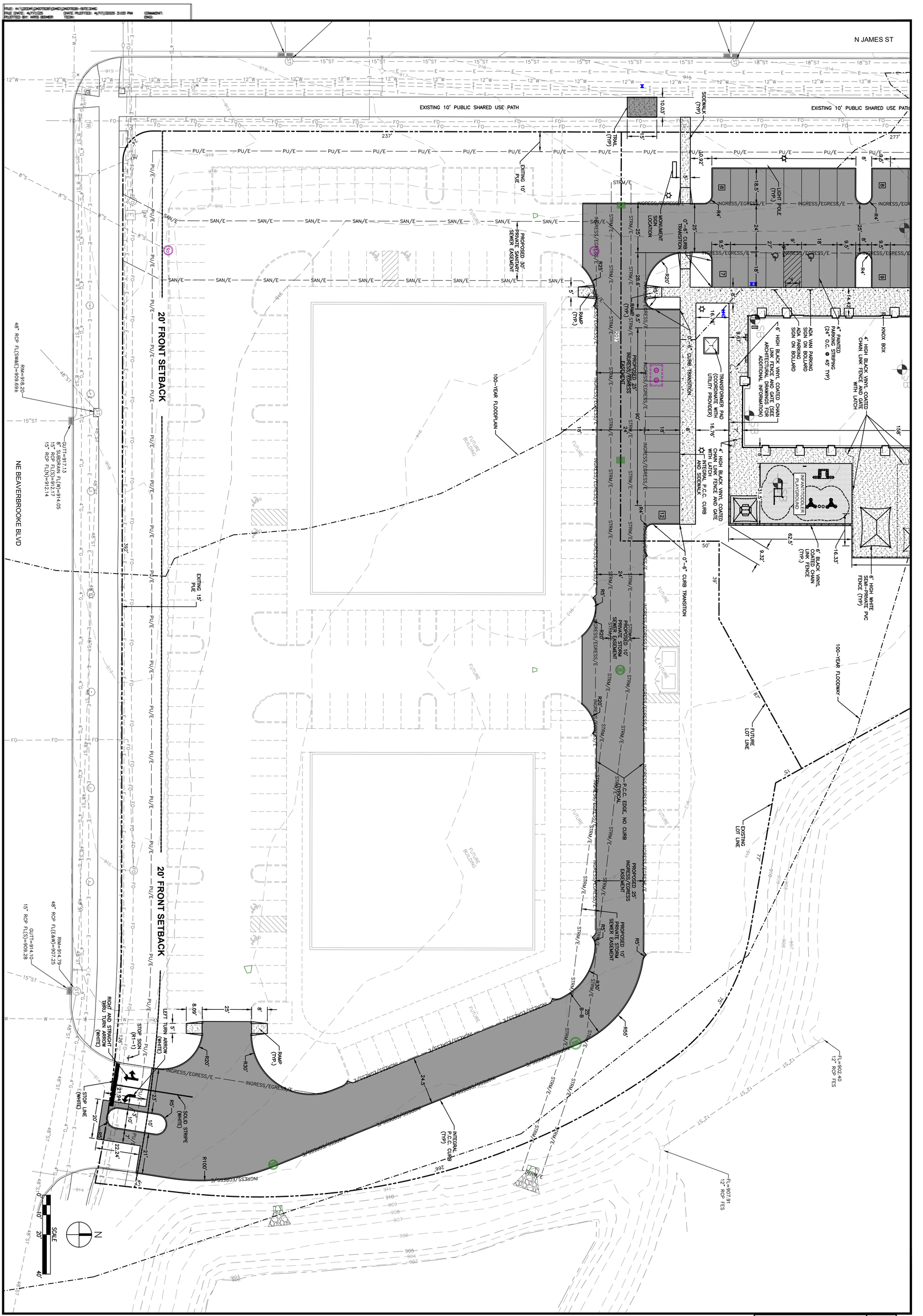
LEARNING CARE GROUP
DIMENSION PLAN

100 NE 18TH STREET

DATE: 04/17/2025

SHEET NUMBER: C2.1

2407.526



LEARNING CARE GROUP

DIMENSION PLAN

100 NE 18TH STREET

GRIMES, IOWA

DATE: 04/17/2025

SHEET NUMBER: C2.2

2407.526

CIVIL DESIGN ADVANTAGE

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URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:

DRAFTED:

REVISIONS	DATE

NE 18TH ST

N JAMES ST

15TH ST

FUT LOT 1
72259 SF

F.F.E.=915.50

label MPE

GENERAL 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 MOST RECENT EDITION OF THE SUDAS 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 PAVEMENT 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.

TRAFFIC CONTROL NOTES

ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.

THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.

SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.

THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES..

ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

SCALE 0' 10' 20' 40'

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LEARNING CARE GROUP
GRADING PLAN

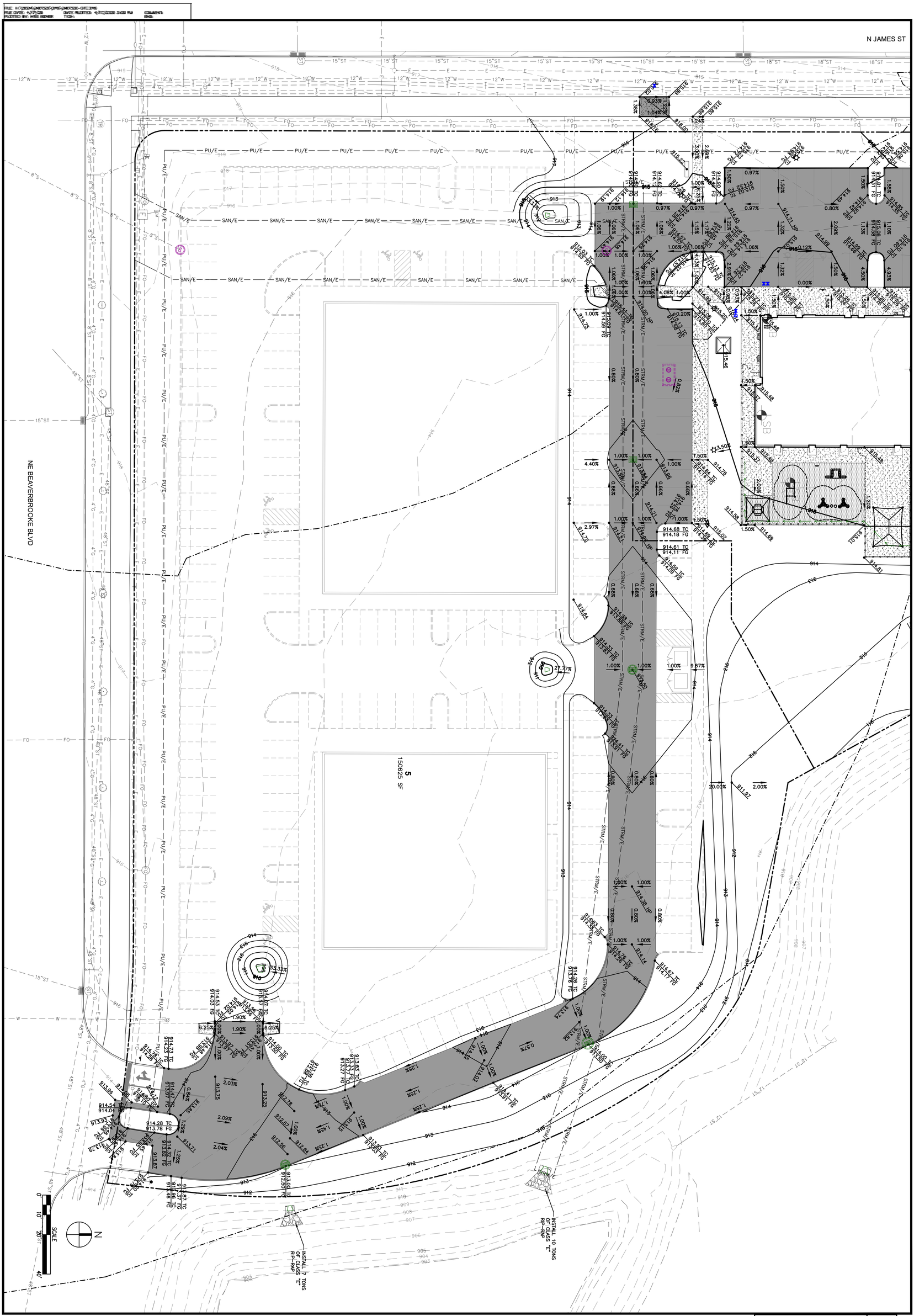
100 NE 18TH STREET
GRIMES, IOWA

DESIGN ADVANTAGE CIVIL DESIGN

DATE: 04/17/2025

SHEET NUMBER: C3.1

2407.526



LEARNING CARE GROUP

GRADING PLAN

100 NE 18TH STREET

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:

DRAFTED:

REVISIONS	DATE

DATE: 04/17/2025

SHEET NUMBER: C3.2

2407.526

N

1 **GRADING ENLARGEMENT #1**

SCALE 0' 5' 10' 20'

N

2 **GRADING ENLARGEMENT #2**

SCALE 0' 5' 10' 20'

FILE: H:\LDP\PROJECTS\2024\2407.526\CAD\C3D\C3D_SHEETS.DWG
PLOT DATE: 4/17/2025 10:33:03 PM
PLOTTED BY: ANGEL SANABRIA

COMMITMENT:
ENGR:

DATE: PLOTTED: 4/17/2025

TECH:

DATE	REVISIONS

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URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

LEARNING CARE GROUP

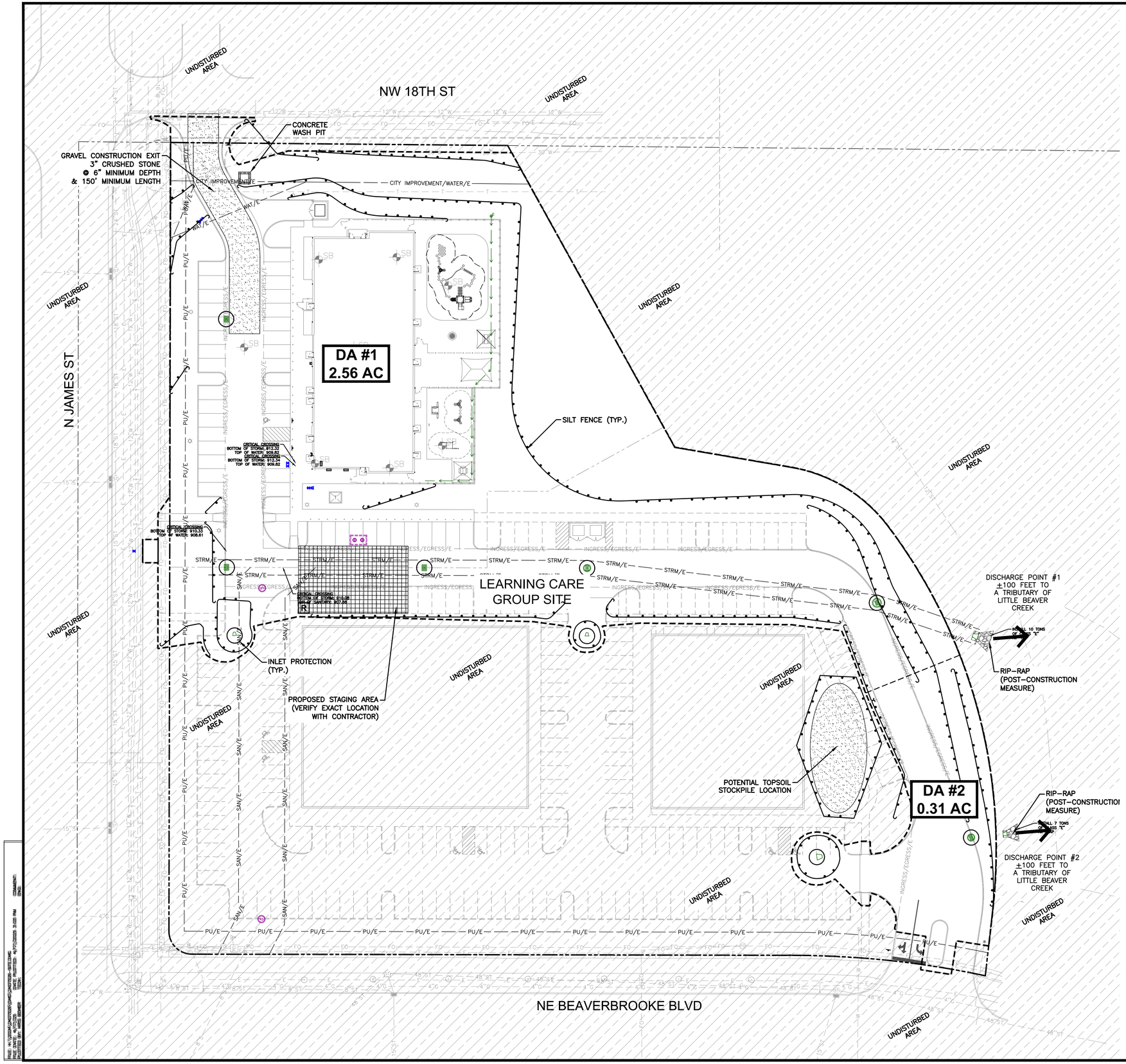
GRADING PLAN

100 NE 18TH STREET

DATE: 04/17/2025

SHEET NUMBER: C3.3

2407.526



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,675
2	TYPE 4 SEED	AC	2.87
3	INLET PROTECTION DEVICES	EA	9
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±3000 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.56 ACRES
STORAGE VOLUME REQUIRED (2.56 OF ACRES*3600 CU FT)	9,216 CU FT
VOLUME PROVIDED IN SILT FENCE (2,056 LF @ 4.5 CU FT/LF OF FENCE)	9,250 CU FT
TOTAL VOLUME PROVIDED	9,250 CU FT

DISCHARGE POINT #2 TO FOURMILE CREEK ±3000 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	0.31 ACRES
STORAGE VOLUME REQUIRED (0.31 OF ACRES*3600 CU FT)	1,116 CU FT
VOLUME PROVIDED IN SILT FENCE (619 LF @ 4.5 CU FT/LF OF FENCE)	2,786 CU FT
TOTAL VOLUME PROVIDED	2,786 CU FT

NOTES:

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 SEEDED 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.

SWPPP LEGEND

- DRAINAGE ARROW (X.XX %)
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM (R)
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT TRAP (TST #)
- TEMPORARY SEDIMENT BASIN (TSB #)

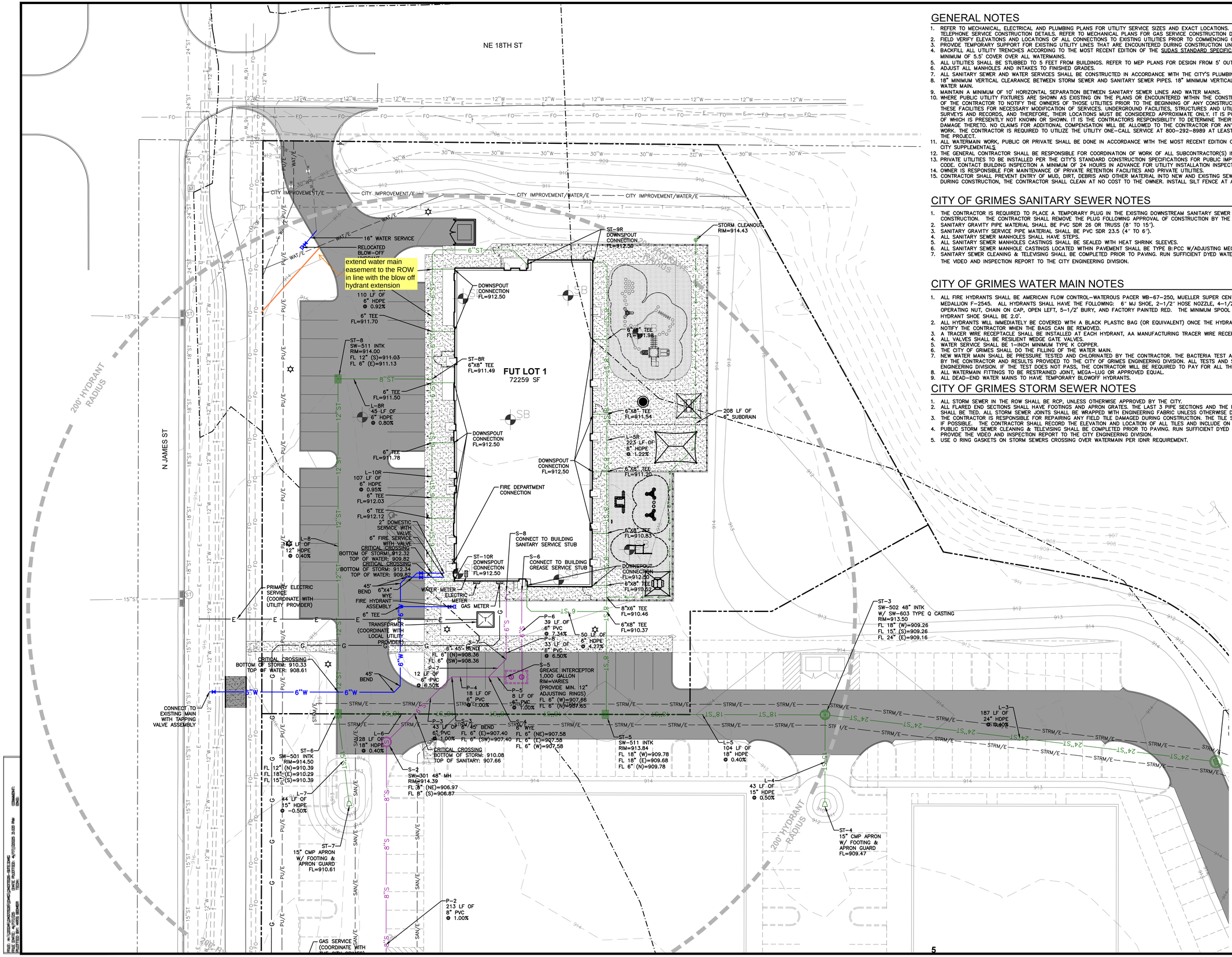
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CIVIL DESIGN ADVANTAGE
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URBANDALE, IA 50322
PHONE: (515) 369-4400

DATE
REVISIONS
DRAFTED:
ENGINEER:

LEARNING CARE GROUP
EROSION & SEDIMENT CONTROL PLAN
100 NE 18TH STREET
GRIMES, IOWA

DATE: 04/17/2025
SHEET NUMBER: C3.4
2407.526

FILE: I:\...\C3.4 EROSION CONTROL PLAN.DWG
PLOT DATE: 4/17/2025
PLOTTED BY: MIKE BRUNER
COMMENT:
BASE:
CONTACTED: BEFORE YOU DIG
DATE: REQUESTED: 4/17/2025 3:00 PM
TICKET:



GENERAL NOTES

1. 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.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. 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 CONTRACTORS 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.
11. 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.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. 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.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. 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.

CITY OF GRIMES SANITARY SEWER NOTES

1. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
2. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
3. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
4. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
5. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
6. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
7. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

CITY OF GRIMES WATER MAIN NOTES

1. 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 NOZZLE, NST 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'.
2. 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.
3. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
4. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
5. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. 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.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
9. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

CITY OF GRIMES STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. 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.
3. 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.
4. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
5. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

UTILITY QUANTITIES

NO.	ITEM DESCRIPTION	QUANTITY	UNIT
1	2" WATER SERVICE	16	LF
2	6" WATER SERVICE	189	LF
3	16" WATER SERVICE	7	LF
4	6" WATER 45° BEND	4	EA
5	6"X4" WATER WYE	1	EA
6	2" GATE VALVE	1	EA
7	6" GATE VALVE	2	EA
8	6" WATER TEE	1	EA
9	HYDRANT ASSEMBLY	1	EA
10	SW-301 48" MANHOLE	2	EA
11	6" SANITARY SEWER	141	LF
12	8" SANITARY SEWER	213	LF
13	6" SANITARY WYE	1	EA
14	6" SANITARY 45° BEND	2	EA
15	1,000 GALLON GREASE INTER.	1	EA
16	6" SUBDRAIN	207	LF
17	6" STORM SEWER	147	LF
18	8" STORM SEWER	485	LF
19	12" STORM SEWER	160	LF
20	15" STORM SEWER	77	LF
21	15" APRON	2	EA
22	18" STORM SEWER	332	LF
23	24" STORM SEWER	255	LF
24	24" APRON	3	EA
25	8"X6" STORM SEWER TEE	13	EA
26	SW-501 INTAKE	1	EA
27	SW-502 48" INTAKE	1	EA
28	SW-502 60" INTAKE	1	EA
29	SW-511 INTAKE	1	EA

GA
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URBANDALE, IA 50322
PHONE: (515) 369-4400

DATE
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DRAFTED:
ENGINEER:

GA CIVIL DESIGN ADVANTAGE

LEARNING CARE GROUP

UTILITY PLAN

GRIMES, IOWA

100 NE 18TH STREET

DATE: 04/17/2025

SHEET NUMBER: C4.1

2407.526

FILE: I:\LCG\GRIMES\DWG\SHEETS\C4.1_UTILITY PLAN.DWG
PLOT DATE: 4/17/2025
PLOTTED BY: MARC BENNER
XREF:
COMMENT:
BIND:

N JAMES ST

NE BEAVERBROOKE BLVD

label sanitary easement as private

5
150625 SF

200' HYDRANT RADIUS

CONNECT TO EXISTING MAIN WITH TAPPING VALVE ASSEMBLY

L-10R
107 LF OF 6" HDPE @ 0.95%
6" TEE FL=912.03
6" TEE FL=912.12
2" DOMESTIC SERVICE WITH VALVE
6" FIRE SERVICE WITH VALVE
CRITICAL CROSSING
BOTTOM OF STORM: 912.32
TOP OF WATER: 909.82
CRITICAL CROSSING
BOTTOM OF STORM: 912.34
TOP OF WATER: 909.82

L-8
40 LF OF 12" HDPE @ 0.40%

6" TEE FL=911.78

DOWNSPOUT CONNECTION FL=912.50

FIRE DEPARTMENT CONNECTION

ST-10R
DOWNSPOUT CONNECTION FL=912.50

S-8
CONNECT TO BUILDING SANITARY SERVICE STUB

S-6
CONNECT TO BUILDING GREASE SERVICE STUB

PRIMARY ELECTRIC SERVICE (COORDINATE WITH UTILITY PROVIDER)

45° BEND
6"X4" WYE
FIRE HYDRANT ASSEMBLY
6" TEE

WATER METER
ELECTRIC METER
GAS METER

TRANSFORMER (COORDINATE WITH LOCAL UTILITY PROVIDER)

CRITICAL CROSSING
BOTTOM OF STORM: 910.33
TOP OF WATER: 908.61

45° BEND

P-7
12 LF OF 6" PVC @ 6.50%

P-4
18 LF OF 6" PVC @ 1.00%

P-5
8 LF OF 6" PVC @ 1.00%

P-6
39 LF OF 6" PVC @ 7.34%

P-8
33 LF OF 6" PVC @ 6.50%

50 LF OF 6" HDPE @ 4.27%

S-7
6 45° BEND
FL 6" (N)=908.36
FL 6" (SW)=908.36

S-5
GREASE INTERCEPTOR
1,000 GALLON
RIM=VARIES
(PROVIDE MIN. 12" ADJUSTING RINGS)
FL 6" (W)=907.66
FL 6" (N)=907.65

P-3
43 LF OF 6" PVC @ 1.00%

S-1
6 45° BEND
FL 6" (E)=907.40
FL 6" (SW)=907.40

S-4
6" WYE
FL 6" (NE)=907.58
FL 6" (E)=907.58
FL 6" (W)=907.58

ST-5
SW-511 INTX
RIM=913.84
FL 18" (W)=909.78
FL 18" (E)=909.68
FL 6" (N)=909.78

L-5
104 LF OF 18" HDPE @ 0.40%

L-6
28 LF OF 18" HDPE @ 0.40%

ST-6
SW-501 INTX
RIM=914.50
FL 12" (N)=910.39
FL 18" (E)=910.29
FL 15" (S)=910.39

CRITICAL CROSSING
BOTTOM OF STORM: 910.08
TOP OF SANITARY: 907.66

S-2
SW-301 48" MH
RIM=914.39
FL 8" (NE)=906.97
FL 8" (S)=906.87

L-7
44 LF OF 15" HDPE @ -0.50%

ST-7
15" CMP APRON W/ FOOTING & APRON GUARD
FL=910.61

P-2
213 LF OF 8" PVC @ 1.00%

GAS SERVICE (COORDINATE WITH THE CITY GRIMES)

SW-301 48" MH
RIM=916.85
FL 8" (N)=904.74
FL 8" (SW)=904.55

P-26
138 LF OF EX 8" PVC @ 1.40%

8"X6" TEE FL=910.46
6"X8" TEE FL=910.37

6"X8" TEE FL=911.26
8"X8" TEE FL=910.83
8"X8" TEE FL=910.52

L-9R
223 LF OF 8" HDPE @ 1.22%

ST-3
SW-502 48" INTX
W/ SW-603 TYPE Q CASTING
RIM=913.50
FL 18" (W)=909.26
FL 15" (S)=909.26
FL 24" (E)=909.16

L-3
187 LF OF 24" HDPE @ 0.40%

ST-2
SW-502 60 INTX
TC=914.00
FL 24" (W)=908.41
FL 24" (E)=908.31

L-4
43 LF OF 15" HDPE @ 0.50%

ST-4
15" CMP APRON W/ FOOTING & APRON GUARD
FL=909.47

L-2
68 LF OF 24" HDPE @ 0.45%

ST-
24" CMP APRON W/ FOOTING & APRON GUARD
FL=908.00

L-22
100 LF OF 18" HDPE @ 0.50%

ST-22
24" CMP APRON W/ FOOTING & APRON GUARD
FL=908.71

L-21
22 LF OF 18" HDPE @ 0.50%

ST-20
18" CMP APRON W/ FOOTING & APRON GUARD
FL=908.00

ST-21
SW-502 48" INTK
TC=913.00
FL 18" (W)=908.21
FL 18" (E)=908.11

N

SCALE
0' 10' 20' 40'

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:

ENGINEER:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

LEARNING CARE GROUP

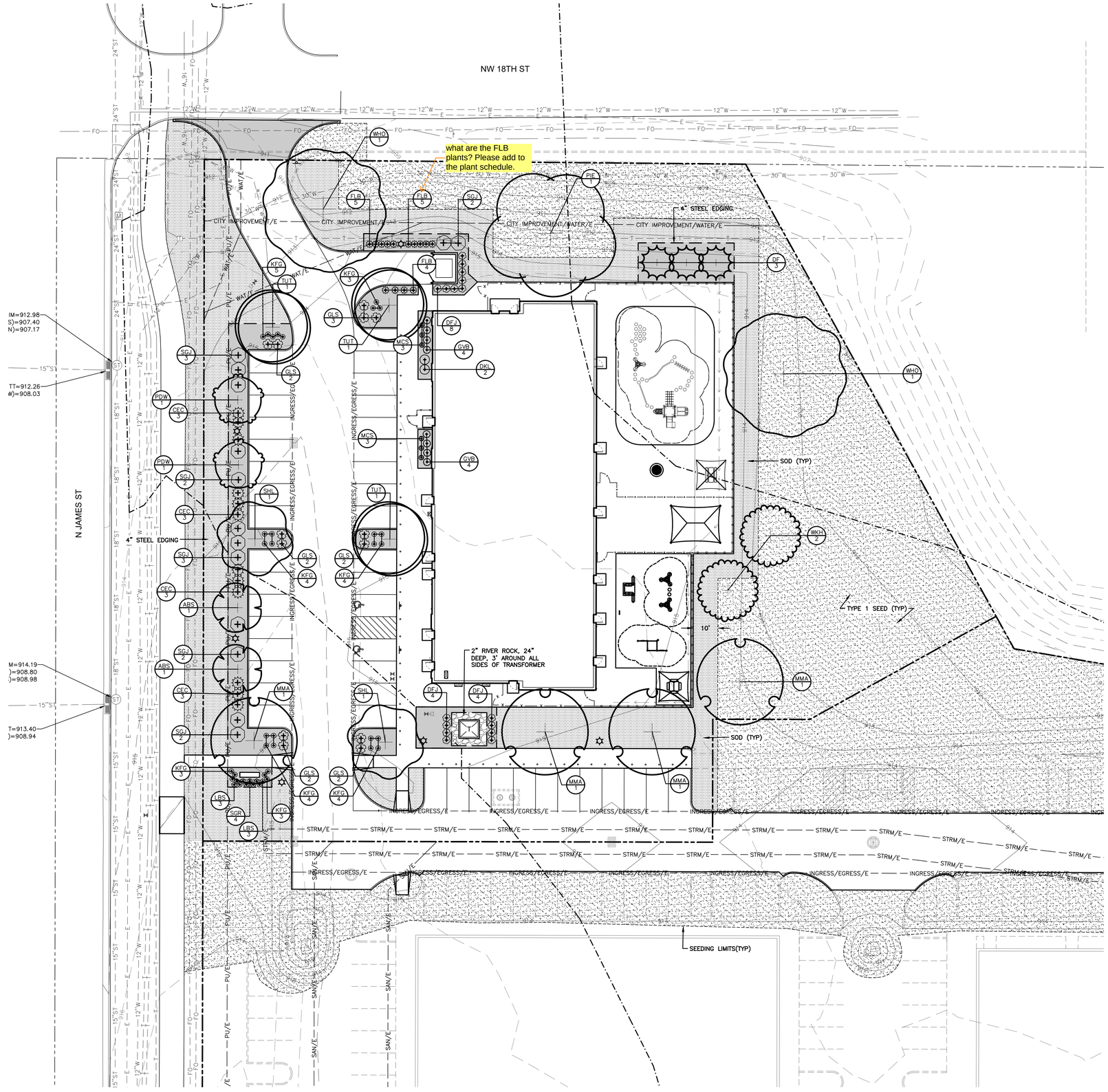
UTILITY PLAN

100 NE 18TH STREET

DATE:
04/17/2025

SHEET NUMBER:
C4.2
2407.526

REVISIONS | DATE



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. 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.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. IN AREAS RECEIVING SHREDDED HARDWOOD MULCH, WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND ALSO IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3" IN AREAS NOT DESIGNATED FOR ROCK MULCH.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA:	72,259 SF (1.66 AC)
REQUIRED OPEN SPACE:	18,065 SF (25%)
PROVIDED OPEN SPACE:	47,632 SF (66%)

OPEN SPACE
TREES AND SHRUBS SHALL BE PROVIDED AT A MINIMUM RATIO OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE, AND SIX SHRUBS FOR EVERY 3,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE AND SIX SHRUBS, AND SHALL BE MAINTAINED IN PERPETUITY.

EVERGREEN TREES SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE EVERGREEN TREE FOR EVERY 6,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF ONE EVERGREEN TREE AND SHALL BE MAINTAINED IN PERPETUITY.

REQUIRED OPEN SPACE PLANTINGS

OVERSTORY TREE	
2 TREES/3,000 SF OF REQ. OPEN SPACE:	12 OVERSTORY TREES
UNDERSTORY TREE	
1 TREE/3,000 SF OF REQ. OPEN SPACE:	6 UNDERSTORY TREES
EVERGREEN TREES	
1 TREE/6,000 SF OF REQ. OPEN SPACE:	3 EVERGREEN TREES
SHRUBS	
6 SHRUBS/3,000 SF OF REQ. OPEN SPACE:	36 SHRUBS

PROVIDED OPEN SPACE PLANTINGS

OVERSTORY TREES:	12 OVERSTORY TREES
UNDERSTORY TREES:	6 UNDERSTORY TREES
EVERGREEN TREES:	3 EVERGREEN TREES
SHRUBS:	83 SHRUBS

PARKING LOT PLANTINGS
ALL OFF STREET PARKING SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAYS. PLANTINGS SHALL BE A MINIMUM OF 36" HIGH AND PROVIDE YEAR ROUND SCREENING. THE MINIMUM PLANTING REQUIREMENTS FOR OFF STREET PARKING AREAS ARE ONE OVERSTORY TREE AND 6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL.

LANDSCAPE ISLANDS	6 ISLANDS

REQUIRED PARKING LOT PLANTINGS

OVERSTORY TREES	
1 TREE PER PARKING LOT ISLAND	6 OVERSTORY TREES
SHRUBS	
6 SHRUBS PER PARKING LOT ISLAND	36 SHRUBS

PROVIDED PARKING LOT PLANTINGS

OVERSTORY TREES:	6 OVERSTORY TREES
SHRUBS:	36 SHRUBS

LANDSCAPE GROUNDCOVERS

1. 3" DEPTH OF 1.5" DIAMETER TRAP ROCK OVER WEED BARRIER FABRIC
2. SOD
3. TYPE 1 SEEDING (TYP)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
DF	3	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	B&B, 6' HEIGHT
OVERSTORY TREES				
MMA	4	MARMO MAPLE	ACER FREEMANII 'MARMO'	B&B, 2.5" CALIPER
PIE	1	PIONEER ELM	ULMUS AMERICANA 'PIONEER'	B&B, 2.5" CALIPER
SHL	2	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 2.5" CALIPER
TUT	3	TULIP TREE	LIRIODENDRON TULIPIFERA	B&B, 2.5" CALIPER
WHO	2	WHITE OAK	QUERCUS ALBA	B&B, 2.5" CALIPER
UNDERSTORY TREES				
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 1.5" CALIPER
PDW	2	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	B&B, 1.5" CALIPER
WKH	2	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	B&B, 1.5" CALIPER
SHRUBS				
CEC	12	COMPACT EUROPEAN CRANBERRYBUSH	VIBURNUM OPULUS 'COMPACTUM'	CONT, 3 GAL
DFJ	16	DAUB'S FROSTED JUNIPER	JUNIPERUS CHINENSIS 'DAUB'S FROSTED'	CONT, 3 GAL
DKL	2	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 3 GAL
GVB	8	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	CONT, 3 GAL
GLS	13	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
MCS	6	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	CONT, 3 GAL
SGJ	18	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
GRASSES				
KFG	34	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
LBS	6	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	CONT, 1 GAL
SGR	4	SWITCH GRASS	PANICUM VIRGATUM	CONT, 1 GAL

N

SCALE
0' 10' 20' 40'

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

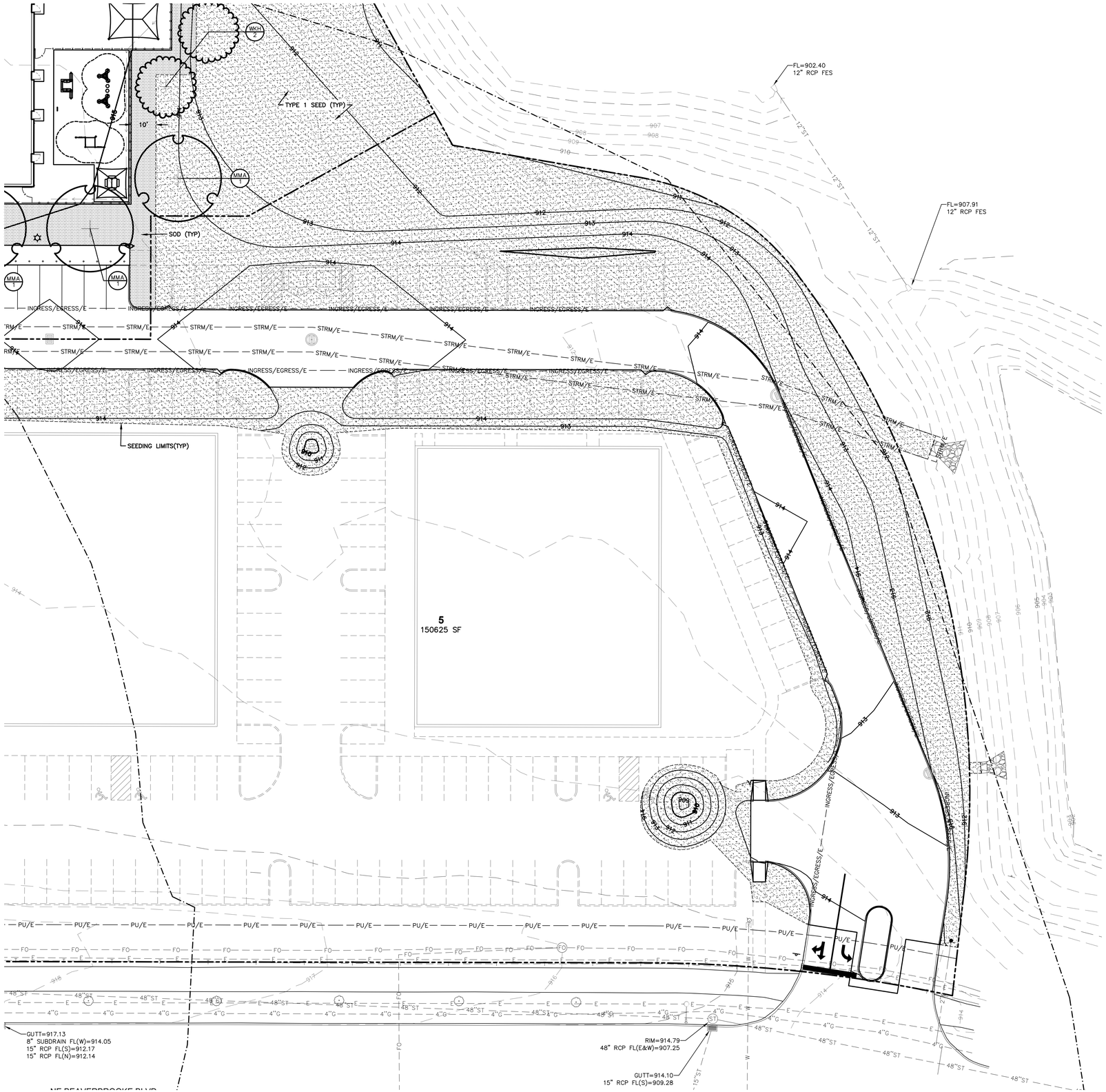
REVISIONS | DATE

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP
LANDSCAPE PLAN
100 NE 18TH STREET

DATE: 04/17/2025
SHEET NUMBER: L1.1
2407.526

FILE: H:\2024\2407526\CIVIL\2407526-SITE.DWG
DATE PLOTTED: 4/17/2025 3:03 PM
PLOT DATE: 4/17/25
PLOTTED BY: ROSS TOWER
TEAM:
COMMENT:
ENG:



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LANDSCAPE ISLANDS 6 ISLANDS

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3. TYPE 1 SEEDING (TYP)

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GLS	13	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
MCS	6	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	CONT, 3 GAL
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LBS	6	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	CONT, 1 GAL
SGR	4	SWITCH GRASS	PANICUM VIRGATUM	CONT, 1 GAL

N

SCALE
0' 10' 20' 40'

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

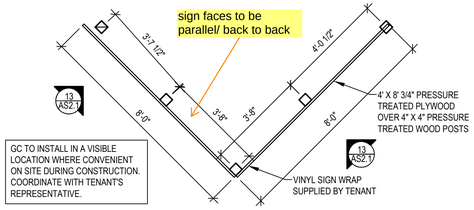
LEARNING CARE GROUP
LANDSCAPE PLAN

100 NE 18TH STREET

DATE: 04/17/2025
SHEET NUMBER: L1.2
2407.526

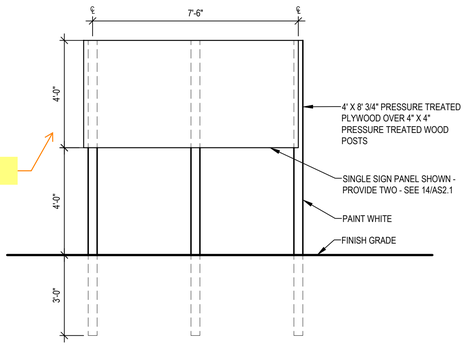
REVISIONS | DATE

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DATE PLOTTED: 4/17/2025 3:03 PM
COMMENT: ENG

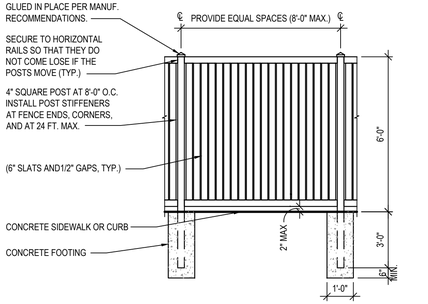


14 AS2.1 "COMING SOON" SIGNAGE PLAN
SCALE: 3/8" = 1'-0"

separate sign permit is required.



13 AS2.1 "COMING SOON" SIGNAGE ELEVATION"
SCALE: 3/8" = 1'-0"

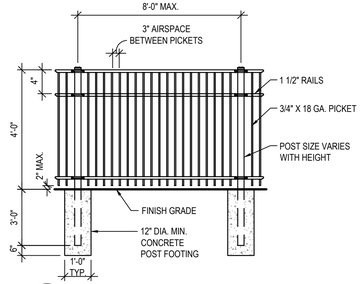


12 AS2.1 SEMI-PRIVATE PVC FENCE
SCALE: NTS

SEMI-PRIVACY FENCE

RAFAB, Inc. (734) 789-8590
Style: Wellington II-Poly Vinyl Chloride (PVC) formulated to resist impact for Ultra Violet (UV) stabilization. Meets or exceed ASTM D 1784.
4" PVC POST CAPS TO MATCH FENCE COLOR

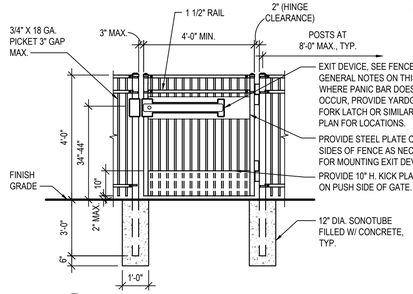
(NO SUBSTITUTIONS ALLOWED)



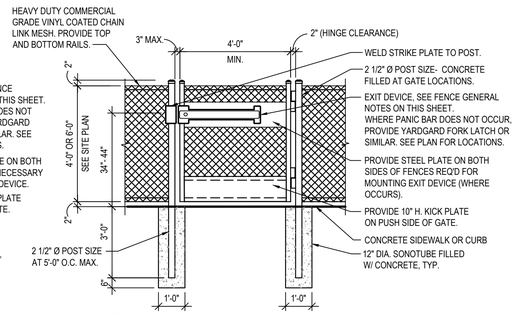
11 AS2.1 ORNAMENTAL FENCE
SCALE: NTS

BLACK ALUMINUM FENCE:
AMERISTAR MONTAGE PLUS
(STYLE: MAJESTIC)

(NO SUBSTITUTIONS ALLOWED)



10 AS2.1 ORNAMENTAL FENCE GATE
SCALE: N.T.S.



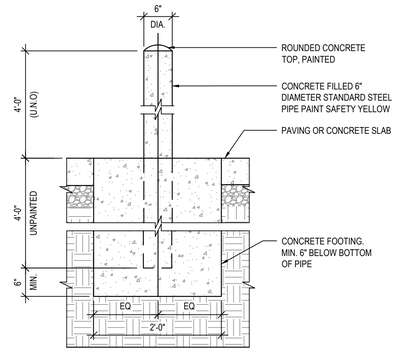
9 AS2.1 CHAIN LINK FENCE GATE
SCALE: NTS

FENCE GENERAL NOTES

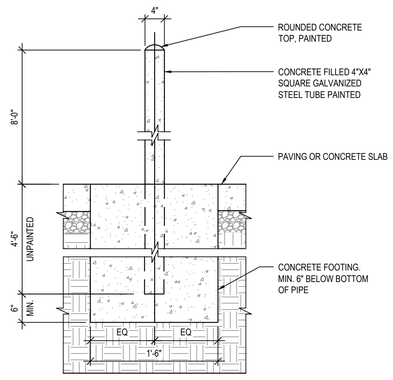
1. MAINTAIN A MAXIMUM 2" GAP ALONG THE BOTTOM OF RAIL OF ANY PERIMETER FENCE, UNLESS THERE ARE ADDITIONAL REQUIREMENTS BY THE STATE LICENSING REGULATIONS.
2. THERE SHALL BE NO OPEN SPACES MEASURING OVER 3" BETWEEN ANY RAILING COMPONENTS, OR BETWEEN RAILING SYSTEM AND EXISTING FLOOR OR WALLS.
3. WEATHERIZED EXIT DEVICE (ALARMED): ADVANTEX V40W-(hand)-360-EBW- (size)-SN1-GTPLKIT with (1) SCHLAGE CYLINDER 20-001.
4. KEY ALL FENCE GATE ALIKE. BUILDING MASTER KEY SHALL ACTIVATE AND DEACTIVATE THESE ALARMS.
5. PROVIDE TYPICAL CLAW FOOT GATE LATCH AT INTERIOR PROPERTY GATES.
6. GC SHALL ENSURE THAT GATE POSTS REMAIN ALIGNED AFTER GATE OPERATION. POST CORE AND FULL FOUNDATIONS SHALL BE PROVIDED PER PLANS.
7. INSTALL SELF CLOSING HINGES AT GATES W/ PANIC HARDWARE REFER TO SITE PLAN FOR LOCATIONS.
8. FASTEN ALL BOLTS AND NUTS TIGHTLY. BOLTS SHALL BE CUT FLUSH. INSTALL LOCK WASHERS OR SELF-LOCKING NUTS TO PREVENT BOLTS FROM LOOSENING. FOLLOW CPSC'S GUIDELINES.
9. ALL FENCE POST CAPS SHALL BE SECURED TO POSTS, TYP.

GENERAL NOTES

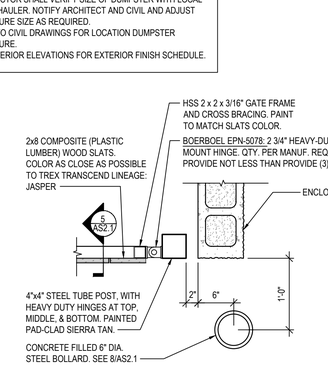
1. CONTRACTOR SHALL VERIFY SIZE OF DUMPSTER WITH LOCAL WASTE HAULER. NOTIFY ARCHITECT AND CIVIL AND ADJUST ENCLOSURE SIZE AS REQUIRED.
2. REFER TO CIVIL DRAWINGS FOR LOCATION DUMPSTER ENCLOSURE.
3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH SCHEDULE.



8 AS2.1 DETAIL AT PIPE BOLLARD
SCALE: 3/8" = 1'-0"

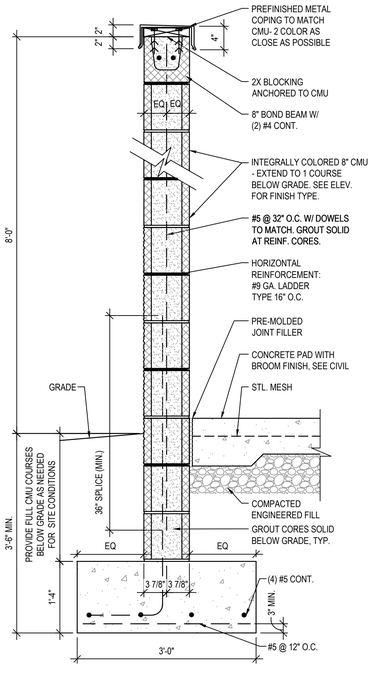


7 AS2.1 DETAIL AT GATE POST
SCALE: 3/8" = 1'-0"

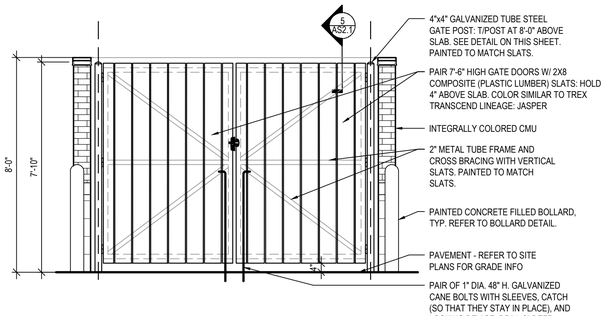


6 AS2.1 TRASH ENCLOSURE GATE
SCALE: 1" = 1'-0"

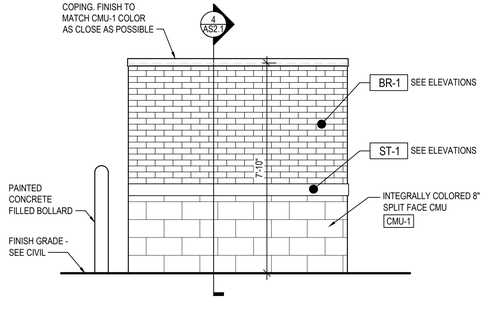
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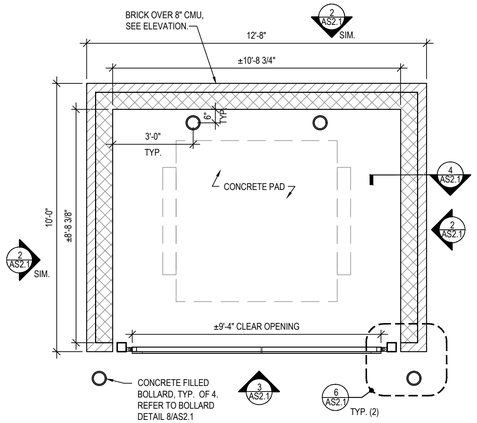
4 AS2.1 TRASH ENCLOSURE WALL SECTION
SCALE: 1" = 1'-0"



3 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



2 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



1 AS2.1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

BEQ ARCHITECT
Brian E. Quinn, Architect
17710 Detroit Avenue • Lakewood, Ohio 44107
Phone (216) 521-5134 • Fax (216) 521-4624 • www.bqarchitects.com

CHILDREN'S COURTYARD - GRIMES

NE BEAVERBROOKE BLVD.
GRIMES, IA 50111

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO BEQ ARCHITECT.
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REVISIONS

#	DATE	TYPE
-	2025-04-25	PERMIT SET
1		
2		
3		
4		
5		
6		
7		
8		
9		

SITE DETAILS

DATE 04/25/2025

JOB NO. 25012

AS2.1
SHEET NO.

PRELIMINARY PLAT/SITE PLAN FOR:

LEARNING CARE GROUP

100 NE 18TH STREET
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1–C2.2	DIMENSION PLAN
C3.1–C3.3	GRADING PLAN
C3.4	EROSION & SEDIMENT CONTROL PLAN
C4.1–C4.2	UTILITY PLAN
L1.1–L1.2	LANDSCAPE PLAN

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 (UAC)
- MINIMUM PROTECTION ELEVATION MPE

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

OWNER
PJC FAMILY TRUST
318 SE 64TH ST
PLEASANT HILL, IA 50327

APPLICANT
OPPIDAN
400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331
CONTACT: PAUL TUCCI
EMAIL: PAUL@OPPIDAN.COM
PH: (612) 578-3615

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT
ADA ARCHITECTS
17710 DETROIT AVE
LAKEWOOD, OH 44107
CONTACT: JAVIER CORA
EMAIL: JCORA@ADAARCHITECTS.COM
PH: (216) 920-3130

DATE OF SURVEY
02/24/2025

FLOOD ZONE CLASSIFICATION
SUBJECT PROPERTY IS LOCATED IN ZONE 'AE' AND 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF GRIMES, POLK COUNTY , IOWA, COMMUNITY PANEL NUMBER 19153C0160F WITH A REVISION DATE OF FEBRUARY 1, 2019.

LEGAL DESCRIPTION
LOT 5 HERITAGE AT GRIMES PLAT 2

ZONING
R-4 (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT)
*C-1 (COMMERCIAL PER HERITAGE PUD REGULATIONS)

BENCHMARKS
BURY BOLT ON HYDRANT AT SOUTHEAST CORNER OF SITE.
ELEVATION = 916.21

BURY BOLT ON HYDRANT AT SOUTHEAST CORNER OF THE INTERSECTION OF HIGHWAY 44 AND SE GATEWAY DRIVE.
ELEVATION = 940.44

SUBMITTAL DATES

FIRST SUBMITTAL:	03/10/2025
REVIEW SET:	03/21/2025
SECOND SUBMITTAL:	04/02/2025
THIRD SUBMITTAL:	04/17/2025
FOURTH SUBMITTAL:	05/21/2025

DEVELOPMENT SUMMARY

SITE AREA	5.12 ACRES (222,885 SF)	
SETBACKS		
MINIMUM SETBACKS:		
ADJACENT TO BEAVERBROOKE BLVD:	20'	
ALL OTHERS:	0'	
FUTURE LOT 1	1.94 ACRES (84,352 SF)	
ANTICIPATED NUMBER OF STAFF:	26	
ANTICIPATED NUMBER OF CHILDREN:	149	
BUILDING GROSS FLOOR AREA: 10,273 SF		
IMPERVIOUS AREA		
BUILDING & ASSOCIATED IMPERVIOUS:	10,309 SF	
PARKING AREAS:	17,424 SF	
SIDEWALK:	9,323 SF	
PLAYGROUND AREA:	3,803 SF	
	40,859 SF	
REQUIRED OPEN SPACE:	21,088 SF (25%)	
PROVIDED OPEN SPACE:	43,493 SF (52%)	
PARKING REQUIRED		
3 SPACES/1,000 SF OF GFA: (CHILDCARE FACILITY)	31 SPACES	
PARKING PROVIDED		
STANDARD PARKING:	40 SPACES	
ACCESSIBLE PARKING:	2 SPACES	
	42 SPACES	
FUTURE LOT 2	3.18 ACRES (138,531 SF)	
IMPERVIOUS AREA		
FUTURE BUILDINGS:	22,314 SF	
PARKING/FUTURE PARKING AREAS:	62,022 SF	
SIDEWALK/FUTURE SIDEWALK:	10,912 SF	
	95,248 SF	
REQUIRED OPEN SPACE:	34,633 SF (25%)	
PROVIDED OPEN SPACE:	43,283 SF (31%)	
FUTURE PARKING REQUIRED		
6 SPACES/1,000 SF OF GFA: (FLEXIBLE SPACE; RETAIL/OFFICE)	134 SPACES	
FUTURE PARKING PROVIDED		
STANDARD PARKING:	157 SPACES	
ACCESSIBLE PARKING:	6 SPACES	
	163 SPACES	

CONSTRUCTION SCHEDULE
ANTICIPATED START DATE = 06/01/2025
ANTICIPATED FINISH DATE = 06/01/2026

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

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.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2407.526

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.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

IOWA PROFESSIONAL LANDSCAPE ARCHITECT KEITH D. WEGGEN 00442 — PRELIMINARY NOT FOR CONSTRUCTION

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.

KEITH D. WEGGEN, ASLA — DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
L-SHEETS

IOWA PROFESSIONAL ENGINEER JOHN PATRICK BECKER 25523 — PRELIMINARY NOT FOR CONSTRUCTION

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.

JOHN PATRICK BECKER, PE — DATE

LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C-SHEETS

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

LEARNING CARE GROUP
COVER SHEET
100 NE 18TH STREET
GRIMES, IOWA

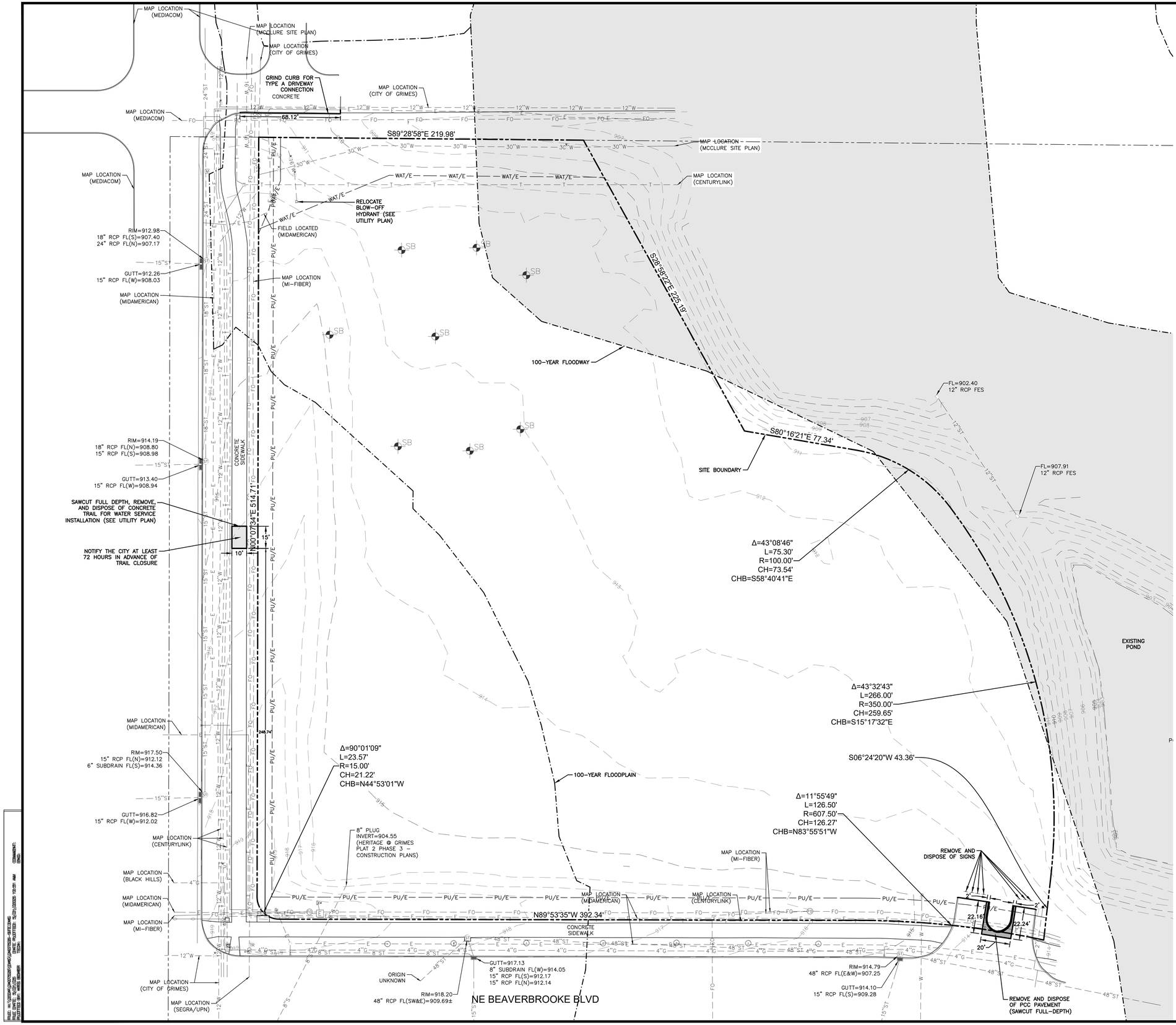
DATE:
05/21/2025
SHEET NUMBER:
C0.1
2407.526

DATE
REVISIONS

FILE: N:\2024\2407526\DWG\2407526-SITE.DWG
FILE DATE: 5/21/25
PLOTTED BY: KRIS BOWER
DATE PLOTTED: 5/21/2025 10:51 AM
COMMENT: ENG-
TECH-

DEMOLITION NOTES

1. 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.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. 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.
5. 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.
6. 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.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. 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.
10. 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.



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

100 NE 18TH STREET

DATE:
05/21/2025

SHEET NUMBER:
C1.1
2407.526

GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
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.
20. A SEPARATE SIGN PERMIT IS REQUIRED AND THE LOCATION OF THE MONUMENT SIGN WILL BE FINALIZED WITH THE SIGN PERMIT.

CITY OF GRIMES GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
3. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
5. 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.
6. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
7. 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.
8. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
9. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
10. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
11. 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.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.	
2. TRAIL	6" P.C.C.	
3. STANDARD DUTY PAVING	6" P.C.C.	
4. ROW PAVING	8" P.C.C	

NE 18TH ST
N JAMES ST
EXISTING 10' PUBLIC SHARED USE PATH
STOP SIGN (R1-1)
FUTURE STREET CURB LINE (BY CITY)
INTEGRAL 8" P.C.C. CURB (TYP.)
PROPOSED CITY IMPROVEMENT EASEMENT
CITY IMPROVEMENT/E
CITY IMPROVEMENT/WATER/E
WAT/E
STRM/E
SAN/E
PU/E
INGRESS/EGRESS/E
20' REINFORCED P.C.C. APRON
TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWINGS)
0"-6" CURB TRANSITION
TRANSFORMER PAD (COORDINATE WITH UTILITY PROVIDER)
6' HIGH BLACK VINYL COATED CHAIN LINK FENCE AND GATE (SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION)
4' HIGH BLACK VINYL COATED CHAIN LINK FENCE AND GATE WITH LATCH
PROPOSED 25' INGRESS/EGRESS EASEMENT
INTEGRAL P.C.C. CURB AND SIDEWALK
AREA LIGHT (TYP.)
BOLLARD (5'-6" O.C. TYPICAL)
SIDEWALK (TYP)
KNOX BOX
PRESCHOOL 10,273 SF
FUT LOT 1
84352 SF
1.94 AC
INFANT/TODDLER PLAYGROUND
PRESCHOOL PLAYGROUND
6' BLACK VINYL COATED CHAIN LINK FENCE (TYP.)
6' HIGH WHITE SEMI-PRIVATE PVC FENCE (TYP)
ORNAMENTAL FENCE WITH 4' WIDE GATE (SEE ARCHITECTURAL DRAWINGS)
MONUMENT SIGN LOCATION
ADA VAN PARKING SIGN ON BOLLARD
4" PAINTED PARKING STRIPING (24" O.C. @ 45° TYP)
TRAIL (TYP)
RAMP (TYP.)
MAILBOX PAD FOR SINGLE CLUSTER BOX UNIT
EXITING 10' PUE
PROPOSED 30' PRIVATE SANITARY SEWER EASEMENT
PROPOSED 10' PRIVATE STORM SEWER EASEMENT
PROPOSED 9.97' PRIVATE STORM SEWER EASEMENT
PROPOSED LOT LINE
P.C.C. EDGE, NO CURB (TYPICAL
100-YEAR FLOODWAY
100-YEAR FLOODPLAIN
EXISTING LOT LINE
FUTURE LOT LINE
FUTURE BUILDING 13,314 SF
FUT LOT 2
138531 SF
3.18 AC
FUTURE BUILDING 9,000 SF
SCALE 0' 10' 20' 40'

FILE: I:\GRIMES\LEARNING\GRIMES\CONSTRUCTION\...STE PLAN.DWG
PLOT DATE: 5/20/2025 DRVR: PLOTTED: 5/20/2025 10:53:31 AM COMMENT:
PLOTTED BY: ANGELO BONANNI TECH:

REVISIONS	DATE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

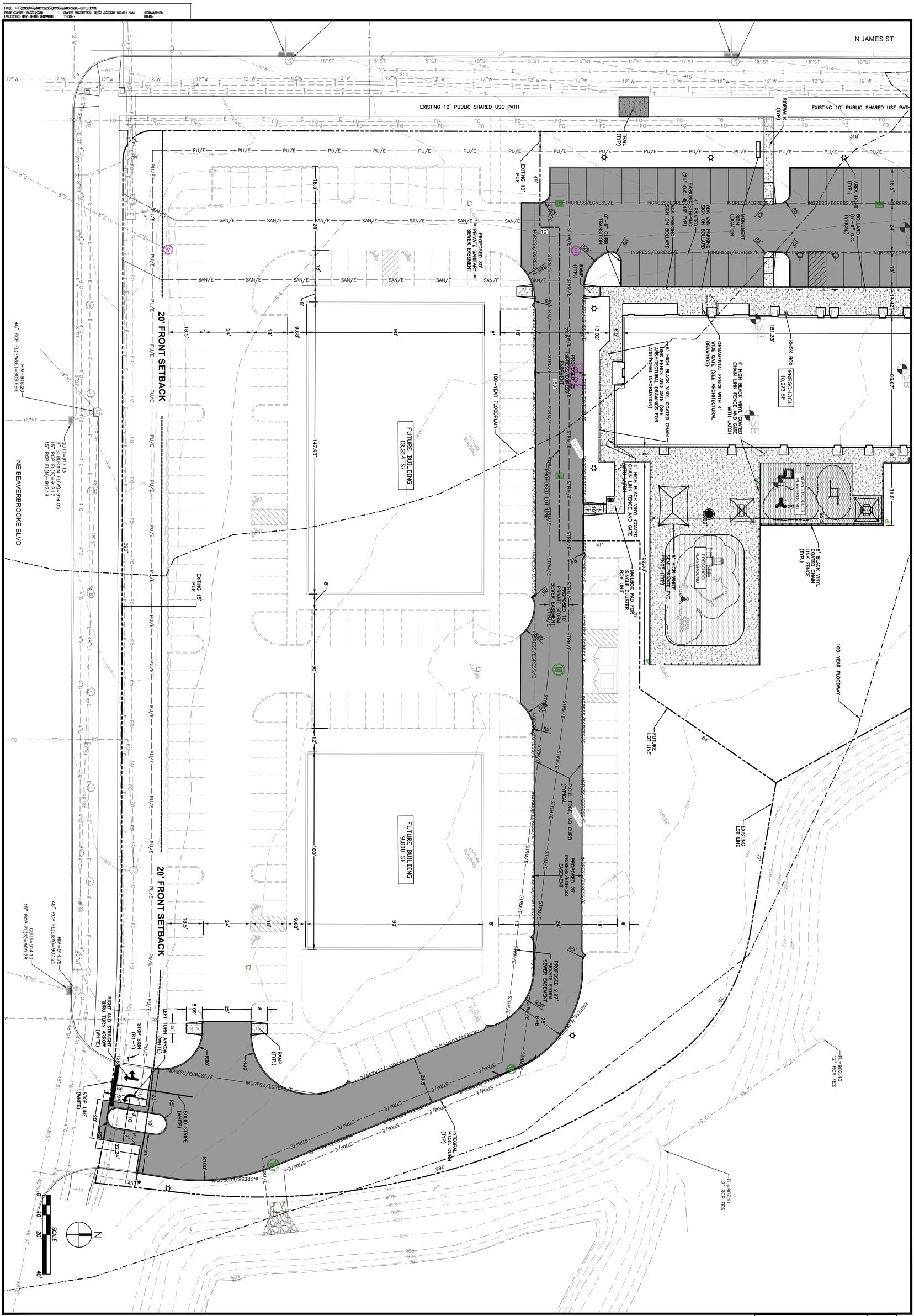
CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

LEARNING CARE GROUP
DIMENSION PLAN

100 NE 18TH STREET

DATE: 05/21/2025
SHEET NUMBER: C2.1
2407.526



LEARNING CARE GROUP

DIMENSION PLAN

100 NE 18TH STREET

GRIMES, IOWA

DATE: 05/21/2025

SHEET NUMBER: C2.2

2407.526

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:

DRAFTED:

REVISIONS	DATE

GENERAL 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 MOST RECENT EDITION OF THE SUDAS 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 PAVEMENT 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.

TRAFFIC CONTROL NOTES

ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.

THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.

SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.

THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES..

ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

NE 18TH ST

N JAMES ST

FUT LOT 1
84352 SF
1.94 AC

FUT LOT 2
138531 SF
3.18 AC

F.F.E.=915.50

SEE GRADING ENLARGEMENT #1 ON SHEET C3.3

SEE GRADING ENLARGEMENT #2 ON SHEET C3.3

SEE GRADING ENLARGEMENT #3 ON SHEET C3.3

SCALE
0' 10' 20' 40'

N

PREP: H:\CIVIL\2407\526\DWG\SHEETS\526-SHEET.DWG
PREP. DATE: 5/20/2025
PLOTTED: 5/20/2025 10:25:31 AM
PLOTTED BY: HANS SEAMER

COMMENT:
DWG:

DATE
REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:
DRAFTED:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP

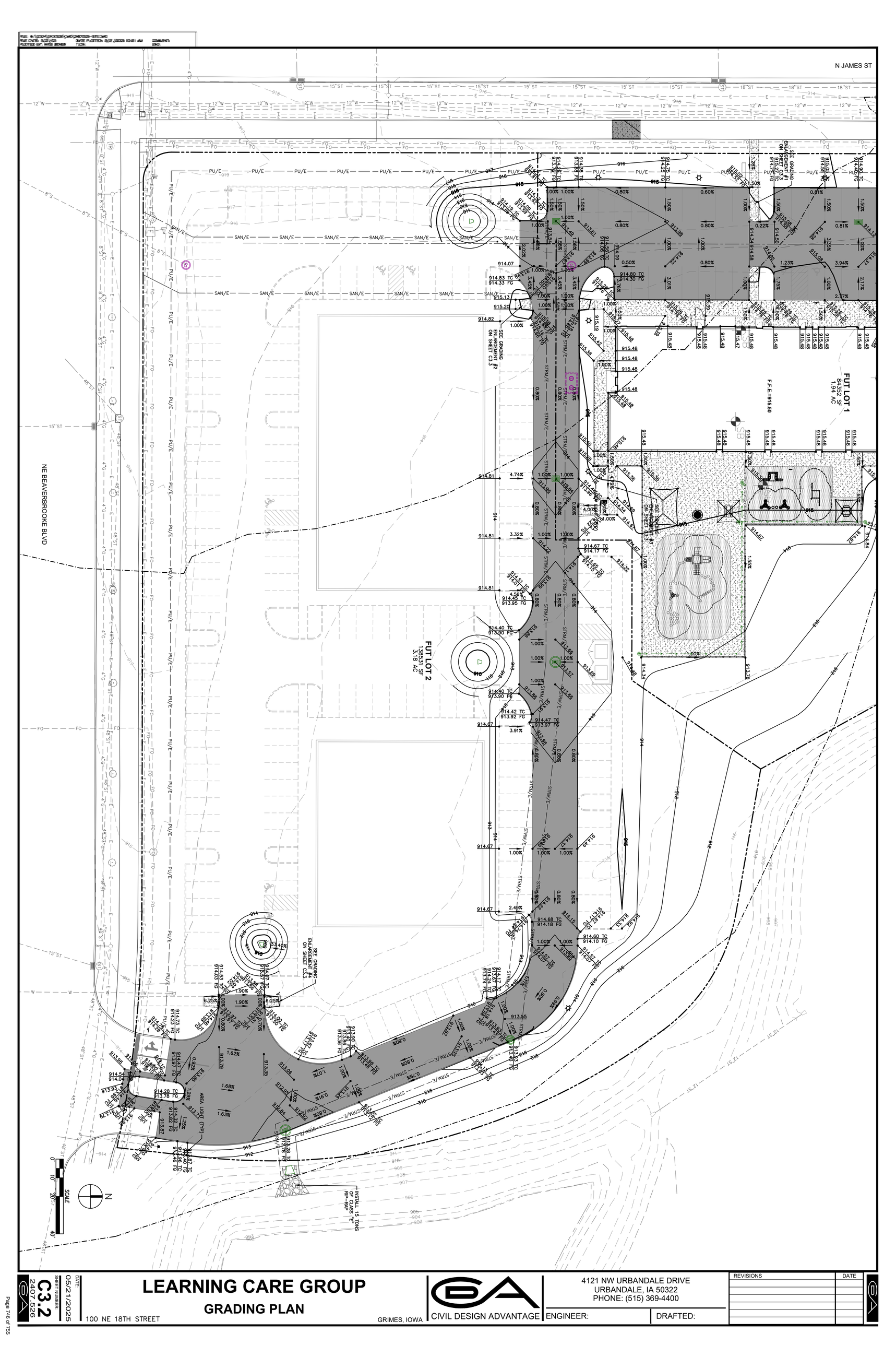
GRADING PLAN

100 NE 18TH STREET

DATE:
05/21/2025

SHEET NUMBER:
C3.1

2407.526



LEARNING CARE GROUP

GRADING PLAN

100 NE 18TH STREET

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:

DRAFTED:

REVISIONS	DATE

DATE: 05/21/2025

SHEET NUMBER: C3.2

2407.526

1 GRADING ENLARGEMENT #1

SCALE 0' 5' 10' 20'

2 GRADING ENLARGEMENT #2

SCALE 0' 5' 10' 20'

3 GRADING ENLARGEMENT #3

SCALE 0' 5' 10' 20'

4 GRADING ENLARGEMENT #4

SCALE 0' 5' 10' 20'

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DATE | REVISIONS

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

LEARNING CARE GROUP

GRADING PLAN

100 NE 18TH STREET

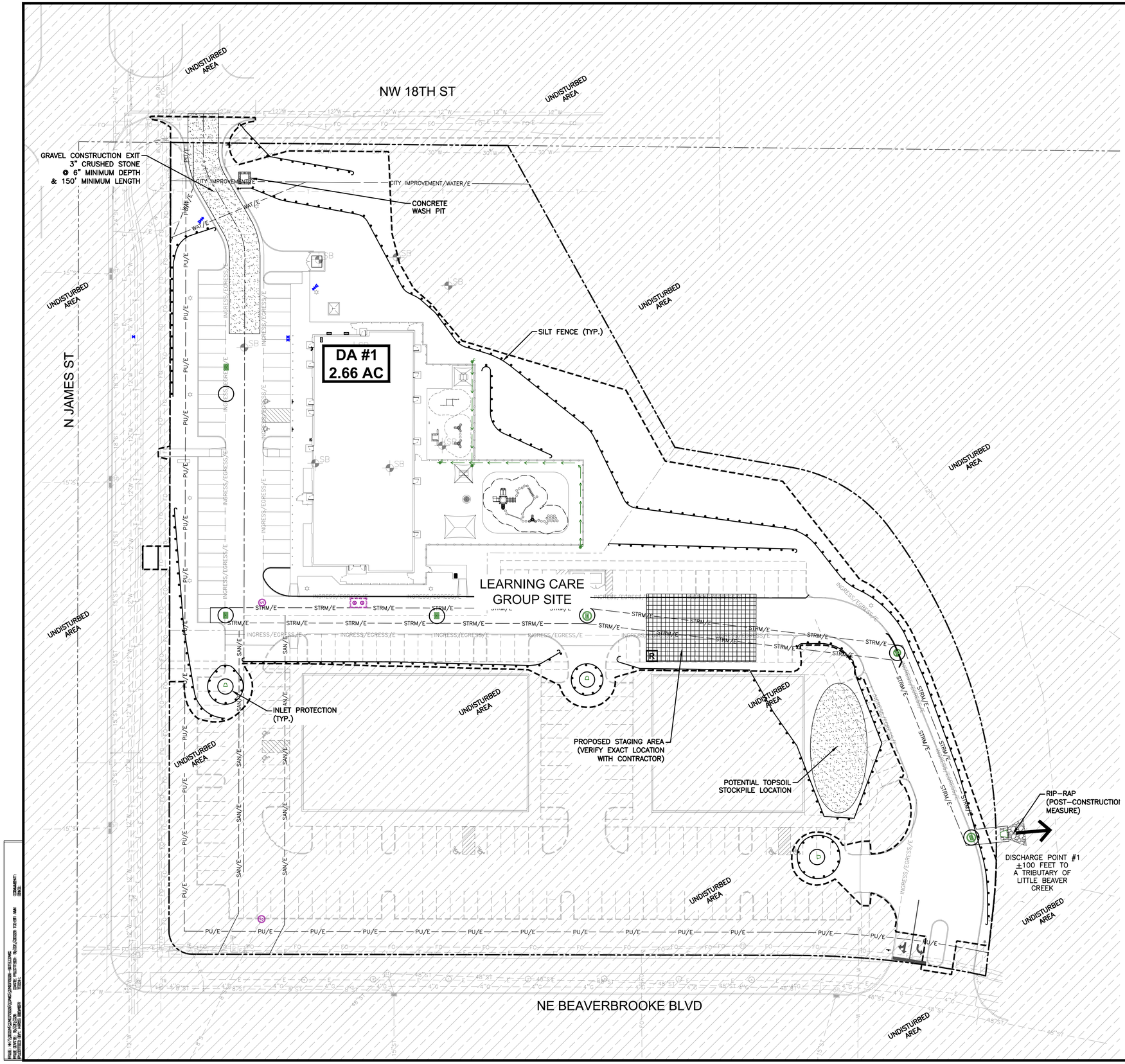
DATE: 05/21/2025

SHEET NUMBER: C3.3

2407.526

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FILE DATE: 5/20/2025 DATE PLOTTED: 5/20/2025 10:25:31 AM
PLOTTED BY: ANGIE SAWYER TEAM:

COMMENTARY:
ERRO:



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2158
2	TYPE 4 SEED	AC	2.66
3	INLET PROTECTION DEVICES	EA	9
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±3000 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.66 ACRES
STORAGE VOLUME REQUIRED (2.66 OF ACRES*3600 CU FT)	9,576 CU FT
VOLUME PROVIDED IN SILT FENCE (2,158 LF @ 4.5 CU FT/LF OF FENCE)	9,711 CU FT
TOTAL VOLUME PROVIDED	9,711 CU FT

NOTES:

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 SEEDED 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.

SWPPP LEGEND

- DRAINAGE ARROW (X.XX %)
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM (R)
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT TRAP (TST #)
- TEMPORARY SEDIMENT BASIN (TSB #)

N

SCALE 0' 15' 30' 60'

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DATE | REVISIONS | DRAFTED: | ENGINEER:

CIVIL DESIGN ADVANTAGE

LEARNING CARE GROUP

EROSION & SEDIMENT CONTROL PLAN

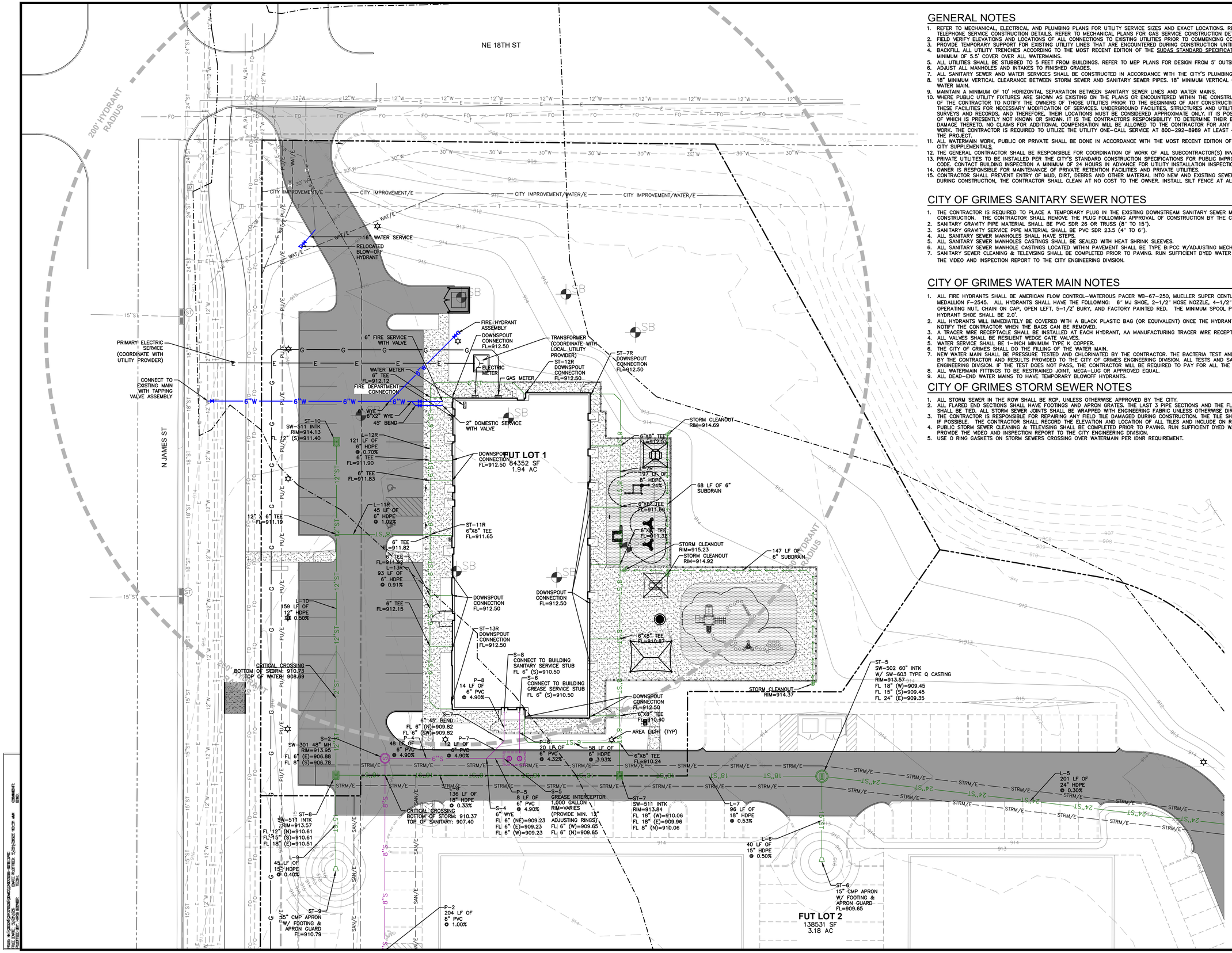
100 NE 18TH STREET
GRIMES, IOWA

DATE: 05/21/2025

SHEET NUMBER: C3.4

2407.526

FILE: H:\CIVIL\PROJECTS\2024\2407.526\CAD\SHEETS\EROSION_SHEET.DWG
FILE DATE: 5/20/2025
PLOTTED BY: ANGIE SCHAUER
DATE PLOTTED: 5/20/2025 10:25:31 AM
TEAM:
COMMENTS:



GENERAL NOTES

1. 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.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. 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 CONTRACTORS 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.
11. 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.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. 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.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. 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.

CITY OF GRIMES SANITARY SEWER NOTES

1. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
2. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
3. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
4. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
5. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
6. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
7. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

CITY OF GRIMES WATER MAIN NOTES

1. 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 FOLLOWNG: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST 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'.
2. 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.
3. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
4. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
5. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. 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.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
9. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

CITY OF GRIMES STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. 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.
3. 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.
4. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
5. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

UTILITY QUANTITIES

NO.	ITEM DESCRIPTION	QUANTITY	UNIT
1	2" WATER SERVICE	16	LF
2	6" WATER SERVICE	130	LF
3	16" WATER SERVICE	7	LF
4	6"X6" WATER WYE	1	EA
5	6"X4" WATER WYE	1	EA
6	2" GATE VALVE	1	EA
7	6" GATE VALVE	2	EA
8	HYDRANT ASSEMBLY	1	EA
9	SW-301 48" MANHOLE	2	EA
10	6" SANITARY SEWER	102	LF
11	8" SANITARY SEWER	204	LF
12	6" SANITARY WYE	1	EA
13	6" SANITARY 45° BEND	2	EA
14	1,000 GALLON GREASE INTER.	1	EA
15	6" SUBDRAIN	215	LF
16	6" STORM SEWER	410	LF
17	8" STORM SEWER	242	LF
18	12" STORM SEWER	159	LF
19	15" STORM SEWER	185	LF
20	15" APRON	3	EA
21	18" STORM SEWER	232	LF
22	24" STORM SEWER	328	LF
23	30" STORM SEWER	22	LF
24	30" APRON	1	EA
25	6"X6" STORM SEWER TEE	6	EA
26	8"X6" STORM SEWER TEE	7	EA
27	SW-501 INTAKE	1	EA
28	SW-502 48" INTAKE	1	EA
29	SW-502 60" INTAKE	2	EA
30	SW-511 INTAKE	3	EA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

NO.	REVISIONS	DATE

LEARNING CARE GROUP

UTILITY PLAN

100 NE 18TH STREET
GRIMES, IOWA

DATE: 05/21/2025
SHEET NUMBER: C4.1
2407.526

FILE: I:\CIVIL\GRIMES\2407526\CAD\PLOT\C4.1_UTILITY.DWG
PLOT DATE: 05/21/2025
PLOTTED BY: MARC BRAMER
COMMENT:
BRAD:

N JAMES ST

NE BEAVERBROOKE BLVD

FUT LOT 1
84352 SF
1.94 AC

FUT LOT 2
138531 SF
3.18 AC

SW-511 INTK
RIM=914.13
FL 12" (S)=911.40

L-12R
121 LF OF
6" HDPE
@ 0.70%

6" TEE
FL=911.90

6" TEE
FL=911.83

DOWNSPOUT
CONNECTION
FL=912.50

L-11R
45 LF OF
6" HDPE
@ 1.02%

12" X 6" TEE
FL=911.19

ST-11R
6"X8" TEE
FL=911.65

6" TEE
FL=911.82

6" TEE
FL=911.82

L-13R
93 LF OF
6" HDPE
@ 0.91%

L-10
159 LF OF
12" HDPE
@ 0.50%

6" TEE
FL=912.15

DOWNSPOUT
CONNECTION
FL=912.50

ST-13R
DOWNSPOUT
CONNECTION
FL=912.50

CRITICAL CROSSING
BOTTOM OF STORM: 910.73
TOP OF WATER: 908.69

S-8
CONNECT TO BUILDING
SANITARY SERVICE STUB
FL 6" (S)=910.50

S-6
CONNECT TO BUILDING
GREASE SERVICE STUB
FL 6" (S)=910.50

P-8
14 LF OF
6" PVC
@ 4.90%

DOWNSPOUT
CONNECTION
FL=912.50

S-7
6" 45° BEND
FL 6" (N)=909.82
FL 6" (SW)=909.82

6"X8" TEE
FL=910.40

AREA LIGHT (TYP)

P-7
12 LF OF
6" PVC
@ 4.90%

P-4
48 LF OF
6" PVC
@ 4.90%

S-2
SW-301 48" MH
RIM=913.95
FL 6" (E)=906.88
FL 8" (S)=906.78

P-8
20 LF OF
6" PVC
@ 4.32%

58 LF OF
6" HDPE
@ 3.93%

6"X8" TEE
FL=910.24

ST-5
SW-502 60" INTK
W/ SW-503 TYPE Q CASTING
RIM=913.57
FL 18" (W)=909.45
FL 15" (S)=909.45
FL 24" (E)=909.35

STORM CLEANOUT
RIM=914.37

L-5
201 LF OF
24" HDPE
@ 0.30%

ST-4
SW-502 48" INTK
TC=913.93
FL 24" (W)=908.75
FL 24" (S)=908.65

S-4
6" WYE
FL 6" (NE)=909.23
FL 6" (E)=909.23
FL 6" (W)=909.23

P-5
8 LF OF
6" PVC
@ 4.90%

S-5
GREASE INTERCEPTOR
1,000 GALLON
RIM=VARIES
(PROVIDE MIN. 12"
ADJUSTING RINGS)
FL 6" (W)=909.65
FL 6" (N)=909.65

L-8
136 LF OF
18" HDPE
@ 0.33%

CRITICAL CROSSING
BOTTOM OF STORM: 910.37
TOP OF SANITARY: 907.40

ST-7
SW-511 INTK
RIM=913.84
FL 18" (W)=910.06
FL 18" (E)=909.96
FL 8" (N)=910.06

L-7
96 LF OF
18" HDPE
@ 0.53%

ST-8
SW-511 INTK
RIM=913.57
FL 12" (N)=910.61
FL 15" (S)=910.61
FL 18" (E)=910.51

L-9
45 LF OF
18" HDPE
@ 0.40%

L-6
40 LF OF
15" HDPE
@ 0.50%

ST-6
15" CMP APRON
W/ FOOTING &
APRON GUARD
FL=909.65

ST-9
15" CMP APRON
W/ FOOTING &
APRON GUARD
FL=910.79

P-2
204 LF OF
8" PVC
@ 1.00%

GAS SERVICE
(COORDINATE WITH
THE CITY GRIMES)

SW-301 48" MH
RIM=916.85
FL 8" (N)=904.74
FL 8" (SW)=904.55

P-26
138 LF OF
EX 8" PVC
@ 1.40%

L-4
127 LF OF
24" HDPE
@ 0.35%

L-3
100 LF OF
15" HDPE
@ 0.50%

ST-3
15" CMP APRON
W/ FOOTING &
APRON GUARD
FL=908.71

L-2
22 LF OF
30" HDPE
@ 0.50%

ST-1
30" CMP APRON
W/ FOOTING &
APRON GUARD
FL=908.00

ST-2
SW-502 60" INTK
TC=913.28
FL 15" (W)=908.21
FL 24" (N)=908.21
FL 30" (E)=908.11

AREA LIGHT (TYP)

68 LF OF 6"
SUBDRAIN

147 LF OF
6" SUBDRAIN

STORM CLEANOUT
RIM=915.23

STORM CLEANOUT
RIM=914.92

6"X8" TEE
FL=911.67

6"X6" TEE
FL=911.37

6"X8" TEE
FL=910.87

L-1R
197 LF OF
8" HDPE
@ .24%

RIM=914.69

6"X8" TEE
FL=912.09

2" DOMESTIC SERVICE
WITH VALVE

DOWNSPOUT
CONNECTION
FL=912.50

DOWNSPOUT
CONNECTION
FL=912.50

FIRE HYDRANT

FIRE HYDRANT

SCALE
0' 10' 20' 40'

N

PROJECT PATH: H:\2024\2407526\CAD\CIVIL\2407526 - SITE.DWG
PLOT DATE: 05/20/2025
PLOTTED BY: Hans Stenger

COMMENT:
BINDER:

DATE
REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:
DRAFTED:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

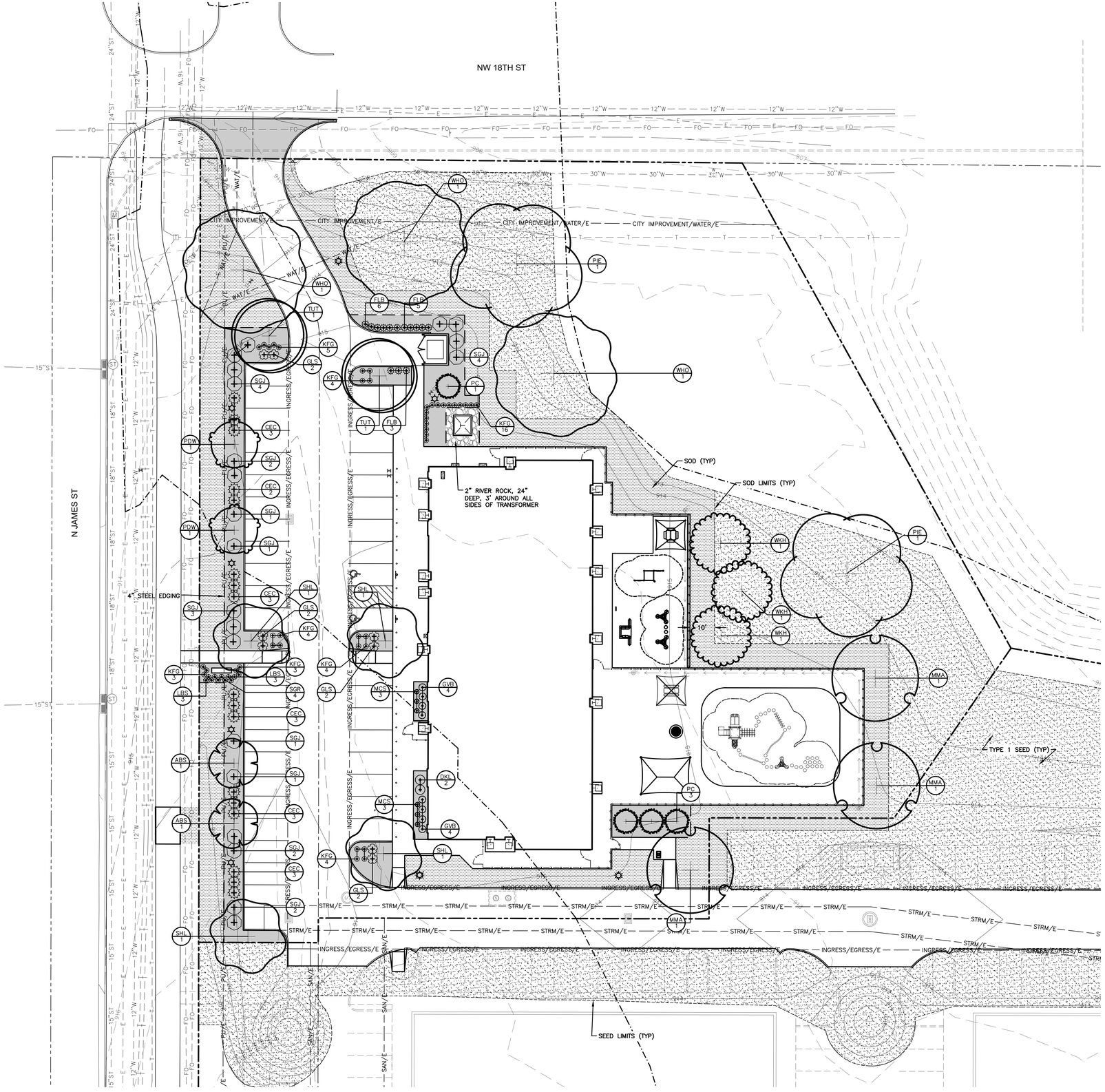
LEARNING CARE GROUP
100 NE 18TH STREET

UTILITY PLAN

DATE:
05/21/2025

SHEET NUMBER:
C4.2

2407.526



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. 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.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. IN AREAS RECEIVING SHREDDED HARDWOOD MULCH, WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND ALSO IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3" IN AREAS NOT DESIGNATED FOR ROCK MULCH.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA:	84,350 SF (1.94 AC)
REQUIRED OPEN SPACE:	21,088 SF (25%)
PROVIDED OPEN SPACE:	56,546 SF (67%)

OPEN SPACE
TREES AND SHRUBS SHALL BE PROVIDED AT A MINIMUM RATIO OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE, AND SIX SHRUBS FOR EVERY 3,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE AND SIX SHRUBS, AND SHALL BE MAINTAINED IN PERPETUITY.

EVERGREEN TREES SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE EVERGREEN TREE FOR EVERY 6,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF ONE EVERGREEN TREE AND SHALL BE MAINTAINED IN PERPETUITY.

REQUIRED OPEN SPACE PLANTINGS

OVERSTORY TREE	
2 TREES/3,000 SF OF REQ. OPEN SPACE:	14 OVERSTORY TREES
UNDERSTORY TREE	
1 TREE/3,000 SF OF REQ. OPEN SPACE:	7 UNDERSTORY TREES
EVERGREEN TREES	
1 TREE/6,000 SF OF REQ. OPEN SPACE:	4 EVERGREEN TREES
SHRUBS	
6 SHRUBS/3,000 SF OF REQ. OPEN SPACE:	76 SHRUBS

PROVIDED OPEN SPACE PLANTINGS

OVERSTORY TREES:	14 OVERSTORY TREES
UNDERSTORY TREES:	7 UNDERSTORY TREES
EVERGREEN TREES:	4 EVERGREEN TREES
SHRUBS:	89 SHRUBS

PARKING LOT PLANTINGS
ALL OFF STREET PARKING SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAYS. PLANTINGS SHALL BE A MINIMUM OF 36" HIGH AND PROVIDE YEAR ROUND SCREENING. THE MINIMUM PLANTING REQUIREMENTS FOR OFF STREET PARKING AREAS ARE ONE OVERSTORY TREE AND 6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL.

LANDSCAPE ISLANDS	6 ISLANDS

REQUIRED PARKING LOT PLANTINGS

OVERSTORY TREES	
1 TREE PER PARKING LOT ISLAND	6 OVERSTORY TREES
SHRUBS	
6 SHRUBS PER PARKING LOT ISLAND	36 SHRUBS

PROVIDED PARKING LOT PLANTINGS

OVERSTORY TREES:	6 OVERSTORY TREES
SHRUBS:	33 SHRUBS

LANDSCAPE GROUNDCOVERS

1. 3" DEPTH OF 1.5" DIAMETER TRAP ROCK OVER WEED BARRIER FABRIC
2. SOD
3. TYPE 1 SEEDING (TYP)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PC	4	COLORADO SPRUCE	PICEA PUNGENS	B&B, 6' HEIGHT
OVERSTORY TREES				
MMA	3	MARMO MAPLE	ACER FREEMANII 'MARMO'	B&B, 2.5" CALIPER
PIE	2	PIONEER ELM	ULMUS AMERICANA 'PIONEER'	B&B, 2.5" CALIPER
SHL	4	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 2.5" CALIPER
TUT	2	TULIP TREE	LIRIODENDRON TULIPIFERA	B&B, 2.5" CALIPER
WHO	3	WHITE OAK	QUERCUS ALBA	B&B, 2.5" CALIPER
UNDERSTORY TREES				
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 1.5" CALIPER
PDW	2	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	B&B, 1.5" CALIPER
WKH	3	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	B&B, 1.5" CALIPER
SHRUBS				
CEC	17	COMPACT EUROPEAN CRANBERRYBUSH	VIBURNUM OPULUS 'COMPACTUM'	CONT, 3 GAL
DKL	2	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 3 GAL
FLB	14	FINE LEAF BUCKTHORN	RHAMNUS FRANGULA RON WILLIAMS	CONT, 3 GAL
GVB	8	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	CONT, 3 GAL
GLS	8	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
MCS	6	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	CONT, 3 GAL
SGJ	21	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
GRASSES				
KFG	43	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
LBS	6	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	CONT, 1 GAL
SGR	4	SWITCH GRASS	PANICUM VIRGATUM	CONT, 1 GAL

N

SCALE
0' 10' 20' 40'

DATE:
05/21/2025

SHEET NUMBER:
L1.1
2407.526

LEARNING CARE GROUP
LANDSCAPE PLAN

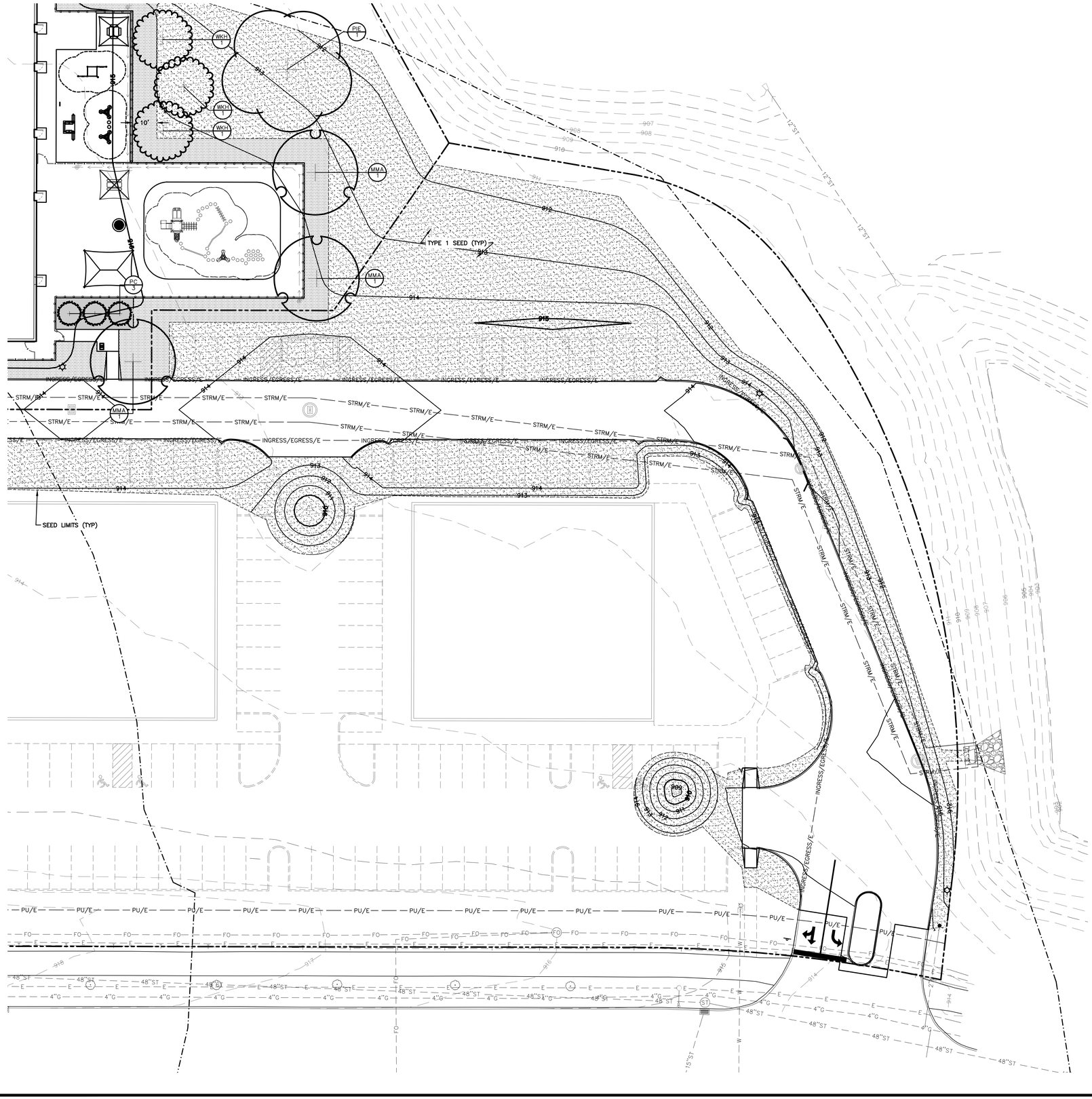
100 NE 18TH STREET
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
ENGINEER:
DRAFTED:

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DATE	REVISIONS

FILE: H:\2024\2407526\DWG\2407526-SITE.DWG
FILE DATE: 5/21/25
PLOTTED BY: ROS SOWER
DATE PLOTTED: 5/21/2025 10:51 AM
TEAM:
COMMENT:
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LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. 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.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. IN AREAS RECEIVING SHREDDED HARDWOOD MULCH, WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND ALSO IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3" IN AREAS NOT DESIGNATED FOR ROCK MULCH.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA:	72,259 SF (1.66 AC)
REQUIRED OPEN SPACE:	18,065 SF (25%)
PROVIDED OPEN SPACE:	47,632 SF (66%)

OPEN SPACE
TREES AND SHRUBS SHALL BE PROVIDED AT A MINIMUM RATIO OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE, AND SIX SHRUBS FOR EVERY 3,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE AND SIX SHRUBS, AND SHALL BE MAINTAINED IN PERPETUITY.

EVERGREEN TREES SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE EVERGREEN TREE FOR EVERY 6,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF ONE EVERGREEN TREE AND SHALL BE MAINTAINED IN PERPETUITY.

REQUIRED OPEN SPACE PLANTINGS

OVERSTORY TREE	
2 TREES/3,000 SF OF REQ. OPEN SPACE:	12 OVERSTORY TREES
UNDERSTORY TREE	
1 TREE/3,000 SF OF REQ. OPEN SPACE:	6 UNDERSTORY TREES
EVERGREEN TREES	
1 TREE/6,000 SF OF REQ. OPEN SPACE:	3 EVERGREEN TREES
SHRUBS	
6 SHRUBS/3,000 SF OF REQ. OPEN SPACE:	36 SHRUBS

PROVIDED OPEN SPACE PLANTINGS

OVERSTORY TREES:	12 OVERSTORY TREES
UNDERSTORY TREES:	6 UNDERSTORY TREES
EVERGREEN TREES:	3 EVERGREEN TREES
SHRUBS:	83 SHRUBS

PARKING LOT PLANTINGS
ALL OFF STREET PARKING SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAYS. PLANTINGS SHALL BE A MINIMUM OF 36" HIGH AND PROVIDE YEAR ROUND SCREENING. THE MINIMUM PLANTING REQUIREMENTS FOR OFF STREET PARKING AREAS ARE ONE OVERSTORY TREE AND 6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL.

LANDSCAPE ISLANDS	6 ISLANDS

REQUIRED PARKING LOT PLANTINGS

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1 TREE PER PARKING LOT ISLAND	6 OVERSTORY TREES
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PIE	2	PIONEER ELM	ULMUS AMERICANA 'PIONEER'	B&B, 2.5" CALIPER
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SHRUBS				
CEC	17	COMPACT EUROPEAN CRANBERRYBUSH	VIBURNUM OPULUS 'COMPACTUM'	CONT, 3 GAL
DKL	2	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 3 GAL
FLB	14	FINE LEAF BUCKTHORN	RHAMNUS FRANGULA RON WILLIAMS	CONT, 3 GAL
GVB	8	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	CONT, 3 GAL
GLS	8	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
MCS	6	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	CONT, 3 GAL
SGJ	21	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
GRASSES				
KFG	43	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
LBS	5	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	CONT, 1 GAL
SGR	4	SWITCH GRASS	PANICUM VIRGATUM	CONT, 1 GAL

N

SCALE
0' 10' 20' 40'

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP

LANDSCAPE PLAN

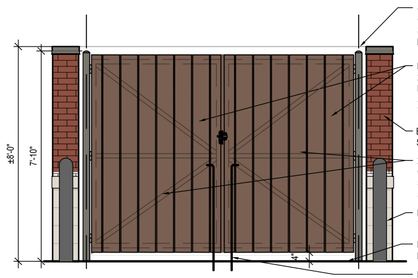
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05/21/2025

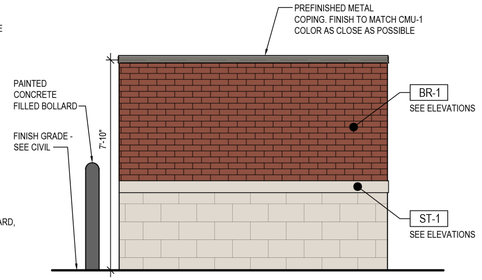
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REVISIONS	DATE

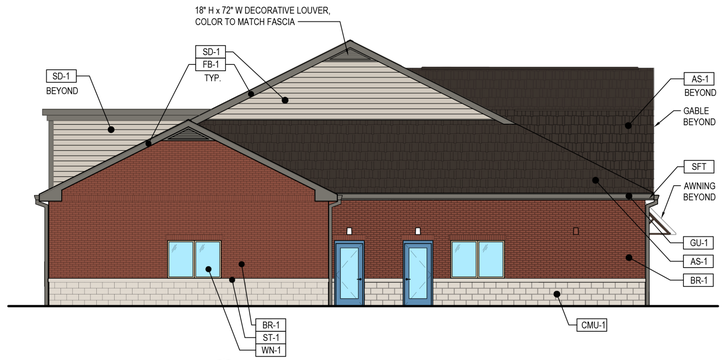
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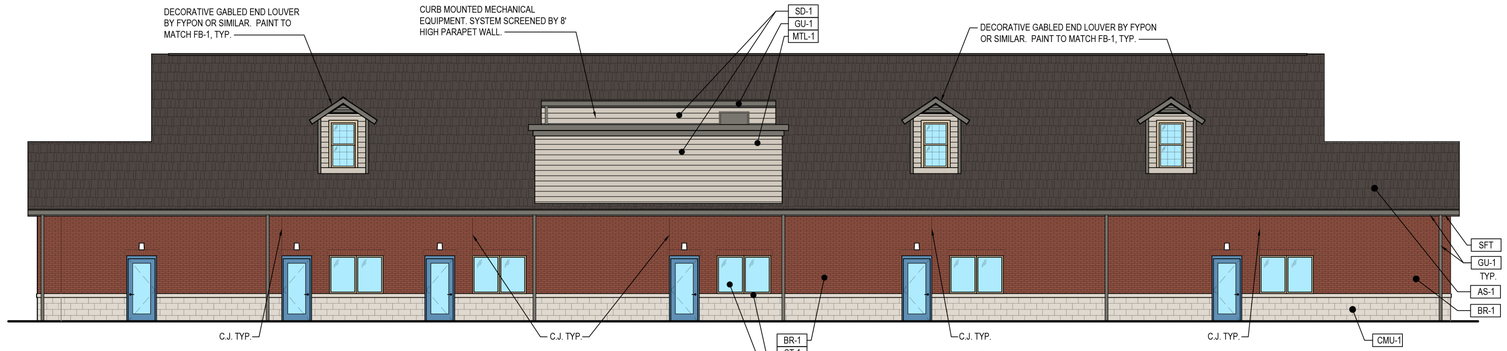
3 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



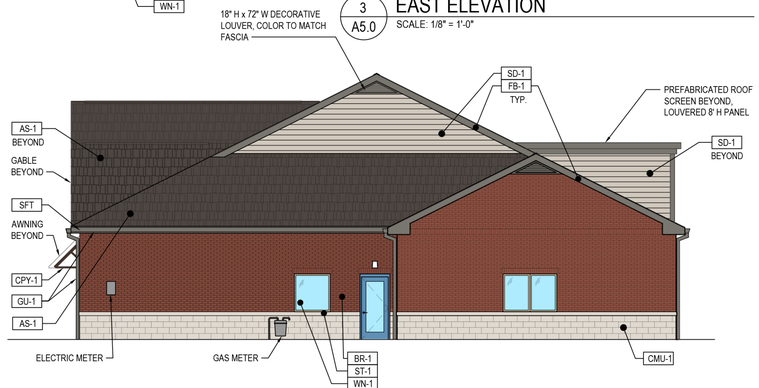
2 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



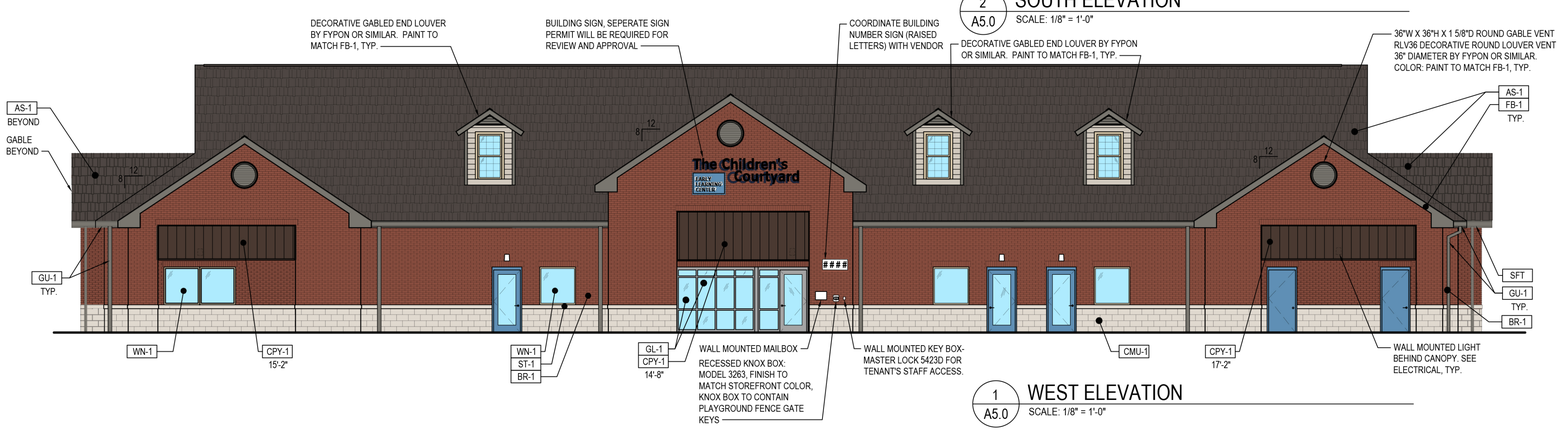
4 A5.0 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A5.0 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A5.0 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A5.0 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

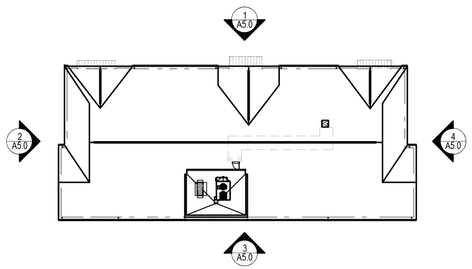
1. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
2. EIFS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER EXTERIOR SHEATHING.
3. ALL EIFS SHALL BE INSTALLED AS PER MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.)
4. PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
5. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.
6. GC SHALL PAINT ANY EXPOSED PIPES, CONDUITS, OR UTILITY BOXES THAT ARE VISIBLE FROM THE SITE TO MATCH ADJACENT BUILDING EXTERIOR FINISH.

EXTERIOR FINISH LEGEND

TAG	DESCRIPTION
AS-1	ASPHALT SHINGLES: TIMBERLINE HD, COLOR: WEATHERED WOOD
SD-1	PLANK LAP SIDING BY HARDIE. FINISH: CEDARMILL, COLOR: COBBLE STONE
BR-1	MODULAR BRICK BY BELDEN: COMMODORE CLEAR VELOUR
CMU-1	SPLIT FACE CMU: 4108 BY ECHELON MASONRY OR APPROVED SIMILAR. INSTALL EXP. JOINTS PER MASONRY INSTITUTE STANDARDS.
FB-1	FIBER CEMENT FASCIA BOARD. COLOR TO MATCH IRON GRAY BY JAMES HARDIE AS CLOSE AS POSSIBLE FROM MANUFACTURER'S STANDARD COLOR SELECTION.
GL-1	CLEAR ANODIZED STOREFRONT SYSTEM, GLAZING COLOR: CLEAR
GU-1	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS, COLOR TO MATCH FASCIA. (FB-1)
SFT	VENTED AND SOLID VINYL SOFFITS: STANDARD COLOR SIMILAR TO: GRAPHITE GREY 49 BY POLARIS. SEE DETAILS FOR LOCATIONS
ST-1	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CRYSTAL WHITE
WN-1	VINYL WINDOWS, COLOR: ALMOND
MTL-1	PRE-FINISHED (WHITE) ALUMINUM COPING AND CLADDING.
CPY-1	STANDING SEAM METAL AWNING: MODEL GJ-TSS, COLOR: MANSARD BROWN BY G&J OR APPROVED SIMILAR. PROVIDE SNOW GUARDS.
H.M. DOORS	PAINT EXTERIOR DOORS AND FRAMES AS INDICATED ON THE FINISH SCHEDULE.
DECORATIVE LOUVER	SURFACE MOUNTED PVC VENT - NON-FUNCTIONAL STANDARD LOUVER W/ NARROW FLAT TRIM BY "ARCHITECTURAL DEPOT" OR SIMILAR. PRIME & PAINT TO MATCH FASCIA COLOR (FB-1). (VINYL SAFE 100% ACRYLIC LATEX PAINT)
GROUT	ALL MASONRY GROUT COLOR SHALL BE SIMILAR TO COLOR: STRAW

ELEVATION MATERIAL PERCENTAGES

ELEVATION	PRIMARY MATERIALS AREA	BRICK	CMU	STONE
NORTH	918 S.F. (88%)	820 S.F.	159 S.F.	28 S.F.
EAST	1,598 S.F. (75%)	1,170 S.F.	367 S.F.	61 S.F.
SOUTH	853 S.F. (82%)	657 S.F.	168 S.F.	28 S.F.
WEST	2,353 S.F. (87%)	1,655 S.F.	334 S.F.	54 S.F.



KEY PLAN
SCALE: N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION
APPROVED BY LICENSED ARCHITECT
04/25/2025

BEQ ARCHITECT
Brian E. Quinn, Architect
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 • Fax (216) 521-4824 • www.adsarchitects.oc

CHILDREN'S COURTYARD - GRIMES
NE BEAVERBROOKE BLVD.
GRIMES, IA 50111

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO BEQ ARCHITECT
UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

REVISIONS

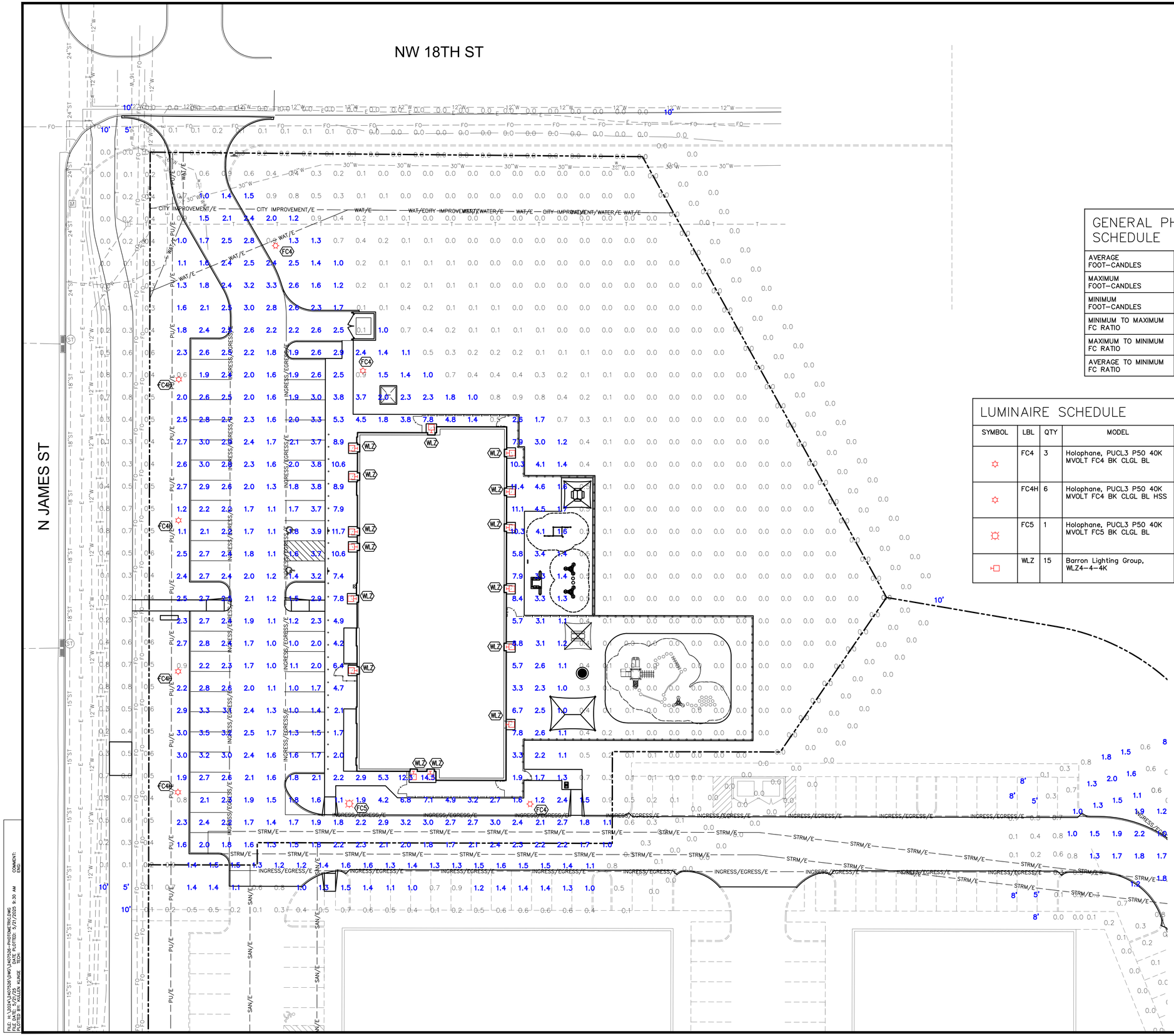
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EXTERIOR ELEVATIONS

DATE 04/25/2025

JOB NO. 25012

A5.0
SHEET NO.



PHOTOMETRIC NOTES

1. REFER TO ELECTRICAL PLANS FOR ELECTRIC SERVICE CONSTRUCTION DETAILS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
4. CONCRETE BASES FOR SITE LIGHTING FIXTURES SHALL BE 3'-0" FROM EDGE OF CURB.
5. 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 CONTRACTORS 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.
6. COORDINATE ALL EXTERIOR SITE LIGHTING, INCLUDING FLAG POLE LIGHTING, MONUMENT SIGN LIGHTING, ETC. WITH ARCHITECTURAL AND ELECTRICAL PLANS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
8. THIS LIGHTING PLAN IS FOR CITY REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. A DETAILED, FINAL PHOTOMETRIC PLAN SHALL BE PREPARED BY A CERTIFIED LIGHTING DESIGNER AND/OR INSTALLER PRIOR TO CONSTRUCTION.

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.38
MAXIMUM FOOT-CANDLES	14.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	36904.32
AVERAGE TO MINIMUM FC RATIO	3488.43

SOUTH ACCESS DRIVE PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.72
MAXIMUM FOOT-CANDLES	2.4
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	433.23
AVERAGE TO MINIMUM FC RATIO	129.98

LUMINAIRE SCHEDULE

SYMBOL	LBL	QTY	MODEL	DESCRIPTION	MOUNT	MOUNTING HEIGHT	WATTS
☼	FC4	3	Holophane, PUCL3 P50 40K MVOLT FC4 BK CLGL BL	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 4 distribution zero uplight Clear tempered glass lens No HSS	POLE	18'-5"	80W
☼	FC4H	6	Holophane, PUCL3 P50 40K MVOLT FC4 BK CLGL BL HSS	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 4 distribution zero uplight Clear tempered glass lens House side shield	POLE	18'-5"	80W
☼	FC5	1	Holophane, PUCL3 P50 40K MVOLT FC5 BK CLGL BL	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 5 distribution zero uplight Clear tempered glass lens No HSS	POLE	18'-5"	80W
▭	WLZ	15	Barron Lighting Group, WLZ4-4-4K	LED WALL SCONCE WITH 90 MINUTE EMERGENCY BATTERY BACK UP, WHITE IN COLOR, MOUNTED AT 9'-5".	WALL	9'-5"	40W

POLE FIXTURE NOTES

1. POLES ARE TO BE 16' TALL, 5" DIAMETER, FLUTED 'WADSWORTH' ALUMINUM POLES, BLACK POWDER COATED FINISH. MOUNT POLES ON 30" HEIGHT BASE.

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SCALE
0' 10' 20' 40'

FILE: H:\2024\2407526\DWG\2407526-PHOTOMETRIC.DWG
FILE DATE: 5/21/25
PLOTTED BY: ROGERS, KENZIE
DATE PLOTTED: 5/21/2025 9:30 AM
TECH:
COMMENT:
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REVISIONS

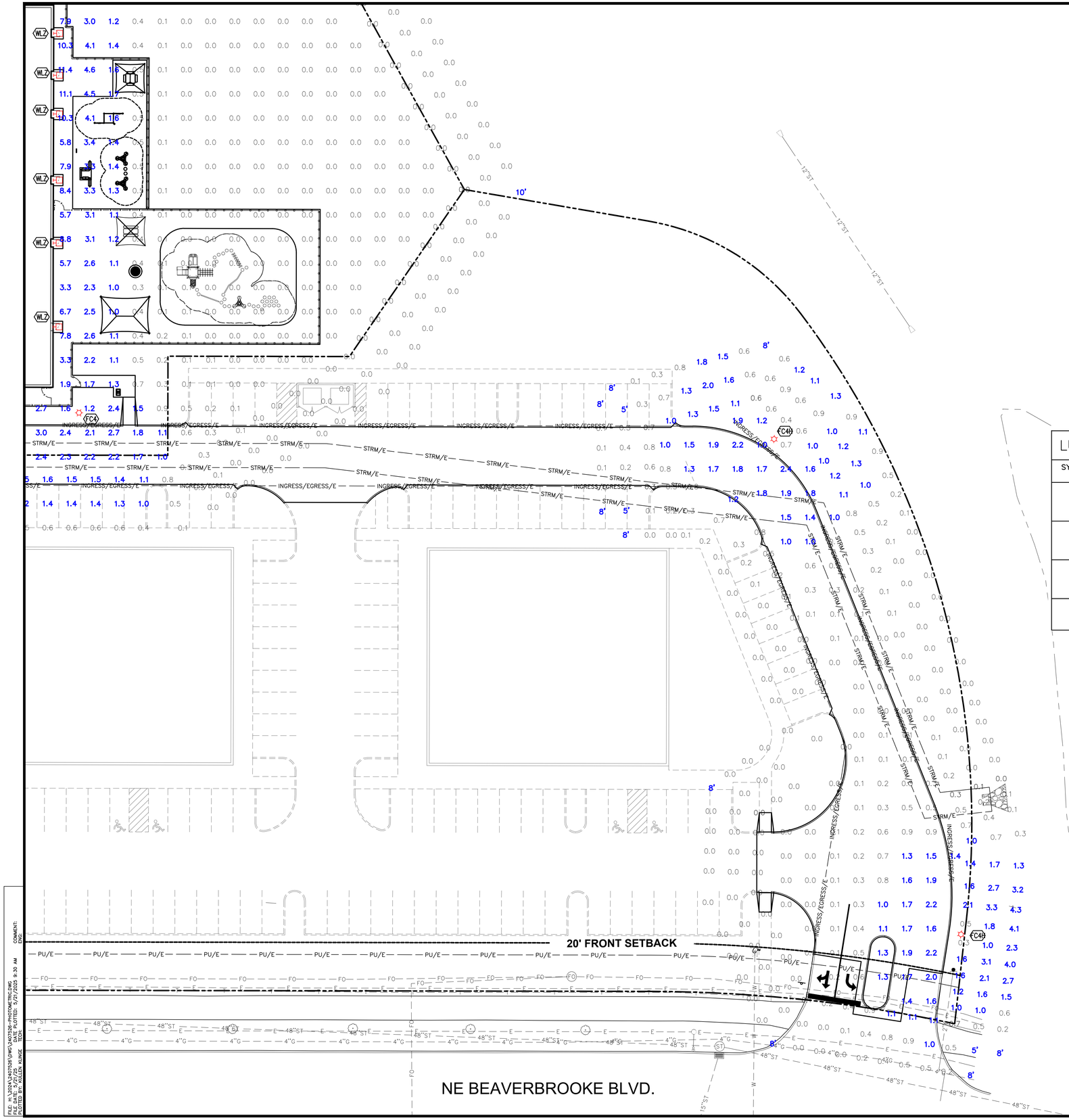
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP
PHOTOMETRIC PLAN
100 NE 18TH STREET

DATE:
05/21/2025
SHEET NUMBER:
1/2
2407.526



PHOTOMETRIC NOTES

1. REFER TO ELECTRICAL PLANS FOR ELECTRIC SERVICE CONSTRUCTION DETAILS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
4. CONCRETE BASES FOR SITE LIGHTING FIXTURES SHALL BE 3'-0" FROM EDGE OF CURB.
5. 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 CONTRACTORS 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.
6. COORDINATE ALL EXTERIOR SITE LIGHTING, INCLUDING FLAG POLE LIGHTING, MONUMENT SIGN LIGHTING, ETC. WITH ARCHITECTURAL AND ELECTRICAL PLANS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
8. THIS LIGHTING PLAN IS FOR CITY REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. A DETAILED, FINAL PHOTOMETRIC PLAN SHALL BE PREPARED BY A CERTIFIED LIGHTING DESIGNER AND/OR INSTALLER PRIOR TO CONSTRUCTION.

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.38
MAXIMUM FOOT-CANDLES	14.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	36904.32
AVERAGE TO MINIMUM FC RATIO	3488.43

SOUTH ACCESS DRIVE PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.72
MAXIMUM FOOT-CANDLES	2.4
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	433.23
AVERAGE TO MINIMUM FC RATIO	129.98

LUMINAIRE SCHEDULE

SYMBOL	LBL	QTY	MODEL	DESCRIPTION	MOUNT	MOUNTING HEIGHT	WATTS
☼	FC4	3	Holophane, PUCL3 P50 40K MVOLT FC4 BK CLGL BL	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 4 distribution zero uplight Clear tempered glass lens No HSS	POLE	18'-5"	80W
☼	FC4H	6	Holophane, PUCL3 P50 40K MVOLT FC4 BK CLGL BL HSS	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 4 distribution zero uplight Clear tempered glass lens House side shield	POLE	18'-5"	80W
☼	FC5	1	Holophane, PUCL3 P50 40K MVOLT FC5 BK CLGL BL	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 5 distribution zero uplight Clear tempered glass lens No HSS	POLE	18'-5"	80W
▭	WLZ	15	Barron Lighting Group, WLZ4-4-4K	LED WALL SCONCE WITH 90 MINUTE EMERGENCY BATTERY BACK UP, WHITE IN COLOR, MOUNTED AT 9'-5".	WALL	9'-5"	40W

POLE FIXTURE NOTES

1. POLES ARE TO BE 16' TALL, 5" DIAMETER, FLUTED 'WADSWORTH' ALUMINUM POLES, BLACK POWDER COATED FINISH. MOUNT POLES ON 30" HEIGHT BASE.

N

SCALE
0' 10' 20' 40'

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DATE	REVISIONS

FILE: N:\2024\2407526\DWG\2407526-PHOTOMETRIC.DWG
FILE DATE: 5/21/25
PLOTTED BY: ALLEN, KLINGE
DATE PLOTTED: 5/21/2025 9:30 AM
COMMENT:
DISC: