



City Council Agenda

Grimes City Council
September 23, 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 09-1425 Approving Previous Meeting Minutes
 - b. Resolution 09-1525 Claims Report \$2,956,766.15
 - c. Receiving and Filing Reports
 - i. Finance Report for August 2025
 - ii. Library Annual Report
 - d. Resolution 09-1625 Approving Payments for Professional Services
 - i. Invoice #2 Foth Infrastructure & Environment, LLC — SW 19th St SRF Sponsored Pond \$18,054.20
 - ii. Invoice #10 Foth Infrastructure & Environment, LLC — S James Street Improvements — SE 37th St. to SE 11th St. \$44,131.50
 - iii. Invoice #16 Weitz Company — Grimes Public Safety Center \$76,033.00
 - iv. Invoice #30 SVPA Architects — Grimes Public Safety Center \$7,883.40

- v. Invoice #28 Snyder & Associates, Inc. — NE Destination Dr & NE Beaverbrooke Blvd Improvements \$16,759.75
- vi. Invoice #19 Snyder & Associates, Inc. — Traffic Signal Network Communication Project \$5,068.00
- vii. Invoice #12 OPN Architects, Inc. - Grimes Public Administration Buidling \$112,668.02
- viii. Invoice #33 McClure Engineering Company — Phase 1A Water System Improvements \$4,981.85
- ix. Invoice #24 Foth Infrastructure & Environment, LLC — SE 11th Street & S James St \$12,142.00
- e. Resolution 09-1725 Approving Capital Project Payment Requests
 - i. Pay Request #10 1st Interiors, Inc. - Grimes Public Safety Center \$50,553.30
 - ii. Pay Request #22 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements \$248,495.92
 - iii. Pay Request #4 Concrete Connection, LLC - Public Library Amphitheater \$1,922.32
 - iv. Pay Request #5 (Retainage) Concrete Connection, LLC - Public Library Amphitheater \$23,301.10
 - v. Pay Request #5 Core Construction Services, LLC - Grimes Public Safety Center \$209,223.46
 - vi. Pay Request #8 DDVI - Grimes Public Safety Center \$15,362.98
 - vii. Pay Request #6 Hopkins Roofing - Grimes Public Safety Center \$21,120.60
 - viii. Pay Request #14 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center \$227,018.93
 - ix. Pay Request #8 Mid-American Glazing Systems - Grimes Public Safety Center \$74,395.45
 - x. Pay Request #3 Midwest Automatic Fire Sprinkler Company - Grimes Public Safety Center \$10,925.00
 - xi. Pay Request #11 Renda Electric - Grimes Public Safety Center \$105,940.00
 - xii. Pay Request #4 Sternquist Construction, Inc. - SE Little Beaver Dr. and SE 4th St. Reconstruction \$256,370.33
- f. Resolution 09-1825 Approving Change Orders
 - i. Change Order #1 Concrete Connection, LLC - Public Library Amphitheater (- \$6,000.00)
 - ii. Change Order #7 DDVI - Grimes Public Safety Center \$10,613.74
 - iii. Change Order #4 Sternquist Construction, Inc. - SE Little Beaver Dr. and SE 4th St. Reconstruction \$3,300.00
- g. Resolution 09-1925 Authorizing Entering into a 28E Agreement Between City of Grimes, City of Urbandale and Dallas County
- h. Resolution 09-2025 Approving Agreement Regarding Sidewalk Construction for Lot 17 M-Keds Home Place Plat 3
- i. Resolution 09-2125 Approving State of Iowa Alcohol Licenses
- j. Resolution 09-2225 Entering Into Art Contract For The New Library - Chaden Halfhill

- k. Resolution 09-2325 Entering Into Art Contract For The New Library - Hilde DeBruyne
- l. Resolution 09-2425 Entering Into Art Contract For The New Library - Molly Spain
- m. Resolution 09-2525 Appointing City of Grimes Representation to the Dallas County Emergency Management Commission
- n. Resolution 09-2625 Approving Personnel Transactions
- o. Resolution 09-2725 Accepting the Public Library Amphitheater
- p. Resolution 09-2825 Accepting a Proposal from Des Moines Asphalt and Paving in the Amount of \$13,392.00 for the Rehabilitation of the SE 37th Street and SE Beisser Drive Intersection Mill and Fill Project.
- q. Resolution 09-2925 To Enter into Contract for Professional Services with Snyder and Associates, Inc. for 2025-2028 On Call Traffic Planning and Engineering Services
- r. Resolution 09-3025 Setting Date of Public Hearing to Consider Amending Provisions in the Code of Ordinance Title 11 Building Regulations Amendment Regarding 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code, Creating 11-13 Swimming Pool and Spa Code and Title 3 Boards and Commissions Regarding 3-6 Board of Appeals.
- s. Resolution 09-3125 Accepting Certain Rights of Way and Easements - Harvest Pointe and Temple Holdings - South James and 19th Street Improvements
- t. Resolution 09-3225 Amending the Johnston-Grimes Metropolitan Fire District Fee Schedule to Include a Lift Assist Fee for Licensed Care Facilities

PROPOSED ACTION ITEMS

- 1. Presentation from GVSS
- 2. Ordinance 802 Hope Meadows Phase 2 Rezone
 - a. Public Hearing on Ordinance 802 Hope Meadows Phase 2 Rezone
 - b. First Consideration of Ordinance 802 Hope Meadows Phase 2 Rezone
- 3. Chase Bank Site Plan
- 4. American Mechanical Site Plan
- 5. Brookside Village Plat 2 Preliminary Plat
- 6. Brookside Village Multi-Tenant Building Site Plan
- 7. Staff Reports
- 8. Mayor and City Council Reports
- 9. Adjournment



AGENDA ITEM: Approving Previous Meeting Minutes

BACKGROUND: The City Clerk keeps minutes of all City Council meetings according to Iowa Code Section 21.3. The minutes are published in a newspaper of general circulation in the city within 15 days following a Council meeting.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____ YES ____ NO

*High-Performing Organization/Exception Professional Services ____

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

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

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

Prepared by: Rachel Greving

Return to: Rachel Greving

RESOLUTION 09-1425 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 09-1425

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 September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, September 9, 2025

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor Pro Tem Ryan Burger September 9, 2025, at 5:30 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: Council Members: Eric Johansen, Andrew Borcharding, Ryan Burger, David Gisch
Absent: Mayor: Scott Mikkelsen, Council Member: Laurie DePhillips

4. Approval of Agenda

Mayor Pro Tem Burger asked for approval of the agenda.
Moved by Borcharding, Second by Johansen, to approve the agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

5. Public Forum

Jeff Aldrich, 1309 NE Heritage Drive, addressed the Council about the over-irrigation occurring at the Hope District Apartments construction site to the east of his property causing damage to his yard.

Jake Sullivan, 1513 E Heritage Drive, echoed similar comments about the commercial property, but he is to the north where there is no irrigation occurring and weeds are growing.

Joe Losh, 1209 NE Heritage Drive, also commented about the overwatering of the commercial property to the east causing him to be unable to mow his property.

Jill Altringer, 104 NW Prairie Creek Drive, District 2 Polk County Supervisor, shared accomplishments made at Polk County in the last 250 days.

6. Approval of the Consent Agenda

- a. Resolution 09-0125 Approving Previous Meeting Minutes
- b. Resolution 09-0225 Claims Report \$888,346.45
- c. Resolution 09-0325 Approving Payments for Professional Services
 - i. Invoice #1 MSA Professional Services, Inc. — SE 2nd Street Water Main \$10,758.06
 - ii. Invoice #11 MSA Professional Services, Inc. — SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction \$7,250.54

- d. Resolution 09-0425 To Enter Into Contract For Professional Services With Allender Butzke Engineers Inc. For Lions Park
- e. Resolution 09-0525 Approving Offer to Purchase and Agreement - Croonquist - S James Street and SE 11th Street Improvements
- f. Resolution 09-0625 to Make a One-Time Water and Sewer Adjustment for a Customer
- g. Resolution 09-0725 To Enter into Contract for Professional Services with Nilles Associates, Inc. for the James Pointe Drainage Study
- h. Resolution 09-0825 Approving Offer to Purchase and Agreement - EBH, Inc - South James and 19th Street Improvements
- i. Resolution 09-0925 Approving Consent and Agreement to Improvements Within Surface Water Flowage Easement for Lot 7 of Bridge Creek Plat 5 - 809 NE Bridge Park Place
- j. Resolution 09-1025 Approving Consent and Agreement to Improvements Within Surface Water Flowage Easement for Lot 3 of Bridge Creek Plat 2 - 691 NE Bridge Creek Court
- k. Resolution 09-1125 Approving Consent and Agreement to Improvements Within Surface Water Flowage Easement for Lot 19 of Bridge Creek Plat 3 - 701 NE Bridge Creek Crossing
- l. Resolution 10-0724 Approving State of Iowa Alcohol License

Mayor Pro Tem Burger asked for approval of the consent agenda.

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

Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

PROPOSED ACTION ITEMS

1. Resolution 09-1325 Setting the Date for Public Hearing on Urban Renewal Plan Amendment

Economic Development Director Lord shared the timeline for the Urban Renewal Plan Amendment.

Mayor Pro Tem Burger asked for approval of Resolution 09-1325 Setting the Date for Public Hearing on Urban Renewal Plan Amendment

Moved by Johansen, Second by Gisch, to approve Resolution 09-1325 Setting the Date for Public Hearing on Urban Renewal Plan Amendment

Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

2. Staff Reports

Senior Planner Coffey reported that City staff have been to the Hope District Apartments construction site for inspections and spoken with the developer about the issues with the irrigation on the site. Staff will follow up with the developer.

3. Mayor and City Council Reports

Council Member Gisch commented that the Fire Department is almost fully staffed for full-time employees.

4. Adjournment

There being no further business, the meeting was adjourned at 6:00 p.m.

Motion by Gisch, Second by Johansen to adjourn.

Roll Call: Ayes: All; Nays: None; Motion passes: 4 - 0.

ATTEST:

Rachel Greving, City Clerk

Scott Mikkelsen, Mayor



CITY COUNCIL COMMUNICATION
Meeting Date: 9/23/2025

AGENDA ITEM: Claims Report \$2,956,766.15

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

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____ YES ____ NO

*High-Performing Organization/Exception Professional Services ____

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

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

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

Prepared by: Rachel Greiving

Return to: Marcia Woodke

City of Grimes 9.23.25

1ST INTERIORS INC	GRIMES PUBLIC SAFETY CENTER #10	\$	50,553.30
A KINGS THRONE LLC	PORTABLE RESTROOMS - PARKS	\$	577.25
ABSOLUTE CONCRETE	S JAMES/SE 11TH ST IMPROVEMENTS #22	\$	248,495.92
ACCO BRANDS USA LLC	LAMINATOR REPAIR - LIBRARY	\$	579.95
ACP INTERNATIONAL INC	LIGHTED STREET SIGNS - PW	\$	1,106.85
AGRILAND FS, INC	FUEL - DS/FD/PARKS/PW	\$	3,926.42
AI ACQUISITION LLC	FOOTBALL/VOLLEYBALL JERSEYS	\$	1,118.61
AIG	DEFER COMP ROTH	\$	940.50
AMAZON	SUPPLIES-PARKS/LIB/CENSUS/IT/CH	\$	1,897.04
BAKER & TAYLOR	LIBRARY MATERIALS	\$	504.86
BLACK HILLS ENERGY	GAS	\$	87.77
BOMGAARS	SUPPLIES/CLOTHING-PW/DS/PARKS	\$	952.88
CATCH DES MOINES	AUGUST 2025 HOTEL/MOTEL TAX	\$	2,362.44
CENTURY LINK	9/1-9/30/25 PHONE SERVICE	\$	151.54
CINTAS FIRST AID & SAFETY	AED AGREEMENTS-PARKS/CABINET-PW	\$	725.19
CITY OF DES MOINES	WRA OCTOBER 2025	\$	241,349.20
CITY OF GRIMES FLEX	EMPLOYEE FLEX SPENDING	\$	3,713.88
CITY OF GRIMES HSA	EMPLOYEE FLEX SPENDING	\$	1,153.46
CITY OF GRIMES RETIREMENT	PAYOUT SICK-RETIREMENT	\$	11,243.30
CITY OF JOHNSTON	REIMBURSEMENT-2 COMPUTERS 6/20/24	\$	1,460.28
CITY OF URBANDALE	SHARED TRAFFIC SIGNAL & REPAIR	\$	173.17
COLLECTION SERVICES CENTER	CHILD SUPPORT	\$	957.68
COMMERCIAL RECREATION	CHECK VALVE - SPLASH	\$	139.80
CONCRETE CONNECTION LLC	PUBLIC LIB AMPHITHEATER #4/#5 RETAINAGE	\$	25,223.42
CONTRACTOR SOLUTIONS	VAC TRAILER RENTAL - PW	\$	3,154.80
CORE & MAIN	MANHOLE/SUPPLIES/VALVE BOX PARTS	\$	1,407.13
CORE CONSTRUCTION SERVICE	GRIMES PUBLIC SAFETY CENTER #5	\$	209,223.46
CROONQUIST CORI	EASEMENTS SE 11TH/S JAMES	\$	325.00
CSG FORTE PAYMENTS, INC	CC FEES - PARKS/REC/GCC/PLEX/UB/DS	\$	6,325.99
D&K PRODUCTS	SEED - PARKS	\$	3,120.00
DALLAS COUNTY ROAD DEPT	X AVE ROCK HAULING	\$	9,027.86
DDVI INC	GRIMES PUBLIC SAFETY CENTER #8	\$	15,362.98
DES MOINES WATER WORKS	CIWWW AUG25 CONSUMPTION/SEP25 JOINT COSTS	\$	200,141.95
EBRTOS INC	SOCCER CLIPS	\$	88.50
EBS	OCTOBER 2025 PREMIUMS	\$	63,816.43
EFTPS	FED/FICA TAX	\$	56,197.38
ELM USA	DISC BUFFER-LIBRARY	\$	25.00
EOCENE ENVIRONMENTAL GROUP	GRANT WRITING SERVICE AUG 2025	\$	1,080.00
EUROFINS TESTAMERICA	STATE LABS-DRINKING WATER	\$	348.00
EXCEL MECHANICAL CO	REPAIRS - LIB/SPLASH/CENSUS/GCC	\$	7,012.11
FOTH INFRASTRUCTURE	S JAMES ST IMPROV #10/SE 11TH #24/SW 19TH #2	\$	74,327.70
FREITAS FAMILY PROPERTIES	REFUND BILL #1287-RENTAL	\$	70.00
GANNETT IOWA LOCALIQ	PUBLICATIONS	\$	55.60
GRAINGER	SKATE PARK PAINT	\$	52.42
GREEN RESOURCE MANAGEMENT	CH SHREDDING SERVICE	\$	48.00
HANIGAN KOTZ ANN	LIBRARY SPEAKER FEE 10/25/25	\$	75.00
HAWKINS INC.	WATER CHEMICALS	\$	15,516.33
HILLYARD	HEAVY DUTY WIPES - PARKS	\$	681.28
HOAKISON JACQUE	SWAG PROGRAM-RAIN BARREL	\$	75.00
HOPKINS ROOFING INC	GRIMES PUBLIC SAFETY CENTER #6	\$	21,120.60
HORACE MANN	DEFER COMP ROTH	\$	400.00
HR GREEN	PAVEMENT MANAGEMENT UPDATE	\$	9,896.95
INFOMAX OFFICE SYSTEMS	COPIER CONTRACT-LIBRARY	\$	275.99
INTEGRATEDPRINT SOLUTIONS	ENVELOPES - DS	\$	299.00

INTERSTATE POWER SYSTEMS	BOOSTER STATION GENERATOR MAIN	\$ 1,443.88
IOWA DEPT OF REVENUE	AUGUST SALES/WH TAX	\$ 23,863.06
IOWA DEPT. NAT. RESOURCES	ANNUAL WATER FEE FOR FY 2026	\$ 1,773.38
IPERS	IPERS- REGULAR	\$ 74,401.83
JORDISON CONSTRUCTION INC	DIRT HAULING FROM LIONS PARK	\$ 26,050.00
KRUCK PLUMBING & HEATING	GRIMES PUBLIC SAFETY CENTER #14	\$ 227,018.93
LEAF	COPIER CONTRACT - PARKS	\$ 87.72
LOGAN CONTRACTORS SUPPLY	CONCRETE BUGGY RENTAL/SUPPLIES	\$ 1,784.26
LOGOED APPAREL & PROMOTION	CLOTHING-TEIG/PROHASKA/JACOBY	\$ 517.93
LUMEN CENTURY LINK	8/12-9/11/25 PHONE SERVICE	\$ 173.85
MAIL SERVICES	UB MONTHLY STATEMENTS	\$ 3,305.33
MASSMUTUAL	DEFER COMP PRE	\$ 2,318.00
MAX-ABILITY INC	ADULT CHANGING TABLE - LIBRARY	\$ 5,196.05
MCCLURE ENGINEERING	WATER SYS IMPROVEMENT PHASE 1A #33	\$ 4,981.85
MEDIACOM	PW INTERNET AND TV	\$ 345.69
MENARDS	SUPPLIES/PROGRAMMING- PW/PARKS	\$ 734.34
METRO WASTE AUTHORITY	AUGUST 2025 GARBAGE/CURB-IT FEES	\$ 76,407.24
MID-AMERICAN GLAZING	GRIMES PUBLIC SAFETY CENTER #8	\$ 74,395.45
MIDWEST AUTOMATIC FIRE	GRIMES PUBLIC SAFETY CENTER #3	\$ 10,925.00
MIDWEST TURF SUPPORT LLC	TURF CHEMICALS	\$ 3,160.00
MTI DISTRIBUTING INC.	IRRIGATION HEADS/HYDRAULIC FLUID - PARKS	\$ 712.61
MUNICIPAL SUPPLY, INC	FLEXNET/MXU/METERS/IRRIGATION/SUPPLIES	\$ 57,233.34
NAPA AUTO PARTS	BELTS/PAINT TRUCK SUPPLIES - PW	\$ 78.32
NICHOLS EQUIPMENT LLC	EQUIPMENT RENTAL - LYONS PARK	\$ 5,280.50
NILLES ASSOCIATES	SWMP & SP REVIEW	\$ 2,400.00
OFFICE DEPOT	SUPPLIES/PRINTER CARTRIDGES - PW	\$ 326.17
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUBLIC SERVICES BLDG	\$ 112,668.02
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 164,324.56
PEACEFUL PRACTICE YOGA	YOGA INSTRUCTOR-SEP/OCT SESSIONS	\$ 364.50
PER MAR SECURITY SERVICES	GCC SECURITY 9/28-12/27/25	\$ 229.92
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-AUGUST	\$ 5,995.00
PLAYAWAY PRODUCTS	LIBRARY MATERIALS	\$ 357.73
POLK CO TREASURER	AUGUST CONTRACT 2025	\$ 130,215.58
POLLARD WATER	VALVE BOX TOOL PARTS	\$ 84.55
PUSH-PEDAL-PULL	50% DEPOSIT EXERCISE EQUIPMENT - PSC	\$ 6,940.20
RANKIN COMMUNICATION	PRO SERVICES - CENSUS PHONES	\$ 355.00
REDBUD LLC	AUGUST MOWING & FALL APPLICATION	\$ 16,990.31
RELIANT GASES, LTD	CO2	\$ 1,130.00
REDA ELECTRIC	GRIMES PUBLIC SAFETY CENTER #11	\$ 105,940.00
RJ MARTIN EXCAVATING	HAULING JUNK DIRT	\$ 1,120.00
RTL EQUIPMENT INC	EQUIPMENT RENTAL - PW	\$ 1,417.00
SCENTAIR TECHNOLOGIES	PW IONIZATION 9/10-10/9/25	\$ 162.00
SECURITY EQUIPMENT INC	BUILDING KEYS - CENSUS	\$ 36.00
SHATTUCK/RPM INC	SOD - PARKS	\$ 150.00
SHIVE-HATTERY INC	ARBORETUM DESIGN SERVICES	\$ 5,372.09
SIDEKICK DEVELOPMENT	OWNERS REP FEE-PUBLIC SAFETY/ADMIN	\$ 8,000.00
SMITH'S SEWER SERVICE	JET STORM NW 29TH CT/VIDEO STORM SE 19TH	\$ 3,067.50
SNYDER & ASSOCIATES	NE DEST/NE BVRBK IMPROVE #28/TRAFF SIG #19	\$ 21,827.75
SPRAYER SPECIALTIES	PAINTER SUPPLIES	\$ 17.06
STATE HYGIENIC LABORATORY	FED MANDATED WATER TESTING	\$ 1,791.00
STERNQUIST CONSTRUCTION	SE LT BEAVR/SE 4TH RECON #4	\$ 256,370.33
STEVENS KATHY	FALL FESTIVAL FACE PAINTING	\$ 250.00
SVPA ARCHITECTS	GRIMES PUBLIC SAFETY CENTER #30	\$ 7,883.40
TEAM SERVICES INC	S JAMES ST & SE 11TH ST IMPROVEMENTS	\$ 1,704.12
THE WEITZ COMPANY	GRIMES PUBLIC SAFETY CENTER #16	\$ 76,033.00

TRUE VALUE	EQUIPMENT RENTAL - PW/PARKS	\$ 408.80
TYLER TECHNOLOGIES	ERP PRO ANNUAL SAAS YEAR 1/PRO SERVICES	\$ 59,727.00
ULINE	GLOVES/VACUUM - PLEX	\$ 429.34
UNIQUE MANAGEMENT SERVICE	COLLECTION SERVICES-LIBRARY	\$ 58.25
UNITED RENTALS	AIR CONDITIONER RENTAL - GCC	\$ 750.00
US WATER	AUGUST 2025 SERVICES	\$ 53,023.74
USA BLUE BOOK	MANHOLE SETTER SLING	\$ 258.38
VERIZON WIRELESS	CITY CELL PHONE/HOT SPOT/IPADS	\$ 663.85
VESTIS GROUP INC	GCC RUG RENTAL 9-2-25	\$ 189.57
VICTORY MOUNDS	L SCREENS - PARKS	\$ 2,255.00
VOYA	DEFER COMP PRE	\$ 4,179.70
WRIGHT OUTDOOR SOLUTIONS	PLANT MAINTENANCE-LIBRARY	\$ 166.00
	CLAIMS TOTAL	\$ 2,956,766.15
	GENERAL FUND	\$ 397,915.23
	LIBRARY FUND	\$ 44,055.35
	ROAD USE TAX FUND	\$ 45,120.63
	EMPLOYEE BENEFITS FUND	\$ 48,716.51
	HOTEL/MOTEL/ECON DEV FUND	\$ 2,362.44
	CAPITAL PROJECT FUND	\$ 1,924.07
	CP - STORM WATER FUND	\$ 18,054.20
	CP - PARKS FUND	\$ 56,553.92
	ANNUAL SIGNAL IMPROVEMENT FUND	\$ 5,068.00
	SE 11TH & JAMES FUND	\$ 310,447.98
	11TH & GATEWAY SIGNAL FUND	\$ 256,370.33
	WATER PRODUCTION PROJECTS FUND	\$ 4,981.85
	NE DEST/NE BVRBROOKE IMP FUND	\$ 16,759.75
	FIRE STATION FUND	\$ 810,396.32
	CITY HALL PROJECT FUND	\$ 115,668.02
	EQUIP REVOLVING PROGRAM FUND	\$ 59,727.00
	WATER FUND	\$ 373,722.57
	SEWER FUND	\$ 284,638.64
	LANDFILL/GARBAGE FUND	\$ 76,457.43
	STORM WATER FUND	\$ 24,659.27
	GRIMESPLEX FUND	\$ 3,166.64
		\$ 2,956,766.15
AUGUST 2025 MONTHLY REVENUE	GENERAL FUND	\$307,646.22
	LIBRARY FUND	\$10,983.92
	ROAD USE TAX FUND	\$176,102.34
	EMPLOYEE BENEFITS FUND	\$10,597.43
	LOCAL OPTION SALES TAX FUND	\$228,384.95
	TAX INCREMENT FINANCE FUND	\$14,042.01
	HOTEL/MOTEL/ECON DEV	\$8,268.55
	DEBT SERVICE FUND	\$3,787.38
	CAPITAL PROJECTS FUND	\$32,914.37
	WATER FUND	\$855,402.46
	SEWER FUND	\$509,406.68
	LANDFILL/GARBAGE FUND	\$73,193.82
	STORM WATER FUND	\$68,516.48
	GRIMESPLEX FUND	\$53,551.62
		\$2,352,798.23

AMAZON CLAIMS 9.23.2025		
Department	Amount	Description
Parks & Rec	\$ 735.94	Outdoor games/canopy/folding tables
	\$ 58.75	Football flags/whistles
	\$ 85.16	Scissors/pens/planner/dividers
Library	\$ 138.98	Materials
	\$ 33.68	Envelopes/ibuprofen
IT	\$ 396.40	Tablet & accessories/coffee
	\$ 337.96	Census office supplies
Admin	\$ 110.17	Paper products/binder clips
Total	\$1,897.04	

TREASURER'S REPORT

CALENDAR 8/2025, FISCAL 2/2026

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	6,202,980.53	307,646.22	1,012,346.83	.00	5,498,279.91
002	LIBRARY FUND	328,724.78	10,983.92	77,771.43	.00	261,937.27
110	ROAD USE TAX	4,628,289.36	176,102.34	100,662.26	.00	4,703,729.44
112	EMPLOYEE BENEFITS	2,229,591.66	10,597.43	233,384.46	.00	2,006,804.64
119	EMERGENCY FUND	.00	.00	.00	.00	.00
121	LOCAL OPTION SALES TAX	3,358,555.62	228,384.95	.00	.00	3,586,940.57
125	TAX INCREMENT FINANCING	2,004,572.65	14,042.01	.00	.00	2,018,614.66
160	HOTEL/MOTEL/ECON DEV	329,744.59	8,268.55	1,093.34	.00	336,919.80
161	ECO DEVELOPMENT REVOLVING	234,549.50	.00	.00	.00	234,549.50
167	RESTRICTED GIFTS	54,025.61	.00	92.60	.00	53,933.01
170	FEMA - FIRE DEPT	.00	.00	.00	.00	.00
200	DEBT SERVICE	696,921.08	3,787.38	.00	.00	700,708.46
301	CAPITAL PROJECT FUND	7,176.52	.00	631.89	.00	6,544.63
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	55,936.70-	.00	.00	.00	55,936.70-
308	CP-SW COUNTY LINE ROAD	.00	.00	.00	.00	.00
309	CP - PARKS	1,262,119.73	.00	40,197.87	.00	1,221,921.86
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	101,898.80	.00	.00	.00	101,898.80
318	CP - CITY HALL	.00	.00	.00	.00	.00
319	KENNYBROOK PK WQI IMPRV	.00	.00	.00	.00	.00
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	3,562,010.85	.00	.00	.00	3,562,010.85
327	SE 19TH & SW CO OVERLAY	.00	.00	.00	.00	.00
328	WRA SANI SEWER PHASE 1	17,589.01-	.00	.00	.00	17,589.01-
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	8,685.50	.00	1,263,364.95-
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	18,208.40	.00	.00	.00	18,208.40
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	504,528.82-	.00	9,244.50	.00	513,773.32-
341	HWY 44 STUDY	103,874.32	.00	.00	.00	103,874.32

TREASURER'S REPORT
CALENDAR 8/2025, FISCAL 2/2026

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
342	WATER SYSTEM STUDY	.00	.00	.00	.00	.00
343	JAMES ST CORRIDOR STUDY	.00	.00	.00	.00	.00
344	PAVEMENT COND ANALYSIS	.00	.00	.00	.00	.00
345	ANNUAL WATER MAIN REPLACE	1,151,256.17	1,785.62	.00	.00	1,153,041.79
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	25,000.00	.00	.00	.00	25,000.00
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	5,877.10	.00	.00	.00	5,877.10
356	ANNUAL PAVEMENT PRESERVE	75,230.76	.00	.00	.00	75,230.76
357	S CMLX IRRIGATION PROJ	.00	.00	.00	.00	.00
358	ANN TRAIL IMPRV & PLAN	499,622.82	.00	.00	.00	499,622.82
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	36,322.50-	.00	1,249.55	.00	37,572.05-
364	WRA SANI SWR PHS 4	.00	.00	.00	.00	.00
365	WALLACE FARM	.00	.00	.00	.00	.00
366	JACOB ST OVERLAY PROJ	.00	.00	.00	.00	.00
367	GRIMESPLEX	.00	.00	.00	.00	.00
368	TRL RDG/BEAVER WATER MAIN	.00	.00	.00	.00	.00
369	SE 11TH & JAMES	9,112,540.86	8,299.10	372,504.18	.00	8,748,335.78
370	19th & Gateway signal	.00	.00	.00	.00	.00
371	11TH & GATEWAY SIGNAL	3,020,730.80	5,009.17	140,209.11	.00	2,885,530.86
372	N JORDAN WELL REPAIRS	.00	.00	.00	.00	.00
373	BLDG ACCESS CONTROL PROJ	145,157.60	.00	.00	.00	145,157.60
374	WATER PRODUCTION PROJECTS	3,767,378.30	13,215.98	20,663.75	.00	3,759,930.53
375	NE DEST/NE BVRBROOKE IMP	484,491.83-	.00	.00	.00	484,491.83-
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	3,611,454.77	4,604.50	640,904.63	.00	2,975,154.64
379	100TH ST WIDENING	149,963.76	.00	10,554.27	.00	139,409.49
380	HWY 141 CORR/INTERS STDY	3,252.90	.00	.00	.00	3,252.90
381	NO COUNTY LINE WATER MAIN	.00	.00	.00	.00	.00
382	GROUND STORAGE RESERVOIR	.00	.00	.00	.00	.00
383	JAMES ST WTP WATER MAIN	.00	.00	.00	.00	.00
384	SEWER COMPLIANCE PROJECT	.09	.00	.00	.00	.09
385	SE 41ST & SE PARK EXTNSN	343,127.49	.00	4,685.00	.00	338,442.49
386	THORPE AREA EXPANSION	50,520.74-	.00	.00	.00	50,520.74-
387	CITY HALL PROJECT	1,651,209.37	.00	89,740.63	.00	1,561,468.74
399	EQUIP REVOLVING PROGRAM	3,251,063.25	.00	124,136.75	.00	3,126,926.50
600	WATER	5,367,158.89	849,603.05	487,728.03	.00	5,729,033.91
601	WATER DEPOSITS	259,608.74	5,799.41	953.21	.00	264,454.94
602	WATER SINKING	971,569.25	.00	.00	.00	971,569.25
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	4,087,150.51	509,406.68	313,066.45	.00	4,283,490.74
611	SEWER SINKING	839,303.03	.00	.00	.00	839,303.03

TREASURER'S REPORT
CALENDAR 8/2025, FISCAL 2/2026

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
670	LANDFILL/GARBAGE	839,487.72	73,193.82	77,145.43	.00	835,536.11
740	STORM WATER	3,275,803.63	68,516.48	21,422.07	.00	3,322,898.04
750	GRIMESPLEX	1,117,953.73	53,551.62	43,223.60	.00	1,128,281.75
Report Total		66,501,459.76	2,352,798.23	3,832,297.34	.00	65,021,960.65

BALANCE SHEET
CALENDAR 8/2025, FISCAL 2/2026

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	704,933.35-	2,946,886.28
002-000-1110	CASH - LIBRARY	66,787.51-	261,937.27
110-000-1110	CASH - ROAD USE	75,440.08	4,703,729.44
112-000-1110	CASH - EMPLOYEE BENEFITS	219,083.13-	2,000,158.55
121-000-1110	CASH - LOCAL OPTION SALES TAX	228,384.95	3,586,940.57
125-000-1110	CASH - TIF	14,042.01	2,018,614.66
160-000-1110	CASH - HOTEL/MOTEL/ECON DEV	7,175.21	336,919.80
161-000-1110	CASH - ECO DEVELOP REVOLVING L		234,549.50
167-000-1110	CASH - LIBRARY RESTRICTED GIFT	92.60-	53,933.01
200-000-1110	CASH - DEBT SERVICE	3,773.63	697,068.81
301-000-1110	CASH - CAPITAL PROJECTS	631.89-	6,544.63
307-000-1110	CASH - CP - STORM WATER		55,936.70-
309-000-1110	CASH - CP - PARKS	40,197.87-	1,221,921.86
313-000-1110	CASH - CP - GRIMES COMM COMPLE		545.11
317-000-1110	CASH - COMP PLAN		101,898.80
326-000-1110	CASH-ANNUAL HMA PROJECTS		3,562,010.85
328-000-1110	CASH-WRA SANI SEWER PHASE 1		17,589.01-
331-000-1110	CASH-19TH ST SEWER EXTENSION	8,685.50-	1,263,364.95-
335-000-1110	CASH-ANN SANI SWR I&I REHAB		18,208.40
340-000-1110	ANNUAL SIGNAL IMPROVEMENT CASH	9,244.50-	513,773.32-
341-000-1110	HWY 44 STUDY CASH		103,874.32
345-000-1110	CASH ANNUAL WATER MAIN REPLACE		633,347.27
350-000-1110	GRIMES LIB BLDG CASH		25,000.00
353-000-1110	CASH SANI SEWER STUDY		66,462.24-
355-000-1110	CASH TRAFFIC CALMING		5,877.10
356-000-1110	CASH ANNUAL PAVEMENT PRESERVE		75,230.76
358-000-1110	ANN TRAIL IMP & PLANN CASH		499,622.82
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	1,249.55-	37,572.05-
369-000-1110	SE 11TH & JAMES CASH	372,504.18-	3,352,169.45
371-000-1110	11TH & GATEWAY SIGNAL CASH	140,209.11-	1,427,270.54
373-000-1110	BLDG ACCESS CONT PROJ CASH		145,157.60
374-000-1110	WTR PRODUCTION PROJECTS CASH	7,447.77-	3,759,930.53
375-000-1110	NE DEST/NE BYRBROOKE IMP CASH		484,491.83-
376-000-1110	SE TRL RDG RD RECONSTRUCT CASH		217,091.54
378-000-1110	FIRE STATION CASH	640,904.63-	1,634,575.84
379-000-1110	100TH ST WIDENING CASH	10,554.27-	139,409.49
380-000-1110	HWY 141 CORR/INTERS STDY CASH	110,906.95	3,252.90
384-000-1110	SEWER COMPLIANCE CASH		.09
385-000-1110	SE 41ST & SE PARK EXT CASH	4,685.00-	338,442.49
386-000-1110	THORPE AREA EXPANSION CASH		50,520.74-
387-000-1110	CITY HALL PROJECT CASH	89,740.63-	1,561,468.74
399-000-1110	EQUIP REVOLVING PROG CASH	124,136.75-	3,126,926.50
600-000-1110	CASH - WATER	360,468.18	3,530,140.84
601-000-1110	CASH - WATER DEPOSITS	4,846.20	261,897.59
602-000-1110	CASH - WATER SINKING		971,569.25
603-000-1110	CASH - WATER REC BOND		183,629.96
610-000-1110	CASH - SEWER	193,657.88	1,455,450.34
611-000-1110	CASH - SEWER SINKING		839,303.03
670-000-1110	CASH - SOLID WASTE	3,951.61-	835,536.11

BALANCE SHEET
CALENDAR 8/2025, FISCAL 2/2026

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
740-000-1110	CASH - STORM WATER	47,094.41	3,272,042.78
750-000-1110	CASH - GRIMESPLEX	10,328.02	878,281.75
	CASH TOTAL	1,388,922.33-	48,415,235.23
112-000-1111	CASH - FLEX	3,703.89-	6,646.09
	CASH TOTAL	3,703.89-	6,646.09
750-000-1131	RESERVES- PLEX CAPITAL IMPROV		250,000.00
	RESERVES TOTAL	.00	250,000.00
001-000-1150	CASH - IPAIT	232.73	67,690.08
200-000-1150	CASH - IPAIT	13.75	3,639.65
345-000-1150	CASH - IPAIT	1,785.62	519,694.52
369-000-1150	CASH - IPAIT	8,299.10	2,396,166.33
371-000-1150	CASH - IPAIT	5,009.17	1,458,260.32
378-000-1150	CASH - IPAIT	4,604.50	1,340,578.80
380-000-1150	CASH - IPAIT	110,906.95-	
	CASH - IPAIT TOTAL	90,962.08-	5,786,029.70
369-000-1155	CASH - IPAIT HI-YIELD		3,000,000.00
	CASH - IPAIT HI-YIELD TOTAL	.00	3,000,000.00
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	2,682.35	1,128,035.40
	SAVINGS - RACCOON TOTAL	2,682.35	1,128,035.40
600-000-1162	SAVINGS - VISION	1,406.84	1,105,017.36
	SAVINGS - VISION TOTAL	1,406.84	1,105,017.36
601-000-1170	WATER DEPOSIT CD 25712		2,557.35
	CD'S - CITY STATE TOTAL	.00	2,557.35

BALANCE SHEET
CALENDAR 8/2025, FISCAL 2/2026

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1171	CEMETERY CD 1 304927		35,512.77
001-000-1172	CEMETERY CD 3 222910		22,806.16
001-000-1173	CEMETERY CD 12014736		23,556.65
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	CD'S BANKERS TRUST TOTAL	.00	81,875.58
001-000-1175	CD# 12396252 - GENERAL		2,401,827.97
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	CD# 12396252 - GENERAL TOTAL	.00	2,401,827.97
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
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	SEWER RESERVES TOTAL	.00	1,700,000.00
		=====	=====
	TOTAL CASH	1,479,499.11-	65,021,960.65
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BUDGET REPORT

CALENDAR 8/2025, FISCAL 2/2026

PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,596,941.00	130,215.58	255,429.50	15.99	1,341,511.50
	EMERGENCY MANAGEMENT TOTAL	17,000.00	.00	.00	.00	17,000.00
	FIRE TOTAL	1,247,572.00	141,194.46	142,525.70	11.42	1,105,046.30
	AMBULANCE TOTAL	2,042,618.00	326,992.44	327,259.31	16.02	1,715,358.69
	BUILDING INSPECTIONS TOTAL	1,997,845.00	138,331.59	291,490.93	14.59	1,706,354.07
	ANIMAL CONTROL TOTAL	250.00	.00	.00	.00	250.00
	PUBLIC SAFETY TOTAL	6,902,226.00	736,734.07	1,016,705.44	14.73	5,885,520.56
	ROADS, BRIDGES, SIDEWALKS TOTA	2,880,433.00	196,719.90	383,868.88	13.33	2,496,564.12
	STREET LIGHTING TOTAL	233,000.00	15,059.89	31,457.77	13.50	201,542.23
	TRAFFIC CONTROL & SAFETY TOTA	35,000.00	1,495.00	13,065.00	37.33	21,935.00
	SNOW REMOVAL TOTAL	366,500.00	290.57	290.57	.08	366,209.43
	PUBLIC WORKS TOTAL	3,514,933.00	213,565.36	428,682.22	12.20	3,086,250.78
	WATER,AIR,MOSQUITO CONTRO TOTA	1,500.00	.00	.00	.00	1,500.00
	HEALTH & SOCIAL SERVICES TOTA	1,500.00	.00	.00	.00	1,500.00
	LIBRARY TOTAL	1,299,752.00	95,524.70	207,486.91	15.96	1,092,265.09
	PARKS TOTAL	740,886.00	52,828.71	117,153.84	15.81	623,732.16
	NORTH COMPLEX TOTAL	45,000.00	1,100.36	2,414.64	5.37	42,585.36
	SOUTH COMPLEX TOTAL	45,000.00	3,907.51	5,261.58	11.69	39,738.42
	RECREATION TOTAL	407,934.00	58,465.91	106,422.64	26.09	301,511.36
	REC - YOUTH PROGRAMS TOTAL	48,000.00	5,418.58	12,123.34	25.26	35,876.66
	REC - YOUTH SPORTS TOTAL	.00	576.20	.00	.00	.00
	REC - ADULT PROGRAMS TOTAL	6,600.00	270.90	480.40	7.28	6,119.60
	CEMETERY TOTAL	122,026.00	11,524.00	22,802.98	18.69	99,223.02
	GCC-GRIMES COMM COMPLEX TOTAL	168,170.00	16,450.85	31,003.23	18.44	137,166.77
	GRIMESPLEX TOTAL	406,870.00	41,442.63	90,133.02	22.15	316,736.98
	OTHER CULTURE/RECREATION TOTA	50,560.00	8,783.80	16,410.42	32.46	34,149.58
	CULTURE & RECREATION TOTAL	3,340,798.00	295,141.75	611,693.00	18.31	2,729,105.00
	ECONOMIC DEVELOPMENT TOTAL	3,679,466.00	15,658.27	37,210.68	1.01	3,642,255.32
	COMMUNITY & ECONOMIC DEV TOTA	3,679,466.00	15,658.27	37,210.68	1.01	3,642,255.32
	MAYOR/COUNCIL/CITY MGR TOTAL	346,166.00	21,338.91	53,044.54	15.32	293,121.46
	CLERK/TREASURER/ADM TOTAL	832,131.00	63,247.90	127,853.88	15.36	704,277.12
	ELECTIONS TOTAL	31,300.00	.00	.00	.00	31,300.00
	LEGAL SERVICES/ATTORNEY TOTAL	260,800.00	16,989.15	28,306.86	10.85	232,493.14
	CITY HALL/GENERAL BLDGS TOTAL	316,465.00	11,686.70	23,623.31	7.46	292,841.69
	TORT LIABILITY TOTAL	131,250.00	.00	.00	.00	131,250.00
	IT TOTAL	457,884.00	50,537.60	75,314.02	16.45	382,569.98

BUDGET REPORT
CALENDAR 8/2025, FISCAL 2/2026

PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	OTHER GENERAL GOVERNMENT TOTA	189,000.00	451.21	780.03	.41	188,219.97
	GENERAL GOVERNMENT TOTAL	2,564,996.00	164,251.47	308,922.64	12.04	2,256,073.36
	ROADS, BRIDGES, SIDEWALKS TOTA	282,145.00	.00	600.00	.21	281,545.00
	2007 BOND TOTAL	279,482.00	.00	.00	.00	279,482.00
	2009 BOND TOTAL	1,286,726.00	.00	.00	.00	1,286,726.00
	2012 BOND TOTAL	359,460.00	.00	.00	.00	359,460.00
	2017A BOND TOTAL	990,632.00	.00	.00	.00	990,632.00
	2017 REFINANCING BOND TOTAL	574,050.00	.00	.00	.00	574,050.00
	2020 GO BOND TOTAL	592,200.00	.00	600.00	.10	591,600.00
	2021 A GO BOND TOTAL	732,950.00	.00	600.00	.08	732,350.00
	2021 B GO LOST BOND TOTAL	256,500.00	.00	600.00	.23	255,900.00
	2022A BOND TOTAL	663,000.00	.00	600.00	.09	662,400.00
	2022B BOND TOTAL	795,600.00	.00	.00	.00	795,600.00
	2023B GO BOND TOTAL	1,223,950.00	.00	.00	.00	1,223,950.00
	2024A GO BOND TOTAL	1,422,213.00	.00	.00	.00	1,422,213.00
	2025B GO LOSST BONDS TOTAL	277,671.00	.00	.00	.00	277,671.00
	DEBT SERVICE TOTAL	9,736,579.00	.00	3,000.00	.03	9,733,579.00
	FIRE TOTAL	5,063,349.00	640,904.63	1,322,755.70	26.12	3,740,593.30
	ROADS, BRIDGES, SIDEWALKS TOTA	23,679,000.00	589,023.56	909,990.75	3.84	22,769,009.25
	STREET LIGHTING TOTAL	600,000.00	9,244.50	20,173.50	3.36	579,826.50
	TRAFFIC CONTROL & SAFETY TOTA	200,000.00	.00	.00	.00	200,000.00
	MUSEUM/BAND/THEATRE TOTAL	.00	22,000.00	48,750.00	.00	48,750.00
	PARKS TOTAL	1,160,000.00	18,197.87	25,633.87	2.21	1,134,366.13
	GCC-GRIMES COMM COMPLEX TOTAL	150,000.00	.00	.00	.00	150,000.00
	GRIMESPLEX TOTAL	17,000.00	.00	.00	.00	17,000.00
	ECONOMIC DEVELOPMENT TOTAL	.00	631.89	631.89	.00	631.89
	CITY HALL/GENERAL BLDGS TOTAL	400,000.00	152,806.38	271,873.45	67.97	128,126.55
	WATER TOTAL	1,000,000.00	20,663.75	41,945.60	4.19	958,054.40
	SEWER/SEWAGE DISPOSAL TOTAL	438,500.00	9,935.05	12,900.05	2.94	425,599.95
	STORM WATER TOTAL	2,684,000.00	.00	55,936.70	2.08	2,628,063.30
	CAPITAL PROJECTS TOTAL	35,391,849.00	1,463,407.63	2,710,591.51	7.66	32,681,257.49
	WATER TOTAL	7,864,543.00	488,681.24	919,082.45	11.69	6,945,460.55
	SEWER/SEWAGE DISPOSAL TOTAL	6,096,559.00	313,066.45	887,420.76	14.56	5,209,138.24
	LANDFILL/GARBAGE TOTAL	1,072,075.00	77,145.43	154,354.79	14.40	917,720.21
	STORM WATER TOTAL	643,646.00	21,422.07	45,844.67	7.12	597,801.33
	SPORTS COMPLEX TOTAL	245,200.00	43,223.60	63,459.26	25.88	181,740.74
	ENTERPRISE FUNDS TOTAL	15,922,023.00	943,538.79	2,070,161.93	13.00	13,851,861.07
	TRANSFERS IN/OUT TOTAL	18,342,215.00	.00	.00	.00	18,342,215.00

BUDGET REPORT
CALENDAR 8/2025, FISCAL 2/2026

PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	TRANSFER OUT TOTAL	18,342,215.00	.00	.00	.00	18,342,215.00
	TOTAL EXPENSES	=====99,396,585.00=====	=====3,832,297.34=====	=====7,186,967.42=====	=====7.23=====	=====92,209,617.58=====

REVENUE REPORT

CALENDAR 8/2025, FISCAL 2/2026

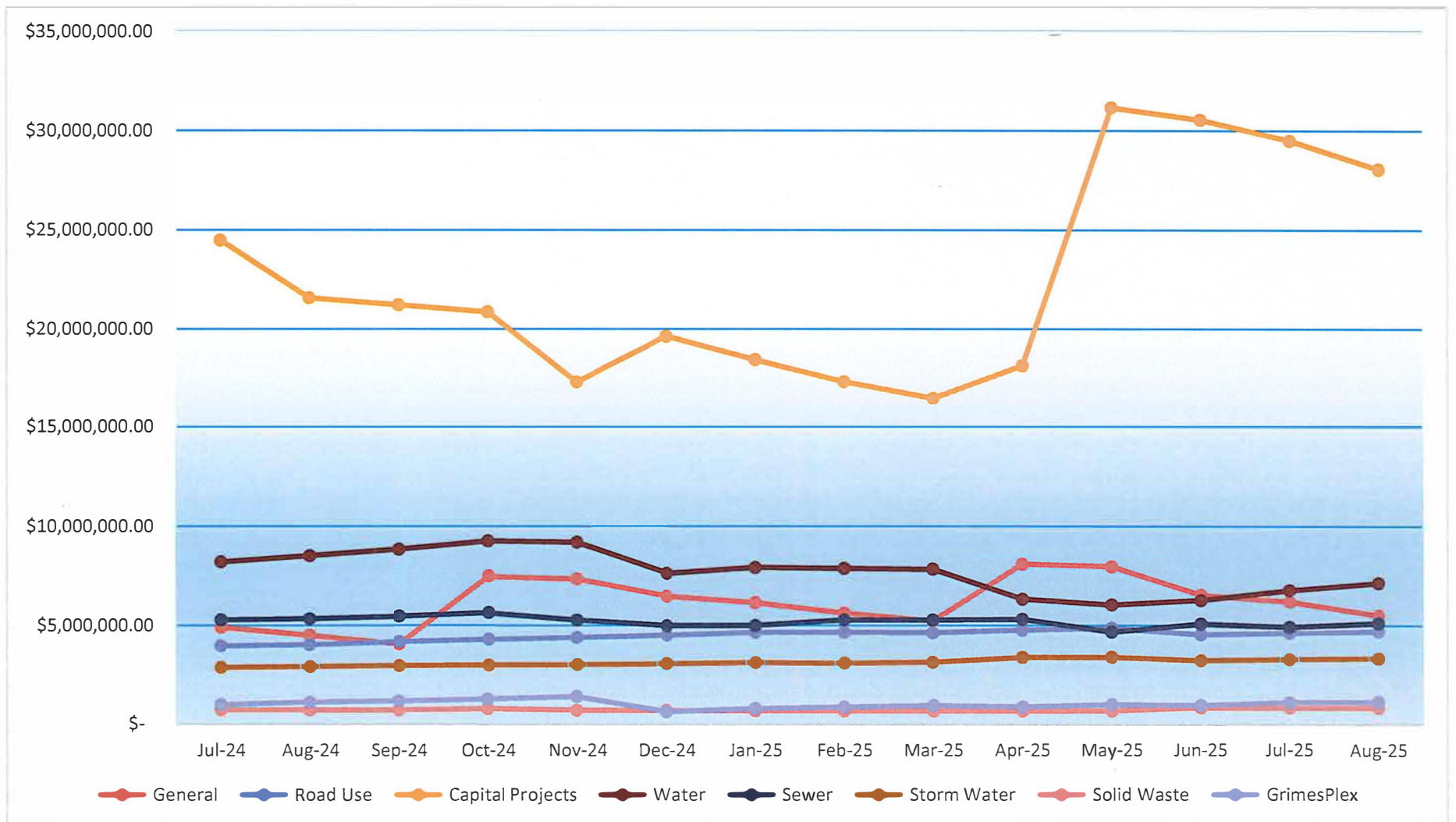
PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECD	UNCOLLECTED
	GENERAL TOTAL	14,351,156.00	307,646.22	619,768.03	4.32	13,731,387.97
	LIBRARY FUND TOTAL	1,073,572.00	10,983.92	12,212.90	1.14	1,061,359.10
	ROAD USE TAX TOTAL	2,236,620.00	176,102.34	344,327.84	15.40	1,892,292.16
	EMPLOYEE BENEFITS TOTAL	2,516,667.00	10,597.43	26,677.65	1.06	2,489,989.35
	LOCAL OPTION SALES TAX TOTAL	2,791,812.00	228,384.95	540,093.81	19.35	2,251,718.19
	TAX INCREMENT FINANCING TOTAL	9,672,071.00	14,042.01	32,127.21	.33	9,639,943.79
	HOTEL/MOTEL/ECON DEV TOTAL	78,000.00	8,268.55	10,181.88	13.05	67,818.12
	RESTRICTED GIFTS TOTAL	4,500.00	.00	215.00	4.78	4,285.00
	DEBT SERVICE TOTAL	9,798,824.00	3,787.38	12,244.87	.12	9,786,579.13
	CP - STORM WATER TOTAL	2,284,000.00	.00	.00	.00	2,284,000.00
	CP - PARKS TOTAL	750,000.00	.00	1,927.46	.26	748,072.54
	CP - GRIMES COMMUNITY COM TOTA	100,000.00	.00	.00	.00	100,000.00
	ANN SANI SEWER I&I REHAB TOTA	350,000.00	.00	.00	.00	350,000.00
	ANNUAL SIGNAL IMPROVEMENT TOTA	600,000.00	.00	.00	.00	600,000.00
	HWY 44 STUDY TOTAL	.00	.00	136,874.32	.00	136,874.32-
	ANNUAL WATER MAIN REPLACE TOTA	1,000,000.00	1,785.62	5,102.67	.51	994,897.33
	GRIMES LIBRARY BLDG FUND TOTA	.00	.00	25,000.00	.00	25,000.00-
	TRAFFIC CALMING TOTAL	200,000.00	.00	.00	.00	200,000.00
	ANNUAL PAVEMENT PRESERVE TOTA	75,000.00	.00	230.76	.31	74,769.24
	ANN TRAIL IMPRV & PLAN. TOTAL	300,000.00	.00	.00	.00	300,000.00
	SE 11TH & JAMES TOTAL	6,000,000.00	8,299.10	27,928.66	.47	5,972,071.34
	11TH & GATEWAY SIGNAL TOTAL	2,200,000.00	5,009.17	14,651.15	.67	2,185,348.85
	WATER PRODUCTION PROJECTS TOTA	.00	13,215.98	13,215.98	.00	13,215.98-
	NE DEST/NE BVRBROOKE IMP TOTA	5,100,000.00	.00	.00	.00	5,100,000.00
	FIRE STATION TOTAL	.00	4,604.50	9,229.97	.00	9,229.97-
	HWY 141 CORR/INTERS STDY TOTA	.00	.00	381.28	.00	381.28-

REVENUE REPORT
CALENDAR 8/2025, FISCAL 2/2026

PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	SE 41ST & SE PARK EXTNSN TOTA	1,533,391.00	.00	1,052.51	.07	1,532,338.49
	THORPE AREA EXPANSION TOTAL	1,800,000.00	.00	.00	.00	1,800,000.00
	CITY HALL PROJECT TOTAL	2,000,000.00	.00	5,064.93	.25	1,994,935.07
	EQUIP REVOLVING PROGRAM TOTAL	1,157,766.00	.00	.00	.00	1,157,766.00
	WATER TOTAL	10,761,130.00	849,603.05	1,789,845.08	16.63	8,971,284.92
	WATER DEPOSITS TOTAL	60,000.00	5,799.41	8,167.62	13.61	51,832.38
	WATER SINKING TOTAL	482,360.00	.00	.00	.00	482,360.00
	SEWER TOTAL	5,805,822.00	509,406.68	928,337.09	15.99	4,877,484.91
	SEWER SINKING TOTAL	1,432,240.00	.00	.00	.00	1,432,240.00
	LANDFILL/GARBAGE TOTAL	1,072,075.00	73,193.82	147,825.89	13.79	924,249.11
	STORM WATER TOTAL	840,737.00	68,516.48	140,837.50	16.75	699,899.50
	GRIMESPLEX TOTAL	1,280,000.00	53,551.62	232,110.56	18.13	1,047,889.44
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		89,707,743.00	2,352,798.23	5,085,632.62	5.67	84,622,110.38
		=====	=====	=====	=====	=====





AGENDA ITEM: Library Annual Report

BACKGROUND: FY25 Library Annual Report

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

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

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: Presented to Library Board of Trustees on September 16, 2025

STAFF RECOMMENDATION: Presented to Library Board of Trustees on September 16, 2025

RESPONSIBLE STAFF/CONTACT INFORMATION:

Cheryl Heid, Library Director, 515-986-3551, CHeid@grimesiowa.gov

Prepared by: Cheryl Heid

Return to: Cheryl Heid

FY25 Annual Report

What's Inside

**Who
We Are**



**What We
Achieved**



Impacts



**Year-End
Video**



**Contact
Us**



The Evolution and Mission of the Grimes Public Library

The Grimes Public Library has been a cornerstone of the community since its establishment on June 15, 1972, following the passage of a city ordinance. Initially housed at 213 South Main Street, the library transitioned to a modern facility at 200 North James Street in 1994. Most recently, on January 30, 2024, the library unveiled its state-of-the-art location at 200 NE Beaverbrooke Blvd., reflecting its commitment to growth and innovation.

Dedicated to fostering connections, the Grimes Public Library is a vibrant hub for both in-person and online engagement. The library's mission centers on offering free and accessible resources that encourage reading readiness, empower patrons with information technology, support lifelong learning, and inspire creativity through diverse media formats.

Our Mission

The mission of the Grimes Public Library is to provide free and accessible resources and services that promote reading readiness, offer guidance and access to information technology, support lifelong

learning, and inspire imagination through reading, viewing, and listening for enjoyment.

Our Programs

Main Programs and Services

The Grimes Public Library offers a diverse range of programs and services designed to enrich the community and meet the needs of patrons of all ages. These include:

- **Comprehensive Collections:** Thousands of books, audiobooks, DVDs, Blu-ray movies, video games, and unique items like literacy and STEM kits, American Girl Dolls, and magazines for checkout.
- **Digital Resources:** Downloadable movies, eBooks, audiobooks, and music through services like Hoopla, Kanopy, and BRIDGES, as well as job assistance and research databases.
- **Technology Access:** Free WiFi, public computers with internet access, printing, faxing, scanning, and notary public services. In-house Nintendo Switch consoles are available for interactive experiences.
- **Educational and Enrichment Programs:** Regularly scheduled programming for children, teens, and adults, including literacy initiatives, STEM activities, and creative workshops.
- **Facilities for Community Use:** Study rooms, large meeting rooms configurable into smaller spaces, and areas for collaboration or quiet work.



Positive Impacts Outside the Library

Summer Reading

Almost 1600 people signed up for our summer reading program

10 teen volunteers logged over 300 hours volunteer hours and find they like the library so much, many of those turn into filer applications. Let's be honest, they just wanted to know when Gwyn was working so they could work with her.

Year-Round Reading Programs

- 1000 Books before Kindergarten
- Northern Lights Reading Bookmark
- Level Up Beginning Reader Challenge

Outreach

Mandy and Kelly visit 2 year olds, 3 year olds, and 4 year olds at 4 large daycare centers around town plus every 3 and 4 year old preschool classroom in Grimes each month. They bring storytimes to kids who would otherwise not be able to come to library storytimes and deliver new books for the classroom teachers. In a given month (6 weeks) we do 16 additional storytimes outside the library.

DCG School Internship

This year we partnered with the Dallas Center/Grimes High School to offer a senior internship program for an individual seeking a future career in the library sector. This partnership allowed us to assist this individual in understanding more about this field. This individual also assisted in helping us with various projects throughout the year.

Community Impact

The Grimes Public Library has become a vital resource for the community, offering opportunities for education, entertainment, and connection. Key areas of impact include:

1. **Promoting Literacy and Learning:** Through its extensive collections, storytimes, and educational kits, the library fosters a love of reading and learning in children and adults alike.
2. **Bridging the Digital Divide:** By providing public computers, WiFi, and technology support, the library ensures access to essential digital tools and resources for all.
3. **Encouraging Social Interaction:** Events and programs bring people together, creating a sense of belonging and connection within the community.
4. **Empowering Lifelong Learning:** Access to research databases, job assistance tools, and STEM-focused programs supports skill-building and career development.
5. **Fostering Creativity and Enjoyment:** With engaging activities and access to entertainment media, the library inspires imagination and provides leisure opportunities for all ages.

By adapting to the evolving needs of the population it serves, the Grimes Public Library remains an essential institution for personal growth, community engagement, and cultural enrichment.

What We Achieved

Our Impact in Numbers

12,742

Cardholders

The Grimes Public Library participates in the Open Access Program, providing access to a library card to anyone in the state within participating communities. Last year, the number of cardholders grew by 2,021 new members in this fiscal year.

Five of our evening, weekend, and day staff are notaries. This past year, we were able to assist 318 people with their notary needs.

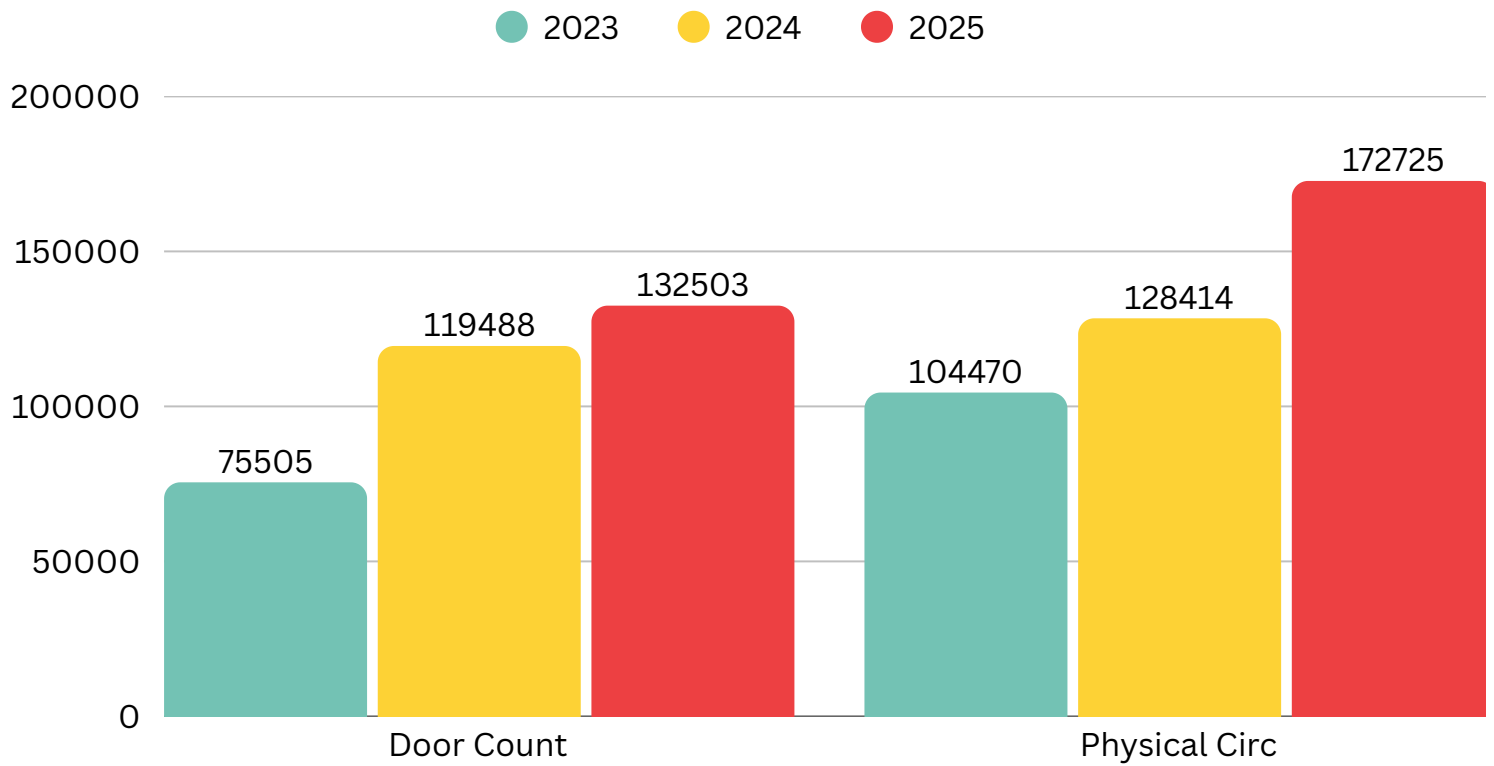
318

Notary Services

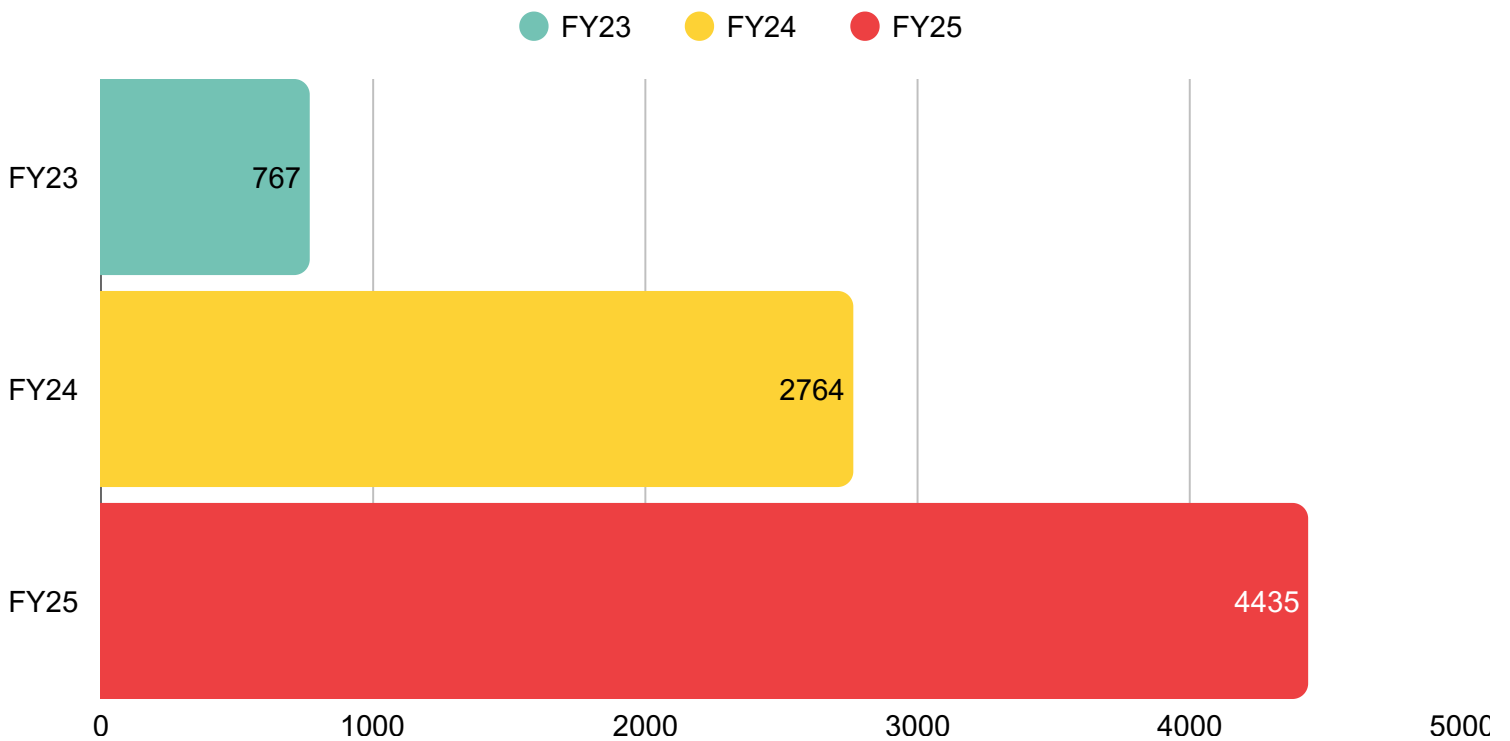
3,218

Hours Open

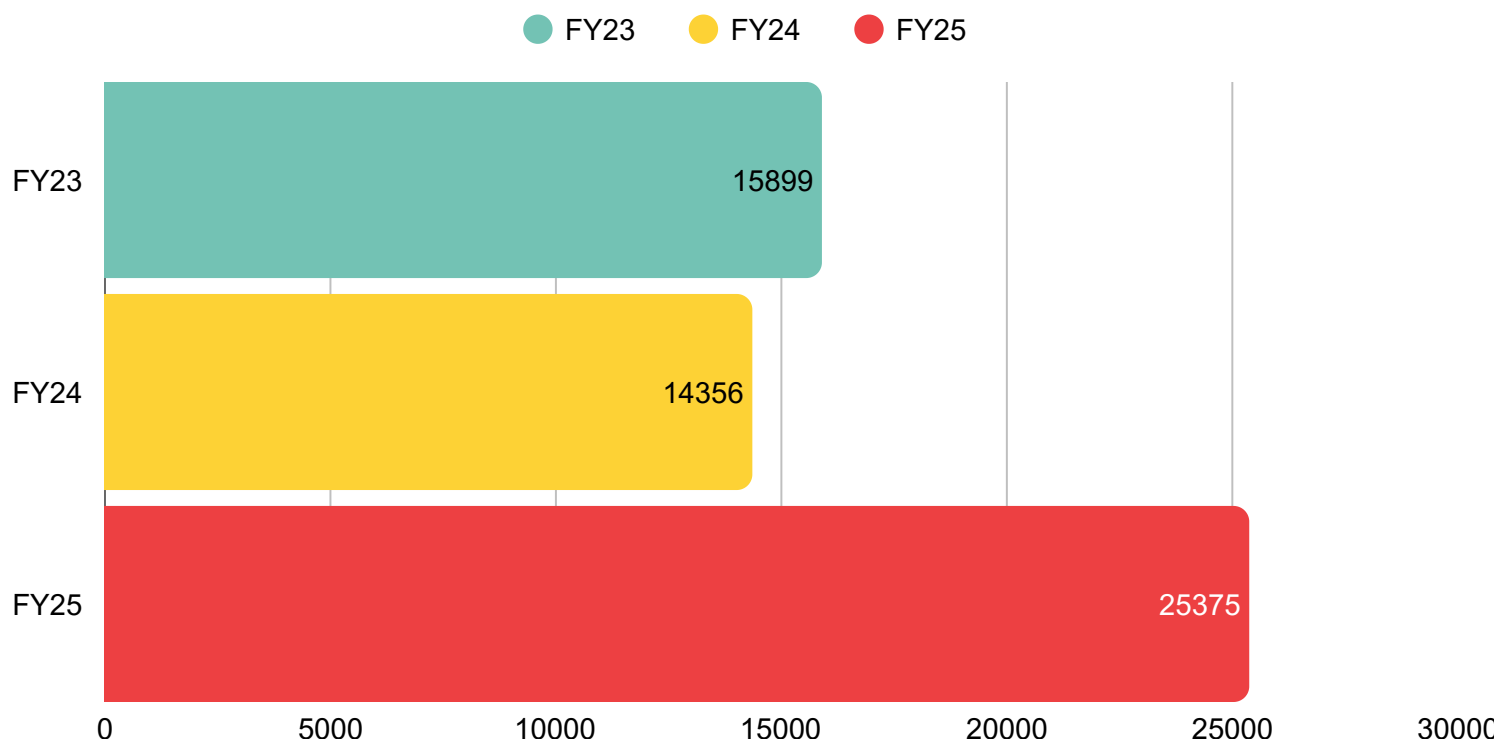
Over the past year, we have continued to give access to all library services 7 days a week all year long.



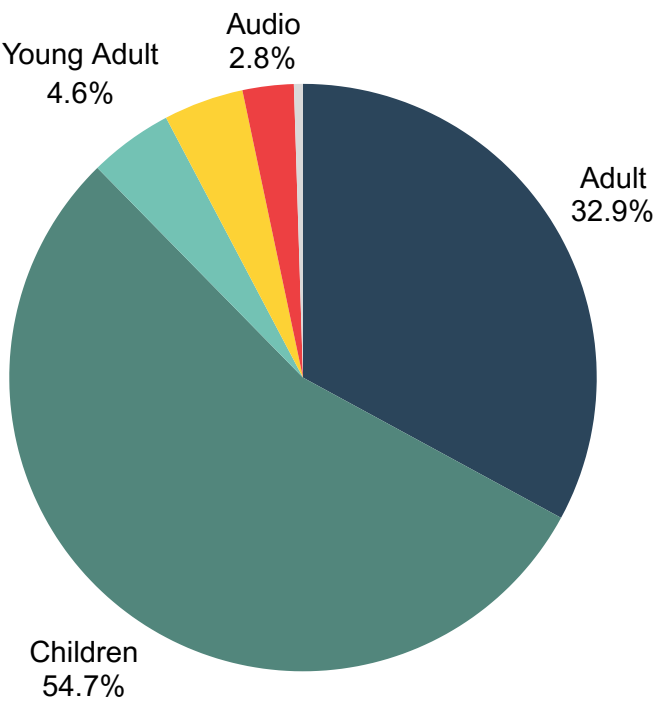
Library Room Usage



People Attending Programs

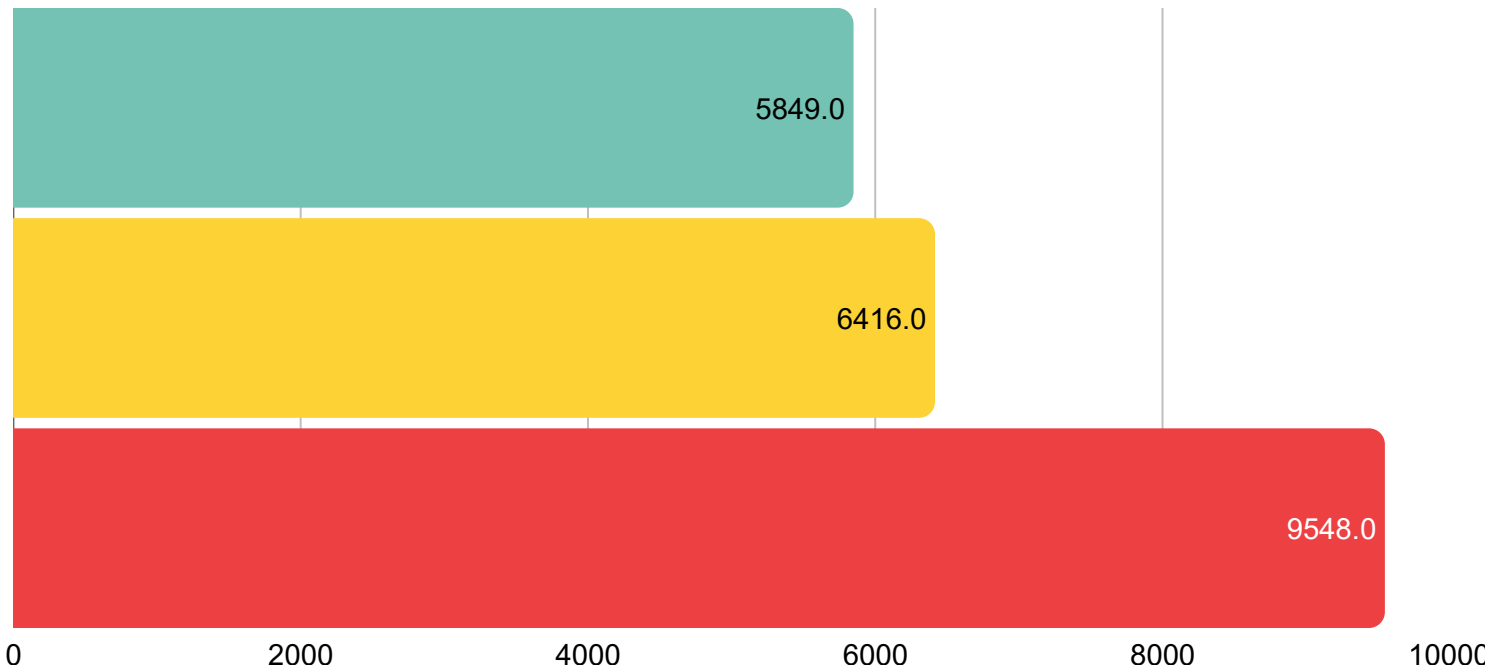


Physical Circulation of the library's collection



Public Computer Use

FY23 FY24 FY25



Enviromental Impact

This year, we are debuting our new arboretum space. Thanks to Public Works, the City of Grimes Tree Board, Development Services, BRAVO Greater Des Moines, Friends of the Grimes Public Library, and the Parks Department for all of their assistance in getting this educational project off the ground!



Library Arboretum

This year, we are debuting our new arboretum. With the help of Public Works and the City of Grimes Tree Board, we had over 30 volunteers planting our first 30 trees.

All species will be native trees and plants.



Featured Art

Thanks to the funding received from BRAVO Greater Des Moines and the Friends of the Grimes Public Library, Chaden Halfhill, Hilde DeBruyne, and Molly Spain will be placing their sculptures later this fall. The arboretum will also feature a crushed rock pathway meandering throughout the site.

Outdoor Social Space



Thanks to the Grimes Leadership Institute, Grimes Chamber, Public Works, and the Development Services Department, the Library will be receiving a new pergola inside the arboretum next Spring.

Year in Review

Highlights of our year:



0:00 / 1:37



The Iowa Adventure Pass system is back! If you are a Grimes resident, use your Grimes Public Library card to reserve one of our adventure passes. Go on to the calendar, look at the available dates and then use your library card to reserve the date and pass of your choice. Currently, we offer passes to the Blank Park Zoo, Science Center of Iowa, Greater Des Moines Botanical Garden, Reiman Gardens, and the Des Moines Children's Museum.

Supplementary links

[Library Website](#)

[Friends of the Grimes Public Library](#)

[Library Board of Trustees](#)

Message from the Grimes Public Library Director

This past year has been one of transformation, growth, and renewed impact for the Grimes Public Library. With the opening of our new facility in January 2024, we ushered in a new era of accessibility, innovation, and community connection. Even with a brief closure during the transition, library use exceeded prior years across nearly every measure, underscoring the important role the library plays in the daily lives of our patrons.

Throughout FY25, we expanded our collections, strengthened digital access, and launched new initiatives that support lifelong learning, literacy, and creativity. From thousands of children participating in reading challenges, to teens finding purpose through volunteer service, to adults connecting in our meeting spaces and technology labs, the library has proven itself as a hub for growth and belonging. Our outreach to local schools, partnerships with daycare centers, and internship opportunities reflect our ongoing commitment to meet people where they are and to invest in future generations.

This year also marked meaningful enhancements to our community spaces. The debut of our arboretum, enriched with native trees, art, and an upcoming pergola, reflects the collaborative spirit of Grimes and our shared commitment to environmental stewardship. Inside the library, families are discovering

inclusive features such as the sensory room and accessible facilities, while others enjoy the fireplace lounge or make connections in our treehouse-inspired social space.

The numbers tell the story of our progress—more cardholders, higher program attendance, greater circulation, and expanded use of technology and meeting spaces—but it is the personal stories that reveal our true impact. Whether it's a child's first library card, a student completing research with library support, or neighbors reconnecting in our spaces, the library continues to strengthen the fabric of our community.

Looking forward, we remain dedicated to broadening our programs, bridging the digital divide, and deepening community partnerships. Together, with the support of our patrons, staff, Board of Trustees, Friends of the Library, and city partners, we are building on this year's momentum to ensure the Grimes Public Library remains a place where everyone feels welcome, supported, and inspired.

On behalf of the entire staff and Board of Trustees, thank you for being part of our journey. Your support makes it possible for the Grimes Public Library to continue inspiring discovery, empowering growth, and uniting our community.

Cheryl Heid

Library Director



Contact Us

For further information, please reach out to us at library@grimeslibrary.org

GRIMES PUBLIC LIBRARY

Inspire. Empower. Unite.

Address: Grimes Public Library; 200 NE Beaverbrooke Blvd, Grimes, IA 50111

Phone: 515-986-3551

Website: www.grimeslibrary.org

RESOLUTION 09-1625 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 09-1625

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 September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW 19th St SRF Sponsored Pond
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 307-865-6407 **Finance Project #**
Vendor Project or Invoice #: 25G021.00 **PO #**
Original Contract Date: April 22, 2025 **Vendor #** 2972

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: July 1, 2025 Through: July 31, 2025

Contract Summary

Original Contract Amount:	\$	98,950.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	98,950.00	
Total completed and stored to date:	\$	73,990.90	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	73,990.90	
Less previous applications for payment:	\$	55,936.70	
SUBTOTAL	\$		18,054.20

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 18,054.20

Balance to finish, including retainage: \$ 24,959.10

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:

Foth Infrastructure & Environment, LLC

Firm Name

Signature

September 12, 2025

Date

City of Grimes Staff Approval:

Signature

9-15-25

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	July 22, 2025	\$ 55,936.70
2		
3		
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 55,936.70

Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	April 22, 2025
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

August 26, 2025

Project No: 0025G021.00

Invoice No: 98943

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

Invoice Total USD 18,054.20

Project 0025G021.00 SW 19th Street SRF Sponsored Pond

Professional Services through July 31, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VI	2.50	198.00	495.00	
Engineer/Planner/Scientist V	39.00	183.00	7,137.00	
Engineer/Planner/Scientist III	67.40	153.00	10,312.20	
Project Administrator V	1.00	110.00	110.00	
Totals	109.90		18,054.20	
Total Labor				18,054.20

Billing Limits

	Current	Prior	To-Date
Total Billings	18,054.20	55,936.70	73,990.90
Limit			98,950.00
Remaining			24,959.10

Total This Invoice USD 18,054.20

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: June 1, 2025 Through: July 31, 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:	\$	767,332.40	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	767,332.40	
Less previous applications for payment:	\$	723,200.90	
SUBTOTAL	\$		44,131.50

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 44,131.50

Balance to finish, including retainage: \$ 241,667.60

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

Date

Engineer / Consultant Approval:

Foth Infrastructure & Environment, LLC

Firm Name

Signature

September 12, 2025

Date

City of Grimes Staff Approval:

Signature

9-15-25

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
7	May 27, 2025	\$ 98,588.30
8	June 24, 2025	\$ 74,994.50
9	July 22, 2025	\$ 8,041.00
10		
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Previous Applications for Payment

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TOTAL \$ 723,200.90

Record of Change Orders

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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

September 04, 2025

Project No: 0023G023.00

Invoice No: 99170

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

Invoice Total USD 44,131.50

Project 0023G023.00 S James Street Improvements

Professional Services through July 31, 2025

Professional Personnel

	Hours	Rate	Amount
Engineer/Planner/Scientist VIII	.50	228.00	114.00
Engineer/Planner/Scientist VI	9.50	198.00	1,881.00
Engineer/Planner/Scientist V	100.00	183.00	18,300.00
Engineer/Planner/Scientist IV	10.50	168.00	1,764.00
Engineer/Planner/Scientist III	71.50	153.00	10,939.50
Engineer/Planner/Scientist II	23.00	138.00	3,174.00
Technician/Designer IX	1.00	186.00	186.00
Technician/Designer III	43.50	118.00	5,133.00
Technician/Designer I	27.50	92.00	2,530.00
Project Administrator V	1.00	110.00	110.00
Totals	288.00		44,131.50
Total Labor			44,131.50

Billing Limits

	Current	Prior	To-Date
Total Billings	44,131.50	723,200.90	767,332.40
Limit			1,009,000.00
Remaining			241,667.60

Total This Invoice USD 44,131.50

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 16
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount: \$ 755,400.00
Net change by Change Orders: \$ 805,370.00
Contract Amount to Date: (line 1 ± 2) \$ 1,560,770.00

Total completed and stored to date: \$ 1,136,745.00
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 1,136,745.00
Less previous applications for payment: \$ 1,060,712.00
SUBTOTAL \$ 76,033.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 76,033.00

Balance to finish, including retainage: \$ 424,025.00

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Weitz Company
Firm Name

Signature Date

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Grimes Staff Approval:
Signature Date 9-15-25

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14, 2023	\$ 30,520.00
2	April 23, 2024	\$ 25,400.00
3	July 9, 2024	\$ 24,800.00
4	August 27, 2024	\$ 35,404.00
5	September 24, 2024	\$ 23,780.00
6	October 22, 2024	\$ 24,977.00
7	November 26, 2024	\$ 106,734.00
8	December 24, 2024	\$ 99,307.00
9	January 28, 2025	\$ 77,422.00
10	February 28, 2025	\$ 106,377.00
11	March 25, 2025	\$ 90,270.00
12	April 22, 2025	\$ 74,290.00
13	June 24, 2025	\$ 183,737.00
14	July 22, 2025	\$ 68,213.00
15	August 26, 2025	\$ 89,481.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 1,060,712.00**

Record of Change Orders

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

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 17 PERIOD TO: 08/01/25 08/31/25	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
FROM (CONTRACTOR): The Weitz Company, LLC PO Box 310474 Des Moines, IA 50331-0474			
CONTRACT FOR: Construction Management		CONTRACT DATE:	

CONSTRUCTION MANAGER'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		805,370.00	
Number	Date Approved		
1	6/25/2024		
TOTALS		805,370.00	0
Net change by Change Order			805,370.00

1. ORIGINAL CONTRACT SUM	\$ 755,400.00
2. Net change by Change Order	\$ 805,370.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 1,560,770.00
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	\$ 1,136,745.00
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$ -
(Column D + E on G703)	
b. 5% of Stored Material	\$ -
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	\$ -
6. TOTAL EARNED LESS RETAINAGE	\$ 1,136,745.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	\$ 1,060,712.00
8. CURRENT PAYMENT NOW DUE	\$ 76,033.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 424,025.00
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison September 5, 2025

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

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. \$ 76,033.00
 (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. Page 51 of 422

Prj #	X242400		App #	17		Pd From:		1-Aug-25	
Prj Name	Grimes Public Safety Center		App Date:	2-Sep-25		PD TO :		31-Aug-25	
Sub:			Retain :	5.00%					
A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
1 2 									

PARTIAL WAIVER OF LIEN

STATE OF: Iowa)
COUNTY OF: Polk)

TO WHOM IT MAY CONCERN:

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

THE UNDERSIGNED, for and in consideration of Seventy Six Thousand, Thirty-Three Dollars and 00/000
76,033.00) and

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

Given under my hand and seal, this 5 day of September 2025

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

The Weitz Company
COMPANY

By Stephanie Morrison

Title Senior Project Manager

Subscribed And Sworn To Before me this 5 day of September 2025

Jeni Day
Notary Public



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 30
PAYMENT PERIOD: From: August 4, 2025 Through: August 31, 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:	\$	597,564.82	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	597,564.82	
Less previous applications for payment:	\$	589,681.42	
SUBTOTAL	\$		7,883.40

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 7,883.40

Balance to finish, including retainage: \$ 16,135.18

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

Signature

Date

City of Grimes Staff Approval:

Signature

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 11, 2023	\$ 8,949.90
2	May 23, 2023	\$ 20,536.75
3	July 11, 2023	\$ 8,579.79
4	August 22, 2023	\$ 4,284.00
5	August 22, 2023	\$ 2,392.69
6	September 12, 2023	\$ 2,977.38
7	October 10, 2023	\$ 8,606.00
8	November 14, 2023	\$ 23,021.44
9	January 9, 2024	\$ 18,288.89
10	January 23, 2024	\$ 39,627.00
11	March 26, 2024	\$ 32,181.55
12	March 26, 2024	\$ 75,204.44
13	April 23, 2024	\$ 22,038.15
14	May 28, 2024	\$ 110,127.93
15	June 25, 2024	\$ 97,129.37
16	July 23, 2024	\$ 11,832.77
17	August 27, 2024	\$ 14,826.02
18	September 24, 2024	\$ 9,370.71
19	October 22, 2024	\$ 5,236.00
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
26	May 20, 2025	\$ 5,260.15
27	June 24, 2025	\$ 5,282.20
28	July 22, 2025	\$ 7,907.90
29	August 26, 2025	\$ 5,289.20
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 589,681.42

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:	-



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

September 5, 2025
Project No: 23012.00
Invoice No: 0040762

**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 August 4, 2025 to August 31, 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	86.00	112,574.00
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		595,374.00
		Previous Fee Billing	587,520.00
		Current Fee Billing	7,854.00
		Total Fee	7,854.00
		Total this Phase	\$7,854.00

Phase 07	Construction Administration
Unit Billing	
Mileage	
	29.40
Total this Phase	\$29.40

Project	23012.00	City of Grimes - Grimes Fire Station	Invoice	0040762
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Total this Invoice	\$7,883.40
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Billings to Date

	Current	Prior	Total
Fee	7,854.00	578,515.00	586,369.00
Consultant	0.00	9,005.00	9,005.00
Expense	0.00	1,736.11	1,736.11
Unit	29.40	425.31	454.71
Totals	7,883.40	589,681.42	597,564.82

Authorized By: Robert F. Ormsby

Robert Ormsby

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NE Destination Dr & NE Beaverbrooke Blvd Improvements
Contractor: Snyder & Associates, Inc.
Address: 2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023
Finance Budget Code: 375-210-6407 **Finance Project #**
Vendor Project or Invoice #: 122.1329.01 **PO #**
Original Contract Date: September 27, 2022 **Vendor #** 2031

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 28
PAYMENT PERIOD: From: May 1, 2025 Through: July 31, 2025

Contract Summary

Original Contract Amount:	\$	298,400.00	
Net change by Change Orders:	\$	218,100.00	
Contract Amount to Date: (line 1 ± 2)	\$	516,500.00	
Total completed and stored to date:	\$	501,251.58	
Retainage: 0 % of Completed Work:			
Total Earned less Retainage:	\$	501,251.58	
Less previous applications for payment:	\$	484,491.83	
SUBTOTAL			\$ 16,759.75

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 16,759.75

Balance to finish, including retainage: \$ 15,248.42

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval: Snyder & Associates, Inc.

Signature:  Firm Name: _____ Date: 9/2/2025

Engineer / Consultant Approval: _____
Firm Name: _____

Signature: _____ Date: _____

City of Grimes Staff Approval:  Date: 9-15-25
Signature: _____ Date: _____

City of Grimes Council Approval: Council 9-23-25
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	November 22, 2022	\$ 7,817.88
2	December 13, 2022	\$ 19,202.13
3	January 24, 2023	\$ 13,411.00
4	February 14, 2023	\$ 9,642.25
5	March 14, 2023	\$ 44,746.25
6	April 11, 2023	\$ 20,777.49
7	May 9, 2023	\$ 28,605.75
8	June 27, 2023	\$ 12,788.50
9	July 11, 2023	\$ 7,638.28
10	August 8, 2023	\$ 25,843.85
11	September 12, 2023	\$ 19,746.38
12	October 10, 2023	\$ 28,872.50
13	November 14, 2023	\$ 19,275.36
14	December 12, 2023	\$ 5,476.40
15	January 9, 2024	\$ 6,037.00
16	February 13, 2024	\$ 8,699.50
17	April 9, 2024	\$ 6,975.76
18	May 14, 2024	\$ 10,522.75
19	June 11, 2024	\$ 60,914.98
20	July 23, 2024	\$ 43,292.53
21	August 13, 2024	\$ 21,626.89
22	September 10, 2024	\$ 15,026.07
23	October 22, 2024	\$ 17,963.53
24	November 12, 2024	\$ 6,574.70
25	March 11, 2025	\$ 8,053.10
26	April 22, 2025	\$ 6,679.50
27	June 24, 2025	\$ 8,281.50
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 484,491.83

Record of Change Orders

No.	Date	Amount
1	July 26, 2023	\$ 101,300.00
2	November 28, 2023	\$ 116,800.00
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TOTAL \$ 218,100.00

Contract Time Remaining

Contract Period:	<u>Working Days</u>
Original Contract Date:	<u>September 27, 2022</u>
Original Contract Time:	<u></u>
Added by Change Order:	<u></u>
Contract Time to Date:	<u>-</u>
Time Used to Date:	<u></u>
Contract Time Remaining:	<u><u>-</u></u>



INVOICE FOR PROFESSIONAL SERVICES

August 31, 2025

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

Invoice No: 122.1329.01 - 28

Finance Budget Code 375-210-6407

Email mahrens@grimesiowa.gov
engineering@grimesiowa.gov

Project 122.1329.01 NE Destination DR & NE Beaverbrooke Blvd Improvements

Professional Services through July 31, 2025

	Hours	Rate	Amount
Land Surveyor VIII	19.75	181.00	3,574.75
Engineer VIII	10.00	181.00	1,810.00
Engineer II	20.50	116.00	2,378.00
Technician VII	76.50	113.00	8,644.50
Technician VI	2.00	102.00	204.00
Technician II	2.00	69.00	138.00
Total Services	130.75		16,749.25
Total Services			16,749.25

Fleet Mileage 10.50

Billing Limits	Current	Prior	To-Date
Total Billings	16,759.75	484,491.83	501,251.58
Limit			516,500.00
Remaining			15,248.42

Amount Due this Invoice \$16,759.75

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 19
PAYMENT PERIOD: From: July 1, 2025 Through: July 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:	\$	142,963.85	
Retainage: 0 % of Completed Work:			
Total Earned less Retainage:	\$	142,963.85	
Less previous applications for payment:	\$	137,895.85	
SUBTOTAL			\$ 5,068.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 5,068.00

Balance to finish, including retainage: \$ 4,336.15

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval: Snyder & Associates, Inc.

Todd Knox

Signature

Firm Name

8/25/25

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

9-15-25

Date

City of Grimes Council Approval:

Council 9-23-25

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
17	May 13, 2025	\$ 7,149.50
18	August 12, 2025	\$ 3,167.50
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Previous Applications for Payment

No.	Date	Amount
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Record of Change Orders

No.	Date	Amount
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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: -

TOTAL \$ 137,895.85



INVOICE FOR PROFESSIONAL SERVICES

August 31, 2025

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

Invoice No: 121.0846.01 - 19

Finance Budget Code 340-230-6407

Email
engineering@grimesiowa.gov

Project 121.0846.01 Traffic Signal Network Communication Project

Professional Services through July 31, 2025

Basic Services

Phase Subtotal 0.00

Construction Services

	Hours	Rate	Amount	
Engineer VIII	28.00	181.00	5,068.00	
Total Services	28.00		5,068.00	
Total Services				5,068.00
				Phase Subtotal
				\$5,068.00

Billing Limits

	Current	Prior	To-Date
Total Billings	5,068.00	137,895.85	142,963.85
Limit			147,300.00
Remaining			4,336.15

Amount Due this Invoice \$5,068.00

	Total	Prior	Current
Billings to Date	142,963.85	137,895.85	5,068.00

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public 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: September 23, 2025 **PAYMENT REQUEST #** 12
PAYMENT PERIOD: From: August 1, 2025 Through: August 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:	\$	527,930.51	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	527,930.51	
Less previous applications for payment:	\$	415,262.49	
SUBTOTAL	\$	112,668.02	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 112,668.02

Balance to finish, including retainage: \$ 191,469.49

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

Date

City of Grimes Staff Approval:

Signature

Date

Submit to:

Engineering Department

E-mail:

engineering@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

Date Printed: 9/4/2025

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
8	May 27, 2025	\$ 57,399.77
9	June 24, 2025	\$ 47,510.72
10	July 22, 2025	\$ 91,728.13
11	August 26, 2025	\$ 59,930.63
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Previous Applications for Payment

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TOTAL \$ 415,262.49

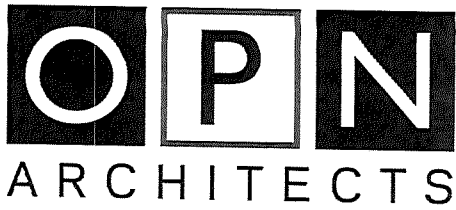
Record of Change Orders

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: July 23, 2024
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: _____
Time Used to Date: _____
Contract Time Remaining: _____



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

INVOICE

Invoice Number: 24826000-12
Date: August 31, 2025
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: August 31, 2025

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
PreDesign	\$27,500.00	100.00	\$27,500.00	\$27,500.00	\$0.00
Schematic Design	\$88,666.00	100.00	\$88,666.00	\$88,666.00	\$0.00
Design Development	\$171,398.00	100.00	\$171,398.00	\$171,398.00	\$0.00
Construction Documents	\$213,058.00	91.50	\$194,948.07	\$86,288.49	\$108,659.58
Bidding/Negotiations	\$24,192.00	0.00	\$0.00	\$0.00	\$0.00
Construction Administration	\$144,086.00	0.00	\$0.00	\$0.00	\$0.00
Add Services (Amendments)	\$50,500.00	89.94	\$45,418.44	\$41,410.00	\$4,008.44
	\$719,400.00		\$527,930.51	\$415,262.49	\$112,668.02

\$112,668.02

Invoice Total \$112,668.02

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Phase 1A Water System Improvements
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
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: September 23, 2025 **PAYMENT REQUEST #** 33
PAYMENT PERIOD: From: June 29, 2025 Through: August 30, 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:	\$	1,294,050.46	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	1,294,050.46	
Less previous applications for payment:	\$	1,289,068.61	
SUBTOTAL			\$ 4,981.85

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 4,981.85

Balance to finish, including retainage: \$ 336,099.54

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

Heather Dallen

Digitally signed by Heather Dallen
DN: E=hdallen@mcclurevision.com,
O=McClure Engineering Co, CN=Heather
Dallen
Date: 2025.09.09 09:00:50-05'00'

Signature

Date

City of Grimes Staff Approval:

Signature

9-15-25
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	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	April 22, 2025	\$ 17,345.39
30	May 27, 2025	\$ 3,262.57
31	June 24, 2025	\$ 8,421.63
32	July 22, 2025	\$ 4,794.35
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 1,289,068.61

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

July 28, 2025
Project No: 0000211186-030
Invoice No: 161319
Due Date: August 27, 2025

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

Professional Services from June 29, 2025 to July 26, 2025

Phase 303 SRF Loan Administration

	Hours	Rate	Amount	
Project Coordinator	1.75	135.00	236.25	
Totals	1.75		236.25	
Total Labor				236.25
	Current	Prior	To-Date	
Total Billings	236.25	3,941.25	4,177.50	
Contract Limit (not-to-exceed)			30,000.00	
Contract Limit Remaining			25,822.50	
	Total this Phase			\$236.25

Phase 533 SWPPP Coordination

	Hours	Rate	Amount	
Engineer I	1.50	125.00	187.50	
Team Leader	.50	250.00	125.00	
Totals	2.00		312.50	
Total Labor				312.50
	Current	Prior	To-Date	
Total Billings	312.50	1,884.00	2,196.50	
Contract Limit (not-to-exceed)			2,500.00	
Contract Limit Remaining			303.50	
	Total this Phase			\$312.50

Phase 600 Construction Contract Administration

	Hours	Rate	Amount	
Project Coordinator	.50	135.00	67.50	
Totals	.50		67.50	
Total Labor				67.50
	Current	Prior	To-Date	
Total Billings	67.50	51,798.93	51,866.43	
Contract Limit (not-to-exceed)			75,000.00	

Project	0000211186-030	Grimes Phase 1A N James St Feeder Main	Invoice	161319
Contract Limit Remaining			23,133.57	
			Total this Phase	\$67.50
			Total Due this Invoice	\$616.25



1360 NW 121st Street
Clive, IA 50325

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

July 28, 2025
Project No: 0000211186-040
Invoice No: 161321
Due Date: August 27, 2025

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

Professional Services from June 29, 2025 to July 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 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	4.00	185.00	740.00	
Totals	4.00		740.00	
Total Labor				740.00

Mileage (.70/.50 p/mile)

Total this Phase **\$751.20**

Phase 851 Project Administration

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

	Current	Prior	To-Date	
Total Billings	953.70	534,293.32	535,247.02	
Contract Limit (not-to-exceed)			613,100.00	
Contract Limit Remaining			77,852.98	
Total Due this Invoice				\$953.70



1360 NW 121st Street
Clive, IA 50325

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

September 01, 2025
Project No: 0000211186-040
Invoice No: 162334
Due Date: October 01, 2025

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

Professional Services from July 27, 2025 to August 30, 2025

Phase 600 Construction Contract Administration

	Hours	Rate	Amount	
Team Leader	1.00	250.00	250.00	
Totals	1.00		250.00	
Total Labor				250.00
Total this Phase				\$250.00

Phase 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	4.00	185.00	740.00	
Totals	4.00		740.00	
Total Labor				740.00

Consultants

Krishna Engineering Consultants, Inc.	2,200.00		
Total Consultants	2,200.00		2,200.00

Reimbursable Expenses

Meals	8.90		
Total Reimbursables	8.90		8.90

Mileage (.70/.50 p/mile)

Total this Phase	\$2,959.40
------------------	------------

Phase 851 Project Administration

	Hours	Rate	Amount	
Project Coordinator	1.50	135.00	202.50	
Totals	1.50		202.50	
Total Labor				202.50
Total this Phase				\$202.50

Project	0000211186-040	Grimes Phase 1A Ground Storage Reservoir		Invoice	162334
		Current	Prior	To-Date	
Total Billings		3,411.90	535,247.02	538,658.92	
Contract Limit (not-to-exceed)				613,100.00	
Contract Limit Remaining				74,441.08	
			Total Due this Invoice		\$3,411.90

Outstanding Invoices

Number	Date	Balance
161321	7/28/2025	953.70
Total		953.70

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 24
PAYMENT PERIOD: From: July 1, 2025 Through: July 31, 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:	\$	1,163,750.78	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	1,163,750.78	
Less previous applications for payment:	\$	1,151,608.78	
SUBTOTAL	\$		12,142.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 12,142.00

Balance to finish, including retainage: \$ 86,549.22

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.

Firm Name

Signature

Date

Engineer / Consultant Approval:

Foth Infrastructure & Environment, LLC

Firm Name

Signature

September 12, 2025

Date

City of Grimes Staff Approval:

Signature

9-15-25

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, 2024	\$ 12,335.08
19	January 28, 2025	\$ 12,168.58
20	February 25, 2025	\$ 2,366.00
21	May 27, 2025	\$ 34,287.10
22	June 24, 2025	\$ 11,267.00
23	July 22, 2025	\$ 10,591.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 1,151,608.78

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

September 04, 2025

Project No: 0022G020.02

Invoice No: 99169

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

Invoice Total USD 12,142.00

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

Professional Services through July 31, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VI	32.00	198.00	6,336.00	
Engineer/Planner/Scientist V	1.00	183.00	183.00	
Technician/Designer IX	8.00	186.00	1,488.00	
Technician/Designer III	18.00	118.00	2,124.00	
Technician/Designer I	19.50	92.00	1,794.00	
Project Administrator V	1.00	110.00	110.00	
Totals	79.50		12,035.00	
Total Labor				12,035.00

Expenses 107.00

Billing Limits	Current	Prior	To-Date
Total Billings	12,142.00	237,609.25	249,751.25
Limit			336,300.00
Remaining			86,548.75

Total This Invoice USD 12,142.00

RESOLUTION 09-1725 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 09-1725

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 September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: September 23, 2025 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount: \$ 495,335.00
Net change by Change Orders: \$ 5,271.00
Contract Amount to Date: (line 1 ± 2) \$ 500,606.00

Total completed and stored to date: \$ 456,156.00
Retainage: 5 % of Completed Work: \$ 22,807.80
Total Earned less Retainage: \$ 433,348.20
Less previous applications for payment: \$ 382,794.90
SUBTOTAL \$ 50,553.30

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 50,553.30

Balance to finish, including retainage: \$ 67,257.80

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
Firm Name

Signature Date

City of Grimes Staff Approval:
Signature Date 9-15-25

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
6	May 27, 2025	\$ 35,103.45
7	June 24, 2025	\$ 45,815.65
8	July 22, 2025	\$ 48,854.70
9	August 26, 2025	\$ 31,350.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 382,794.90

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ 155.00
2	March 25, 2025	\$ 2,557.00
3	August 26, 2025	\$ 2,559.00
4		
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TOTAL \$ 5,271.00

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes IA 50111

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 14

PERIOD TO: 08/01/25
08/31/25

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**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 & 11/26/24	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
1/14/25	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/25	PCO 019	1,631.87	
7/22/25	PCO 020	4,986.00	
8/26/25	PCO 022 & 023	6,189.00	
TOTALS		87,407.25	(\$436.59)
Net change by Change Order			86,970.66

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	86,970.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,040,812.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	6,998,259.76
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$349,912.99
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)	349,912.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	6,648,346.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	5,933,807.06
8. CURRENT PAYMENT NOW DUE	714,539.71
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	1,392,465.89

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

August 4, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 714,539.71
(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 #	14	Pd From:	8/1/2025
Prj Name	Grimes Public Safety Center	App Date:	8/4/2025	PD TO :	8/31/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	526,905.40			526,905.40	89%	61,885	26,345.27
2	BP #02 - General Construction - DDVI	\$1,373,635	959,059.40	16,171.56		975,230.96	71%	398,404	48,761.55
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	258,529.80	22,232.21		280,762.01	90%	29,488	14,038.10
6	BP #06 - Aluminum & Glazing- MAGS	\$407,072	269,415.00	78,311.00		347,726.00	85%	59,346	17,386.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$500,606	402,942.00	53,214.00		456,156.00	91%	44,450	22,807.80
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00	11,500.00		73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,451,905.00	238,967.29		1,690,872.29	96%	63,967	84,543.61
10	BP #10 - Electrical - Renda Electric	\$923,174	692,458.00	111,515.79		803,973.79	87%	119,201	40,198.69
11	BP #11 - Paving - Core Construction	\$469,943	151,539.00	220,235.22		371,774.22	79%	98,169	18,588.71
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,040,812.66	6,246,112.69	752,147.07		6,998,259.76	87%	1,042,553	349,912.99

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:

APPLICATION NO: 10

APPLICATION DATE: 8/20/2025

PERIOD TO: 8/31/2025

INVOICE #: DW5745-10

PROJECT NOS:

Distribution to:

☐ OWNER
☐ ARCHITECT
☒ CONSTRUCTION MANAGER
☐ CONTRACTOR
☐ OTHER

CONTRACT FOR: BP 7 Drywall, Framing, Accoustic & Paint

CONTRACT DATE: March 21, 2022

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)	\$456,156.00
5. RETAINAGE:	
a. 5 % of Completed Work	\$22,807.80
(Column D + E on G703)	
b. 5 % of Stored Material	\$ -
(Column F on G703)	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 22,807.80
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 433,348.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 382,794.90
8. CURRENT PAYMENT DUE	\$ 50,553.30
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 64,698.80

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:

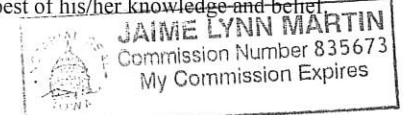
By: [Signature] Date: 08/22/2025

State of: Iowa County of: Dallas

Subscribed and sworn to before me this 22nd day of August 2025

The above personally appeared before me the undersigned notary public and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public: [Signature]
My Commission expires: 11/1/2029



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 CERTIFICATE FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 10
APPLICATION DATE: 8/20/25

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 8/31/25

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
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	\$85,197.00	\$0.00	\$0.00	\$85,197.00	100.00%	\$0.00	\$4,259.85
6	Interior Framing/Drywall Material	\$80,188.00	\$80,188.00	\$0.00	\$0.00	\$80,188.00	100.00%	\$0.00	\$4,009.40
7	Interior Framing/Drywall Labor	\$107,295.00	\$101,837.00	\$3,000.00	\$0.00	\$104,837.00	97.71%	\$2,458.00	\$5,241.85
8	Acoustical Material	\$14,602.00	\$7,000.00	\$7,602.00	\$0.00	\$14,602.00	100.00%	\$0.00	\$730.10
9	Acoustical Labor	\$10,468.00	\$0.00	\$10,468.00	\$0.00	\$10,468.00	100.00%	\$0.00	\$523.40
10	Painting	\$64,777.00	\$13,200.00	\$32,144.00	\$0.00	\$45,344.00	70.00%	\$19,433.00	\$2,267.20
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	\$155.00	\$0.00	\$0.00	\$155.00	100.00%	\$0.00	\$7.75
13	CO#2 - RFI 37 Insulation Change	(\$661.00)	(\$661.00)	\$0.00	\$0.00	(\$661.00)	100.00%	\$0.00	(\$33.05)
14	CO#2 - PR8 Envelope Change	\$2,768.00	\$2,768.00	\$0.00	\$0.00	\$2,768.00	100.00%	\$0.00	\$138.40
15	CO#2 - Vestibule Wall Change	\$450.00	\$450.00	\$0.00	\$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
17			\$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
19			\$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
21			\$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	\$402,942.00	\$53,214.00	\$0.00	\$456,156.00	91.59%	\$41,891.00	\$22,807.80

G703

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 22
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount:	\$	9,047,309.99	
Net change by Change Orders:	\$	188,287.07	
Contract Amount to Date: (line 1 ± 2)	\$	9,235,597.06	
Total completed and stored to date:	\$	6,861,682.81	
Retainage: 5 % of Completed Work:	\$	343,084.14	
Total Earned less Retainage:	\$	6,518,598.67	
Less previous applications for payment:	\$	6,270,102.75	
SUBTOTAL	\$	248,495.92	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	248,495.92	

Balance to finish, including retainage: \$ 2,716,998.39

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Absolute Concrete Construction, Inc.
Signature: Kane Crawford Date: 9/9/2025

Engineer / Consultant Approval:
Signature: Date:

City of Grimes Staff Approval:
Signature: Date: 9-15-25

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2.01	CLEARING AND GRUBBING, UNITS	UNIT	74.80		74.80	\$ 150.00	\$ 11,220.00		\$ -	\$ -	\$ -	74.80	0.00%
2	2.02	CLEARING AND GRUBBING, ACRE	ACRE	1.00		1.00	\$ 9,500.00	\$ 9,500.00	1.00	\$ 9,500.00	\$ -	\$ 9,500.00	-	100.00%
3	2.03	TOPSOIL, ON-SITE	CY	9,848.00		9,848.00	\$ 8.50	\$ 83,708.00	9,848.00	\$ 83,708.00	\$ -	\$ 83,708.00	-	100.00%
4	2.04	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	13,150.00		13,150.00	\$ 3.55	\$ 46,682.50	12,442.00	\$ 44,169.10	\$ -	\$ 44,169.10	708.00	94.62%
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	18,290.00	\$ 256,060.00	\$ -	\$ 256,060.00	2,351.00	88.61%
7	2.07	EXCAVATION, CLASS 10, WASTE	CY	4,667.00		4,667.00	\$ 11.00	\$ 51,337.00	2,076.00	\$ 22,836.00	\$ -	\$ 22,836.00	2,591.00	44.48%
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	18,004.37	\$ 49,512.02	\$ -	\$ 49,512.02	15,082.63	54.42%
10	2.10	SUBGRADE TREATMENT, GEGRID, TRIANGULAR, TYPE 3	SY	12,500.00		12,500.00	\$ 5.00	\$ 62,500.00	4,108.50	\$ 20,542.50	\$ -	\$ 20,542.50	8,391.50	32.87%
11	2.11	MODIFIED SUBBASE	CY	6,084.00		6,084.00	\$ 69.50	\$ 422,838.00	5,984.07	\$ 415,892.87	\$ -	\$ 415,892.87	99.93	98.36%
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	499.00	\$ 53,143.50	\$ -	\$ 53,143.50	121.00	80.48%
18	4.05	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF	1,151.00		1,151.00	\$ 167.50	\$ 192,792.50	1,157.00	\$ 193,797.50	\$ -	\$ 193,797.50	(6.00)	100.52%
19	4.06	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF	981.00		981.00	\$ 213.00	\$ 208,693.00	982.00	\$ 209,906.00	\$ -	\$ 209,906.00	(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	1,000.00	\$ 50,500.00	\$ -	\$ 50,500.00	571.00	63.65%
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	116.00	\$ 6,612.00	\$ -	\$ 6,612.00	11.00	91.34%
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	2,055.00	\$ 40,072.50	\$ -	\$ 40,072.50	42.00	98.00%
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	27.50	\$ 1,650.00	\$ -	\$ 1,650.00	(15.50)	229.17%
26	4.13	PIPE APRON, CMP, 12 IN.	EA	2.00		2.00	\$ 1,075.00	\$ 2,150.00	2.00	\$ 2,150.00	\$ -	\$ 2,150.00	-	100.00%
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	2.00	\$ 7,650.00	\$ -	\$ 7,650.00	-	100.00%
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	5,105.50	\$ 114,873.75	\$ -	\$ 114,873.75	4,005.50	56.04%
32	4.19	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF	310.00		310.00	\$ 22.50	\$ 6,975.00	280.00	\$ 6,300.00	\$ -	\$ 6,300.00	30.00	90.32%
33	4.20	SUBDRAIN CLEANOUT, TYPE A-1	EA	45.00		45.00	\$ 905.00	\$ 40,725.00	31.00	\$ 28,055.00	\$ -	\$ 28,055.00	14.00	68.89%
34	4.21	SUBDRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA	68.00		68.00	\$ 400.00	\$ 27,200.00	39.00	\$ 15,600.00	\$ -	\$ 15,600.00	29.00	57.35%
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	34.50	\$ 793.50	\$ -	\$ 793.50	21.50	61.61%
38	5.03	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF	666.00		666.00	\$ 51.00	\$ 33,966.00	899.00	\$ 45,849.00	\$ -	\$ 45,849.00	(233.00)	134.98%
39	5.04	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF	26.00		26.00	\$ 110.00	\$ 2,860.00	38.50	\$ 4,235.00	\$ -	\$ 4,235.00	(12.50)	148.00%
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, 10 IN.	LF	3,879.00		3,879.00	\$ 124.00	\$ 480,996.00	3,769.50	\$ 467,418.00	\$ 9,800.00	\$ 477,218.00	109.50	97.18%
43	5.08	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 12 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, TRENCHED, RESTRAINED JOINT, PVC, DR18, 15 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	6.00	\$ 5,400.00	\$ -	\$ 5,400.00	9.00	40.00%
46	5.11	FITTING, 6" CAP/PLUG	EA	1.00		1.00	\$ 355.00	\$ 355.00	4.00	\$ 1,420.00	\$ -	\$ 1,420.00	(3.00)	400.00%
47	5.12	FITTING, 8" CAP/PLUG	EA	48.00		48.00	\$ 995.00	\$ 47,760.00	31.00	\$ 30,845.00	\$ -	\$ 30,845.00	17.00	64.58%
48	5.13	FITTING, 8" CAP/PLUG	EA	5.00		5.00	\$ 450.00	\$ 2,250.00	5.00	\$ 2,250.00	\$ -	\$ 2,250.00	-	100.00%
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	\$ 1,015.00	\$ -	\$ 1,015.00	-	100.00%
51	5.16	FITTING, 8"x8" TEE	EA	2.00		2.00	\$ 1,085.00	\$ 2,170.00	1.00	\$ 1,085.00	\$ -	\$ 1,085.00	1.00	50.00%
52	5.17	FITTING, 12" BEND	EA	1.00		1.00	\$ 1,275.00	\$ 1,275.00	4.00	\$ 5,100.00	\$ -	\$ 5,100.00	(3.00)	400.00%
53	5.18	FITTING, 12" CAP/PLUG	EA	2.00		2.00	\$ 685.00	\$ 1,370.00	2.00	\$ 1,370.00	\$ -	\$ 1,370.00	-	100.00%
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%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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	\$ 83,581.50	8,889.35	\$ 48,891.43	-	\$ 48,891.43	6,303.65	58.51%
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	0.12	\$ 18,000.00	\$ 54,199.90	\$ 72,199.90	0.88	12.00%
123	8.02	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS	1.00				1.00	\$ 4,053.00	\$ 4,053.00	1.00	\$ 4,053.00	-	\$ 4,053.00	-	100.00%
124	8.03	RELOCATION OF TEMPORARY TRAFFIC SIGNALIZATION	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	116.56	\$ 7,226.72	-	\$ 7,226.72	9.65	92.35%
126	8.05	PAINTED PAVEMENT MARKINGS, DURABLE	STA	171.41				171.41	\$ 132.00	\$ 22,626.12	53.70	\$ 7,088.40	-	\$ 7,088.40	117.71	31.33%
127	8.06	WET, RETROREFLECTIVE 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	18.00	\$ 4,500.00	-	\$ 4,500.00	23.00	43.90%
129	8.08	PAVEMENT MARKINGS REMOVED	STA	154.85				154.85	\$ 55.00	\$ 8,516.75	66.23	\$ 3,642.65	-	\$ 3,642.65	86.62	42.77%
130	8.09	GROOVES CUT FOR PAVEMENT MARKINGS	STA	171.41				171.41	\$ 95.00	\$ 16,283.95	53.70	\$ 5,101.50	-	\$ 5,101.50	117.71	31.33%
131	8.10	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	41.00				41.00	\$ 195.00	\$ 7,995.00	18.00	\$ 3,510.00	-	\$ 3,510.00	23.00	43.90%
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	84.00	\$ 8,400.00	-	\$ 8,400.00	16.00	84.00%
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	\$ 1,764.00	\$ 1,764.00	3.00	\$ 1,323.00	-	\$ 1,323.00	1.00	75.00%
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	3.00	\$ 1,125.00	-	\$ 1,125.00	1.00	75.00%
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	9.21	\$ 5,986.50	-	\$ 5,986.50	5.79	61.40%
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	3,055.00	\$ 8,401.25	-	\$ 8,401.25	8,945.00	25.46%
153	9.07	FILTER SOCK, MAINTENANCE AND REMOVAL	LF	12,000.00				12,000.00	\$ 0.20	\$ 2,400.00	-	\$ -	-	\$ -	12,000.00	0.00%
154	9.08	TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECT), 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	18.00				18.00	\$ 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 DEBRIS	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	12.68	\$ 34,236.00	-	\$ 34,236.00	0.32	97.54%
161	9.15	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA	84.00				84.00	\$ 200.00	\$ 16,800.00	43.00	\$ 8,600.00	-	\$ 8,600.00	41.00	51.19%
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	REMOVE AND REINSTALL 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%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 9,235,597.06

\$ 6,861,682.81

74.30%

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
18	May 27, 2025	\$ 206,428.52
19	June 24, 2025	\$ 320,466.39
20	July 22, 2025	\$ 214,641.34
21	August 26, 2025	\$ 364,293.56
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 6,270,102.75

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
9	June 24, 2025	\$ 5,049.00
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TOTAL \$ 188,287.07

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:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

STORED MATERIALS COST

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	PROPOSED STORED VALUE	QUANTITY CHANGE - 1	QUANTITY CHANGE - 2	TOTAL VALUE	EQUIVALENT UNIT PRICE	STORED AMOUNT	REMAINING AMOUNT	VALUE OF STORED MATERIALS REMAINING	PERCENT REMAININ G
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	109.50	\$ 9,800	2.82%
43	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				\$ -	\$ 200.00	0.00	0.00	\$ -	0.00%

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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	1,839.70	\$	13,411	10.14%
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	0.36133267	\$	54,199.90	75.07%
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, RETROREFLECTIVE 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	C DAY					\$	-	\$ 100.00	0.00	0.00	\$	-	0.00%
135	TEMPORARY BARRIER RAIL, CONCRETE	LF					\$	-	\$ 40.00	0.00	0.00	\$	-	0.00%
136	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA					\$	-	\$ 100.00	0.00	0.00	\$	-	0.00%
137	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA					\$	-	\$ 441.00	0.00	0.00	\$	-	0.00%
138	FLASHING BEACON SIGN, REINSTALL	EA					\$	-	\$ 1,900.00	0.00	0.00	\$	-	0.00%
139	CONDUIT, HDPE, SDR 13.5, 2"	LF					\$	-	\$ 18.00	0.00	0.00	\$	-	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

140	FIBER REMOVE AND REINSTALL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	</
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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

188	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS				\$ -	\$40,000.00	0.00	0.00	\$ -	-	0.00%
	Change Order Item											
C01.1	RCB COLLAR	EA				\$ -	\$10,000.00	0		\$ -	-	0.00%
C01.2	COLD WEATHER PROTECTION	CY				\$ -	\$ 17.00	0		\$ -	-	0.00%
C01.3	HOT WATER FEE	CY				\$ -	\$ 7.00	0		\$ -	-	0.00%
C02.1	TRAFFIC SIGNAL BLACK PAINT	LS				\$ -	\$ 5,971.35	0		\$ -	-	0.00%
C03.1	GAS UTILITY POTHOLING	LS				\$ -	\$ 1,155.00	0		\$ -	-	0.00%
C04.1	EXISTING INTAKES CORE DRILLING	LS				\$ -	\$ 4,515.50	0		\$ -	-	0.00%
C05.1	ADDITIONAL STREET DETOUR SIGNAGE	LS				\$ -	\$ 5,450.00	0		\$ -	-	0.00%
C06.1	CEMENT STABILIZATION STAGE 3	LS				\$ -	\$63,669.00	0		\$ -	-	0.00%
C07.1	SPLICE ENCLOSURE	EA				\$ -	\$ 8,744.67	0		\$ -	-	0.00%
C07.2	FIBER OPTIC CABLE	LF				\$ -	\$ 4.17	0		\$ -	-	0.00%
C07.3	REMOVAL OF FIBER OPTIC CABLE	LF				\$ -	\$ 2.31	0		\$ -	-	0.00%
C07.4	INTAKE ADJUSTMENT	LS				\$ -	\$ 3,608.00	0		\$ -	-	0.00%
C08.1	FIRE DEPARTMENT STORM CONNECTION	LS				\$ -	\$ 2,236.59	0		\$ -	-	0.00%
C08.2	FIRE DEPARTMENT SANITARY SERVICE	LS				\$ -	\$ 7,286.14	0		\$ -	-	0.00%
C08.3	FIX LEAKING VALVE	LS				\$ -	\$ 2,694.54	0		\$ -	-	0.00%
C08.4	SANITARY AND STORM SEWER SE 6TH STREET	LS				\$ -	\$29,634.50	0		\$ -	-	0.00%
C08.5	SUMP LINE CONNECTION	LS				\$ -	\$ 1,044.67	0		\$ -	-	0.00%
C08.6	WATER TOWER STORM CONNECTION	LS				\$ -	\$ 2,900.30	0		\$ -	-	0.00%
C08.7	WOOD FENCE	LS				\$ -	\$ 4,593.16	0		\$ -	-	0.00%
C09.1	HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS				\$ -	\$ 5,049.00	0		\$ -	-	0.00%

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

\$551,625.66

\$	77,410.90	14.03%
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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Public Library Amphitheater
Contractor: Concrete Connection, LLC
Address: 5170 NW Beaver Drive, Johnston, Iowa 50131
Finance Budget Code: 309-420-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4905

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: February 1, 2025 Through: September 15, 2025

Contract Summary

Original Contract Amount:	\$ 472,022.00	
Net change by Change Orders:	\$ (6,000.00)	
Contract Amount to Date: (line 1 ± 2)	\$ 466,022.00	
Total completed and stored to date:	\$ 466,022.00	
Retainage: 5 % of Completed Work:	\$ 23,301.10	
Total Earned less Retainage:	\$ 442,720.90	
Less previous applications for payment:	\$ 440,798.58	
SUBTOTAL		\$ 1,922.32

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 1,922.32

Balance to finish, including retainage: \$ 23,301.10

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Concrete Connection, LLC

David Bartholomew
Signature

Digitally signed by David Bartholomew
DN: cn=US, E=barth@concreteconnection.com, o=Concrete Connection LLC,
CN=David Bartholomew
Reason: I agree to the terms defined by the placement of my signature on this
document.
Date: 2025.09.16 11:31:24-0500

09/16/2025
Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

9/16/25
Date

Submit to:

Engineering Department

E-mail: engineering@grimesiowa.gov

Phone: (515) 986-4050

Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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		Clearing and Grubbing	LS	1.00		1.00	\$ 4,000.00	\$ 4,000.00	1.00	\$ 4,000.00	\$ -	\$ 4,000.00	-	100.00%
2		Topsoil, On-Site	CY	163.00		163.00	\$ 40.00	\$ 6,520.00	163.00	\$ 6,520.00	\$ -	\$ 6,520.00	-	100.00%
3		Topsoil, Compost Amended	CY	100.00		100.00	\$ 85.00	\$ 8,500.00	100.00	\$ 8,500.00	\$ -	\$ 8,500.00	-	100.00%
4		Excavation, Class 10	CY	155.00		155.00	\$ 45.00	\$ 6,975.00	155.00	\$ 6,975.00	\$ -	\$ 6,975.00	-	100.00%
5		Subbase, Modified, 4 IN	SY	420.00		420.00	\$ 8.00	\$ 3,360.00	420.00	\$ 3,360.00	\$ -	\$ 3,360.00	-	100.00%
6		Subbase, Modified, 6 IN	SY	140.00		140.00	\$ 12.00	\$ 1,680.00	140.00	\$ 1,680.00	\$ -	\$ 1,680.00	-	100.00%
7		Subdrain, Type 2D, HDPE, 8 IN	LF	310.00		310.00	\$ 55.00	\$ 17,050.00	310.00	\$ 17,050.00	\$ -	\$ 17,050.00	-	100.00%
8		Subdrain, Cleanout, Type A-1, 8 IN	EA	3.00		3.00	\$ 750.00	\$ 2,250.00	3.00	\$ 2,250.00	\$ -	\$ 2,250.00	-	100.00%
9		Subdrain, Outlets and Connections, Ditch, 8 IN	EA	2.00		2.00	\$ 1,500.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
10		Pavement, PCC, 7 IN, C4	SY	60.00		60.00	\$ 125.00	\$ 7,500.00	60.00	\$ 7,500.00	\$ -	\$ 7,500.00	-	100.00%
11		Removal of Sidewalk	SY	145.00		145.00	\$ 18.00	\$ 2,610.00	145.00	\$ 2,610.00	\$ -	\$ 2,610.00	-	100.00%
12		Sidewalk, PCC, 6 IN	SY	350.00		350.00	\$ 90.00	\$ 31,500.00	350.00	\$ 31,500.00	\$ -	\$ 31,500.00	-	100.00%
13		Sidewalk, PCC, 6 IN, Integral Color	SY	60.00		60.00	\$ 250.00	\$ 15,000.00	60.00	\$ 15,000.00	\$ -	\$ 15,000.00	-	100.00%
14		Curb and Gutter Removal	LF	30.00		30.00	\$ 25.00	\$ 750.00	30.00	\$ 750.00	\$ -	\$ 750.00	-	100.00%
15		Painted Pavement Markings, Durable	LS	1.00		1.00	\$ 4,000.00	\$ 4,000.00	1.00	\$ 4,000.00	\$ -	\$ 4,000.00	-	100.00%
16		Painted Symbols and Legends, Durable	EA	3.00		3.00	\$ 275.00	\$ 825.00	3.00	\$ 825.00	\$ -	\$ 825.00	-	100.00%
17		Temporary Traffic Control	LS	1.00		1.00	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ 2,500.00	-	100.00%
18		Traffic Signs, R7-8A, 12X18	EA	2.00		2.00	\$ 350.00	\$ 700.00	2.00	\$ 700.00	\$ -	\$ 700.00	-	100.00%
19		Traffic Signs, R7-8BP, 18X9	EA	2.00		2.00	\$ 350.00	\$ 700.00	2.00	\$ 700.00	\$ -	\$ 700.00	-	100.00%
20		Round Steel Posts	LF	2.00		2.00	\$ 600.00	\$ 1,200.00	2.00	\$ 1,200.00	\$ -	\$ 1,200.00	-	100.00%
21		Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1 - Permanent Lawn	LS	1.00		1.00	\$ 1,100.00	\$ 1,100.00	1.00	\$ 1,100.00	\$ -	\$ 1,100.00	-	100.00%
22		Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 2 - United Seed Super Turf 2	LS	1.00		1.00	\$ 1,700.00	\$ 1,700.00	1.00	\$ 1,700.00	\$ -	\$ 1,700.00	-	100.00%
23		Watering	MGAL	35.00		35.00	\$ 110.00	\$ 3,850.00	35.00	\$ 3,850.00	\$ -	\$ 3,850.00	-	100.00%
24		Sod	SQ	45.00		45.00	\$ 100.00	\$ 4,500.00	45.00	\$ 4,500.00	\$ -	\$ 4,500.00	-	100.00%
25		Plants With Warranty, Deciduous Shrubs, (5 Cont)	EA	24.00		24.00	\$ 150.00	\$ 3,600.00	24.00	\$ 3,600.00	\$ -	\$ 3,600.00	-	100.00%
26		Plants With Warranty, Perennial Ground Cover/Ornamental Grass, (15GAL)	EA	83.00		83.00	\$ 45.00	\$ 3,735.00	83.00	\$ 3,735.00	\$ -	\$ 3,735.00	-	100.00%
27		Plants With Warranty, Deciduous Tree, (2" CAL B&B)	EA	9.00		9.00	\$ 650.00	\$ 5,850.00	9.00	\$ 5,850.00	\$ -	\$ 5,850.00	-	100.00%
28		SWPPP Preparation	LS	1.00		1.00	\$ 1,250.00	\$ 1,250.00	1.00	\$ 1,250.00	\$ -	\$ 1,250.00	-	100.00%
29		SWPPP Management	LS	1.00		1.00	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
30		Filter Sock, 9 IN	LF	740.00		740.00	\$ 3.30	\$ 2,442.00	740.00	\$ 2,442.00	\$ -	\$ 2,442.00	-	100.00%
31		Temporary RECP, 2	SY	200.00		200.00	\$ 3.30	\$ 660.00	200.00	\$ 660.00	\$ -	\$ 660.00	-	100.00%
32		RIP RAP, Erosion Stone	TON	10.00		10.00	\$ 100.00	\$ 1,000.00	10.00	\$ 1,000.00	\$ -	\$ 1,000.00	-	100.00%
33		Silt Fence or Silt Fence Ditch Check	LF	460.00		460.00	\$ 3.00	\$ 1,380.00	460.00	\$ 1,380.00	\$ -	\$ 1,380.00	-	100.00%
34		Silt Fence or Silt Fence Ditch Check, Removal of Device	LF	460.00		460.00	\$ 0.75	\$ 345.00	460.00	\$ 345.00	\$ -	\$ 345.00	-	100.00%
35		Inlet Protection Device, Wattles	EA	4.00		4.00	\$ 135.00	\$ 540.00	4.00	\$ 540.00	\$ -	\$ 540.00	-	100.00%
36		Temporary Fence, Chain Link, 60 IN	LF	550.00		550.00	\$ 6.00	\$ 3,300.00	550.00	\$ 3,300.00	\$ -	\$ 3,300.00	-	100.00%
37		Mobilization	LS	1.00		1.00	\$ 35,000.00	\$ 35,000.00	1.00	\$ 35,000.00	\$ -	\$ 35,000.00	-	100.00%
38		Concrete Washout	LS	1.00		1.00	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ 1,500.00	-	100.00%
39		Bike Rack	EA	1.00		1.00	\$ 2,200.00	\$ 2,200.00	1.00	\$ 2,200.00	\$ -	\$ 2,200.00	-	100.00%
40		Electrical System Design & Installation	LS	1.00		1.00	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
41		Flag Pole	EA	1.00		1.00	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	\$ -	\$ 7,500.00	-	100.00%
42		Stone Seatwall	TON	31.00		31.00	\$ 2,300.00	\$ 71,300.00	31.00	\$ 71,300.00	\$ -	\$ 71,300.00	-	100.00%
43		Bollard Lighting	EA	11.00		11.00	\$ 1,750.00	\$ 19,250.00	11.00	\$ 19,250.00	\$ -	\$ 19,250.00	-	100.00%
44		Event Power (50 AMP)	EA	1.00		1.00	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ 2,500.00	-	100.00%
45		Cast-In-Place Sculpture Footings	EA	4.00		4.00	\$ 750.00	\$ 3,000.00	4.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
46		Boardwalk, Concrete Piers	EA	20.00	(2.00)	18.00	\$ 3,000.00	\$ 54,000.00	18.00	\$ 54,000.00	\$ -	\$ 54,000.00	-	100.00%
47		Boardwalk, Concrete Abutments	EA	2.00		2.00	\$ 5,000.00	\$ 10,000.00	2.00	\$ 10,000.00	\$ -	\$ 10,000.00	-	100.00%
48		Boardwalk, Trex or Approved Equal	SF	650.00		650.00	\$ 90.00	\$ 58,500.00	650.00	\$ 58,500.00	\$ -	\$ 58,500.00	-	100.00%
49		Concrete Wheel Stops	EA	2.00		2.00	\$ 300.00	\$ 600.00	2.00	\$ 600.00	\$ -	\$ 600.00	-	100.00%
50		Guardrail	LF	180.00		180.00	\$ 160.00	\$ 28,800.00	180.00	\$ 28,800.00	\$ -	\$ 28,800.00	-	100.00%
51		Dewatering	LS	1.00		1.00	\$ 10,000.00	\$ 10,000.00	1.00	\$ 10,000.00	\$ -	\$ 10,000.00	-	100.00%
Change Order Item														
1						-		\$ -		\$ -			-	0.00%
2						-		\$ -		\$ -			-	0.00%
3						-		\$ -		\$ -			-	0.00%
4						-		\$ -		\$ -			-	0.00%
5						-		\$ -		\$ -			-	0.00%
6						-		\$ -		\$ -			-	0.00%
7						-		\$ -		\$ -			-	0.00%
8						-		\$ -		\$ -			-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 466,022.00

\$ 466,022.00

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 12, 2024	\$ 258,985.68
2	December 10, 2024	\$ 163,335.40
3	January 28, 2025	\$ 18,477.50
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 440,798.58

Record of Change Orders

No.	Date	Amount
1	September 23, 2025	\$ (6,000.00)
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TOTAL \$ (6,000.00)

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	110.00
Added by Change Order:	
Contract Time to Date:	110.00
Time Used to Date:	110.00
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Public Library Amphitheater
Contractor: Concrete Connection, LLC
Address: 5170 NW Beaver Drive, Johnston, Iowa 50131
Finance Budget Code: 309-420-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4905

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 5 (Retainage)
PAYMENT PERIOD: From: February 1, 2025 Through: September 15, 2025

Contract Summary

Original Contract Amount:	\$	472,022.00	
Net change by Change Orders:	\$	(6,000.00)	
Contract Amount to Date: (line 1 ± 2)	\$	466,022.00	
Total completed and stored to date:	\$	466,022.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	466,022.00	
Less previous applications for payment:	\$	442,720.90	
SUBTOTAL			\$ 23,301.10

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 23,301.10

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Concrete Connection, LLC

David Bartholomew

Digitally signed by David Bartholomew
DN: cn=US, e=dbarth@concreteconnection.com, o=Concrete
Connection LLC, cn=David Bartholomew
Reason: I agree to the terms defined by the placement of my signature on
this document
Date: 2025.09.16 11:30:27-05'00'

Signature

09/16/2025

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

9/16/25

Date

Submit to: Engineering Department

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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		Clearing and Grubbing	LS	1.00		1.00	\$ 4,000.00	\$ 4,000.00	1.00	\$ 4,000.00	\$ -	\$ 4,000.00	-	100.00%
2		Topsoil, On-Site	CY	163.00		163.00	\$ 40.00	\$ 6,520.00	163.00	\$ 6,520.00	\$ -	\$ 6,520.00	-	100.00%
3		Topsoil, Compost Amended	CY	100.00		100.00	\$ 85.00	\$ 8,500.00	100.00	\$ 8,500.00	\$ -	\$ 8,500.00	-	100.00%
4		Excavation, Class 10	CY	155.00		155.00	\$ 45.00	\$ 6,975.00	155.00	\$ 6,975.00	\$ -	\$ 6,975.00	-	100.00%
5		Subbase, Modified, 4 IN	SY	420.00		420.00	\$ 8.00	\$ 3,360.00	420.00	\$ 3,360.00	\$ -	\$ 3,360.00	-	100.00%
6		Subbase, Modified, 6 IN	SY	140.00		140.00	\$ 12.00	\$ 1,680.00	140.00	\$ 1,680.00	\$ -	\$ 1,680.00	-	100.00%
7		Subdrain, Type 2D, HDPE, 8 IN	LF	310.00		310.00	\$ 55.00	\$ 17,050.00	310.00	\$ 17,050.00	\$ -	\$ 17,050.00	-	100.00%
8		Subdrain, Cleanout, Type A-1, 8 IN	EA	3.00		3.00	\$ 750.00	\$ 2,250.00	3.00	\$ 2,250.00	\$ -	\$ 2,250.00	-	100.00%
9		Subdrain, Outlets and Connections, Ditch, 8 IN	EA	2.00		2.00	\$ 1,500.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
10		Pavement, PCC, 7 IN, C4	SY	60.00		60.00	\$ 125.00	\$ 7,500.00	60.00	\$ 7,500.00	\$ -	\$ 7,500.00	-	100.00%
11		Removal of Sidewalk	SY	145.00		145.00	\$ 18.00	\$ 2,610.00	145.00	\$ 2,610.00	\$ -	\$ 2,610.00	-	100.00%
12		Sidewalk, PCC, 6 IN	SY	350.00		350.00	\$ 90.00	\$ 31,500.00	350.00	\$ 31,500.00	\$ -	\$ 31,500.00	-	100.00%
13		Sidewalk, PCC, 6 IN, Integral Color	SY	60.00		60.00	\$ 250.00	\$ 15,000.00	60.00	\$ 15,000.00	\$ -	\$ 15,000.00	-	100.00%
14		Curb and Gutter Removal	LF	30.00		30.00	\$ 25.00	\$ 750.00	30.00	\$ 750.00	\$ -	\$ 750.00	-	100.00%
15		Painted Pavement Markings, Durable	LS	1.00		1.00	\$ 4,000.00	\$ 4,000.00	1.00	\$ 4,000.00	\$ -	\$ 4,000.00	-	100.00%
16		Painted Symbols and Legends, Durable	EA	3.00		3.00	\$ 275.00	\$ 825.00	3.00	\$ 825.00	\$ -	\$ 825.00	-	100.00%
17		Temporary Traffic Control	LS	1.00		1.00	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ 2,500.00	-	100.00%
18		Traffic Signs, R7-8A, 12X18	EA	2.00		2.00	\$ 350.00	\$ 700.00	2.00	\$ 700.00	\$ -	\$ 700.00	-	100.00%
19		Traffic Signs, R7-8BP, 18X9	EA	2.00		2.00	\$ 350.00	\$ 700.00	2.00	\$ 700.00	\$ -	\$ 700.00	-	100.00%
20		Round Steel Posts	LF	2.00		2.00	\$ 600.00	\$ 1,200.00	2.00	\$ 1,200.00	\$ -	\$ 1,200.00	-	100.00%
21		Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1 - Permanent Lawn	LS	1.00		1.00	\$ 1,100.00	\$ 1,100.00	1.00	\$ 1,100.00	\$ -	\$ 1,100.00	-	100.00%
22		Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 2 - United Seed Super Turf 2	LS	1.00		1.00	\$ 1,700.00	\$ 1,700.00	1.00	\$ 1,700.00	\$ -	\$ 1,700.00	-	100.00%
23		Watering	MGAL	35.00		35.00	\$ 110.00	\$ 3,850.00	35.00	\$ 3,850.00	\$ -	\$ 3,850.00	-	100.00%
24		Sod	SQ	45.00		45.00	\$ 100.00	\$ 4,500.00	45.00	\$ 4,500.00	\$ -	\$ 4,500.00	-	100.00%
25		Plants With Warranty, Deciduous Shrubs, (5 Cont)	EA	24.00		24.00	\$ 150.00	\$ 3,600.00	24.00	\$ 3,600.00	\$ -	\$ 3,600.00	-	100.00%
26		Plants With Warranty, Perennial Ground Cover/Ornamental Grass, (15GAL)	EA	83.00		83.00	\$ 45.00	\$ 3,735.00	83.00	\$ 3,735.00	\$ -	\$ 3,735.00	-	100.00%
27		Plants With Warranty, Deciduous Tree, (2" CAL B&B)	EA	9.00		9.00	\$ 650.00	\$ 5,850.00	9.00	\$ 5,850.00	\$ -	\$ 5,850.00	-	100.00%
28		SWPPP Preparation	LS	1.00		1.00	\$ 1,250.00	\$ 1,250.00	1.00	\$ 1,250.00	\$ -	\$ 1,250.00	-	100.00%
29		SWPPP Management	LS	1.00		1.00	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
30		Filter Sock, 9 IN	LF	740.00		740.00	\$ 3.30	\$ 2,442.00	740.00	\$ 2,442.00	\$ -	\$ 2,442.00	-	100.00%
31		Temporary RECP, 2	SY	200.00		200.00	\$ 3.30	\$ 660.00	200.00	\$ 660.00	\$ -	\$ 660.00	-	100.00%
32		RIP RAP, Erosion Stone	TON	10.00		10.00	\$ 100.00	\$ 1,000.00	10.00	\$ 1,000.00	\$ -	\$ 1,000.00	-	100.00%
33		Silt Fence or Silt Fence Ditch Check	LF	460.00		460.00	\$ 3.00	\$ 1,380.00	460.00	\$ 1,380.00	\$ -	\$ 1,380.00	-	100.00%
34		Silt Fence or Silt Fence Ditch Check, Removal of Device	LF	460.00		460.00	\$ 0.75	\$ 345.00	460.00	\$ 345.00	\$ -	\$ 345.00	-	100.00%
35		Inlet Protection Device, Wattles	EA	4.00		4.00	\$ 135.00	\$ 540.00	4.00	\$ 540.00	\$ -	\$ 540.00	-	100.00%
36		Temporary Fence, Chain Link, 60 IN	LF	550.00		550.00	\$ 6.00	\$ 3,300.00	550.00	\$ 3,300.00	\$ -	\$ 3,300.00	-	100.00%
37		Mobilization	LS	1.00		1.00	\$ 35,000.00	\$ 35,000.00	1.00	\$ 35,000.00	\$ -	\$ 35,000.00	-	100.00%
38		Concrete Washout	LS	1.00		1.00	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ 1,500.00	-	100.00%
39		Bike Rack	EA	1.00		1.00	\$ 2,200.00	\$ 2,200.00	1.00	\$ 2,200.00	\$ -	\$ 2,200.00	-	100.00%
40		Electrical System Design & Installation	LS	1.00		1.00	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
41		Flag Pole	EA	1.00		1.00	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	\$ -	\$ 7,500.00	-	100.00%
42		Stone Seatwall	TON	31.00		31.00	\$ 2,300.00	\$ 71,300.00	31.00	\$ 71,300.00	\$ -	\$ 71,300.00	-	100.00%
43		Bollard Lighting	EA	11.00		11.00	\$ 1,750.00	\$ 19,250.00	11.00	\$ 19,250.00	\$ -	\$ 19,250.00	-	100.00%
44		Event Power (50 AMP)	EA	1.00		1.00	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ 2,500.00	-	100.00%
45		Cast-in-Place Sculpture Footings	EA	4.00		4.00	\$ 750.00	\$ 3,000.00	4.00	\$ 3,000.00	\$ -	\$ 3,000.00	-	100.00%
46		Boardwalk, Concrete Piers	EA	20.00	(2.00)	18.00	\$ 3,000.00	\$ 54,000.00	18.00	\$ 54,000.00	\$ -	\$ 54,000.00	-	100.00%
47		Boardwalk, Concrete Abutments	EA	2.00		2.00	\$ 5,000.00	\$ 10,000.00	2.00	\$ 10,000.00	\$ -	\$ 10,000.00	-	100.00%
48		Boardwalk, Trex or Approved Equal	SF	650.00		650.00	\$ 90.00	\$ 58,500.00	650.00	\$ 58,500.00	\$ -	\$ 58,500.00	-	100.00%
49		Concrete Wheel Stops	EA	2.00		2.00	\$ 300.00	\$ 600.00	2.00	\$ 600.00	\$ -	\$ 600.00	-	100.00%
50		Guardrail	LF	180.00		180.00	\$ 160.00	\$ 28,800.00	180.00	\$ 28,800.00	\$ -	\$ 28,800.00	-	100.00%
51		Dewatering	LS	1.00		1.00	\$ 10,000.00	\$ 10,000.00	1.00	\$ 10,000.00	\$ -	\$ 10,000.00	-	100.00%
Change Order Item														
1						-		\$ -		\$ -			-	0.00%
2						-		\$ -		\$ -			-	0.00%
3						-		\$ -		\$ -			-	0.00%
4						-		\$ -		\$ -			-	0.00%
5						-		\$ -		\$ -			-	0.00%
6						-		\$ -		\$ -			-	0.00%
7						-		\$ -		\$ -			-	0.00%
8						-		\$ -		\$ -			-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 466,022.00

\$ 466,022.00

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 12, 2024	\$ 258,985.68
2	December 10, 2024	\$ 163,335.40
3	January 28, 2025	\$ 18,477.50
4	September 23, 2025	\$ 1,922.32
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 442,720.90

Record of Change Orders

No.	Date	Amount
1	September 23, 2025	\$ (6,000.00)
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TOTAL \$ (6,000.00)

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	110.00
Added by Change Order:	
Contract Time to Date:	110.00
Time Used to Date:	110.00
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount: \$ 471,000.00
Net change by Change Orders: \$ (1,057.05)
Contract Amount to Date: (line 1 ± 2) \$ 469,942.95

Total completed and stored to date: \$ 371,774.22
Retainage: 5 % of Completed Work: \$ 18,588.71
Total Earned less Retainage: \$ 353,185.51
Less previous applications for payment: \$ 143,962.05
SUBTOTAL \$ 209,223.46

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 209,223.46

Balance to finish, including retainage: \$ 116,757.44

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Core Construction Services, LLC
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature Date

City of Grimes Staff Approval:
Signature Date
9-15-25

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	\$ 4,921.00
2	November 26, 2024	\$ 102,639.90
3	December 24, 2024	\$ 35,997.40
4	July 22, 2025	\$ 403.75
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 143,962.05

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ (1,057.05)
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TOTAL \$ (1,057.05)

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes IA 50111

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 14

PERIOD TO: 08/01/25
08/31/25

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**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 & 11/26/24	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
1/14/25	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/25	PCO 019	1,631.87	
7/22/25	PCO 020	4,986.00	
8/26/25	PCO 022 & 023	6,189.00	
TOTALS		87,407.25	(\$436.59)
Net change by Change Order			86,970.66

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	86,970.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,040,812.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	6,998,259.76
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$349,912.99
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)	349,912.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	6,648,346.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	5,933,807.06
8. CURRENT PAYMENT NOW DUE	714,539.71
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	1,392,465.89

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

August 4, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 714,539.71
(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 # :	14	Pd From:	8/1/2025
Prj Name	Grimes Public Safety Center	App Date:	8/4/2025	PD TO :	8/31/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	526,905.40			526,905.40	89%	61,885	26,345.27
2	BP #02 - General Construction - DDVI	\$1,373,635	959,059.40	16,171.56		975,230.96	71%	398,404	48,761.55
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	258,529.80	22,232.21		280,762.01	90%	29,488	14,038.10
6	BP #06 - Aluminum & Glazing- MAGS	\$407,072	269,415.00	78,311.00		347,726.00	85%	59,346	17,386.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$500,606	402,942.00	53,214.00		456,156.00	91%	44,450	22,807.80
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00	11,500.00		73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,451,905.00	238,967.29		1,690,872.29	96%	63,967	84,543.61
10	BP #10 - Electrical - Renda Electric	\$923,174	692,458.00	111,515.79		803,973.79	87%	119,201	40,198.69
11	BP #11 - Paving - Core Construction	\$469,943	151,539.00	220,235.22		371,774.22	79%	98,169	18,588.71
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,040,812.66	6,246,112.69	752,147.07		6,998,259.76	87%	1,042,553	349,912.99

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

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

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

Application No: 05

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☒ OTHER

App. Date: 8/25/25

Period To: 8/31/25

Project #:

Contract Date: 6/17/24

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

VIA ARCHITECT: Email

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

1. ORIGINAL CONTACT SUM	\$ 471,000.00
2. Net change by Change Orders	\$ (1,057.05)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 469,942.95
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 371,774.22
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$ 18,588.71
b. 5.00 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 18,588.71
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 353,185.51
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 143,962.05
8. CURRENT PAYMENT DUE	\$ 209,223.46
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 116,757.44

CONTRACTOR: Core Structural Services, LLC

By: MHC

Date: 8/26/25

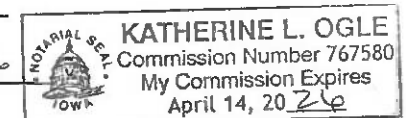
State of: Iowa

County of: Polk

Subscribed and sworn to before me this 26 day of Aug, 2025

Notary Public: Katherine L. Ogle

My Commission expires: 4/14/26



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

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

By: _____ Date: _____

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

Change Order Summary		
Change Orders approved in previous months by Owner		
TOTAL		
Approved this Month		
Number	Date Approved	
01	11/26/24	\$ 1,057.05
TOTALS		\$ -
Net change by Change Orders		\$ -

CONTINUATION SHEET (G703)

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

APPLICATION NUMBER: **05**
APPLICATION DATE: **8/25/25**
PERIOD TO: **8/31/25**

ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I	
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE	
				From Previous Application (D+E)	This Period						
1	010000						-		-	-	
2							-		-	-	
3		Bond	\$ 5,180.00	5,180.00			5,180.00	100.00%	-	259.00	
4		General Conditions	\$ 30,314.00	20,876.00	4,719.00		25,595.00	84.43%	4,719.00	1,279.75	
5		Owner Contingency	\$ 10,000.00	-			-	0.00%	10,000.00	-	
6		Survey	\$ 5,800.00	2,900.00	1,500.00		4,400.00	75.86%	1,400.00	220.00	
7	320013			-			-		-	-	
8		Paving Labor	\$ 67,217.00	24,127.00	43,090.00		67,217.00	100.00%	-	3,360.85	
9		Paving Material	\$ 257,978.00	98,031.00	159,947.00		257,978.00	100.00%	-	12,898.90	
10	320019			-			-		-	-	
11		Site Drilled Piers L	\$ 2,183.00	425.00			425.00	19.47%	1,758.00	21.25	
12		Site Drilled Piers M	\$ 1,500.00	-	1,500.00		1,500.00	100.00%	-	75.00	
13		Walks Labor	\$ 30,594.00	-			-	0.00%	30,594.00	-	
14		Walks Material	\$ 43,932.00	-			-	0.00%	43,932.00	-	
15	321723			-			-		-	-	
16		Bollard Covers	\$ 875.00	-	875.00		875.00	100.00%	-	43.75	
17		Expansion Joint Seal	\$ 1,716.00	-			-	0.00%	1,716.00	-	
18		HC Signs	\$ 1,035.00	-			-	0.00%	1,035.00	-	
19		Joint Sealant	\$ 10,291.00	-			-	0.00%	10,291.00	-	
20		Striping	\$ 2,385.00	-			-	0.00%	2,385.00	-	
21					-			-		-	
22			Change Order #01 - PR #05 Reduced Scope at Trail	\$ (9,661.27)	-			-	0.00%	(9,661.27)	-
23			Change Order #01 - PR #06 Revised Joint Plan	\$ 8,604.22	-	8,604.22		8,604.22	100.00%	-	430.21
24								-		-	-
25							-		-	-	
		TOTAL Scheduled Values	\$ 469,942.95	\$ 151,539.00	\$ 220,235.22	\$ -	\$ 371,774.22	79.11%	\$ 98,168.73	\$ 18,588.71	

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: September 23, 2025 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount: \$ 1,365,000.00
Net change by Change Orders: \$ 8,634.59
Contract Amount to Date: (line 1 ± 2) \$ 1,373,634.59

Total completed and stored to date: \$ 975,230.96
Retainage: 5 % of Completed Work: \$ 48,761.55
Total Earned less Retainage: \$ 926,469.41
Less previous applications for payment: \$ 911,106.43
SUBTOTAL \$ 15,362.98

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 15,362.98

Balance to finish, including retainage: \$ 447,165.18

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
Firm Name

Signature Date 9/12/2025

City of Grimes Staff Approval:
Signature Date 9-15-25

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
4	May 27, 2025	\$ 186,795.84
5	June 24, 2025	\$ 314,898.88
6	July 22, 2025	\$ 56,978.67
7	August 26, 2025	\$ 38,405.06
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Previous Applications for Payment

No.	Date	Amount
36		
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TOTAL \$ 911,106.43

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	May 27, 2025	\$ 436.59
5	June 24, 2025	\$ 1,631.87
6	August 26, 2025	\$ 1,914.00
7		
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TOTAL \$ 8,634.59

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes IA 50111

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 14

PERIOD TO: 08/01/25
08/31/25

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**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 & 11/26/24	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
1/14/25	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/25	PCO 019	1,631.87	
7/22/25	PCO 020	4,986.00	
8/26/25	PCO 022 & 023	6,189.00	
TOTALS		87,407.25	(\$436.59)
Net change by Change Order			86,970.66

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	86,970.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,040,812.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	6,998,259.76
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$349,912.99
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)	349,912.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	6,648,346.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	5,933,807.06
8. CURRENT PAYMENT NOW DUE	714,539.71
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	1,392,465.89

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

August 4, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 714,539.71
(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 # :	14	Pd From:	8/1/2025
Prj Name	Grimes Public Safety Center	App Date:	8/4/2025	PD TO :	8/31/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	526,905.40			526,905.40	89%	61,885	26,345.27
2	BP #02 - General Construction - DDVI	\$1,373,635	959,059.40	16,171.56		975,230.96	71%	398,404	48,761.55
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	258,529.80	22,232.21		280,762.01	90%	29,488	14,038.10
6	BP #06 - Aluminum & Glazing- MAGS	\$407,072	269,415.00	78,311.00		347,726.00	85%	59,346	17,386.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$500,606	402,942.00	53,214.00		456,156.00	91%	44,450	22,807.80
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00	11,500.00		73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,451,905.00	238,967.29		1,690,872.29	96%	63,967	84,543.61
10	BP #10 - Electrical - Renda Electric	\$923,174	692,458.00	111,515.79		803,973.79	87%	119,201	40,198.69
11	BP #11 - Paving - Core Construction	\$469,943	151,539.00	220,235.22		371,774.22	79%	98,169	18,588.71
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,040,812.66	6,246,112.69	752,147.07		6,998,259.76	87%	1,042,553	349,912.99

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

TO OWNER: City of Grimes PROJECT: Grimes Public Safety APPLICATION NO: 8 Distribution to:
 101 NE Harvey St
 Grimes, IA 50111
 FROM CONTRACTOR: DDVI Inc VIA ARCHITECT: SVPA Architects PERIOD TO: 08/25/25
 PO Box 743 1466 28th St, Suite 200
 Indianola, IA 50125 West Des Moines 50266 PROJECT NOS: 24-652
 CONTRACT FOR: Grimes Public Safety 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.

1. ORIGINAL CONTRACT SUM\$ 1,365,000.00
 2. Net change by Change Orders\$ 8,634.59
 3. CONTRACT SUM TO DATE (Line 1 & 2)\$ 1,373,634.59
 4. TOTAL COMPLETED & STORED TO DATE\$ 975,230.96
 (Column G on G703)
 5. RETAINAGE:
 a. 5 % of Completed Work \$ 48,761.55
 (Column D + E on G703)
 b. 5 % of Stored Material \$ 0.00
 (Column F on G703)
 Total Retainage (Lines 5a + 5b or
 Total in Column I of G703)\$ 48,761.55
 6. TOTAL EARNED LESS RETAINAGE\$ 926,469.41
 (Line 4 Less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR
 PAYMENT (Line 6 from prior Certificate)\$ 911,106.43
 8. CURRENT PAYMENT DUE\$ 15,362.98
 9. BALANCE TO FINISH, INCLUDING RETAINAGE\$ 447,165.18
 (Line 3 less Line 6)

ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$6,720.59	
Total approved this Month	\$1,914.00	
TOTALS	\$8,634.59	\$0.00
NET CHANGES by Change Order	\$8,634.59	

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: *Steve R...*Date: 8/21/2025

State of: Iowa

County of: Warren

Subscribed and sworn to before me this

21 day of August 2025

Notary Public: Rich Piper

My Commission expires: 2/14/2026

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\$

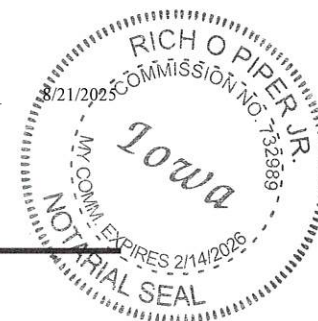
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this
 Application and on the Continuation Sheet that are changed to conform to the amount certified.)

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

PAGE 2 OF 8 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:

8

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	General Conditions								
1.000	General Conditions/Overhead/Profit	\$206,090.00	\$140,141.20	\$4,121.80		\$144,263.00	70.00%	\$61,827.00	\$7,213.15
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	\$20,850.00	\$0.00		\$20,850.00	75.00%	\$6,950.00	\$1,042.50
	Jobsite Cleaning	\$14,000.00	\$2,100.00	\$0.00		\$2,100.00	15.00%	\$11,900.00	\$105.00
	Submittals	\$20,000.00	\$18,000.00	\$0.00		\$18,000.00	90.00%	\$2,000.00	\$900.00
	Allowance	\$2,000.00					0.00%	\$2,000.00	
							#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	\$65,277.00			\$65,277.00	100.00%		\$3,263.85
	Slab - Material	\$88,480.00	\$88,480.00			\$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	\$1,880.00			\$1,880.00	100.00%		\$94.00
	Trash Enclosure - Labor	\$7,511.00	\$5,633.25	\$1,877.75		\$7,511.00	100.00%		\$375.55
	Trash Enclosure - Material	\$7,272.00	\$5,454.00	\$1,818.00		\$7,272.00	100.00%		\$363.60
	Misc Concrete - Labor	\$630.00	\$472.50	\$157.50		\$630.00	100.00%		\$31.50
	Misc Concrete - Material	\$746.00	\$559.50	\$186.50		\$746.00	100.00%		\$37.30
							#DIV/0!		
	Sub Total	\$663,396.00	\$532,844.45	\$8,161.55		\$541,006.00	81.55%	\$102,404.00	\$27,050.30

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.

APPLICATION NO: #REF!

APPLICATION DATE: #REF!

PERIOD TO: #REF!

ARCHITECT'S PROJECT NO:

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Polished Concrete - Labor	\$30,000.00	\$12,000.00	\$3,000.00		\$15,000.00	50.00%	\$15,000.00	\$750.00
	Polished Concrete - Material	\$17,200.00	\$6,880.00	\$4,620.00		\$11,500.00	66.86%	\$5,700.00	\$575.00
	Caulking	\$3,900.00	\$1,560.00	\$390.00		\$1,950.00	50.00%	\$1,950.00	\$97.50
	Concrete Sealers - Labor	\$3,750.00					0.00%	\$3,750.00	
	Concrete Sealers - Material	\$2,400.00					0.00%	\$2,400.00	
							#DIV/0!		
	Masonry - Labor	\$500.00	\$500.00			\$500.00	100.00%		\$25.00
	Masonry - Material	\$600.00	\$600.00			\$600.00	100.00%		\$30.00
							#DIV/0!		
	Structural Steel	\$3,500.00	\$3,500.00			\$3,500.00	100.00%		\$175.00
							#DIV/0!		
	Blocking/Plywood sheathing - Labor	\$1,380.00	\$1,380.00			\$1,380.00	100.00%		\$69.00
	Blocking/Plywood sheathing - Material	\$3,802.00	\$3,802.00			\$3,802.00	100.00%		\$190.10
							#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	\$4,900.00			\$4,900.00	100.00%		\$245.00
	Roof Plate - Material	\$12,500.00	\$12,500.00			\$12,500.00	100.00%		\$625.00
							#DIV/0!		
	Caulking - Labor	\$4,100.00	\$1,230.00	\$0.00		\$1,230.00	30.00%	\$2,870.00	\$61.50
	Caulking - Material	\$4,100.00	\$1,230.00			\$1,230.00	30.00%	\$2,870.00	\$61.50
							#DIV/0!		
	Doors - Labor	\$9,920.00	\$2,976.00	\$0.00		\$2,976.00	30.00%	\$6,944.00	\$148.80
	Doors - Material	\$84,824.00	\$82,185.40			\$82,185.40	96.89%	\$2,638.60	\$4,109.27
							#DIV/0!		
	Section Doors - Labor	\$8,000.00	\$8,000.00			\$8,000.00	100.00%		\$400.00
	Section Doors - Material	\$55,400.00	\$55,400.00			\$55,400.00	100.00%		\$2,770.00
	Section Doors - Shop Drawings	\$4,000.00	\$4,000.00			\$4,000.00	100.00%		\$200.00
	Four-Fold Doors - Labor	\$12,000.00	\$12,000.00			\$12,000.00	100.00%		\$600.00
	Four-Fold Doors - Material	\$152,800.00	\$152,800.00			\$152,800.00	100.00%		\$7,640.00
	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	\$383,527.20	\$8,010.00		\$391,537.20	70.45%	\$164,206.80	\$19,576.86

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 8

Contractor's signed certification is attached.

APPLICATION DATE: #REF!

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 8/25/25

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Window Blocking - Labor	\$5,000.00	\$5,000.00			\$5,000.00	#DIV/0! 100.00%		\$250.00
	Window Blocking - Material	\$4,400.00	\$4,400.00			\$4,400.00	100.00%		\$220.00
							#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	\$11,600.00			\$11,600.00	74.84%	\$3,900.00	\$580.00
							#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	\$37,740.00			\$37,740.00	41.04%	\$54,226.00	\$1,887.00

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: 8

APPLICATION DATE: #REF!

PERIOD TO: 8/25/25

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Signage - Labor	\$18,884.00					0.00%	\$18,884.00	
	Signage - Material						#DIV/0!		
	Fire Ext - Labor	\$150.00					0.00%	\$150.00	
	Fire Ext - Material	\$1,336.00					0.00%	\$1,336.00	
	Mail Boxes - Labor	\$40.00					#DIV/0!	\$40.00	
	Mail Boxes - Material	\$500.00					0.00%	\$500.00	
	Knox Box - Labor	\$40.00					0.00%	\$40.00	
	Knox Box - Material	\$300.00					0.00%	\$300.00	
	Kitchen Appliances - Labor	\$1,100.00					#DIV/0!	\$1,100.00	
	Kitchen Appliances - Material	\$25,000.00					0.00%	\$25,000.00	
	Blinds - Labor	\$1,349.00					#DIV/0!	\$1,349.00	
	Blinds - Material	\$5,195.00					0.00%	\$5,195.00	
	CO#1	\$1,162.44	\$581.22	\$0.00		\$581.22	50.00%	\$581.22	\$29.06
	CO#2	\$751.37	\$375.69	(\$0.00)		\$375.69	50.00%	\$375.69	\$18.78
	CO#3	\$2,738.32	\$2,738.32			\$2,738.32	100.00%		\$136.92
	CO#4	\$436.59	\$436.59			\$436.59	100.00%		\$21.83
	CO#5	\$1,631.87	\$815.94			\$815.94	50.00%	\$815.93	\$40.80
	CO#6	\$1,914.00							
	Sub Total	\$62,528.59	\$4,947.76	(\$0.00)		\$4,947.76	7.91%	\$55,666.84	\$247.39
	GRAND TOTALS	1,373,634.59	959,059.41	16,171.55	0.00	975,230.96	71.00%	376,503.64	48,761.55

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: September 23, 2025 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 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: \$ 280,762.01
Retainage: 5 % of Completed Work: \$ 14,038.10
Total Earned less Retainage: \$ 266,723.91
Less previous applications for payment: \$ 245,603.31
SUBTOTAL \$ 21,120.60

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 21,120.60

Balance to finish, including retainage: \$ 43,526.09

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
Firm Name

Signature Date 9/12/2025

City of Grimes Staff Approval:
Signature Date 9-15-25

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	May 27, 2025	\$ 30,161.15
3	June 24, 2025	\$ 28,874.99
4	July 22, 2025	\$ 11,550.00
5	August 26, 2025	\$ 11,550.00
6		
7		
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Previous Applications for Payment

No.	Date	Amount
36		
37		
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TOTAL \$ 245,603.31

Record of Change Orders

No.	Date	Amount
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25		

TOTAL \$ -

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes IA 50111

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 14

PERIOD TO: 08/01/25
08/31/25

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**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 & 11/26/24	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
1/14/25	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/25	PCO 019	1,631.87	
7/22/25	PCO 020	4,986.00	
8/26/25	PCO 022 & 023	6,189.00	
TOTALS		87,407.25	(\$436.59)
Net change by Change Order			86,970.66

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	86,970.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,040,812.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	6,998,259.76
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$349,912.99
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)	349,912.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	6,648,346.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	5,933,807.06
8. CURRENT PAYMENT NOW DUE	714,539.71
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	1,392,465.89

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

August 4, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 714,539.71
(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.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	526,905.40			526,905.40	89%	61,885	26,345.27
2	BP #02 - General Construction - DDVI	\$1,373,635	959,059.40	16,171.56		975,230.96	71%	398,404	48,761.55
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	258,529.80	22,232.21		280,762.01	90%	29,488	14,038.10
6	BP #06 - Aluminum & Glazing- MAGS	\$407,072	269,415.00	78,311.00		347,726.00	85%	59,346	17,386.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$500,606	402,942.00	53,214.00		456,156.00	91%	44,450	22,807.80
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00	11,500.00		73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,451,905.00	238,967.29		1,690,872.29	96%	63,967	84,543.61
10	BP #10 - Electrical - Renda Electric	\$923,174	692,458.00	111,515.79		803,973.79	87%	119,201	40,198.69
11	BP #11 - Paving - Core Construction	\$469,943	151,539.00	220,235.22		371,774.22	79%	98,169	18,588.71
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,040,812.66	6,246,112.69	752,147.07		6,998,259.76	87%	1,042,553	349,912.99

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

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 IA 50111
VIA ARCHITECT:

APPLICATION #: 6

PERIOD TO: 08/31/25

PROJECT NOS:

CONTRACT DATE: 10/30/2024

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-----	\$	280,762.01

(Column G on Continuation Sheet)

5. RETAINAGE:

a. 5.0% of Completed Work \$ 14,038.10

(Columns D+E on Continuation Sheet)

b. 5.0% of Stored Material \$

(Column F on Continuation Sheet)

Total Retainage (Line 5a + 5b or

Total in Column 1 of Continuation Sheet----- \$ 14,038.10

6. TOTAL EARNED LESS RETAINAGE----- \$ 266,723.91

(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)----- \$ 245,603.31

8. CURRENT PAYMENT DUE----- \$ 21,120.60

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 43,526.09

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: Liffany Visser Date: 8.20.25

State of: Iowa

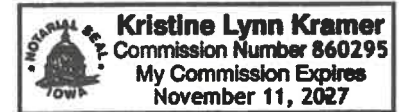
County of: marion

Subscribed and sworn to before

me this 20 day of August

Notary Public: Kristine Lynn 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

Page 2 of 2 Pages

APPLICATION NUMBER: 6

APPLICATION DATE: 08/25/25

PERIOD TO: 31-Aug-25

ARCHITECT'S PROJECT NO:

PROJECT:

Grimes Public Safety Center

20001 SW 6th St

Grimes IA 50111

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	10,074.32		150,575.30	90%	17,330.09	7,528.77
2	Low Slope Labor	121,578.93	97,263.14	12,157.89		109,421.03	90%	12,157.90	5,471.05
3	Equipment Rental	4,700.00	4,700.00			4,700.00	100%		235.00
4	Low Slope Miscellaneous	16,065.68	16,065.68			16,065.68	100%		803.28
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28									
	SUBTOTALS PAGE 2	310,250.00	258,529.80	22,232.21		280,762.01	90%	29,487.99	14,038.10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Kruck Plumbing & Heating, Inc.
Address: 615 Story St., Boone, IA 50036
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4799

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 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: \$ 1,690,872.29
Retainage: 5 % of Completed Work: \$ 84,543.61
Total Earned less Retainage: \$ 1,606,328.68
Less previous applications for payment: \$ 1,379,309.75
SUBTOTAL \$ 227,018.93

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 227,018.93

Balance to finish, including retainage: \$ 148,510.61

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
Firm Name

Signature Date 9/12/2025

City of Grimes Staff Approval:
Signature Date 9-15-25

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
10	05/27/25	\$ 116,426.30
11	06/24/25	\$ 68,026.65
12	07/22/25	\$ 316,503.90
13	08/26/25	\$ 104,041.15
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 1,379,309.75**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ 7,839.29
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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: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 14

PERIOD TO: 08/01/25
08/31/25

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**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 & 11/26/24	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
1/14/25	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/25	PCO 019	1,631.87	
7/22/25	PCO 020	4,986.00	
8/26/25	PCO 022 & 023	6,189.00	
TOTALS		87,407.25	(\$436.59)
Net change by Change Order			86,970.66

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	86,970.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,040,812.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	6,998,259.76
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$349,912.99
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)	349,912.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	6,648,346.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	5,933,807.06
8. CURRENT PAYMENT NOW DUE	714,539.71
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	1,392,465.89

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

August 4, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 714,539.71
(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.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	526,905.40			526,905.40	89%	61,885	26,345.27
2	BP #02 - General Construction - DDVI	\$1,373,635	959,059.40	16,171.56		975,230.96	71%	398,404	48,761.55
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	258,529.80	22,232.21		280,762.01	90%	29,488	14,038.10
6	BP #06 - Aluminum & Glazing- MAGS	\$407,072	269,415.00	78,311.00		347,726.00	85%	59,346	17,386.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$500,606	402,942.00	53,214.00		456,156.00	91%	44,450	22,807.80
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00	11,500.00		73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,451,905.00	238,967.29		1,690,872.29	96%	63,967	84,543.61
10	BP #10 - Electrical - Renda Electric	\$923,174	692,458.00	111,515.79		803,973.79	87%	119,201	40,198.69
11	BP #11 - Paving - Core Construction	\$469,943	151,539.00	220,235.22		371,774.22	79%	98,169	18,588.71
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,040,812.66	6,246,112.69	752,147.07		6,998,259.76	87%	1,042,553	349,912.99

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- 14	DISTRIBUTION TO: ☐ OWNER ☐ CONST. MANAGER ☐ ARCHITECT ☐ FIELD ☐ OTHER
FROM CONTRACTOR: Kruck Plumbing & Heating Co., Inc. 615 Story Street Boone, IA 50036		VIA CONSTRUCTION MANAGER: Weitz Company	APPLICATION NO: 14 PERIOD TO: 8/31/2025 CONTRACT DATE: 6/24/2024 PROJECT NO: 23012 JOB NO: 940	
		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)	\$ 1,690,872.29
5. RETAINAGE	
a. _____% of Completed Work	\$ 84,543.61
b. _____% of Stored Material	\$ 0.00
Total Retainage	\$ 84,543.61
6. TOTAL EARNED LESS RETAINAGE	\$ 1,606,328.68
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	1,379,309.75
8. CURRENT PAYMENT DUE.....	\$ 227,018.93
9. BALANCE TO FINISH, PLUS RETAINAGE	
	\$ 148,510.61

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

CONTRACTOR:

By: [Signature] Date: 8/25/25

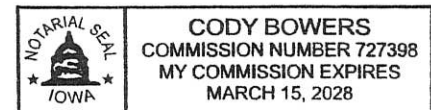
State of: IA

County of: Boone

Subscribed and sworn to before me this 25 day of Aug 2025

Notary Public: Cody Bowers

My Commission expires: 3/15/2028



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.

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	

CONTINUATION SHEET

Invoice Number: 940- 14
Application Number: 14
Application Date: 8/25/2025
Period To: 8/31/2025
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	87,000.00	18,000.00	0.00	105,000.00	98	2,000.00	5,250.00
2	Submittals / Engineering - L	53,000.00	53,000.00	0.00	0.00	53,000.00	100	0.00	2,650.00
3	UG San/Storm/Water - M	67,000.00	67,000.00	0.00	0.00	67,000.00	100	0.00	3,350.00
4	UG San/Storm/Water - L	47,000.00	47,000.00	0.00	0.00	47,000.00	100	0.00	2,350.00
5	Ag Water/Vent/Storm - M	42,000.00	41,000.00	1,000.00	0.00	42,000.00	100	0.00	2,100.00
6	Ag Water/Vent/Storm - L	40,000.00	39,000.00	1,000.00	0.00	40,000.00	100	0.00	2,000.00
7	Nat Gas/Compressed Air - M	24,000.00	22,000.00	2,000.00	0.00	24,000.00	100	0.00	1,200.00
8	Nat Gas/Compressed Air - L	20,000.00	18,000.00	2,000.00	0.00	20,000.00	100	0.00	1,000.00
9	Domestic Water - M	65,000.00	61,018.00	3,982.00	0.00	65,000.00	100	0.00	3,250.00
10	Domestic Water - L	35,000.00	31,000.00	4,000.00	0.00	35,000.00	100	0.00	1,750.00
11	Plumbing Fixtures/Drains - M	149,000.00	91,226.00	50,000.00	0.00	141,226.00	95	7,774.00	7,061.30
12	Plumbing Fixtures/Drains - L	47,000.00	7,000.00	35,000.00	0.00	42,000.00	89	5,000.00	2,100.00
13	Plumbing/HVAC Insulation - M	24,000.00	17,500.00	5,500.00	0.00	23,000.00	96	1,000.00	1,150.00
14	Plumbing/HVAC Insulation - L	24,000.00	17,500.00	5,500.00	0.00	23,000.00	96	1,000.00	1,150.00
15	HVAC Controls - M	69,375.00	36,325.00	27,209.00	0.00	63,534.00	92	5,841.00	3,176.70
16	HVAC Controls - L	69,375.00	42,874.00	16,149.00	0.00	59,023.00	85	10,352.00	2,951.15

CONTINUATION SHEET

Invoice Number: 940- 14
 Application Number: 14
 Application Date: 8/25/2025
 Period To: 8/31/2025
 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	82,806.00	10,194.00	0.00	93,000.00	99	1,000.00	4,650.00
20	Hydronic Pump & Specialties - L	50,000.00	44,000.00	5,000.00	0.00	49,000.00	98	1,000.00	2,450.00
21	Hydronic Pumps/Boilers - M	38,000.00	38,000.00	0.00	0.00	38,000.00	100	0.00	1,900.00
22	Hydronic Pumps/Boilers - L	10,000.00	10,000.00	0.00	0.00	10,000.00	100	0.00	500.00
23	HVAC Ducts & Accessories - M	137,000.00	121,498.00	15,502.00	0.00	137,000.00	100	0.00	6,850.00
24	HVAC Ducts & Accessories - L	75,000.00	65,000.00	10,000.00	0.00	75,000.00	100	0.00	3,750.00
25	Engine Exhaust System - M	40,000.00	35,000.00	4,000.00	0.00	39,000.00	98	1,000.00	1,950.00
26	Engine Exhaust System - L	40,000.00	35,000.00	4,000.00	0.00	39,000.00	98	1,000.00	1,950.00
27	EF-Registers-VAVs - M	18,000.00	13,915.00	4,085.00	0.00	18,000.00	100	0.00	900.00
28	EF-Registers-VAVs - L	8,000.00	3,000.00	5,000.00	0.00	8,000.00	100	0.00	400.00
29	MAU-1-Hood-KEF-1 - M	35,000.00	35,000.00	0.00	0.00	35,000.00	100	0.00	1,750.00
30	MAU-1-Hood-KEF-1 - L	7,000.00	7,000.00	0.00	0.00	7,000.00	100	0.00	350.00
31	CUH/PFUH/IRH - M	17,000.00	16,000.00	0.00	0.00	16,000.00	94	1,000.00	800.00
32	CUH/PFUH/IRH - L	9,000.00	6,000.00	0.00	0.00	6,000.00	67	3,000.00	300.00
33	RTU/MAU-2/BCU/ERV - M	220,000.00	220,000.00	0.00	0.00	220,000.00	100	0.00	11,000.00
34	RTU/MAU-2/BCU/ERV - L	14,250.00	14,250.00	0.00	0.00	14,250.00	100	0.00	712.50
35	ACCU-1 / ACU-1 - M	17,000.00	0.00	17,000.00	0.00	17,000.00	100	0.00	850.00

CONTINUATION SHEET

Invoice Number: 940- 14
 Application Number: 14
 Application Date: 8/25/2025
 Period To: 8/31/2025
 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	9,000.00	0.00	9,000.00	100	0.00	450.00
37	Commissioning - L	8,000.00	0.00	3,000.00	0.00	3,000.00	38	5,000.00	150.00
38	CO#1-PR-3	7,839.29	0.00	7,839.29	0.00	7,839.29	100	0.00	391.96
		1,754,839.29	1,424,912.00	265,960.29	0.00	1,690,872.29	96	63,967.00	84,543.61

Application for Payment No. 14

Application Date: 8/25/2025

Tabulation of Stored Materials

Project: Grimes Public Safety

[illegible]

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Carroll Industrial Ventilation
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
125-096	5/23/2025	No Tax	10,866.25

For a valuable consideration (in the amount of \$10,866.25), 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.

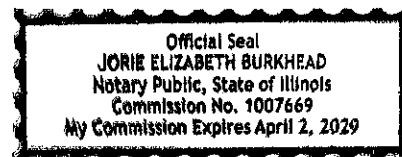
IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 18th day of August, 20 25.

Name of VENDOR: Carroll Industrial Ventilation, Inc

By: Owner - Jacob Carroll
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 18 day of August, 20 25.

Jorie Burkhead
Notary Public



VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Carroll Industrial Ventilation
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
125-140	7/8/2025	No Tax	5,506.94

For a valuable consideration (in the amount of \$5,506.94), 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 18th day of August, 20 25.

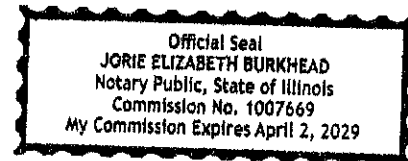
Name of VENDOR: Carroll Industrial Ventilation, Inc

By: Owner - Jacob Carroll
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 18 day of August, 20 25.

Jorie Burkhead

Notary Public



VENDOR LIEN WAIVER AND RELEASE - ALL STATES

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

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
S4586334.001	7/24/2025	No Tax	721.94

For a valuable consideration (in the amount of \$721.94), 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 15 day of August, 20 25.

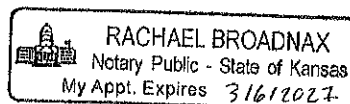
Name of VENDOR: WSM Industries

By: Amptu McRoberts Credit Assistant
(Owner, Partner, Officer) (Please Designate)

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

Rachael Broadnax

Notary Public



VENDOR LIEN WAIVER AND RELEASE - ALL STATES

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

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
2433273	6/5/2025		1,999.99

For a valuable consideration (in the amount of \$1,999.99), the receipt of which is hereby acknowledged:

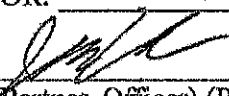
1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against 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 _____ day of 8/12/2025, 20_____.

Name of VENDOR: CAPTIVEAIRE

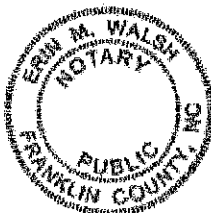
By:  JOSHUA HERL - CONTROLLER
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this _____ day of 8/12/2025, 20_____.



Notary Public

My Commission Expires 1-20-2030



VENDOR LIEN WAIVER AND RELEASE - ALL STATES

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

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
2402194	3/17/2025		12,981.94

For a valuable consideration (in the amount of \$12,981.94), 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 _____ day of _____, 20 _____.

Name of VENDOR: _____

By: _____
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this _____ day of _____, 20 _____.

Notary Public

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Iowa Insulation Inc.

CONTRACTOR: Kruck Plumbing & Heating Co., Inc.

OWNER: City of Grimes

PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
HM630 6-25	6/11/2025		17,100.00

For a valuable consideration (in the amount of \$17,100.00), 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 28 day of July, 20 25.

Name of VENDOR: Iowa Insulation Inc

By: Darrell Bunting, President
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 28th day of July, 20 25.

[Signature]

Notary Public



David P Freeman
Commission No. 854179
My Commission Expires
02/26/2027

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

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

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
1664073	6/2/2025		1,269.36
1665220	5/29/2025		132.55
1668638	5/30/2025		491.80
1670240	6/2/2025		653.42
1672621	6/2/2025		354.68
1672624	6/2/2025		1,076.68
1675217	6/2/2025	No Tax	30.25
1679032	6/5/2025		172.59
1679090	6/11/2025		402.71
1679665	6/2/2025	No Tax	79.71
1680980	6/9/2025		55.59
1680987	6/5/2025		480.84
1681009	6/5/2025		37.21
1681316	6/16/2025		2,627.76
1681363	6/6/2025		125.94
1683361	6/6/2025		70.89
1683860	6/5/2025		15.35
1685211	6/6/2025		863.90
1686751	6/19/2025		83.10
1687517	6/9/2025		110.39
1688988	6/9/2025		79.50
1689285	6/6/2025		15.35
1693157	6/9/2025		199.42
1694634	6/11/2025		255.33
1694696	6/18/2025		53.58
1712273	6/17/2025		1,822.95
1713046	6/17/2025		206.84
1713046-1	6/20/2025		180.24
1713064	6/19/2025		273.47
1715548	6/17/2025		477.17
1726301	6/19/2025		646.00
1726301-1	6/20/2025		29.98
1729969	6/20/2025		34.07
1733431	6/20/2025		236.05
1733431-1	6/24/2025		163.15
1733459	6/20/2025		1,171.40
1737845	6/24/2025		967.16
1746601	7/1/2025		363.60
1746601-1	6/30/2025		7.54
1746601-2	6/30/2025		7.54
1747100	6/25/2025		30.68
1752048	7/1/2025		32.76

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
CM197692	6/13/2025		-653.42
CM197724	6/13/2025		-88.00
CM200462	6/25/2025		-1,028.51

For a valuable consideration (in the amount of \$14,618.57), 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 31 day of JULY, 20 25.

Name of VENDOR: Ferguson Enterprises LLC

By: Andrea Bauger
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 31 day of JULY, 20 25.

[Signature]

Notary Public



VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Woodman Electrical Contractors
CONTRACTOR: Kruok Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
940-5	6/13/2025		6,564.40

For a valuable consideration (in the amount of \$6,564.40), 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 29 day of July, 20 25.

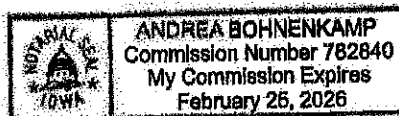
Name of VENDOR: Woodman Controls

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

Sworn to and subscribed before the undersigned
this 29 day of July, 20 25.

Andrea Bohnenkamp

Notary Public



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: September 23, 2025 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount: \$ 397,060.00
Net change by Change Orders: \$ 10,012.00
Contract Amount to Date: (line 1 ± 2) \$ 407,072.00

Total completed and stored to date: \$ 347,726.00
Retainage: 5 % of Completed Work: \$ 17,386.30
Total Earned less Retainage: \$ 330,339.70
Less previous applications for payment: \$ 255,944.25
SUBTOTAL \$ 74,395.45

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 74,395.45

Balance to finish, including retainage: \$ 76,732.30

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
Firm Name

Signature Date 9/12/2025

City of Grimes Staff Approval:
Signature Date 9-15-25

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
4	May 27, 2025	\$ 13,853.85
5	June 24, 2025	\$ 45,852.70
6	July 22, 2025	\$ 30,594.75
7	August 26, 2025	\$ 153,423.10
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 255,944.25**

Record of Change Orders

No.	Date	Amount
1	March 25, 2025	\$ 5,026.00
2	July 22, 2025	\$ 4,986.00
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TOTAL **\$ 10,012.00**

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes
101 NE Harvey Street
Grimes IA 50111

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 14

PERIOD TO: 08/01/25
08/31/25

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**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 & 11/26/24	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
1/14/25	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/25	PCO 019	1,631.87	
7/22/25	PCO 020	4,986.00	
8/26/25	PCO 022 & 023	6,189.00	
TOTALS		87,407.25	(\$436.59)
Net change by Change Order			86,970.66

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	86,970.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,040,812.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	6,998,259.76
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$349,912.99
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)	349,912.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	6,648,346.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	5,933,807.06
8. CURRENT PAYMENT NOW DUE	714,539.71
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	1,392,465.89

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

August 4, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 714,539.71
(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 # :	14	Pd From:	8/1/2025
Prj Name	Grimes Public Safety Center	App Date:	8/4/2025	PD TO :	8/31/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	526,905.40			526,905.40	89%	61,885	26,345.27
2	BP #02 - General Construction - DDVI	\$1,373,635	959,059.40	16,171.56		975,230.96	71%	398,404	48,761.55
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	258,529.80	22,232.21		280,762.01	90%	29,488	14,038.10
6	BP #06 - Aluminum & Glazing- MAGS	\$407,072	269,415.00	78,311.00		347,726.00	85%	59,346	17,386.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$500,606	402,942.00	53,214.00		456,156.00	91%	44,450	22,807.80
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00	11,500.00		73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,451,905.00	238,967.29		1,690,872.29	96%	63,967	84,543.61
10	BP #10 - Electrical - Renda Electric	\$923,174	692,458.00	111,515.79		803,973.79	87%	119,201	40,198.69
11	BP #11 - Paving - Core Construction	\$469,943	151,539.00	220,235.22		371,774.22	79%	98,169	18,588.71
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,040,812.66	6,246,112.69	752,147.07		6,998,259.76	87%	1,042,553	349,912.99

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 of 2 PAGES

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: 8

Distribution to:

☐	OWNER
☒	ARCHITECT
☐	CONTRACTOR

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

PERIOD TO: August 31, 2025

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.

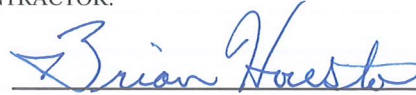
1. ORIGINAL CONTRACT SUM	\$	397,060.00
2. Net change by Change Orders	\$	10,012.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	407,072.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	347,726.00
5. RETAINAGE:		
a. 5% of Completed Work (Column D + E on G703)	\$	17,386.30
b. 5% of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	17,386.30
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	330,339.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	255,944.25
8. CURRENT PAYMENT DUE	\$	74,395.45
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	76,732.30

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$10,012.00	
Total approved this Month		
TOTALS	\$10,012.00	\$0.00
NET CHANGES by Change Order	\$10,012.00	

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:

8/25/25

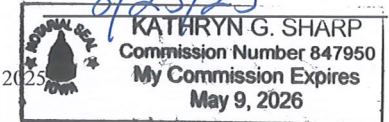
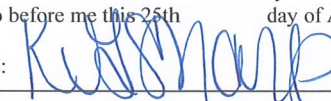
State of: Iowa

County of: Scott

Subscribed and sworn to before me this 25th day of August 2025

Notary Public:

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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 on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

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

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: 8

APPLICATION DATE: August 25, 2025

PERIOD TO: August 31, 2025

ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	STOREFRONTS AND ENTRANCES								
1	Labor								
	Aluminum CW & SF	\$55,248.00	\$18,039.00	\$3,267.00		\$21,306.00	38.56%	\$33,942.00	\$1,065.30
	Interior Glazing	\$4,207.00		\$205.00		\$205.00	4.87%	\$4,002.00	\$10.25
	Polycarbonate Panels	\$23,183.00	\$6,484.00	\$9,891.00		\$16,375.00	70.63%	\$6,808.00	\$818.75
	Composite panels	\$6,731.00						\$6,731.00	
2	Materials								
	Aluminum CW & SF	\$121,387.00	\$66,910.00	\$54,477.00		\$121,387.00	100.00%		\$6,069.35
	Interior Glazing	\$5,394.00		\$3,200.00		\$3,200.00	59.33%	\$2,194.00	\$160.00
	Polycarbonate Panels	\$134,759.00	\$134,759.00			\$134,759.00	100.00%		\$6,737.95
	Composite panels	\$24,195.00	\$23,583.00			\$23,583.00	97.47%	\$612.00	\$1,179.15
3	Sublet	\$4,916.00						\$4,916.00	
4	Submittals and Shop Drawings	\$12,322.00	\$12,322.00			\$12,322.00	100.00%		\$616.10
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	\$800.00	\$4,085.00		\$4,885.00	97.19%	\$141.00	\$244.25
2	CO 03 add break metal @ Translucent head	\$4,986.00	\$1,800.00	\$3,186.00		\$4,986.00	100.00%		\$249.30
	GRAND TOTALS	\$407,072.00	\$269,415.00	\$78,311.00	\$0.00	\$347,726.00		\$59,346.00	\$17,386.30

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: September 23, 2025 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 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: \$ 73,000.00
Retainage: 5 % of Completed Work: \$ 3,650.00
Total Earned less Retainage: \$ 69,350.00
Less previous applications for payment: \$ 58,425.00
SUBTOTAL \$ 10,925.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 10,925.00

Balance to finish, including retainage: \$ 7,450.00

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
Firm Name

Signature Date

City of Grimes Staff Approval:
Signature Date 9-15-25

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	May 27, 2025	\$ 43,700.00
2	June 24, 2025	\$ 14,725.00
3		
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 58,425.00

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: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 14

PERIOD TO: 08/01/25
08/31/25

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**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 & 11/26/24	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
1/14/25	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/25	PCO 019	1,631.87	
7/22/25	PCO 020	4,986.00	
8/26/25	PCO 022 & 023	6,189.00	
TOTALS		87,407.25	(\$436.59)
Net change by Change Order			86,970.66

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	86,970.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,040,812.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	6,998,259.76
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$349,912.99
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)	349,912.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	6,648,346.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	5,933,807.06
8. CURRENT PAYMENT NOW DUE	714,539.71
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	1,392,465.89

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

August 4, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 714,539.71
(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.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	526,905.40			526,905.40	89%	61,885	26,345.27
2	BP #02 - General Construction - DDVI	\$1,373,635	959,059.40	16,171.56		975,230.96	71%	398,404	48,761.55
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	258,529.80	22,232.21		280,762.01	90%	29,488	14,038.10
6	BP #06 - Aluminum & Glazing- MAGS	\$407,072	269,415.00	78,311.00		347,726.00	85%	59,346	17,386.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$500,606	402,942.00	53,214.00		456,156.00	91%	44,450	22,807.80
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00	11,500.00		73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,451,905.00	238,967.29		1,690,872.29	96%	63,967	84,543.61
10	BP #10 - Electrical - Renda Electric	\$923,174	692,458.00	111,515.79		803,973.79	87%	119,201	40,198.69
11	BP #11 - Paving - Core Construction	\$469,943	151,539.00	220,235.22		371,774.22	79%	98,169	18,588.71
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,040,812.66	6,246,112.69	752,147.07		6,998,259.76	87%	1,042,553	349,912.99

APPLICATION AND CERTIFICATION FOR PAYMENT

CONSTRUCTION MANAGER-ADVISER EDITION

Page 1 of 2

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: 24124303

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

PERIOD TO: 08/31/25

FROM CONTRACTOR:

Midwest Auto Fire Sprinkler
2001 DeWolf Street
Des Moines, Iowa 50316

VIA ARCHITECT: _____

PROJECT NO: _____

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)	\$ 73,000.00
5. RETAINAGE:	
a. <u>5</u> % of Completed Work (Column D + E on G703)	\$ 3,650.00
b. <u>0</u> % of Stored Material (Column F on G703)	
TOTAL Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 3,650.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 69,350.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 58,425.00
8. CURRENT PAYMENT DUE (Line 6 Less Line 7)	\$ 10,925.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6 = Totals in Columns H + I of G703))	\$ 7,450.00

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 Jerry L. Bernholtz Date: August 20, 2025
Jerry L. Bernholtz, President

State of: Iowa
County Of: Polk
Subscribed and sworn to before
me this 20 day of August 2025

Notary Public: Sarah Beth Phillips
My Commission 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: _____

ARCHITECT:

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.

AIA DOCUMENT G703

CONTINUATION SHEET OF APPLICATION AND CERTIFICATE FOR PAYMENT

APPLICATION NO: 24124303

APPLICATION DATE: 08/20/25

In tabulations below, amounts are stated to the nearest dollar.

PERIOD FROM: 06/01/25

Use Column 1 on Contracts where variable retainage for line items may apply.

PERIOD TO: 08/31/25

PROJECT NO:

[illegible]

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Renda Electric
Address: 1305 SW 37th St., Grimes, IA 50111
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4802

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 11
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount:	\$	893,910.00	
Net change by Change Orders:	\$	29,264.34	
Contract Amount to Date: (line 1 ± 2)	\$	923,174.34	
Total completed and stored to date:	\$	803,973.79	
Retainage: 5 % of Completed Work:	\$	40,198.69	
Total Earned less Retainage:	\$	763,775.10	
Less previous applications for payment:	\$	657,835.10	
SUBTOTAL	\$	105,940.00	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	105,940.00	
Balance to finish, including retainage:	\$	159,399.24	

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: Renda Electric
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature Date 9/12/2025

City of Grimes Staff Approval:
Signature Date 9-15-25

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
7	May 27, 2025	\$ 104,975.00
8	June 24, 2025	\$ 93,024.00
9	July 22, 2025	\$ 97,325.60
10	August 26, 2025	\$ 151,857.50
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 657,835.10**

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
5	August 26, 2025	\$ 1,716.00
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TOTAL **\$ 29,264.34**

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: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 14

PERIOD TO: 08/01/25
08/31/25

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**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 & 11/26/24	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
1/14/25	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/25	PCO 019	1,631.87	
7/22/25	PCO 020	4,986.00	
8/26/25	PCO 022 & 023	6,189.00	
TOTALS		87,407.25	(\$436.59)
Net change by Change Order			86,970.66

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	86,970.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,040,812.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	6,998,259.76
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$349,912.99
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)	349,912.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	6,648,346.77
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	5,933,807.06
8. CURRENT PAYMENT NOW DUE	714,539.71
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	1,392,465.89

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

August 4, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 714,539.71
(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 # :	14	Pd From:	8/1/2025
Prj Name	Grimes Public Safety Center	App Date:	8/4/2025	PD TO :	8/31/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	526,905.40			526,905.40	89%	61,885	26,345.27
2	BP #02 - General Construction - DDVI	\$1,373,635	959,059.40	16,171.56		975,230.96	71%	398,404	48,761.55
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	258,529.80	22,232.21		280,762.01	90%	29,488	14,038.10
6	BP #06 - Aluminum & Glazing- MAGS	\$407,072	269,415.00	78,311.00		347,726.00	85%	59,346	17,386.30
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$500,606	402,942.00	53,214.00		456,156.00	91%	44,450	22,807.80
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00	11,500.00		73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,451,905.00	238,967.29		1,690,872.29	96%	63,967	84,543.61
10	BP #10 - Electrical - Renda Electric	\$923,174	692,458.00	111,515.79		803,973.79	87%	119,201	40,198.69
11	BP #11 - Paving - Core Construction	\$469,943	151,539.00	220,235.22		371,774.22	79%	98,169	18,588.71
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,040,812.66	6,246,112.69	752,147.07		6,998,259.76	87%	1,042,553	349,912.99

CONTRACTOR'S APPLICATION FOR PAYMENT

PAGE 1 OF 2 PAGES

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: 11
APPLICATION DATE: 8/25/2025
PERIOD TO: 8/31/2025

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: 

Date: 8/25/2025

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.....	803,973.79

RETAINAGE:

a. 5% of Completed Work	\$ 40,198.69
b. 5% of Stored Material	\$ -

5. TOTAL RETAINAGE

5. TOTAL RETAINAGE	\$ 40,198.69
6. TOTAL EARNED LESS RETAINAGE.....	\$ 763,775.10

(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Application)	\$ 657,835.10
8. CURRENT PAYMENT DUE.....	\$ 105,940.00
9. REMAINING UNCOMPLETED CONTRACT	\$ 157,683.24

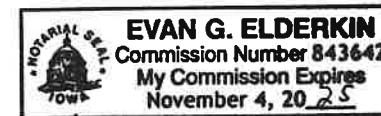
(Line 3 less Line 6)

State of Iowa County of Polk

Subscribed and sworn to before me on this date: 8/25/2025

Notary Public:

My Commission expires:





AMOUNT CERTIFIED.....	\$ 105,940.00
(Attach explanation if amount certified differs from the amount applied for.)	

ARCHITECT:

By: _____ Date: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

CONTINUATION SHEET

TO: City of Grimes

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

APPLICATION NUMBER: **11**
 APPLICATION DATE: **8/25/2025**
 PERIOD TO: **8/31/2025**

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (E + F)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE
Original Schedule of Values									
1	Mobilization - Labor	6,500.00	6,500.00	-	-	6,500.00	100.00%	-	325.00
2	Mobilization - Material	2,000.00	2,000.00	-	-	2,000.00	100.00%	-	100.00
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	11,400.00	-	-	11,400.00	64.75%	6,205.00	570.00
5	Electric UG - Labor	18,700.00	17,750.00	-	-	17,750.00	94.92%	950.00	887.50
6	Electric UG - Material	9,000.00	8,500.00	-	-	8,500.00	94.44%	500.00	425.00
7	Wall & OH Rough-In - Labor	115,000.00	115,000.00	-	-	115,000.00	100.00%	-	5,750.00
8	Wall & OH Rough-In - Material	135,000.00	135,000.00	-	-	135,000.00	100.00%	-	6,750.00
9	Power Distribution - Labor	30,400.00	29,000.00	1,400.00	-	30,400.00	100.00%	-	1,520.00
10	Power Distribution - Material	22,850.00	22,850.00	-	-	22,850.00	100.00%	-	1,142.50
11	Lighting - Labor	73,185.00	7,300.00	28,800.00	-	36,100.00	49.33%	37,085.00	1,805.00
12	Lighting - Material	92,280.00	83,410.00	-	-	83,410.00	90.39%	8,870.00	4,170.50
13	V/D & Communications	75,480.00	22,600.00	33,800.00	-	56,400.00	74.72%	19,080.00	2,820.00
14	Access Control / Security / Cameras	72,050.00	10,800.00	32,900.00	-	43,700.00	60.65%	28,350.00	2,185.00
15	Fire Alarm - Labor	19,500.00	11,700.00	5,850.00	-	17,550.00	90.00%	1,950.00	877.50
16	Fire Alarm - Material	15,360.00	15,360.00	-	-	15,360.00	100.00%	-	768.00
17	Generator - Labor	36,200.00	28,900.00	3,680.00	-	32,580.00	90.00%	3,620.00	1,629.00
18	Generator - Material	132,480.00	132,480.00	-	-	132,480.00	100.00%	-	6,624.00
Total Original Contract Value		893,910.00	671,750.00	106,430.00	-	778,180.00	87.05%	115,730.00	38,909.00
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	1,890.00	1,890.10	-	3,780.10	100.00%	-	189.01
3	Energy Code Review	3,195.69	-	3,195.69	-	3,195.69	100.00%	-	159.78
4	Black Finish on Security Cameras	1,754.55	-	-	-	-	0.00%	1,754.55	-
Total Change Orders		27,548.34	20,708.00	5,085.79	-	25,793.79	93.63%	1,754.55	1,289.69
Total Construction Cost		921,458.34	692,458.00	111,515.79	-	803,973.79	87.25%	117,484.55	40,198.69

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Little Beaver Dr. and SE 4th St. Reconstruction
Contractor: Sternquist Construction, Inc.
Address: 110 N. 14th Street, Indianola, IA 50125
Finance Budget Code: 371-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: February 11, 2025 **Vendor #** 4488

Date of Council Meeting: September 23, 2025 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: August 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount:	\$	888,730.50	
Net change by Change Orders:	\$	31,163.00	
Contract Amount to Date: (line 1 ± 2)	\$	919,893.50	
Total completed and stored to date:	\$	546,348.45	
Retainage: 5 % of Completed Work:	\$	27,317.42	
Total Earned less Retainage:	\$	519,031.03	
Less previous applications for payment:	\$	262,660.70	
SUBTOTAL			\$ 256,370.33
OTHER CHARGES (Attach an itemized list)			\$ -
CURRENT PAYMENT DUE			\$ 256,370.33
Balance to finish, including retainage:	\$	400,862.47	

Contract Time Remaining (If applicable) 42.50 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: Sternquist Construction, Inc.
Signature:  Firm Name: _____ Date: 9-12-25

Engineer / Consultant Approval:
Signature: _____ Firm Name: _____ Date: _____

City of Grimes Staff Approval:
Signature:  Date: 9-15-25

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2010-D-O	CLEARING AND GRUBBING	LS	1.00		1.00	\$ 4,250.00	\$ 4,250.00	1.00	\$ 4,250.00	\$ -	\$ 4,250.00	-	100.00%
2	2010-D-1	TOPSOIL, ON-SITE, COMPOST-AMENDED	CY	535.00		535.00	\$ 35.35	\$ 18,912.25	-	\$ -	\$ -	\$ -	535.00	0.00%
3	2010-E	EXCAVATION, CLASS 10	CY	90.00		90.00	\$ 20.20	\$ 1,818.00	453.00	\$ 9,150.60	\$ -	\$ 9,150.60	(363.00)	503.33%
4	2010-999A	EXCAVATION, CLASS 10, BORROW	CY	134.00		134.00	\$ 32.30	\$ 4,328.20	-	\$ -	\$ -	\$ -	134.00	0.00%
5	2010-F	BELOW GRADE EXCAVATION (CORE OUT)	CY	560.00		560.00	\$ 17.20	\$ 9,632.00	75.00	\$ 1,290.00	\$ -	\$ 1,290.00	485.00	13.39%
6	2010-G	SUBGRADE PREPARATION, 6-IN. THICKNESS	SY	5,600.00		5,600.00	\$ 3.05	\$ 17,080.00	2,720.00	\$ 8,296.00	\$ -	\$ 8,296.00	2,880.00	48.57%
7	2010-I	SUBGRADE TREATMENT, GEOGRID	SY	560.00		560.00	\$ 3.55	\$ 1,988.00	-	\$ -	\$ -	\$ -	560.00	0.00%
8	2010-J	SUBBASE, GRANULAR, 6-IN. THICKNESS	SY	5,600.00		5,600.00	\$ 11.25	\$ 63,000.00	2,720.00	\$ 30,600.00	\$ -	\$ 30,600.00	2,880.00	48.57%
9	2010-M	COMPACTION TESTING, MOISTURE & DENSITY CONTROL	LS	1.00		1.00	\$ 3,000.00	\$ 3,000.00	0.40	\$ 1,200.00	\$ -	\$ 1,200.00	0.60	40.00%
10	3010-F	TRENCH COMPACTION TESTING	LS	1.00		1.00	\$ 3,500.00	\$ 3,500.00	0.75	\$ 2,625.00	\$ -	\$ 2,625.00	0.25	75.00%
11	4020-A-1	STORM SEWER, TRENCHED, PVC, 6-IN.	LF	10.00		10.00	\$ 95.95	\$ 959.50	11.00	\$ 1,055.45	\$ -	\$ 1,055.45	(1.00)	110.00%
12	4020-A-1	STORM SEWER, TRENCHED, RCP, 15-IN.	LF	676.00		676.00	\$ 67.70	\$ 45,765.20	632.00	\$ 42,786.40	\$ -	\$ 42,786.40	44.00	93.49%
13	4020-A-1	STORM SEWER, TRENCHED, RCP, 18-IN.	LF	99.00		99.00	\$ 77.75	\$ 7,697.25	99.00	\$ 7,697.25	\$ -	\$ 7,697.25	-	100.00%
14	4020-A-1	STORM SEWER, TRENCHED, RCP, 24-IN.	LF	161.00		161.00	\$ 86.70	\$ 13,958.70	161.00	\$ 13,958.70	\$ -	\$ 13,958.70	-	100.00%
15	4020-A-1	STORM SEWER, TRENCHED, RCP, 30-IN.	LF	373.00		373.00	\$ 111.10	\$ 41,440.30	365.00	\$ 40,551.50	\$ -	\$ 40,551.50	8.00	97.86%
16	4020-D	REMOVAL OF STORM SEWER, LESS THAN 36-IN.	LF	784.00		784.00	\$ 22.25	\$ 17,444.00	724.00	\$ 16,109.00	\$ -	\$ 16,109.00	60.00	92.35%
17	4020-999-A	TEMPORARY STORM SEWER CONNECTION - COLLAR	EA	4.00		4.00	\$ 505.00	\$ 2,020.00	3.00	\$ 1,515.00	\$ -	\$ 1,515.00	1.00	75.00%
18	5010-999A	WATER MAIN LOWERING	EA	1.00		1.00	\$ 7,575.00	\$ 7,575.00	-	\$ -	\$ -	\$ -	1.00	0.00%
19	5020-L	VALVE BOX ADJUSTMENT	EA	8.00		8.00	\$ 353.50	\$ 2,828.00	-	\$ -	\$ -	\$ -	8.00	0.00%
20	6010-A	MANHOLE, SW 401, 48-IN.	EA	1.00		1.00	\$ 6,565.00	\$ 6,565.00	1.00	\$ 6,565.00	\$ -	\$ 6,565.00	-	100.00%
21	6010-A	MANHOLE, SW 401, 60-IN.	EA	1.00		1.00	\$ 7,070.00	\$ 7,070.00	1.00	\$ 7,070.00	\$ -	\$ 7,070.00	-	100.00%
22	6010-A	MANHOLE, SW 401, 72-IN.	EA	1.00		1.00	\$ 8,029.50	\$ 8,029.50	1.00	\$ 8,029.50	\$ -	\$ 8,029.50	-	100.00%
23	6010-B	INTAKE, SW 501	EA	2.00		2.00	\$ 3,585.50	\$ 7,171.00	2.00	\$ 7,171.00	\$ -	\$ 7,171.00	-	100.00%
24	6010-B	INTAKE, SW 503	EA	4.00		4.00	\$ 5,807.50	\$ 23,230.00	4.00	\$ 23,230.00	\$ -	\$ 23,230.00	-	100.00%
25	6010-B	INTAKE, SW 505	EA	6.00		6.00	\$ 6,060.00	\$ 36,360.00	6.00	\$ 36,360.00	\$ -	\$ 36,360.00	-	100.00%
26	6010-B	INTAKE, SW 506	EA	3.00		3.00	\$ 6,918.50	\$ 20,755.50	4.00	\$ 27,674.00	\$ -	\$ 27,674.00	(1.00)	133.33%
27	6010-B	INTAKE, SW 512	EA	1.00		1.00	\$ 3,282.50	\$ 3,282.50	1.00	\$ 3,282.50	\$ -	\$ 3,282.50	-	100.00%
28	6010-E	MANHOLE ADJUSTMENT, MINOR	EA	4.00		4.00	\$ 1,212.00	\$ 4,848.00	-	\$ -	\$ -	\$ -	4.00	0.00%
29	6010-G	CONNECTION TO EXISTING INTAKE	EA	1.00		1.00	\$ 1,212.00	\$ 1,212.00	-	\$ -	\$ -	\$ -	1.00	0.00%
30	6010-H-1	REMOVE MANHOLE	EA	3.00		3.00	\$ 757.50	\$ 2,272.50	3.00	\$ 2,272.50	\$ -	\$ 2,272.50	-	100.00%
31	6010-H-2	REMOVE INTAKE	EA	12.00		12.00	\$ 505.00	\$ 6,060.00	11.00	\$ 5,555.00	\$ -	\$ 5,555.00	1.00	91.67%
32	7010-A	PAVEMENT, PCC, 7-IN. THICKNESS	SY	4,900.00		4,900.00	\$ 61.00	\$ 298,900.00	1,905.00	\$ 116,205.00	\$ -	\$ 116,205.00	2,995.00	38.88%
33	7010-1	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	\$ 6,000.00	\$ 6,000.00	0.35	\$ 2,100.00	\$ -	\$ 2,100.00	0.65	35.00%
34	7010-999-A	PAVEMENT, TEMPORARY, 6-IN THICKNESS	SY	97.00		97.00	\$ 59.30	\$ 5,752.10	48.50	\$ 2,876.05	\$ -	\$ 2,876.05	48.50	50.00%
35	7030-A-1	REMOVAL OF SIDEWALK	SY	284.00		284.00	\$ 10.00	\$ 2,840.00	223.70	\$ 2,237.00	\$ -	\$ 2,237.00	60.30	78.77%
36	7030-A-3	REMOVAL OF DRIVEWAY	SY	340.00		340.00	\$ 10.00	\$ 3,400.00	209.00	\$ 2,090.00	\$ -	\$ 2,090.00	131.00	61.47%
37	7030-E	SIDEWALK, PCC, 4-IN.	SY	221.00		221.00	\$ 45.00	\$ 9,945.00	-	\$ -	\$ -	\$ -	221.00	0.00%
38	7030-E	SIDEWALK, PCC, 6-IN.	SY	90.00		90.00	\$ 100.00	\$ 9,000.00	-	\$ -	\$ -	\$ -	90.00	0.00%
39	7030-G	DETECTABLE WARNING	SF	128.00		128.00	\$ 43.00	\$ 5,504.00	-	\$ -	\$ -	\$ -	128.00	0.00%
40	7030-H-1	DRIVEWAY, PCC, 6-IN. THICKNESS	SY	360.00		360.00	\$ 62.00	\$ 22,320.00	98.00	\$ 6,076.00	\$ -	\$ 6,076.00	262.00	27.22%
41	7040-A	SIDEWALK ASSURANCE TESTING	LS	1.00		1.00	\$ 1,000.00	\$ 1,000.00	-	\$ -	\$ -	\$ -	1.00	0.00%
42	7040-H	PAVEMENT REMOVAL	SY	5,084.00		5,084.00	\$ 10.00	\$ 50,840.00	3,900.00	\$ 39,000.00	\$ -	\$ 39,000.00	1,184.00	76.71%
43	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 11,400.00	\$ 11,400.00	0.65	\$ 7,410.00	\$ -	\$ 7,410.00	0.35	65.00%
44	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	7.00		7.00	\$ 200.00	\$ 1,400.00	6.00	\$ 1,200.00	\$ -	\$ 1,200.00	1.00	85.71%
45	9010-A	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING (BFM) TYPE 1	AC	0.50		0.50	\$ 3,838.00	\$ 1,919.00	-	\$ -	\$ -	\$ -	0.50	0.00%
46	9010-B	HYDRAULIC MULCHING, TEMPORARY, BFM	AC	0.50		0.50	\$ 2,828.00	\$ 1,414.00	-	\$ -	\$ -	\$ -	0.50	0.00%
47	9040-F-1	WATTLE INSTALLATION	LF	3,500.00		3,500.00	\$ 1.55	\$ 5,425.00	140.00	\$ 217.00	\$ -	\$ 217.00	3,360.00	4.00%
48	9040-F-2	WATTLE REMOVAL	LF	3,500.00		3,500.00	\$ 0.25	\$ 875.00	-	\$ -	\$ -	\$ -	3,500.00	0.00%
49	9040-T-1	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION & REMOVAL	EA	18.00		18.00	\$ 172.00	\$ 3,096.00	-	\$ -	\$ -	\$ -	18.00	0.00%
50	9040-T-2	INLET PROTECTION DEVICE, MAINTENANCE	EA	18.00		18.00	\$ 20.00	\$ 360.00	-	\$ -	\$ -	\$ -	18.00	0.00%
51	9060-D	REMOVAL AND REINSTALLATION OF EXISTING FENCE	LF	16.00		16.00	\$ 108.00	\$ 1,728.00	8.00	\$ 864.00	\$ -	\$ 864.00	8.00	50.00%
52	11020-A	MOBILIZATION	LS	1.00		1.00	\$ 33,000.00	\$ 33,000.00	1.00	\$ 33,000.00	\$ -	\$ 33,000.00	-	100.00%
53	11030-A	MAINTENANCE OF POSTAL SERVICES	LS	1.00		1.00	\$ 1,010.00	\$ 1,010.00	0.65	\$ 656.50	\$ -	\$ 656.50	0.35	65.00%
54	11030-B	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00	\$ -	\$ 2,500.00	0.50	50.00%
55	11050-A	CONCRETE WASHOUT	LS	1.00		1.00	\$ 2,550.00	\$ 2,550.00	0.35	\$ 892.50	\$ -	\$ 892.50	0.65	35.00%
56	11999-A	REMOVE, SALVAGE, AND REINSTALL MAILBOX	EA	20.00		20.00	\$ 500.00	\$ 10,000.00	10.00	\$ 5,000.00	\$ -	\$ 5,000.00	10.00	50.00%
Change Order Item														
CO1.1		ADDITIONAL TREE REMOVAL	LS	1.00		1.00	\$ 1,980.00	\$ 1,980.00	1.00	\$ 1,980.00	\$ -	\$ 1,980.00	-	100.00%
CO2.1		FURNISH & INSTALL SOD	SQ	218.00		218.00	\$ 71.50	\$ 15,587.00	-	\$ -	\$ -	\$ -	218.00	0.00%
CO2.2		WATERING SOD	TGAL	3.40		3.40	\$ 440.00	\$ 1,496.00	-	\$ -	\$ -	\$ -	3.40	0.00%
CO3.1		ST 4.14 SW-401 72" TOP REPLACEMENT	LS	1.00		1.00	\$ 3,575.00	\$ 3,575.00	1.00	\$ 3,575.00	\$ -	\$ 3,575.00	-	100.00%
CO3.2		P 4.04 RCP PIPE COLLAR SW-211	LS	1.00		1.00	\$ 385.00	\$ 385.00	1.00	\$ 385.00	\$ -	\$ 385.00	-	100.00%
CO3.3		SUMP LINE PIPING	LF	60.00		60.00	\$ 55.00	\$ 3,300.00	90.00	\$ 4,950.00	\$ -	\$ 4,950.00	(30.00)	150.00%
CO3.4		SUMP LINE CONNECTIONS	EA	4.00		4.00	\$ 385.00	\$ 1,540.00	4.00	\$ 1,540.00	\$ -	\$ 1,540.00	-	100.00%
CO4.1		P4.07 STORM SUPPORT OVER WATERMAIN	LS	1.00		1.00	\$ 3,300.00	\$ 3,300.00	1.00	\$ 3,300.00	\$ -	\$ 3,300.00	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 919,893.50

\$ 546,348.45

59.39%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 24, 2025	\$ 81,616.78
2	July 22, 2025	\$ 46,657.68
3	August 26, 2025	\$ 134,386.24
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 262,660.70

Record of Change Orders

No.	Date	Amount
1	March 25, 2025	\$ 1,980.00
2	June 24, 2025	\$ 17,083.00
3	August 26, 2025	\$ 8,800.00
4	September 23, 2025	\$ 3,300.00
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TOTAL \$ 31,163.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	February 11, 2025
Original Contract Time:	100.00
Added by Change Order:	5.00
Contract Time to Date:	105.00
Time Used to Date:	62.50
Contract Time Remaining:	<u><u>42.50</u></u>

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

STORED MATERIALS COST

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	PROPOSED STORED VALUE	QUANTITY CHANGE - 1	QUANTITY CHANGE - 2	TOTAL VALUE	UNIT PRICE	EQUIVALENT UNIT AMOUNT	REMAINING EQUIVALENT AMOUNT	VALUE OF STORED MATERIALS REMAINING	PERCENT REMAINING
1	2010-D-O	CLEARING AND GRUBBING	LS				\$ -	\$ 4,250.00	0.00	0.00	\$ -	0.00%
2	2010-D-1	TOPSOIL, ON-SITE, COMPOST-AMENDED	CY				\$ -	\$ 35.35	0.00	0.00	\$ -	0.00%
3	2010-E	EXCAVATION, CLASS 10	CY				\$ -	\$ 20.20	0.00	0.00	\$ -	0.00%
4	2010-999A	EXCAVATION, CLASS 10, BORROW	CY				\$ -	\$ 32.30	0	0.00	\$ -	0.00%
5	2010-F	BELOW GRADE EXCAVATION (CORE OUT)	CY				\$ -	\$ 17.20	0	0.00	\$ -	0.00%
6	2010-G	SUBGRADE PREPARATION, 6-IN. THICKNESS	SY				\$ -	\$ 3.05	0	0.00	\$ -	0.00%
7	2010-I	SUBGRADE TREATMENT, GEOGRID	SY				\$ -	\$ 3.55	0	0.00	\$ -	0.00%
8	2010-J	SUBBASE, GRANULAR, 6-IN. THICKNESS	SY				\$ -	\$ 11.25	0	0.00	\$ -	0.00%
9	2010-M	COMPACTION TESTING, MOISTURE & DENSITY CONTROL	LS				\$ -	\$ 3,000.00	0	0.00	\$ -	0.00%
10	3010-F	TRENCH COMPACTION TESTING	LS				\$ -	\$ 3,500.00	0	0.00	\$ -	0.00%
11	4020-A-1	STORM SEWER, TRENCHED, PVC, 6-IN.	LF				\$ -	\$ 95.95	0	0.00	\$ -	0.00%
12	4020-A-1	STORM SEWER, TRENCHED, RCP, 15-IN.	LF				\$ -	\$ 67.70	0	0.00	\$ -	0.00%
13	4020-A-1	STORM SEWER, TRENCHED, RCP, 18-IN.	LF				\$ -	\$ 77.75	0	0.00	\$ -	0.00%
14	4020-A-1	STORM SEWER, TRENCHED, RCP, 24-IN.	LF				\$ -	\$ 86.70	0	0.00	\$ -	0.00%
15	4020-A-1	STORM SEWER, TRENCHED, RCP, 30-IN.	LF				\$ -	\$ 111.10	0	0.00	\$ -	0.00%
16	4020-D	REMOVAL OF STORM SEWER, LESS THAN 36-IN.	LF				\$ -	\$ 22.25	0	0.00	\$ -	0.00%
17	4020-999-A	TEMPORARY STORM SEWER CONNECTION - COLLAR	EA				\$ -	\$ 505.00	0	0.00	\$ -	0.00%
18	5010-999A	WATER MAIN LOWERING	EA				\$ -	\$ 7,575.00	0	0.00	\$ -	0.00%
19	5020-L	VALVE BOX ADJUSTMENT	EA				\$ -	\$ 353.50	0	0.00	\$ -	0.00%
20	6010-A	MANHOLE, SW 401, 48-IN.	EA				\$ -	\$ 6,565.00	0	0.00	\$ -	0.00%
21	6010-A	MANHOLE, SW 401, 60-IN.	EA				\$ -	\$ 7,070.00	0	0.00	\$ -	0.00%
22	6010-A	MANHOLE, SW 401, 72-IN.	EA				\$ -	\$ 8,029.50	0	0.00	\$ -	0.00%
23	6010-B	INTAKE, SW 501	EA				\$ -	\$ 3,585.50	0	0.00	\$ -	0.00%
24	6010-B	INTAKE, SW 503	EA				\$ -	\$ 5,807.50	0	0.00	\$ -	0.00%
25	6010-B	INTAKE, SW 505	EA				\$ -	\$ 6,060.00	0	0.00	\$ -	0.00%
26	6010-B	INTAKE, SW 506	EA				\$ -	\$ 6,918.50	0	0.00	\$ -	0.00%
27	6010-B	INTAKE, SW 512	EA				\$ -	\$ 3,282.50	0	0.00	\$ -	0.00%
28	6010-E	MANHOLE ADJUSTMENT, MINOR	EA				\$ -	\$ 1,212.00	0	0.00	\$ -	0.00%
29	6010-G	CONNECTION TO EXSISTING INTAKE	EA				\$ -	\$ 1,212.00	0	0.00	\$ -	0.00%
30	6010-H-1	REMOVE MANHOLE	EA				\$ -	\$ 757.50	0	0.00	\$ -	0.00%
31	6010-H-2	REMOVE INTAKE	EA				\$ -	\$ 505.00	0	0.00	\$ -	0.00%
32	7010-A	PAVEMENT, PCC, 7-IN. THICKNESS	SY				\$ -	\$ 61.00	0	0.00	\$ -	0.00%
33	7010-1	PCC PAVEMENT SAMPLES AND TESTING	LS				\$ -	\$ 6,000.00	0	0.00	\$ -	0.00%
34	7010-999-A	PAVEMENT, TEMPORARY, 6-IN THICKNESS	SY				\$ -	\$ 59.30	0	0.00	\$ -	0.00%
35	7030-A-1	REMOVAL OF SIDEWALK	SY				\$ -	\$ 10.00	0	0.00	\$ -	0.00%
36	7030-A-3	REMOVAL OF DRIVEWAY	SY				\$ -	\$ 10.00	0	0.00	\$ -	0.00%
37	7030-E	SIDEWALK, PCC, 4-IN.	SY				\$ -	\$ 45.00	0	0.00	\$ -	0.00%
38	7030-E	SIDEWALK, PCC, 6-IN.	SY				\$ -	\$ 100.00	0	0.00	\$ -	0.00%
39	7030-G	DETECTABLE WARNING	SF				\$ -	\$ 43.00	0	0.00	\$ -	0.00%
40	7030-H-1	DRIVEWAY, PCC, 6-IN. THICKNESS	SY				\$ -	\$ 62.00	0	0.00	\$ -	0.00%
41	7040-A	SIDEWALK ASSURANCE TESTING	LS				\$ -	\$ 1,000.00	0	0.00	\$ -	0.00%
42	7040-H	PAVEMENT REMOVAL	SY				\$ -	\$ 10.00	0	0.00	\$ -	0.00%
43	8030-A	TEMPORARY TRAFFIC CONTROL	LS				\$ -	\$11,400.00	0	0.00	\$ -	0.00%
44	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	EA				\$ -	\$ 200.00	0	0.00	\$ -	0.00%
45	9010-A	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING (BFM) TYPE 1	AC				\$ -	\$ 3,838.00	0	0.00	\$ -	0.00%
46	9010-B	HYDRAULIC MULCHING, TEMPOORARY, BFM	AC				\$ -	\$ 2,828.00	0	0.00	\$ -	0.00%
47	9040-F-1	WATTLE, INSTALLATION	LF				\$ -	\$ 1.55	0	0.00	\$ -	0.00%
48	9040-F-2	WATTLE, REMOVAL	LF				\$ -	\$ 0.25	0	0.00	\$ -	0.00%
49	9040-T-1	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION & REMOVAL	EA				\$ -	\$ 172.00	0	0.00	\$ -	0.00%
50	9040-T-2	INLET PROTECTION DEVICE, MAINTENANCE	EA				\$ -	\$ 20.00	0	0.00	\$ -	0.00%
51	9060-D	REMOVAL AND REINSTALLATION OF EXISTING FENCE	LF				\$ -	\$ 108.00	0	0.00	\$ -	0.00%
52	11020-A	MOBILIZATION	LS				\$ -	\$33,000.00	0	0.00	\$ -	0.00%
53	11030-A	MAINTENANCE OF POSTAL SERVICES	LS				\$ -	\$ 1,010.00	0	0.00	\$ -	0.00%
54	11030-B	MAINTENANCE OF SOLID WASTE COLLECTION	LS				\$ -	\$ 5,000.00	0	0.00	\$ -	0.00%
55	11050-A	CONCRETE WASHOUT	LS				\$ -	\$ 2,550.00	0	0.00	\$ -	0.00%
56	11999-A	REMOVE, SALLVAGE, AND REINSTALL MAILBOX	EA				\$ -	\$ 500.00	0	0.00	\$ -	0.00%
		Change Order Item										
CO1.0		ADDITIONAL TREE REMOVAL	LS				\$ -	\$ 1,980.00	0	-	\$ -	0.00%
CO2.1		FURNISH & INSTALL SOD	SQ				\$ -	\$ 71.50	0	-	\$ -	0.00%
CO2.2		WATERING SOD	TGAL				\$ -	\$ 440.00	0	-	\$ -	0.00%
CO3.1		ST 4.14 SW-401 72" TOP REPLACEMENT	LS				\$ -	\$ 3,575.00	0	-	\$ -	0.00%
CO3.2		P 4.04 RCP PIPE COLLAR SW-211	LS				\$ -	\$ 385.00	0	-	\$ -	0.00%
CO3.3		SUMP LINE PIPING	LF				\$ -	\$ 55.00	0	-	\$ -	0.00%
CO3.4		SUMP LINE CONNECTIONS	EA				\$ -	\$ 385.00	0	-	\$ -	0.00%
CO4.1		P4.07 STORM SUPPORT OVER WATERMAIN	LS				\$ -	\$ 3,300.00	0	-	\$ -	0.00%
												0.00%

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

\$ -

\$ -

RESOLUTION 09-1825 APPROVING CHANGE ORDERS

Grimes Resolution No. 09-1825

WHEREAS, the City of Grimes has retained the services of professional contractors for City projects;

WHEREAS, the contractor has agreed to provide a scope of work for the City;

WHEREAS, the contractor from time deems it necessary to amend a construction contract that changes the contractor's scope of work or materials;

WHEREAS, the change order may adjust the amount of time for completion of work or increase or decrease the contract price;

WHEREAS, the City staff has reviewed and approved the attached change orders.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached change orders shall be approved as submitted.

PASSED and APPROVED on September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CHANGE ORDER FORM



Project Title: Public Library Amphitheater
Contractor: Concrete Connection, LLC
Address: 5170 NW Beaver Drive, Johnston, Iowa 50131
Finance Budget Code: 309-420-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4905

Change Order Number: 1

Change Order Date: September 23, 2025

Purpose of Change Order:

This change order balances out the quantities based on actual quantities used in the field for project closeout.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
46	Boardwalk, Concrete Piers	EA	(2.00)	\$ 3,000.00	\$ (6,000.00)
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Change Order Number: 1 makes the following adjustments to the contract: \$ (6,000.00)

Contractor Accepted: Concrete Connection, LLC

David Bartholomew
Signature
09/16/2025
Date

Engineer Approved: City of Grimes

Signature
9/16/25
Date

Owner Accepted: City of Grimes

Signature
Title
Date

Attest for Owner:

Signature
Title
Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 472,022.00
1	September 23, 2025	\$ (6,000.00)
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 466,022.00

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: DDVI
Address: 1817 N. 7th Street, Indianola, IA 50125
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4793

Change Order Number: 7

Change Order Date: September 23, 2025

Purpose of Change Order:

PCO 026 (Change Event 034): Generator Pad.
PCO 025 (Change Event 035): Add Stoop at Door ST005.
PCO 024 (Change Event 025): Joist Threaded Rod Conflict at Precase Header.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Generator Pad		1.00	\$ 1,577.11	\$ 1,577.11
2	Add Stoop at Door ST005		1.00	\$ 4,251.63	\$ 4,251.63
3	Angles & Blocking at Joist		1.00	\$ 4,785.00	\$ 4,785.00
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 7 makes the following adjustments to the contract: **\$ 10,613.74**

Contractor Accepted: DDVI

Jina Piper Firm Name
Signature Date 9.12.2025

Engineer Approved: SVPA Architects

Robert F. Ols Firm Name
Signature Date 9/15/2025

Owner Accepted: City of Grimes MSA 9-16-25

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	June 24, 2025	\$ 1,631.87
6	August 26, 2025	\$ 1,914.00
7	September 23, 2025	\$ 10,613.74
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 1,384,248.33



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

Subcontract Order #007 - BP 2 DDVI: RFI 95 Generator Pad, RFI 110 Add Stoop at Door ST005, and RFI 64 Joist Threaded Rod Conflict at Precast Header

CONTRACT COMPANY:	DDVI INC P. O. BOX 743 INDIANOLA, Iowa 50125	CONTRACT FOR:	SC-X242401-002:43880 OS BP 02 - General Construction - DDVI
DATE CREATED:	9/12/2025	CREATED BY:	Jack Harris (WEITZ COMPANY-IOWA, THE)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Design Development
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
FIELD CHANGE:	No	TOTAL AMOUNT:	\$10,613.74

DESCRIPTION:

CE #025 - RFI 64 Joist Threaded Rod Conflict at Precast Header
RFI 64 Conflict of joist threaded rod detail at precast header at N & S columns at apparatus bay. RFI response provide (2) options to address the condition. Once option is to add steel plates to extend the threaded rods out past the precast column. The other option is to modify and add more wood blocking.
Steel option priced at \$7,892
4/24/25: Blocking option reviewed and discussed at weekly prime meeting. DDVI to follow-up.
4/25/25: DDVI feels clearance isn't adequate above precast columns for installation of the blocking option.
Re-reviewed blocking option on site and determined it was feasible and requested pricing from DDVI. Went with added angle and blocking option ilo steel plates.
6/24/25DDVI installing but pricing hasn't been submitted.
7/28/25: DDVI: \$5,775
DDVI COR 13 includes 40hrs labor, \$500 material, \$2K lift, \$150 fuel + markup.
9/8/25: Reviewed internally again. Noted labor hours seem reasonable as do material costs for the angles. Lift cost seems excessive. Price checked through United Rentals who noted a 60ft JLG straight boom is \$434/day or \$1,159/wk.
9/10/25: Spoke with DDVI about reducing the lift cost to \$1,159/wk ilo \$2K.
Revised proposal 13r: \$4,785, with lift cost reduced to \$1,100.

CE #034 - RFI 95 Generator Pad
7/28/25: DDVI: \$4,153.53
DDVI COR 12 requests additional compensation for the generator pad. Jordison cost + 5% markup.
Jordison submitted a change request for \$3,853. Noted as 8" generator pad reinforced with rebar and 12" granular fill and thickened edge; Includes 20mhs labor, \$1,700 material & \$250 equipment + 15% markup

8/7: DDVI submitted COR 12r: \$1,649.34, Includes 4mhs labor & \$1,050 material
Noted that Jordison needs to adjust their markup to 10% ilo 15%.

9/2: BP called out to include generator pad 7ft x 15ft x 8" as design wasn't finalized at bid time. RFI 95 called out a final design of the generator pad for 17'2" x 6'9" x 8" with a thickened slab edge extending another 8". Jordison asked to revise pricing to reflect added scope of thickened edge only, as most of scope (7ft x 15ft x 8" as stated above) for the generator pad was required to be provided per their contract.



CCO #007 - BP 2 DDVI

9/11: Jordison updated pricing and backup to accurately reflect the RFI and scope of work. Final price of \$1,577.11.

CE #035 - RFI 110 Add Stoop at Door ST005

It was noted that there isn't a stoop at Door ST005 but one is needed. Adding one will require demolition of a portion of paving.

8/18/25: DDVI (PCO 15): \$6,197.75

Demo of 15'x12' paving panel, dig out subgrade & haul off

Pour stoop cap with rebar, thickened edge & styrofoam

Pour remaining paving

Labor: \$2,450, Material: \$1,794, Equipment/Trucking: \$525 + markup = \$5,484 Jordison total

9/2/25: Jack emailed DDVI requesting additional cost breakdown from Jordison.

9/10/25: Spoke with DDVI and noted more breakdown is needed on the material costs. Eli confirmed the paving to be removed will be 6'6" x 10ft ilo of the 12'x17' panel listed on Jordison's quote.

9/11/2025: Confirmed with Jordison that they will cut out 6'-6"x10' instead of the entire 12'x17' paving panel. Jordison provided revised pricing to reflect this. Pricing reduced from \$6,197.75 to \$4,251.63

ATTACHMENTS:

[PCO#13r RFI#64.pdf](#) [PCO#17r.pdf](#) [PCO#12rr.pdf](#)

CHANGE ORDER LINE ITEMS:

CCO #007 - BP 2 DDVI

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	Generator Thickened Slab Edge	Commitment	\$ 1,577.11
2	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	RFI 110 Stoop at ST005	Commitment	\$ 4,251.63
3	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	RFI 64 Angles & Blocking at Joist	Commitment	\$ 4,785.00
Subtotal:					\$10,613.74
Grand Total:					\$10,613.74

The original (Contract Sum)	\$ 1,365,000.00
Net change by previously authorized Change Orders	\$ 8,634.59
The contract sum prior to this Change Order was	\$ 1,373,634.59
The contract sum would be changed by this Change Order in the amount of	\$ 10,613.74
The new contract sum including this Change Order will be	\$ 1,384,248.33
The contract time will not be changed by this Change Order by	
Total of all pending Commitment Change Orders	\$

Subcontractor acknowledges and accepts the changes specified herein as accurate and complete and Subcontractor hereby waives any and all claims for further compensation or additional time related to, or reasonably inferable from, said changes.

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines Iowa 50309

DDVI INC
P. O. BOX 743
INDIANOLA Iowa 50125



9/12/25

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

PR#	
CO#	

Cost for Proposed Change	12rr
--------------------------	------

DATE: 09/11/25

ARCHITECT: SVPA

DESCRIPTION: Additional scope at generator

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		

DDVI total: \$0.00

Jordison \$1,463.00

Sub Total: \$1,463.00

DDVI Markup (10%) \$0.00
Sub Markup (5%) \$73.15
Bonds/Ins on sub (2.8%) \$40.96

Cost for Proposed Change	12rr	\$1,577.11
--------------------------	------	------------

R

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: 7
Date: 7/28/25
Job: 24-039 Grimes Public Safety - DDVI
Phone:

Description: Generator pad

We are pleased to offer the following specifications and pricing to make the following changes:

8" generator pad reinforced with rebar with 12" granular fill and thickened edge

Labor 4 mhs x \$70 \$280
Materials \$1,050

Subtotal \$1,330

Overhead and profit 10% \$133

Total \$1,463

The total amount to provide this work is \$1,463.00

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: _____

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#	
CO#	

Cost for Proposed Change	17r
--------------------------	-----

DATE: 09/11/25

ARCHITECT: SVPA

DESCRIPTION: Remove and replace paving and add stoop CAP

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		

DDVI total: \$0.00

Jordison

\$3,944.00

Staking not included

Sub Total: \$3,944.00

DDVI Markup (10%) \$0.00
Sub Markup (5%) \$197.20
Bonds/Ins on sub (2.8%) \$110.43

Cost for Proposed Change	17r	\$4,251.63
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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: 9
Date: 8/15/25
Job: 24-039 Grimes Public Safety - DDVI
Phone:

Description: add stoop cap and repour paving

We are pleased to offer the following specifications and pricing to make the following changes:

Demo 10' x6.5' panel of paving
dig out subgrade to provide for thickened edge and haul away

Pour stoop cap with rebar, thickened edge and styrofoam
Pour the remaining paving
Joint sealing for this work is not included

Labor 27 (man hours) \$1,890
Materials \$1,195
Equipment/Trucking \$500

Subtotal \$3,585

10% Profit \$359

Grand Total \$3,944

The total amount to provide this work is \$3,944.00

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: _____

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#	64
CO#	

Cost for Proposed Change	13r
--------------------------	-----

DATE: 09/10/25

ARCHITECT: SVPA

DESCRIPTION: roof blocking and threaded rod support at north and south precast columns

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		
	labor 40hrs at \$65hr	\$2,600.00
	Materials	\$500.00
	Lift	\$1,100.00
	Fuel	\$150.00

DDVI total: \$4,350.00

Sub Total: \$0.00

DDVI Markup (10%) \$435.00
Sub Markup (5%) \$0.00
Bonds/Ins on sub (2.8%) \$0.00

Cost for Proposed Change	13r	\$4,785.00
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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 #64: RFI 064 Roof Blocking and Threaded Rod Support at North and South Precast Columns

Revision	0	Status	Closed on 04/08/25
To	Casey White (SVPA ARCHITECTS INC) Thiwanka Liyanage (KPFF INC REMIT TO) Nathan Kress (KPFF CONSULTING ENGINEERS)	From	Jack Harris (WEITZ COMPANY-IOWA, THE) 611 5th Ave Ste 300 Des Moines, Iowa 50309
Date Initiated	Mar 26, 2025	Due Date	Apr 2, 2025
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings	A311 , A511 , S504 , S503 , S103		
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 26, 2025 at 08:15 AM CDT

Please reference the attached document for a visual aid. As mentioned in RFI 060, each joist gets 2 threaded rods at each end, above where the polycarbonate sits on the precast. However, the header precast column panels on the North and South elevations of the building do not allow for threaded rods at those locations. This means, instead of the 11 joists with pairs of threaded rods supporting the polycarbonate at each joist, there will only be pairs of threaded rods at every other joist (thus only 1 pair of threaded rods to support the polycarbonate panels in the center of their span).

The attached document contains an image from on site along with a markup of KPFF's response from RFI 60 for the locations of threaded rods.

A/E:

- Please confirm if one pair of threaded rods at each joist between precast columns is acceptable support.
- If not, please advise on solution to brace the blocking and polycarbonate panels.

Attachments

[RFI 064 Roof Blocking and Threaded Rod Support at North and South Precast Columns.pdf](#)

Official Response

Response from Casey White SVPA ARCHITECTS INC on Thursday, Apr 3, 2025 at 07:34 PM CDT

See attached for additional remarks on air and moisture procedures for both options.

Attachments

[RFI 064 Roof Blocking and Threaded Rod Support at North and South Precast Columns-KPFF-SVPA.pdf](#)

Official Response

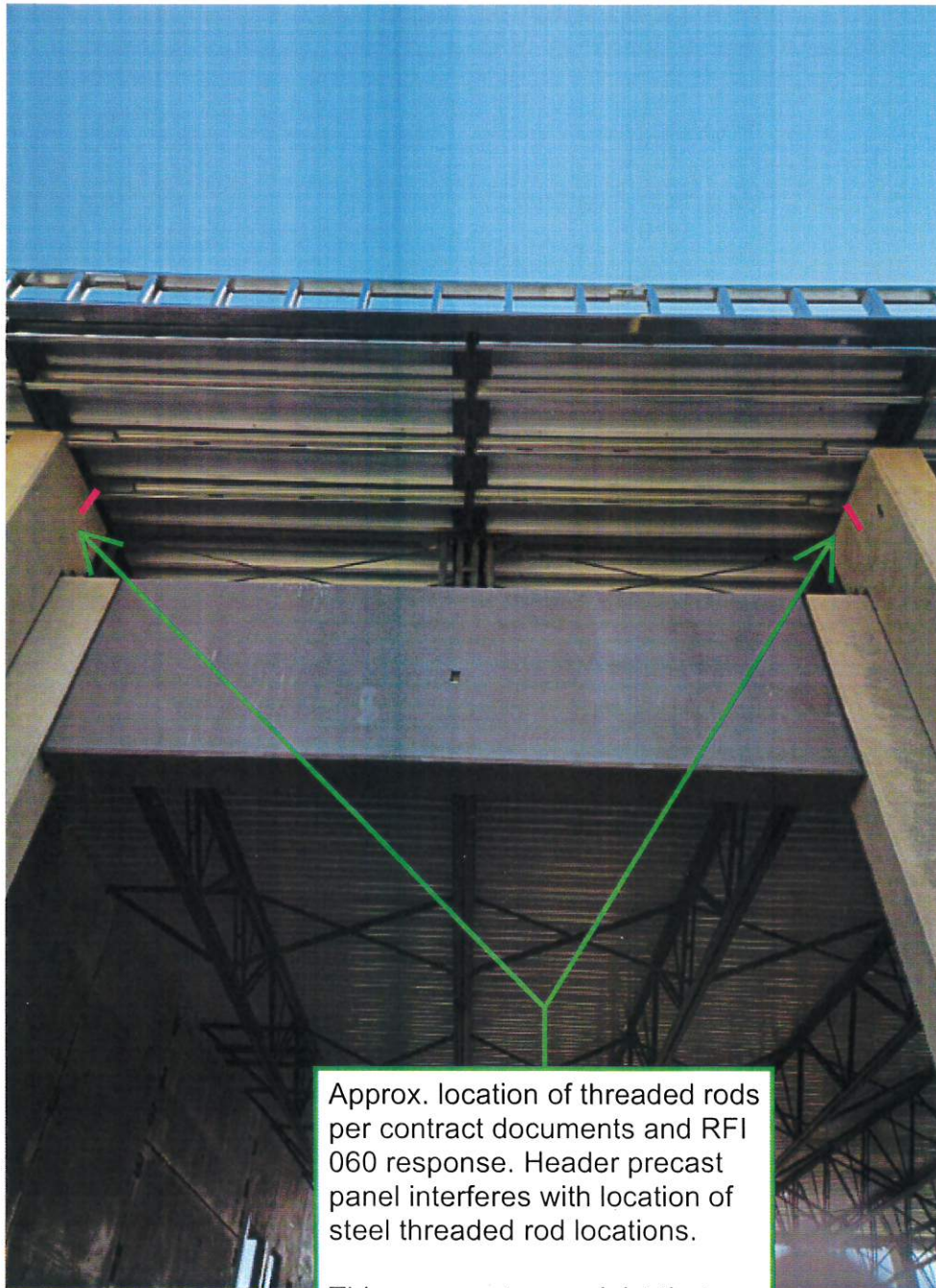
Response from Nathan Kress KPFF CONSULTING ENGINEERS on Thursday, Apr 3, 2025 at 01:36 PM CDT

See attached for two structural options for connecting the wood blocking to the joist. Information provided on the last page of the document.

Refer to additional comments from SVPA regarding infilling of voids.

Attachments

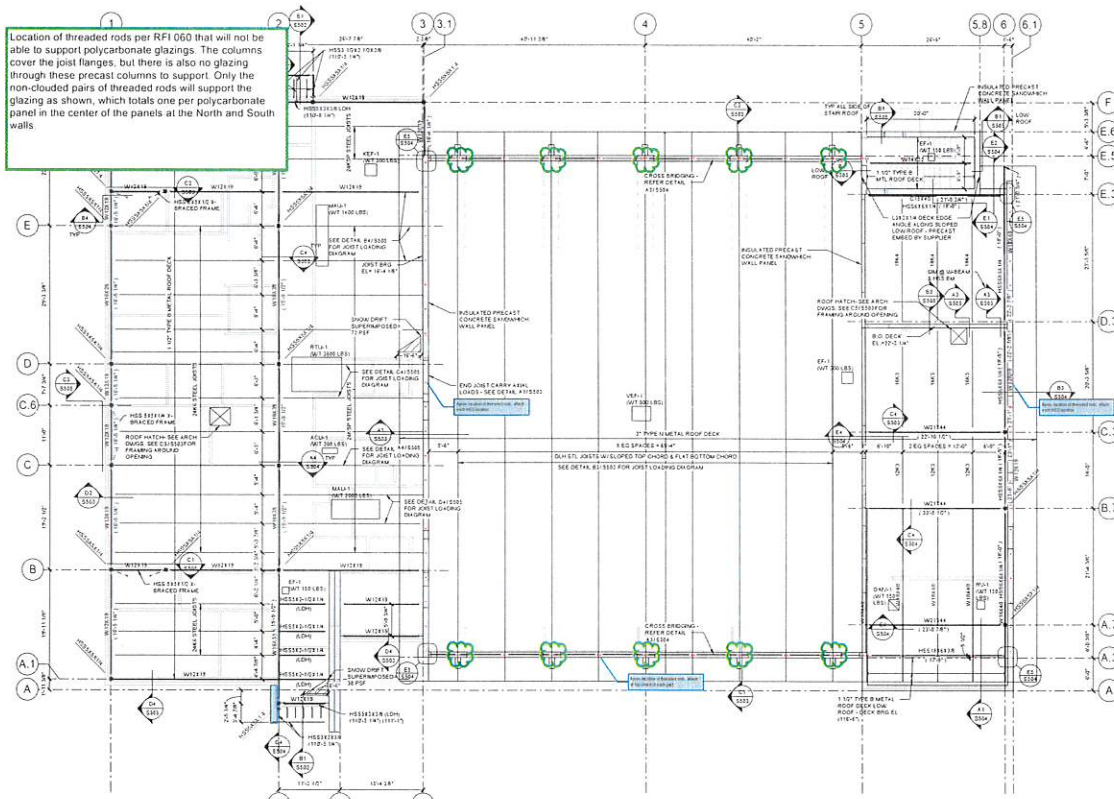
[RFI 064 Roof Blocking and Threaded Rod Support at North and South Precast Columns.pdf](#)



Approx. location of threaded rods per contract documents and RFI 060 response. Header precast panel interferes with location of steel threaded rod locations.

This occurs at every joist that spans between precast columns.

Location of threaded rods per RFI 060 that will not be able to support polycarbonate glazings. The columns cover the joint flanges, but there is also no glazing through these precast columns to support. Only the non-clouded pairs of threaded rods will support the glazing as shown, which totals one per polycarbonate panel in the center of the panels at the North and South walls.



1 ROOF FRAMING PLAN
(1/4" = 1'-0")

- NOTES:
1. BOTTOM OF METAL DECK, 8" MIN. THICK, SEE PLAN.
 2. ALL ROOF JOISTS TO BE 2" DEEP, 12" SPACING, FOR TYPICAL DETAILS. 12" DEEP ROOF JOISTS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. VERIFY SIZE & LOCATION OF ALL OPENINGS IN METAL DECK.
 3. ALL JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT. JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT. JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT.
 4. PROVIDE STEEL FRAMING SUPPORT FRAME AT PERIMETER OF ROOF FOR MECHANICAL UNITS. VERIFY SIZE & LOCATION OF ALL OPENINGS IN METAL DECK. PROVIDE FRAMING MEMBER SIZE & LOCATION OF ALL OPENINGS IN METAL DECK.
 5. ALL JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT. JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT. JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT.
 6. ALL JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT. JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT. JOISTS SHALL BE DESIGNED FOR 100 PSF + 10 PSF WIND UPLIFT + 10 PSF WIND DOWN UPLIFT.

SVPA ARCHITECTS

CITY OF GRIMES

CONFLUENCE

kpff

sidekick

WEITZ

City of Grimes Public Safety Center

2001 EAVEN STREET
GRIMES, IA 50111

ISSUANCE

AS-BID SET
07/16/2024

REVISIONS

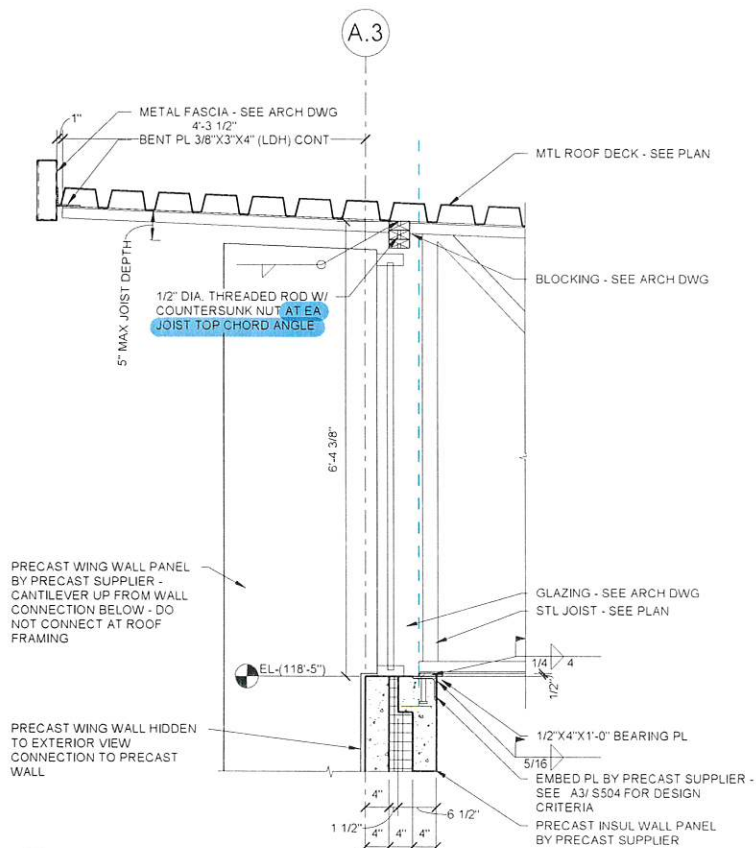
05/05/2024 - ADD 01

© 2024

23012

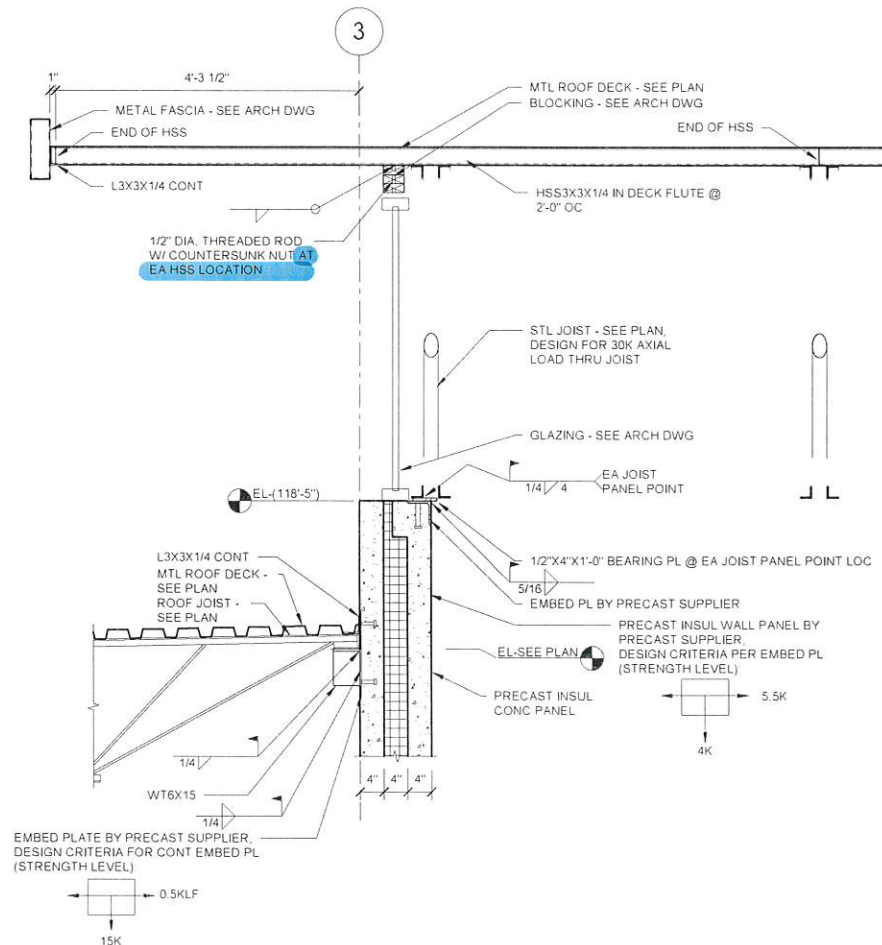
ROOF FRAMING PLAN

S103



C1 ROOF JOIST @ PRECAST WALL

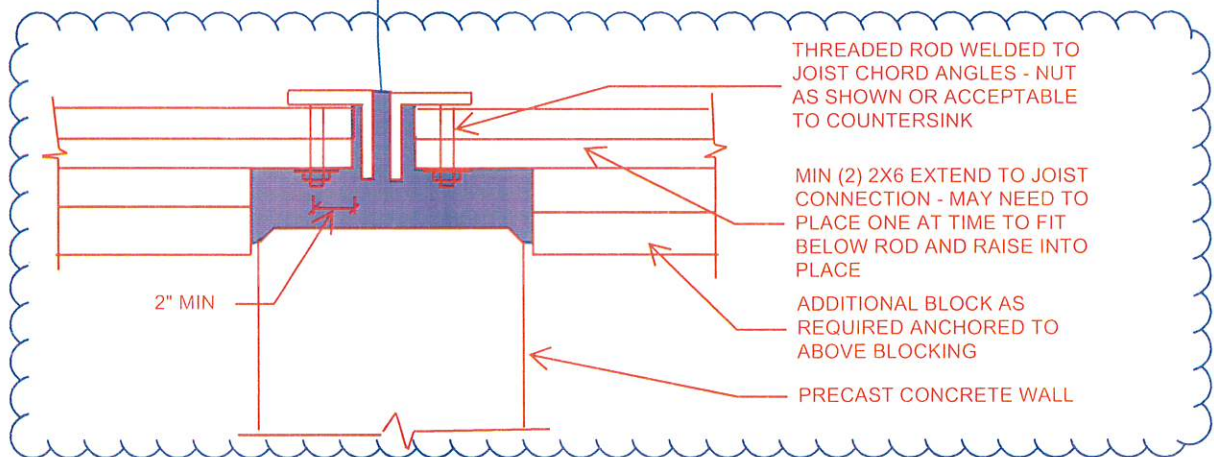
3/4" = 1'-0"



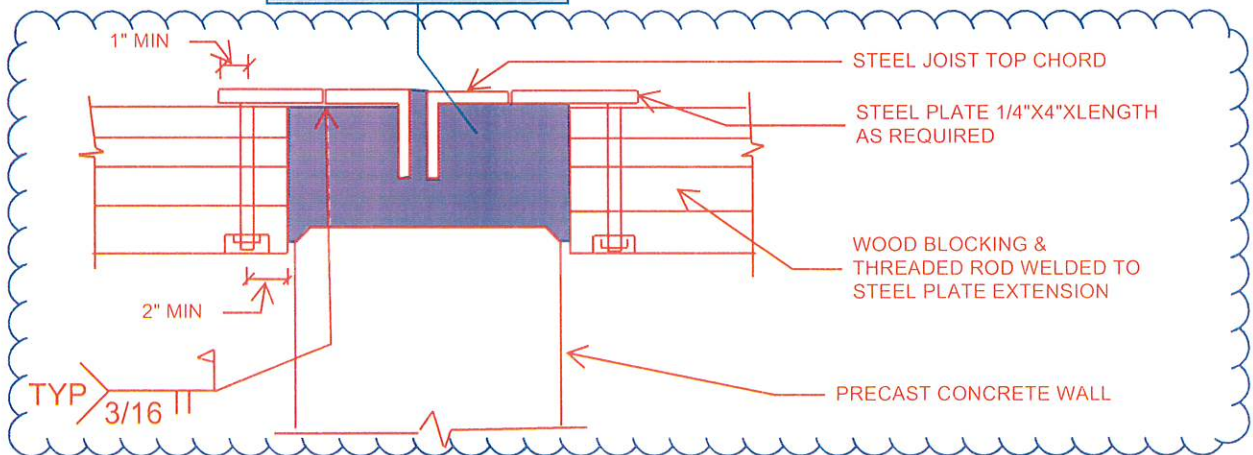
A1 ROOF FRAMING @ ROOF STEP

3/4" = 1'-0"

Completely fill void with spray applied insulation to create air and moisture tight condition.



Completely fill void with spray applied insulation to create air and moisture tight condition.



CHANGE ORDER FORM



Project Title: SE Little Beaver Dr. and SE 4th St. Reconstruction
Contractor: Sternquist Construction, Inc.
Address: 110 N. 14th Street, Indianola, IA 50125
Finance Budget Code: 371-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: February 11, 2025 **Vendor #** 4488

Change Order Number: 4

Change Order Date: September 23, 2025

Purpose of Change Order:

Time and materials to install a storm sewer pipe support over the existing water main.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO4.1	P4.07 Storm Support Over Watermain	LS	1.00	\$ 3,300.00	\$ 3,300.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Change Order Number: 4 makes the following adjustments to the contract: \$ 3,300.00

Contractor Accepted: Sternquist Construction, Inc.
Firm Name
Signature
Date 9-12-25

Engineer Approved: City of Grimes
Firm Name
Signature
Date 9-15-25

Owner Accepted: City of Grimes
Signature
Title
Date

Attest for Owner:
Signature
Title
Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 888,730.50
1	March 25, 2025	\$ 1,980.00
2	June 24, 2025	\$ 17,083.00
3	August 26, 2025	\$ 8,800.00
4	September 23, 2025	\$ 3,300.00
5		
6		
7		
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Revised Contract Amount \$ 919,893.50



AGENDA ITEM: Resolution Authorizing Entering into a 28E Agreement Between City of Grimes, City of Urbandale and Dallas County

BACKGROUND: This agreement is a collaboration between the City of Grimes, City of Urbandale and Dallas County to ensure the rural segments in or adjacent to city limits are properly maintained. This is necessary because neither Grimes nor Urbandale have a motor grader to maintain gravel roadways. Until such time as the roads are paved, Dallas County shall perform snow and ice control, and shall further, at the request of Grimes and Urbandale, perform road surface maintenance. The County shall be reimbursed by Grimes and Urbandale for the surface maintenance performed, in proportion to the square footage of roadway within or adjoining each City's respective corporate boundary.

BUDGETARY CONSIDERATIONS: Paid for out of existing budgeted funds

STRATEGIC PLANNING:

Prioritized: ____YES __X____NO

*High-Performing Organization/Exception Professional Services __X__

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

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: JB

Return to: KH, JB

28E AGREEMENT BETWEEN THE CITY OF GRIMES, THE CITY OF URBANDALE, AND
DALLAS COUNTY

Grimes Resolution No. 09-1925

WHEREAS, the City of Grimes, the City of Urbandale and Dallas County share interest in the maintenance of certain roadways, and

WHEREAS, all parties are interested in entering into a 28E agreement for road maintenance, and

WHEREAS, all parties have agreed to their respective responsibilities,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to enter into the 28E agreement on behalf of the City of Grimes.

PASSED and APPROVED on September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

**28E AGREEMENT BETWEEN THE CITY OF GRIMES, IOWA, THE CITY OF
URBANDALE, IOWA AND DALLAS COUNTY, IOWA**

THIS AGREEMENT, made and entered into by and between Dallas County, Iowa, (which hereinafter may be referred to as “Dallas County” or “County”), the City of Urbandale, Iowa (which hereinafter may be referred to as “Urbandale”) and the City of Grimes, Iowa (which hereinafter may be referred to as “Grimes”) (Grimes and Urbandale are collectively referred to as the “Cities”), in accordance with provisions of Chapter 28E, Code of Iowa, 2023. The purpose of this Agreement shall be to provide joint exercise of the respective powers of the County and the Cities hereto in connection with the joint maintenance of certain roads and rights-of-way which are under the jurisdiction of both the County and the Cities. This Agreement shall become binding upon each party after approval by the City Council of Grimes, the City Council of Urbandale and the Board of Supervisors of Dallas County. This document shall supersede any and all other documents pertaining to mutual agreement between the Grimes, Urbandale and the County for joint maintenance of certain roads and rights-of-way, as more particularly described herein.

WITNESSETH:

WHEREAS, there are certain existing corporate line roadways and rights-of-way within areas surrounded by and included in the corporate boundaries of Grimes and Urbandale that are presently being maintained by the County; and

WHEREAS, under Chapter 28E of the Code of Iowa, 2023, the County Board of Supervisors for Dallas County, as a public agency, may enter into an Agreement with the City of Grimes and the City of Urbandale other public agencies, to provide services to the mutual advantage of all agencies; and

WHEREAS, due to the changing character of certain roads by orderly development of adjacent properties in accordance with a Boundary Adjustment Annexation Moratorium Agreement recorded in book 18966, page 695 at the Office of the Polk County Recorder, Grimes, Urbandale, and the County desire to execute an Agreement under the provisions of Chapter 28E, Code of Iowa, to provide for roadway and rights-of-way maintenance and services of existing and new corporate boundary roadways adjoining Grimes, Urbandale and Dallas County.

NOW, THEREFORE, THE PARTIES HERETO MUTUALLY AGREE AS

FOLLOWS:

1. SW 19th St. / 250th St. / Meadow Dr (Between County Line Rd. / 142nd St. west to a distance of one-half mile west of SW Jazzwood Dr. / X Ave. / 156th St.): Until such time as the road is paved, the County shall perform snow and ice control, and shall

further, at the request of Grimes and Urbandale, perform road surface maintenance. The County shall be reimbursed pro rata by Grimes and Urbandale for the surface maintenance performed, in proportion to the square footage of roadway within or adjoining each City's current and/or proposed corporate boundary. Grimes and Urbandale shall perform all maintenance related to shoulder mowing, trimming of trees and brush protruding into the travel portion of the roadway, control of nuisance weeds, and all traffic control related functions in accordance with the Manual on Uniform Traffic Control Devices, including signing, traffic markings, necessary street lighting, traffic aids, and determination of speed limits, for the portion of SW 19th St. / 250th St. / Meadow Dr. (Between County Line Rd. / 142nd St. west to a distance of one-half mile west of SW Jazzwood Dr. / X Ave. / 156th St.) adjacent to their current and / or proposed corporate boundary. Grimes shall perform Snow and Ice control and surface maintenance after the road is paved.

2. County Line Rd. / 142nd St. (Between SW 37th St. / Waterford Rd. North to SW 19th St. / 250th St. / Meadow Dr.): Until such time as the road is paved, the County shall perform snow and ice control, and shall further, at the request of Grimes and Urbandale, perform road surface maintenance. The County shall be reimbursed pro rata by Grimes and Urbandale for the surface maintenance performed, in proportion to the square footage of roadway within or adjoining each City's respective corporate boundary. Grimes and Urbandale shall perform all maintenance related to shoulder mowing, trimming of trees and brush protruding into the travel portion of the roadway, control of nuisance weeds, and all traffic control related functions in accordance with the Manual on Uniform Traffic Control Devices, including signing, traffic markings, necessary street lighting, traffic aids, and determination of speed limits, for the portion of County Line Rd (Between SW 37th St. / Waterford Rd. North to SW 19th St. / 250th St. / Meadow Dr) adjacent to their current and / or proposed corporate boundary. Urbandale shall perform Snow and Ice control and surface maintenance after the road is paved.
3. Any major construction or reconstruction within the public right-of-way of any road enumerated in this Agreement, including major construction or reconstruction of roadway paving and parking, shall be accomplished by a separate mutual agreement between the Urbandale and Grimes. The County shall be notified of any such agreement.

4. Any major construction or reconstruction within the public right-of-way of any drainage structure associated with a road enumerated in this Agreement which has shared jurisdiction, shall be accomplished by a separate mutual agreement between Grimes and Urbandale. The County shall be notified of any such agreement.
5. This Agreement shall remain in effect until such time as the road right-of-way described in paragraph 1 and 2 are annexed as required by Section 368.7A of the Iowa Code, however, this Agreement may be terminated at any time by a resolution of the Dallas County Board of Supervisors or Grimes City Council or Urbandale City Council by giving ninety (90) days written notice to the other party of such intention to terminate. Notice of such termination shall be served by registered mail to the principal meeting place of the other parties. The termination of this Agreement shall not relieve any party of any obligation or liability arising prior to the termination of the Agreement.
6. Each agency shall be solely liable for any claim for damages filed that pertains to the services performed by that agency as outlined above. Each party agrees to indemnify and to hold the other party, its elected officers, agents, employees, successors, and assigns, harmless from and against all claims, demands, actions and/or causes of actions, judgments, settlements, or other costs, including reasonable attorney's fees, which the party, its successors and assigns, may incur or sustain a) by reason of the indemnifying party's breach of this Agreement or failure to legally or timely meet the responsibilities imposed herein, or b) by reason of the torts of the indemnifying party.
7. The costs for performing the duties assigned to the Cities outlined above shall be borne by the agency performing the service. Services requested by the Cities and performed by the County shall be reimbursed to the County on a pro rata share from the Cities. Each City shall finance its costs in such a manner as permitted by law and as shall be determined by its respective City Council. All parties agree to cooperate to the extent necessary to fully comply with all laws applicable to the financing of and contracting for any work or activity contemplated by this Agreement.

8. The parties hereunto shall approve this Agreement by resolution of the Dallas County Board of Supervisors, the City Council Grimes and the City Council of Urbandale, which shall authorize the execution of this Agreement. It will then be electronically filed in the office of the Iowa Secretary of State and recorded in the office of the Dallas County Recorder in accordance with Chapter 28E, Code of Iowa.
9. This is the entire agreement between the parties and it may be amended only in writing, signed by authorized representatives of both parties.
10. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Iowa.
11. The City of Grimes Public Works Director, City of Urbandale Public Works Director and the County Engineer shall administer performance of this Agreement.
12. By entering this Agreement, the Cities and County do not intend to create a separate legal entity. The parties do not intend to jointly acquire or hold real or personal property under this Agreement.
13. 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.
14. Each party agrees to execute and deliver such additional instruments and documents and to take all such other action as the other parties may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands, for the purpose herein expressed.

(Signature pages to follow)

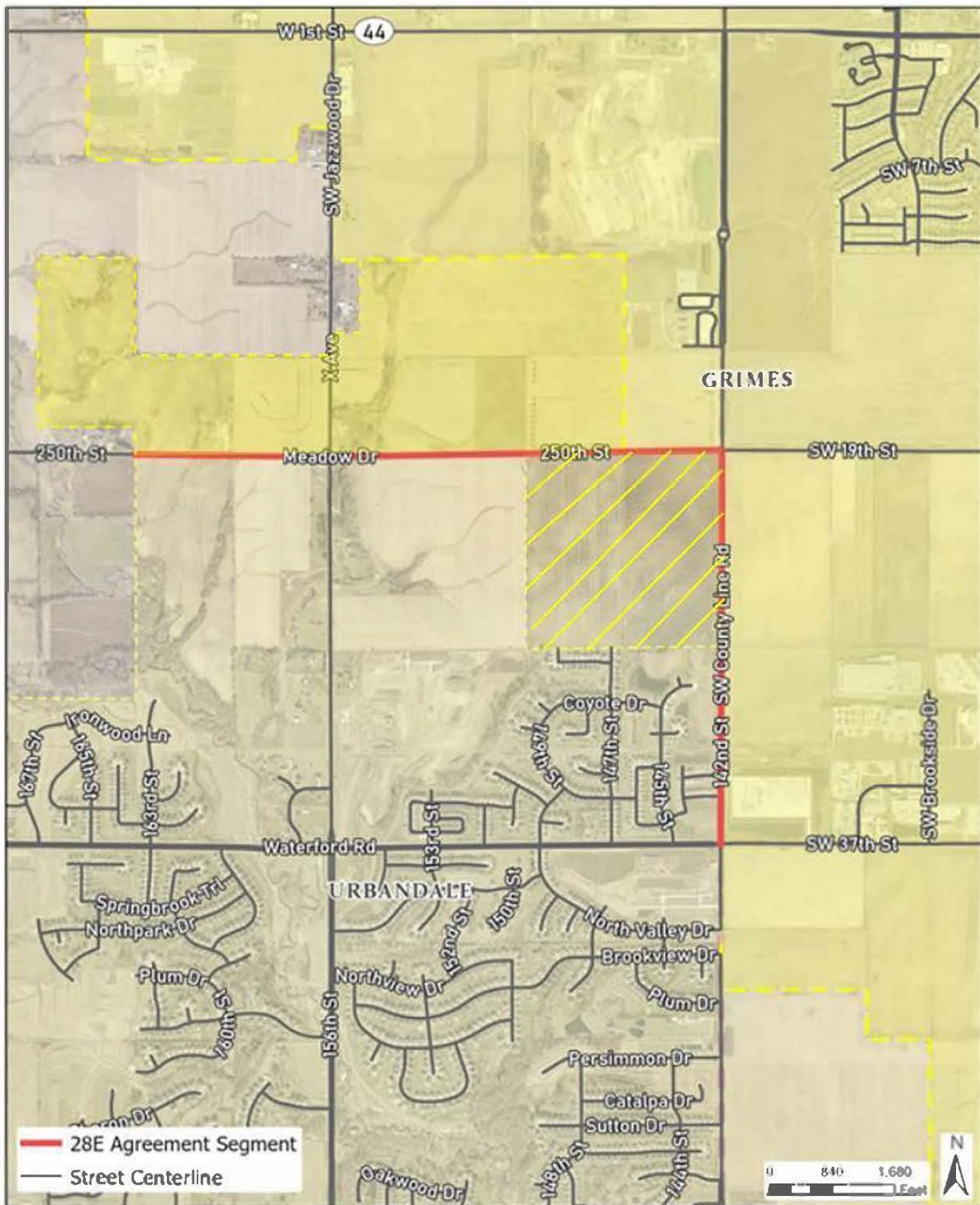
CITY OF GRIMES, IOWA

Passed and approved the ____ day of _____, 2025.

Scott Mikkelsen, Mayor

ATTEST:

Rachel Greving, City Clerk



28E Between Grimes, Urbandale and Dallas County

5/1/2024



PROPOSED FUTURE ANNEXATION - CITY OF URBANDALE

CITY OF
GRIMES



AGENDA ITEM:

BACKGROUND: The City Council recently approved a site plan for American Mechanical located at 1400 SE 25th Street. The site plan showed the 5' public sidewalk along the south side of SE 25th Street and a private sidewalk connection from the parking lot to the future public sidewalk along SE 25th Street to be constructed in the future. Due to the uncertainty of timing for improvements on SE 25th Street, the public sidewalk and private sidewalk connection will be constructed and paid for by the property owner or future property owner at such time the City deems the sidewalk necessary to install.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

RESOLUTION 09-2025 APPROVING AGREEMENT REGARDING SIDEWALK
CONSTRUCTION FOR LOT 17 M-KEDS HOME PLACE PLAT 3

Grimes Resolution No. 09-2025

WHEREAS, Property Owner has previously submitted to Grimes, for its consideration, and Grimes has approved a site plan for the construction of a commercial building located at 1400 SE 25th Street on Lot 17 of M-Keds Home Place Plat 3, City of Grimes, Polk County, Iowa (the "Project"); and

WHEREAS, the Project identified the construction of a 5' public sidewalk along the south side of SE 25th Street (the "Improvements"); and

WHEREAS, due to the uncertain timing of the installation of public sidewalks along SE 25th Street, the Property Owner does not wish to install the Improvements at this time; and

WHEREAS, Grimes agrees that the delayed installation of the Improvements will allow for a more efficient future construction process; and

WHEREAS, the Property Owner or future Property Owner agrees to construct the sidewalk at their own cost in accordance with the approved site plan; and

WHEREAS, the construction of the sidewalk along SE 25th Street and the sidewalk connection shall occur by the Property Owner or future Property Owner within 60 days following written notice by the City of Grimes.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa: That the City approves the Agreement Regarding Sidewalk Construction for Lot 17 M-Keds Home Place Plat 3.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute and attest to the Agreement and file the Agreement with the Polk County Recorder.

PASSED and APPROVED on September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

PREPARER INFORMATION: Alivia Hoodjer, Assistant Planner, City of Grimes 410 SE Main Street, Suite 102 (515) 986-4050
RETURN TO: Rachel Greving, Grimes City Clerk, 101 NE Harvey Street Grimes, Iowa 50111 (515) 986-3036

AGREEMENT REGARDING SIDEWALK CONSTRUCTION FOR LOT 17 M-KEDS HOME PLACE PLAT 3

This Agreement Regarding Sidewalk Construction ("Agreement") made and entered into this 12 day of September 2025, by and between M & K Investments ("Property Owner") and the City of Grimes, Iowa, an Iowa municipal corporation ("Grimes").

WHEREAS, Property Owner has plans to develop property legally described as Lot 17 M-Keds Home Place Plat 3, an official plat in the City of Grimes, Polk County, Iowa (the "Property"); and

WHEREAS, Property Owner has previously submitted to Grimes, for its consideration, and Grimes has approved a site plan for the construction of a commercial building located on Lot 17 M-Keds Home Place Plat 3, Grimes, Iowa, Polk Iowa (the "Project"); and

WHEREAS, the Project identified the construction of 5' sidewalk along the south side of SE 25th Street as shown in Exhibit A (the "Improvements"); and

WHEREAS, due to the uncertain timing of the installation public sidewalks along SE 25th, the Property Owner does not wish to install the Improvements at this time; and

WHEREAS, Grimes agrees that the delayed installation of the Improvements will allow for a more efficient future construction process.

NOW, THEREFORE, for and in consideration of Grimes granting approval for the Project and in further consideration of the mutual promises and covenants herein contained, the parties hereto do hereby agree as follows:

1. The Property Owner or future Property Owner agrees to construct the sidewalk at their own cost in accordance with the approved site plan.
2. The construction of the sidewalk along SE 25th Street and the sidewalk connection shall occur by the Property Owner or future Property Owner within 60 days following written notice by the City of Grimes.
3. This Agreement shall be recorded with the Polk County Recorder.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the day and year above-written.

Signed this 12 day of September, 2025.

M&K Investments, Property Owner

By Matt Cooper
Name Matthew Cooper
Title Owner

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 12 day of September, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Matt Cooper, 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.



Lori M. Jenkins
Notary Public in and for the
State of Iowa

My Commission expires 3-21-26

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rachel Greving, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

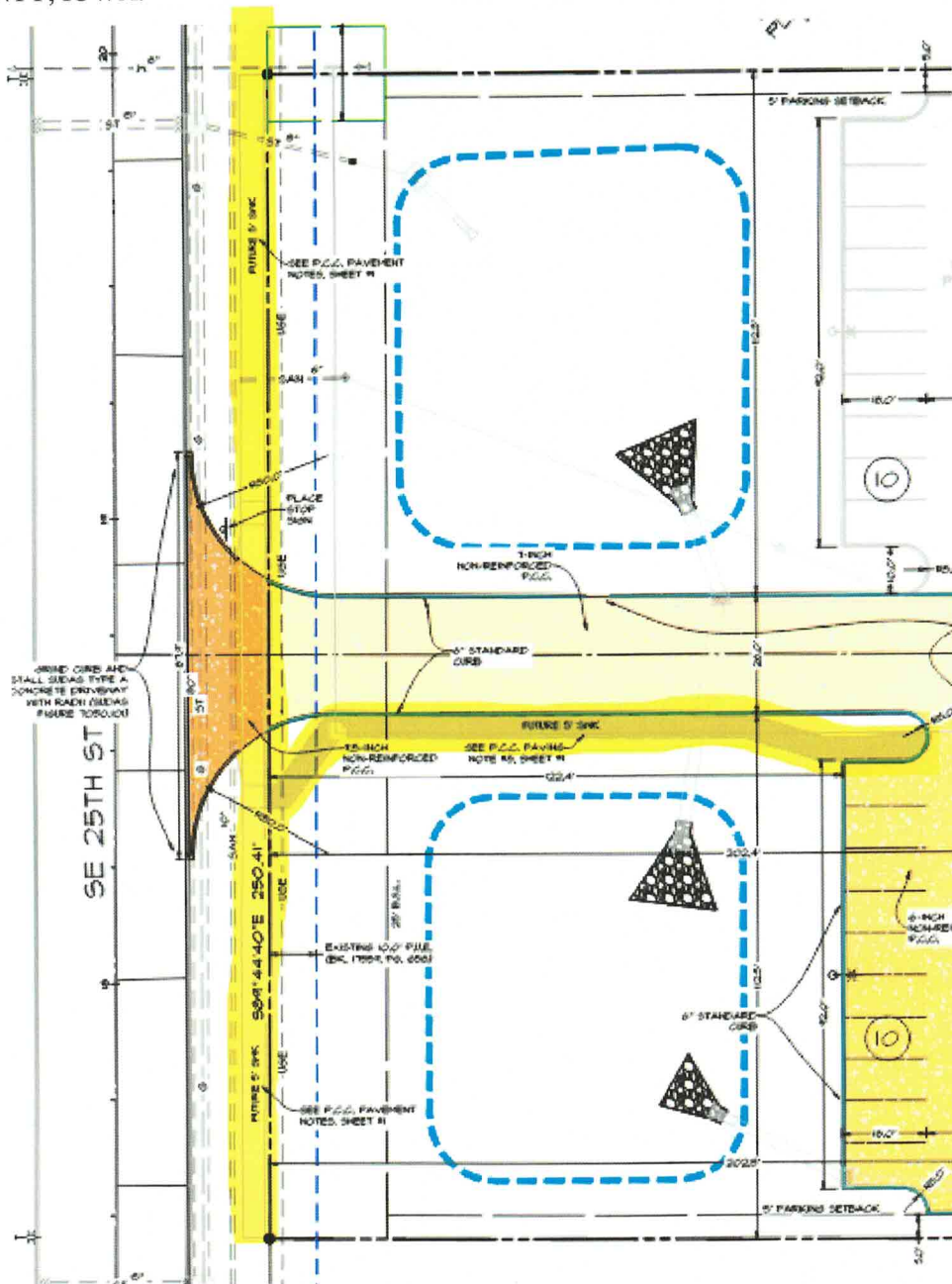
On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of 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

LOT 17, M-KEDS HOME PLACE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.





CITY COUNCIL COMMUNICATION
Meeting Date: 9/23/2025

AGENDA ITEM: Approving State of Iowa Alcohol Licenses

BACKGROUND: In accordance with Grimes City Code Section 5-1-4, the City Council is required to approve or disapprove the issuance of liquor licenses and retail wine and beer permits. Following Council approval, the City Clerk will forward the approved applications, as listed in Exhibit A, to the Iowa Alcoholic Beverage Division for further action.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

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

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

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 09-2125 APPROVING STATE OF IOWA ALCOHOL LICENSES

Grimes Resolution No. 09-2125

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 September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

City Council Meeting September 23, 2025
ABD License Renewal

- 1. Sol Agave** – 721 East 1st Street
- 2. Food Depot** – 3000 SE Grimes Boulevard



AGENDA ITEM: Entering Into Art Contract For The New Library - Chaden Halfhill

BACKGROUND: Contract of creation and installation of a work of art from Chaden Halfhill.

BUDGETARY CONSIDERATIONS: Funding for this art project is the result of a BRAVO grant and a gift from a non-profit, charitable organization, Friends of the Grimes Public Library, which have both generously donated to this CITY project to help pay for public art to enhance and enrich the new Grimes Public Library Building and grounds.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

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

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: The Friends of the Grimes Public Library, City of Grimes Tree Board, and the Grimes Public Library Board of Trustees all recommend approval.

STAFF RECOMMENDATION: The Friends of the Grimes Public Library, City of Grimes Tree Board, and the Grimes Public Library Board of Trustees all recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Cheryl Heid, Library Director, 515-986-3551, CHeid@grimesiowa.gov

Prepared by: Cheryl Heid

Return to: Cheryl Heid

GRIMES RESOLUTION 9-_____

RESOLUTION ENTERING INTO ART CONTRACT FOR THE NEW LIBRARY

WHEREAS, attached is a contract of creation and installation of a work of art (ART WORK), between Chaden Halfhill, (hereinafter referred to as “ARTIST”), and City of Grimes, (hereinafter referred to as the “CITY”).

WHEREAS, ARTIST creates and installs beautiful works of art which may be displayed in highly visible public spaces.

WHEREAS, CITY wishes to engage the services of ARTIST to actualize public art.

WHEREAS, CITY has built a beautiful new public library, and funding for this art project is the result of a BRAVO grant and a gift from a non-profit, charitable organization, Friends of the Grimes Public Library, which have both generously donated to this CITY project to help pay for public art to enhance and enrich the new Grimes Public Library Building and grounds.

WHEREAS, ARTIST developed a concept for the work of art and shall be responsible for its creation, design, fabrication, and installation.

WHEREAS, CITY desires to contract with the ARTIST to have the installation of this ART WORK installed in the new Grimes Public Library.

NOW, THEREFORE, BE RESOLVED by the Grimes City Council as follows:

1. That the City of Grimes enter into the attached contract; and,
2. That the Mayor and City Clerk are authorized to sign it on behalf of the City of Grimes.

Passed and adopted this ____ day of _____, 2025.

Scott Mikkelsen, Mayor

ATTEST:

Rachel Greving, City Clerk

SPECIAL DESIGN & ARTISTIC FABRICATION OF PUBLIC ART AGREEMENT

AGREEMENT BETWEEN CHADEN HALFHILL AND CITY OF GRIMES

THIS AGREEMENT is made on _____, 2025, between Chadden Halfhill, (hereinafter referred to as “ARTIST”), and City of Grimes, (hereinafter referred to as the “CITY”), and the Agreement includes the following “Whereas” provisions in its terms;.

WHEREAS, ARTIST facilitates artful communities by generating meaningful experiences to entertain and delight.

WHEREAS, ARTIST aims to place compelling works of art in highly visible public spaces.

WHEREAS, CITY engaged the services of ARTIST to actualize public art.

WHEREAS, CITY commissioned concepts for public art for the new Grimes Public Library Building.

WHEREAS, ARTIST developed a concept for the work of art and shall be responsible for its creation, design, fabrication, and installation.

WHEREAS, CITY desires to contract and have the installation of a new five stone sculpture (ARTWORK) and this new ARTWORK is to be installed on the grounds at the Grimes Public Library.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained in this Agreement, the parties agree as follows:

1. SCOPE OF SERVICES

1.1 GENERAL

1.1a ARTIST will perform all services relating to the creation and installation of the ARTWORK, including furnish all supplies, materials and equipment, inspect the site, gain required permits as necessary for the design, execution, fabrication, transportation, and installation the ARTWORK at the site. Although the final version of the ARTWORK that is the subject of this Agreement is not finished, it will be similar in size, scope and description to the renderings of the ARTIST that are attached as Exhibits to this Agreement.

1.1b ARTIST will facilitate the artistic expression, scope, design, color, size, material, texture, of the ARTWORK, subject to review and acceptance by CITY ‘s representative or designee as set forth in this Agreement.

1.1c CITY agrees that the ARTWORK will be displayed with the title and name of the artist.

1.1d ARTIST will be responsible for facilitating the review any approval process for the ARTWORK.

1.1e The public art site will be located at the new Grimes Public Library grounds.

1.1f ARTIST will assist to perform services related to Scope of Services including obtaining pertinent information from City on behalf of ARTIST, contracting, permits, and coordinating construction efforts.

1.2 DESIGN REVIEW

1.2 a ARTIST acknowledges that the ARTIST has carried out a reasonable understanding of the site, interviews and research, in order to prepare a design proposal for the ARTWORK. Further, the ARTIST has the necessary background materials and information on matters affecting the site and installation of the ARTWORK.

1.2b At the time this Agreement is signed, ARTIST will submit an updated and final design to CITY. The proposal will specify such materials, textures, colors, dimensions, and weights, and proposed installation method and include such drawings and other documentation as needed to present a meaningful representation of the concept and design of the proposed ARTWORK.

1.2d CITY will by two weeks, following the timely submission of the refined concept, notify ARTIST with any concerns. During this period ARTIST will be available as reasonably required to communicate with CITY regarding the recommended materials.

1.2c If CITY determines the proposed materials are disapproved, it will provide ARTIST with a statement in writing of its reasons for such disapproval. In such event, ARTIST will determine if either the ARTIST will submit additional recommendations within a reasonable period of time specified by ARTIST or to terminate this agreement. Within ten (10) days following a submittal of a second recommendation, CITY will notify ARTIST in writing whether it approves or disapproves the recommendations. If CITY determines that the additional proposal is disapproved, it will provide the ARTIST with a statement in writing of its reasons for disapproval, whereupon this Agreement will terminate.

1.2d In the event of termination of the Agreement the ARTIST will retain the proposal and all compensation theretofore paid and neither party will be under any future obligation to the other in respect of the subject matter thereof.

1.2e Although ARTIST will have the responsibility and authority for all aspects of the ARTWORK, ARTIST will give appropriate consideration to input received from CITY.

1.2f CITY may request revisions for other practical (non-aesthetic) reasons.

1.2g ARTIST will receive no revision or redesign fees, unless otherwise agreed in

writing.

1.3 EXECUTION OF THE WORK

1.3a Within seven (7) days of written CITY approval, ARTIST will submit a schedule for completion of fabrication and installation of the ARTWORK.

1.3b After approval of the schedule by CITY, ARTIST will coordinate fabrication, transportation and installation of ARTWORK in accordance with a schedule by written agreement between ARTIST and CITY.

1.3c CITY will have the right to review the ARTWORK at reasonable times during the fabrication thereof.

1.3d ARTIST will complete the fabrication and installation of the ARTWORK in substantial conformity with the proposal. It is anticipated the public work of art will be installed on or before November 30, 2025.

1.3e ARTIST will present to CITY in writing for further review and approval any significant changes in scope, design, color, size, material or texture of the ARTWORK not permitted by or not in substantial conformity with the Proposal. A significant change is any change in scope, design, color, size, material, texture or location of the site of the ARTWORK which materially affects installation, scheduling for the ARTWORK or the concept of the ARTWORK as represented in the proposal.

1.4 DELIVERY AND INSTALLATION

1.4a ARTIST will notify CITY in writing when the fabrication of the ARTWORK is completed and the ARTIST is ready for its delivery and installation at the site.

1.4b ARTIST also agrees to notify CITY Public Works Director or his or her designee, no fewer than ten (10) days prior to the ARTIST'S intended time of delivery to determine the particulars of delivery including time, location, property access, temporary storage and foundational details necessary to install the ARTWORK. The CITY will pay the costs for the foundation for the ARTWORK.

1.4c ARTIST will coordinate delivery and installation of the ARTWORK at the site in compliance with the schedule.

1.5 POST-INSTALLATION

1.5b ARTIST will be notified of any dates and times for presentation ceremonies relating to the public art project.

1.5c CITY will use its best efforts to arrange for publicity for the completed ARTWORK in such publications as may be determined between ARTIST and CITY as soon as practicable.

1.6 DE-INSTALLATION AND REMOVAL

1.6a If there is cause for the removal of the ARTWORK, then the ARTWORK may be removed by CITY in accordance with the terms and conditions of this

Agreement or otherwise in accordance with Iowa law. If CITY removes the ARTWORK, then CITY at its sole discretion may dispose of the ARTWORK, including the disposal by public auction or sale, or the destruction and disposal of the ARTWORK.

1.7 RISK OF LOSS AND INSURANCE

1.7a The risk of loss or damage to the ARTWORK will be borne by CITY, during the time period and under the circumstances set forth in section 4.2 of the Insurance Section. CITY and ARTIST agree that under no circumstances shall the value of the ARTWORK, until after the completion and performance of this contract, exceed the total sum of the cost for services under this Agreement.

1.8 INDEMNITY

1.8 Upon delivery to site of the ARTWORK, and to the extent permitted by Iowa law, ARTIST will indemnify and hold harmless CITY against any and all claims or liabilities arising thereafter in connection with the ARTWORK, the site, the project or this agreement, caused by ARTIST'S negligence, except claims which may occur as a result of the ARTIST's breach of the warranties provided in Insurance Section.

2. COMPENSATION AND PAYMENT SCHEDULE

2.1 CITY will pay ARTIST a total fee of \$20,000 for all aspects of the creation, design, fabrication, delivery, any permit approval and installation of the ARTWORK which will constitute full compensation for all fees, services, expenses, ARTWORK and materials to be performed and furnished by ARTIST under this agreement. The fee will be paid in the following installments, each installment to represent full and final, payment for all services, expenses, and materials provided prior to the due date thereof. The ARTIST will invoice the CITY for each payment request.

2.1a Fifteen thousand dollars (\$10,000) upon execution of this agreement;

2.1b Nine thousand dollars (\$6,000) after CITY approves the final design and ARTIST notifies CITY the ARTWORK is ready to fabricate,

2.1c Six thousand dollars (\$4,000) within seven days after the installation and final acceptance of the ARTWORK;

3. WARRANTIES

3.1 WARRANTIES OF TITLE

3.1a The ARTIST represents and warrants that: (a) the ARTWORK is solely the result of the artistic effort of the ARTIST; (b) except as otherwise disclosed in writing to ARTIST, the ARTWORK is unique and original and does not infringe upon any copyright; (c) that the ARTWORK, or a duplicate thereof, has not been accepted for sale elsewhere; and (d) the ARTWORK is free and clear of any liens from any source whatsoever.

3.2 WARRANTIES OF QUALITY AND CONDITION

3.2a The ARTIST represents and warrants, except as otherwise disclosed to ARTIST in writing in connection with the submission of the Proposal and pursuant to Article 1 that: (a) the execution and fabrication of the ARTWORK will be performed in a workmanlike manner; (b) the ARTWORK, as fabricated and installed, will be free of defects in material and workmanship, including any defects consisting of "inherent vice" or qualities which cause or accelerate deterioration of the ARTWORK.

4. INSURANCE

4.1 . ARTIST agrees to secure at ARTIST'S own cost and expense errors and omissions insurance, or similar forms of liability insurance, ARTIST determines to be satisfactory to protect against foreseeable risks, errors and omissions in its role for this Agreement. The ARTIST will maintain insurance to protect the ARTIST from ARTIST employee claims under workers compensation law; claims for damages because of bodily injury, arising out of ARTIST's negligence or fault, including personal injury, sickness or disease, or death, or claims for property damage; including loss of use resulting there from; and from claims arising out of the ARTIST or its employees performance of professional services caused by errors, omissions, or negligent acts for which the ARTIST is legally liable.

4.2 The CITY will bear the risk of loss or damage to the ARTWORK after installation and final acceptance.

4.3 During the delivery and installation process at the Grimes City Library property, the ARTIST will add the CITY as ADDITIONAL INSURED on the ARTIST'S liability policy.

5. CITY OWNERSHIP AND INTELLECTUAL PROPERTY RIGHTS

5.1 ARTWORK OWNERSHIP

Title to the ARTWORK shall pass to the CITY upon the CITY's written final acceptance and payment for the ARTWORK pursuant to Section 2.

5.2 CITY Ownership of ARTWORK Documents

One set of written ARTWORK presentation materials prepared by ARTIST and submitted to CITY under this Agreement, shall be retained by CITY.

5.3 Copyright Ownership

The ARTIST retains all rights under the Copyright Act of 1976, 17 U.S.C. §101 et seq., as the sole author of the ARTWORK for the duration of the copyright, except that the ARTIST grants the CITY an irrevocable license to use photographic and/or two dimensional images of the ARTWORK in all of its publications, including the sale and use of Grimes Public Library promotional and informational materials, clothing, brochures, media publicity documents, and exhibition catalogues or electronic and website publications and communications, and any other CITY related promotional or informational use.

5.4 Reproduction Rights

5.4a. in view of the intention that the final ARTWORK shall be unique, the ARTIST shall not make any additional exact duplicate [three]-dimensional reproductions of the final ARTWORK, nor shall the ARTIST grant permission to others to do so except with the written permission of CITY. However, nothing shall prevent the ARTIST from creating works in the ARTIST's manner and style of artistic expression.

5.4 b. All reproductions by the CITY shall contain a credit to the ARTIST and a copyright notice in substantially the following form: © [ARTIST's name, date of publication] as long as the CITY is given a copy of the copyright.

5.4 c. The ARTIST shall use their best efforts in any public showing or resume use of reproductions to give acknowledgment to CITY in substantially the following form: "An original ARTWORK owned and commissioned by the City of Grimes."

5.4 d. The ARTIST shall, at the ARTIST's expense, cause to be registered with the United States Register of Copyrights, a copyright in the ARTWORK in the ARTIST's name, and the ARTIST shall supply a copy of the copyright with the CITY.

6. ARTISTS RIGHTS

6.1 General

6.1a. The ARTIST retains all rights under state and federal laws including §106A of the Copyright Act of 1976.

6.1b. If any alteration or damage to the ARTWORK occurs, the ARTIST shall have the right to disclaim authorship of the ARTWORK. Upon written request from the ARTIST, the CITY shall remove the identification plaque and all attributive references to the ARTIST at ARTIST'S own expense within [10] days of receipt of the notice if the CITY has materially altered the ARTWORK. No provision of this Agreement shall obligate the CITY to alter or remove any such attributive reference printed, made or published prior to the CITY's receipt of such notice. The ARTIST may take such other action as the ARTIST may choose in order to disavow the ARTWORK.

6.2 Maintenance

CITY will be solely responsible for maintenance of the project after final acceptance. A proposed maintenance schedule and estimated budget will be provided by ARTIST.

7. ARTIST AS INDEPENDENT CONTRACTOR

The ARTIST will perform all work under this Agreement as an independent contractor and not as an agent or an employee of the CITY. The ARTIST will not be supervised by any employee or official of the CITY, nor will the CITY exercise supervision over any employee or

official of ARTIST. The ARTIST is solely responsible for all of the specific details involving the design, creation, construction, delivery, installation of the ARTWORK and direction, hiring, firing and payment of the ARTIST'S employees and contractors.

8. TERMINATION

If either party to this agreement will willfully or negligently fail to fulfill in a timely and proper manner, or otherwise violate, any of the covenants, agreements or stipulations material to this agreement, the other party will thereupon have the right to terminate this agreement by giving written notice to the defaulting party of its intent to terminate specifying the grounds for termination. The defaulting party will have thirty (30) days after receipt of the notice to cure the default. If it is not cured, then this agreement will terminate. In the event of default by CITY, CITY will promptly compensate the ARTIST for all services performed by the ARTIST prior to termination and for each milestone reached in compensation schedule set forth in Section 2 "Compensation and Payment Schedule," above. In the event of default by the ARTIST, the CITY shall have a claim for damages for breach of contract that shall not exceed the prior payments made by the CITY under the agreement.

9. ENTIRE AGREEMENT, CHOICE OF LAW, AND FORUM SELECTION

This writing embodies the entire agreement and understanding between the parties hereto, and there are no other agreements and understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby. ARTIST and CITY agree and stipulate that any disputes arising under this agreement shall be resolved by the laws of the State of Iowa and that the proper venue shall be solely in the state court located in Polk County, Iowa.

10. MODIFICATION

No alternation, change, or modification of the terms of the agreement will be valid unless made in writing and signed by both parties hereto and approved by appropriate action of ARTIST and the CITY. This Agreement (including the main agreement and exhibits attached thereto) constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements related to this matter. There are no other written or oral agreements, representations or understandings with respect to the subject matter of this Agreement. No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. A party's waiver of a breach of a provision of this Agreement will not be a waiver of any other provision or a waiver of a subsequent breach of the same provision.

11. NOTICES

All notices, requests, demands and other communications which are required or permitted to be given under this agreement will be in writing and will be deemed to have been duly given upon the delivery or receipt thereof, as the case may be, if delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, as follows:

If the ARTIST, to: ARTIST
Chadden Halfhill
800 19th St., Suite 300
Des Moines, IA 50314

If CITY, to: Cheryl Heid
Public Library Director
200 NE Beaubrooke Blvd.,
Grimes, IA. 50111

This agreement is executed on day and year last written below.

CITY OF GRIMES

Date
Mayor Scott Mikkelsen

Attest:

Date
Rachel Greving, Grimes City Clerk

ARTIST-CHADDEN HALFHILL

Date
Chadden Halfhill



AGENDA ITEM: Entering Into Art Contract For The New Library - Hilde DeBruyne

BACKGROUND: Contract of creation and installation of a work of art from Hilde DeBruyne.

BUDGETARY CONSIDERATIONS: Funding for this art project is the result of a BRAVO grant and a gift from a non-profit, charitable organization, Friends of the Grimes Public Library, which have both generously donated to this CITY project to help pay for public art to enhance and enrich the new Grimes Public Library Building and grounds.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

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

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: The Friends of the Grimes Public Library, City of Grimes Tree Board, and the Grimes Public Library Board of Trustees all recommend approval.

STAFF RECOMMENDATION: The Friends of the Grimes Public Library, City of Grimes Tree Board, and the Grimes Public Library Board of Trustees all recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Cheryl Heid, Library Director, 515-986-3551, CHeid@grimesiowa.gov

Prepared by: Cheryl Heid

Return to: Cheryl Heid

GRIMES RESOLUTION 9-_____

RESOLUTION ENTERING INTO ART CONTRACT FOR THE NEW LIBRARY

WHEREAS, attached is a contract of creation and installation of a work of art (ART WORK), between Hilde DeBruyne, (hereinafter referred to as “ARTIST”), and City of Grimes, (hereinafter referred to as the “CITY”).

WHEREAS, ARTIST creates and installs beautiful works of art which may be displayed in highly visible public spaces.

WHEREAS, CITY wishes to engage the services of ARTIST to actualize public art.

WHEREAS, CITY has built a beautiful new public library, and funding for this art project is the result of a BRAVO grant and a gift from a non-profit, charitable organization, Friends of the Grimes Public Library, which have both generously donated to this CITY project to help pay for public art to enhance and enrich the new Grimes Public Library Building and grounds.

WHEREAS, ARTIST developed a concept for the work of art and shall be responsible for its creation, design, fabrication, and installation.

WHEREAS, CITY desires to contract with the ARTIST to have the installation of this ART WORK installed in the new Grimes Public Library.

NOW, THEREFORE, BE RESOLVED by the Grimes City Council as follows:

1. That the City of Grimes enter into the attached contract; and,
2. That the Mayor and City Clerk are authorized to sign it on behalf of the City of Grimes.

Passed and adopted this ____ day of _____, 2025.

Scott Mikkelsen, Mayor

ATTEST:

Rachel Greving, City Clerk

SPECIAL DESIGN & ARTISTIC FABRICATION OF PUBLIC ART AGREEMENT

AGREEMENT BETWEEN HILDE DEBRUYNE AND CITY OF GRIMES

THIS AGREEMENT is made on _____, 2025, between Hilde DeBruyne, (hereinafter referred to as “ARTIST”), and City of Grimes, (hereinafter referred to as the “CITY”), and the Agreement includes the following “Whereas” provisions in its terms;.

WHEREAS, ARTIST facilitates artful communities by generating meaningful experiences to entertain and delight.

WHEREAS, ARTIST aims to place compelling works of art in highly visible public spaces.

WHEREAS, CITY engaged the services of ARTIST to actualize public art.

WHEREAS, CITY commissioned concepts for public art for the new Grimes Public Library Building.

WHEREAS, ARTIST developed a concept for the work of art and shall be responsible for its creation, design, fabrication, and installation.

WHEREAS, CITY desires to contract and have the installation of this new ARTWORK installed on the grounds at the Grimes Public Library.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained in this Agreement, the parties agree as follows:

1. SCOPE OF SERVICES

1.1 GENERAL

1.1a ARTIST will perform all services relating to the creation and installation of the ARTWORK, including furnish all supplies, materials and equipment, inspect the site, gain required permits as necessary for the design, execution, fabrication, transportation, and installation the ARTWORK at the site. Although the final version of the ARTWORK that is the subject of this Agreement is not finished, it will be similar in size, scope and description to the renderings of the ARTIST that are attached as Exhibits to this Agreement.

1.1b ARTIST will facilitate the artistic expression, scope, design, color, size, material, texture, of the artwork, subject to review and acceptance by CITY 's representative or designee as set forth in this Agreement.

1.1c CITY agrees that the artwork will be displayed with the title and name of the artist.

1.1d ARTIST will be responsible for facilitating the review any approval process for the artwork.

1.1e The public art site will be located at the new Grimes Public Library grounds.

1.1f ARTIST will assist to perform services related to Scope of Services including obtaining pertinent information from City on behalf of ARTIST, contracting, permits, and coordinating construction efforts.

1.2 DESIGN REVIEW

1.2 a ARTIST acknowledges that the ARTIST has carried out a reasonable understanding of the site, interviews and research, in order to prepare a design proposal for the artwork. Further, the ARTIST has the necessary background materials and information on matters affecting the site and installation of the artwork.

1.2b At the time this Agreement is signed, ARTIST will submit an updated and final design to CITY. The proposal will specify such materials, textures, colors, dimensions, and weights, and proposed installation method and include such drawings and other documentation as needed to present a meaningful representation of the concept and design of the proposed artwork.

1.2d CITY will by two weeks, following the timely submission of the refined concept, notify ARTIST with any concerns. During this period ARTIST will be available as reasonably required to communicate with CITY regarding the recommended materials.

1.2c If CITY determines the proposed materials are disapproved, it will provide ARTIST with a statement in writing of its reasons for such disapproval. In such event, ARTIST will determine if either the ARTIST will submit additional recommendations within a reasonable period of time specified by ARTIST or to terminate this agreement. Within ten (10) days following a submittal of a second recommendation, CITY will notify ARTIST in writing whether it approves or disapproves the recommendations. If CITY determines that the additional proposal is disapproved, it will provide the ARTIST with a statement in writing of its reasons for disapproval, whereupon this Agreement will terminate.

1.2d In the event of termination of the Agreement the ARTIST will retain the proposal and all compensation theretofore paid and neither party will be under any future obligation to the other in respect of the subject matter thereof.

1.2e Although ARTIST will have the responsibility and authority for all aspects of the artwork, ARTIST will give appropriate consideration to input received from CITY.

1.2f CITY may request revisions for other practical (non-aesthetic) reasons.

1.2g ARTIST will receive no revision or redesign fees, unless otherwise agreed in writing.

1.3 EXECUTION OF THE WORK

1.3a Within seven (7) days of written CITY approval, ARTIST will submit a schedule for completion of fabrication and installation of the ARTWORK.

1.3b After approval of the schedule by CITY, ARTIST will coordinate fabrication, transportation and installation of artwork in accordance with a schedule by written agreement between ARTIST and CITY.

1.3c CITY will have the right to review the artwork at reasonable times during the fabrication thereof.

1.3d ARTIST will complete the fabrication and installation of the artwork in substantial conformity with the proposal. It is anticipated the public work of art will be installed on or before November 30, 2025.

1.3e ARTIST will present to CITY in writing for further review and approval any significant changes in scope, design, color, size, material or texture of the artwork not permitted by or not in substantial conformity with the Proposal. A significant change is any change in scope, design, color, size, material, texture or location of the site of the artwork which materially affects installation, scheduling for the artwork or the concept of the artwork as represented in the proposal.

1.4 DELIVERY AND INSTALLATION

1.4a ARTIST will notify CITY in writing when the fabrication of the artwork is completed and the ARTIST is ready for its delivery and installation at the site.

1.4b ARTIST also agrees to notify CITY Public Works Director or his or her designee, no fewer than ten (10) days prior to the ARTIST'S intended time of delivery to determine the particulars of delivery including time, location, property access, temporary storage and foundational details necessary to install the artwork. The CITY will pay the costs for the foundation for the artwork.

1.4c ARTIST will coordinate delivery and installation of the artwork at the site in compliance with the schedule.

1.5 POST-INSTALLATION

1.5b ARTIST will be notified of any dates and times for presentation ceremonies relating to the public art project.

1.5c CITY will use its best efforts to arrange for publicity for the completed artwork in such publications as may be determined between ARTIST and CITY as soon as practicable.

1.6 DE-INSTALLATION AND REMOVAL

1.6a If there is cause for the removal of the artwork, then the artwork may be removed by CITY in accordance with the terms and conditions of this Agreement or otherwise in accordance with Iowa law. If CITY removes the artwork, then CITY at its sole discretion may dispose of the artwork, including the disposal by

public auction or sale, or the destruction and disposal of the artwork.

1.7 RISK OF LOSS AND INSURANCE

1.7a The risk of loss or damage to the ARTWORK will be borne by CITY, during the time period and under the circumstances set forth in section 4.2 of the Insurance Section. CITY and ARTIST agree that under no circumstances shall the value of the artwork, until after the completion and performance of this contract, exceed the total sum of the cost for services under this Agreement.

1.8 INDEMNITY

1.8 Upon delivery to site of the artwork, and to the extent permitted by Iowa law, ARTIST will indemnify and hold harmless CITY against any and all claims or liabilities arising thereafter in connection with the artwork, the site, the project or this agreement, caused by ARTIST'S negligence, except claims which may occur as a result of the ARTIST'S breach of the warranties provided in Insurance Section.

2. COMPENSATION AND PAYMENT SCHEDULE

2.1 CITY will pay ARTIST a total fee of \$23,500 for all aspects of the creation, design, fabrication, delivery, any permit approval and installation of the ARTWORK which will constitute full compensation for all fees, services, expenses, ARTWORK and materials to be performed and furnished by ARTIST under this agreement. The fee will be paid in the following installments, each installment to represent full and final, payment for all services, expenses, and materials provided prior to the due date thereof. The ARTIST will invoice the CITY for each payment request.

2.1a Eleven thousand seven hundred and fifty dollars (\$11,750) upon execution of this agreement;

2.1b Seven thousand and fifty dollars (\$7050) after CITY approves the final design and ARTIST notifies CITY the artwork is ready to fabricate,

2.1c Four thousand and seven hundred dollars (\$4,700) within seven days after the installation and final acceptance of the ARTWORK;

3. WARRANTIES

3.1 WARRANTIES OF TITLE

3.1a The ARTIST represents and warrants that: (a) the ARTWORK is solely the result of the artistic effort of the ARTIST; (b) except as otherwise disclosed in writing to ARTIST, the ARTWORK is unique and original and does not infringe upon any copyright; (c) that the ARTWORK, or a duplicate thereof, has not been accepted for sale elsewhere; and (d) the ARTWORK is free and clear of any liens from any source whatsoever.

3.2 WARRANTIES OF QUALITY AND CONDITION

3.2a The ARTIST represents and warrants, except as otherwise disclosed to ARTIST in writing in connection with the submission of the Proposal and pursuant to Article 1 that: (a) the execution and fabrication of the ARTWORK will be performed in a workmanlike manner; (b) the ARTWORK, as fabricated and installed, will be free of defects in material and workmanship, including any defects consisting of "inherent vice" or qualities which cause or accelerate deterioration of the ARTWORK.

4. INSURANCE

4.1 . ARTIST agrees to secure at ARTIST'S own cost and expense errors and omissions insurance, or similar forms of liability insurance, ARTIST determines to be satisfactory to protect against foreseeable risks, errors and omissions in its role for this Agreement. The ARTIST will maintain insurance to protect the ARTIST from ARTIST employee claims under workers compensation law; claims for damages because of bodily injury, arising out of ARTIST's negligence or fault, including personal injury, sickness or disease, or death, or claims for property damage; including loss of use resulting there from; and from claims arising out of the ARTIST or its employees performance of professional services caused by errors, omissions, or negligent acts for which the ARTIST is legally liable.

4.2 The CITY will bear the risk of loss or damage to the ARTWORK after installation and final acceptance.

4.3 During the delivery and installation process at the Grimes City Library property, the ARTIST will add the CITY as ADDITIONAL INSURED on the ARTIST'S liability policy.

5. CITY OWNERSHIP AND INTELLECTUAL PROPERTY RIGHTS

5.1 ARTWORK OWNERSHIP

Title to the Artwork shall pass to the CITY upon the CITY's written final acceptance and payment for the artwork pursuant to Section 2.

5.2 CITY Ownership of Artwork Documents

One set of written Artwork presentation materials prepared by ARTIST and submitted to CITY under this Agreement, and shall be retained by CITY.

5.3 Copyright Ownership

The ARTIST retains all rights under the Copyright Act of 1976, 17 U.S.C. §101 et seq., as the sole author of the artwork for the duration of the copyright, except that the ARTIST grants the CITY an irrevocable license to use photographic and/or two dimensional images of the ARTWORK in all of its publications, including the sale and use of Grimes Public Library promotional and informational materials, clothing, brochures, media publicity documents, and exhibition catalogues or electronic and website publications and communications, and any other CITY related promotional or informational use.

5.4 Reproduction Rights

5.4a. in view of the intention that the final artwork shall be unique, the ARTIST shall not make any additional exact duplicate [three]-dimensional reproductions of the final artwork, nor shall the ARTIST grant permission to others to do so except with the written permission of CITY. However, nothing shall prevent the ARTIST from creating works in the ARTIST's manner and style of artistic expression.

5.4 b. All reproductions by the CITY shall contain a credit to the ARTIST and a copyright notice in substantially the following form: © [ARTIST's name, date of publication] as long as the CITY is given a copy of the copyright.

5.4 c. The ARTIST shall use their best efforts in any public showing or resume use of reproductions to give acknowledgment to CITY in substantially the following form: "An original artwork owned and commissioned by the City of Grimes."

5.4 d. The ARTIST shall, at the ARTIST's expense, cause to be registered with the United States Register of Copyrights, a copyright in the artwork in the ARTIST's name, and the ARTIST shall supply a copy of the copyright with the CITY.

6. ARTISTS RIGHTS

6.1 General

6.1a. The ARTIST retains all rights under state and federal laws including §106A of the Copyright Act of 1976.

6.1b. If any alteration or damage to the artwork occurs, the ARTIST shall have the right to disclaim authorship of the artwork. Upon written request from the ARTIST, the CITY shall remove the identification plaque and all attributive references to the ARTIST at ARTIST'S own expense within [10] days of receipt of the notice if the CITY has materially altered the artwork. No provision of this Agreement shall obligate the CITY to alter or remove any such attributive reference printed, made or published prior to the CITY's receipt of such notice. The ARTIST may take such other action as the ARTIST may choose in order to disavow the artwork.

6.2 Maintenance

CITY will be solely responsible for maintenance of the project after final acceptance. A proposed maintenance schedule and estimated budget will be provided by ARTIST.

7. ARTIST AS INDEPENDENT CONTRACTOR

The ARTIST will perform all work under this Agreement as an independent contractor and not as an agent or an employee of the CITY. The ARTIST will not be supervised by any employee or official of the CITY, nor will the CITY exercise supervision over any employee or official of ARTIST. The ARTIST is solely responsible for all of the specific details involving the design, creation, construction, delivery, installation of the ARTWORK and direction,

hiring, firing and payment of the ARTIST'S employees and contractors.

8. TERMINATION

If either party to this agreement will willfully or negligently fail to fulfill in a timely and proper manner, or otherwise violate, any of the covenants, agreements or stipulations material to this agreement, the other party will thereupon have the right to terminate this agreement by giving written notice to the defaulting party of its intent to terminate specifying the grounds for termination. The defaulting party will have thirty (30) days after receipt of the notice to cure the default. If it is not cured, then this agreement will terminate. In the event of default by CITY, CITY will promptly compensate the ARTIST for all services performed by the ARTIST prior to termination and for each milestone reached in compensation schedule set forth in Section 2 "Compensation and Payment Schedule," above. In the event of default by the ARTIST, the CITY shall have a claim for damages for breach of contract that shall not exceed the prior payments made by the CITY under the agreement.

9. ENTIRE AGREEMENT, CHOICE OF LAW, AND FORUM SELECTION

This writing embodies the entire agreement and understanding between the parties hereto, and there are no other agreements and understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby. ARTIST and CITY agree and stipulate that any disputes arising under this agreement shall be resolved by the laws of the State of Iowa and that the proper venue shall be solely in the state court located in Polk County, Iowa.

10. MODIFICATION

No alternation, change, or modification of the terms of the agreement will be valid unless made in writing and signed by both parties hereto and approved by appropriate action of ARTIST and the CITY. This Agreement (including the main agreement and exhibits attached thereto) constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements related to this matter. There are no other written or oral agreements, representations or understandings with respect to the subject matter of this Agreement. No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. A party's waiver of a breach of a provision of this Agreement will not be a waiver of any other provision or a waiver of a subsequent breach of the same provision.

11. NOTICES

All notices, requests, demands and other communications which are required or permitted to be given under this agreement will be in writing and will be deemed to have been duly given upon the delivery or receipt thereof, as the case may be, if delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, as follows:

If the ARTIST, to: ARTIST
Hilde DeBruyne
3264 Cumming Road
Cumming, IA 50061

If CITY, to: Cheryl Heid
Public Library Director
200 NE Beaubrooke Blvd.,
Grimes, IA. 50111

This agreement is executed on day and year last written below.

CITY OF GRIMES

Date
Mayor Scott Mikkelsen

Attest:

Date
Rachel Greving, Grimes City Clerk

ARTIST-HILDE DEBRUYNE

Date
Hilde DeBruyne



AGENDA ITEM: Entering Into Art Contract For The New Library - Molly Spain

BACKGROUND: Contract of creation and installation of a work of art from Molly Spain.

BUDGETARY CONSIDERATIONS: Funding for this art project is the result of a BRAVO grant and a gift from a non-profit, charitable organization, Friends of the Grimes Public Library, which have both generously donated to this CITY project to help pay for public art to enhance and enrich the new Grimes Public Library Building and grounds.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

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

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: The Friends of the Grimes Public Library, City of Grimes Tree Board, and the Grimes Public Library Board of Trustees all recommend approval.

STAFF RECOMMENDATION: The Friends of the Grimes Public Library, City of Grimes Tree Board, and the Grimes Public Library Board of Trustees all recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Cheryl Heid, Library Director, 515-986-3551, CHeid@grimesiowa.gov

Prepared by: Cheryl Heid

Return to: Cheryl Heid

GRIMES RESOLUTION 9-_____

RESOLUTION ENTERING INTO ART CONTRACT FOR THE NEW LIBRARY

WHEREAS, attached is a contract of creation and installation of a work of art (ART WORK), between Molly Spain, (hereinafter referred to as “ARTIST”), and City of Grimes, (hereinafter referred to as the “CITY”).

WHEREAS, ARTIST creates and installs beautiful works of art which may be displayed in highly visible public spaces.

WHEREAS, CITY wishes to engage the services of ARTIST to actualize public art.

WHEREAS, CITY has built a beautiful new public library, and funding for this art project is the result of a BRAVO grant and a gift from a non-profit, charitable organization, Friends of the Grimes Public Library, which have both generously donated to this CITY project to help pay for public art to enhance and enrich the new Grimes Public Library Building and grounds.

WHEREAS, ARTIST developed a concept for the work of art and shall be responsible for its creation, design, fabrication, and installation.

WHEREAS, CITY desires to contract with the ARTIST to have the installation of this ART WORK installed in the new Grimes Public Library.

NOW, THEREFORE, BE RESOLVED by the Grimes City Council as follows:

1. That the City of Grimes enter into the attached contract; and,
2. That the Mayor and City Clerk are authorized to sign it on behalf of the City of Grimes.

Passed and adopted this ____ day of _____, 2025.

Scott Mikkelsen, Mayor

ATTEST:

Rachel Greving, City Clerk

SPECIAL DESIGN & ARTISTIC FABRICATION OF PUBLIC ART AGREEMENT

AGREEMENT BETWEEN MOLLY SPAIN AND CITY OF GRIMES

THIS AGREEMENT is made on _____, 2025, between Molly Spain, (hereinafter referred to as “ARTIST”), and City of Grimes, (hereinafter referred to as the “CITY”), and the Agreement includes the following “Whereas” provisions in its terms;.

WHEREAS, ARTIST facilitates artful communities by generating meaningful experiences to entertain and delight.

WHEREAS, ARTIST aims to place compelling works of art in highly visible public spaces.

WHEREAS, CITY engaged the services of ARTIST to actualize public art.

WHEREAS, CITY commissioned concepts for public art for the new Grimes Public Library Building.

WHEREAS, ARTIST developed a concept for the work of art and shall be responsible for its creation, design, fabrication, and installation.

WHEREAS, CITY desires to contract and have the installation of this new ARTWORK installed on the grounds at the Grimes Public Library.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained in this Agreement, the parties agree as follows:

1. SCOPE OF SERVICES

1.1 GENERAL

1.1a ARTIST will perform all services relating to the creation and installation of the ARTWORK, including furnish all supplies, materials and equipment, inspect the site, gain required permits as necessary for the design, execution, fabrication, transportation, and installation the ARTWORK at the site. Although the final version of the ARTWORK that is the subject of this Agreement is not finished, it will be similar in size, scope and description to the renderings of the ARTIST that are attached as Exhibits to this Agreement.

1.1b ARTIST will facilitate the artistic expression, scope, design, color, size, material, texture, of the artwork, subject to review and acceptance by CITY 's representative or designee as set forth in this Agreement.

1.1c CITY agrees that the artwork will be displayed with the title and name of the artist.

1.1d ARTIST will be responsible for facilitating the review any approval process for the artwork.

1.1e The public art site will be located at the new Grimes Public Library grounds.

1.1f ARTIST will assist to perform services related to Scope of Services including obtaining pertinent information from City on behalf of ARTIST, contracting, permits, and coordinating construction efforts.

1.2 DESIGN REVIEW

1.2 a ARTIST acknowledges that the ARTIST has carried out a reasonable understanding of the site, interviews and research, in order to prepare a design proposal for the artwork. Further, the ARTIST has the necessary background materials and information on matters affecting the site and installation of the artwork.

1.2b At the time this Agreement is signed, ARTIST will submit an updated and final design to CITY. The proposal will specify such materials, textures, colors, dimensions, and weights, and proposed installation method and include such drawings and other documentation as needed to present a meaningful representation of the concept and design of the proposed artwork.

1.2d CITY will by two weeks, following the timely submission of the refined concept, notify ARTIST with any concerns. During this period ARTIST will be available as reasonably required to communicate with CITY regarding the recommended materials.

1.2c If CITY determines the proposed materials are disapproved, it will provide ARTIST with a statement in writing of its reasons for such disapproval. In such event, ARTIST will determine if either the ARTIST will submit additional recommendations within a reasonable period of time specified by ARTIST or to terminate this agreement. Within ten (10) days following a submittal of a second recommendation, CITY will notify ARTIST in writing whether it approves or disapproves the recommendations. If CITY determines that the additional proposal is disapproved, it will provide the ARTIST with a statement in writing of its reasons for disapproval, whereupon this Agreement will terminate.

1.2d In the event of termination of the Agreement the ARTIST will retain the proposal and all compensation theretofore paid and neither party will be under any future obligation to the other in respect of the subject matter thereof.

1.2e Although ARTIST will have the responsibility and authority for all aspects of the artwork, ARTIST will give appropriate consideration to input received from CITY.

1.2f CITY may request revisions for other practical (non-aesthetic) reasons.

1.2g ARTIST will receive no revision or redesign fees, unless otherwise agreed in writing.

1.3 EXECUTION OF THE WORK

1.3a Within seven (7) days of written CITY approval, ARTIST will submit a schedule for completion of fabrication and installation of the ARTWORK.

1.3b After approval of the schedule by CITY, ARTIST will coordinate fabrication, transportation and installation of artwork in accordance with a schedule by written agreement between ARTIST and CITY.

1.3c CITY will have the right to review the artwork at reasonable times during the fabrication thereof.

1.3d ARTIST will complete the fabrication and installation of the artwork in substantial conformity with the proposal. It is anticipated the public work of art will be installed on or before November 30, 2025.

1.3e ARTIST will present to CITY in writing for further review and approval any significant changes in scope, design, color, size, material or texture of the artwork not permitted by or not in substantial conformity with the Proposal. A significant change is any change in scope, design, color, size, material, texture or location of the site of the artwork which materially affects installation, scheduling for the artwork or the concept of the artwork as represented in the proposal.

1.4 DELIVERY AND INSTALLATION

1.4a ARTIST will notify CITY in writing when the fabrication of the artwork is completed and the ARTIST is ready for its delivery and installation at the site.

1.4b ARTIST also agrees to notify CITY Public Works Director or his or her designee, no fewer than ten (10) days prior to the ARTIST'S intended time of delivery to determine the particulars of delivery including time, location, property access, temporary storage and foundational details necessary to install the artwork. The CITY will pay the costs for the foundation for the artwork.

1.4c ARTIST will coordinate delivery and installation of the artwork at the site in compliance with the schedule.

1.5 POST-INSTALLATION

1.5b ARTIST will be notified of any dates and times for presentation ceremonies relating to the public art project.

1.5c CITY will use its best efforts to arrange for publicity for the completed artwork in such publications as may be determined between ARTIST and CITY as soon as practicable.

1.6 DE-INSTALLATION AND REMOVAL

1.6a If there is cause for the removal of the artwork, then the artwork may be removed by CITY in accordance with the terms and conditions of this Agreement or otherwise in accordance with Iowa law. If CITY removes the artwork, then CITY at its sole discretion may dispose of the artwork, including the disposal by

public auction or sale, or the destruction and disposal of the artwork.

1.7 RISK OF LOSS AND INSURANCE

1.7a The risk of loss or damage to the ARTWORK will be borne by CITY, during the time period and under the circumstances set forth in section 4.2 of the Insurance Section. CITY and ARTIST agree that under no circumstances shall the value of the artwork, until after the completion and performance of this contract, exceed the total sum of the cost for services under this Agreement.

1.8 INDEMNITY

1.8 Upon delivery to site of the artwork, and to the extent permitted by Iowa law, ARTIST will indemnify and hold harmless CITY against any and all claims or liabilities arising thereafter in connection with the artwork, the site, the project or this agreement, caused by ARTIST'S negligence, except claims which may occur as a result of the ARTIST'S breach of the warranties provided in Insurance Section.

2. COMPENSATION AND PAYMENT SCHEDULE

2.1 CITY will pay ARTIST a total fee of \$30,000 for all aspects of the creation, design, fabrication, delivery, any permit approval and installation of the ARTWORK which will constitute full compensation for all fees, services, expenses, ARTWORK and materials to be performed and furnished by ARTIST under this agreement. The fee will be paid in the following installments, each installment to represent full and final, payment for all services, expenses, and materials provided prior to the due date thereof. The ARTIST will invoice the CITY for each payment request.

2.1a Fifteen thousand dollars (\$15,000) upon execution of this agreement;

2.1b Nine thousand dollars (\$9,000) after CITY approves the final design and ARTIST notifies CITY the artwork is ready to fabricate,

2.1c Six thousand dollars (\$6,000) within seven days after the installation and final acceptance of the ARTWORK;

3. WARRANTIES

3.1 WARRANTIES OF TITLE

3.1a The ARTIST represents and warrants that: (a) the ARTWORK is solely the result of the artistic effort of the ARTIST; (b) except as otherwise disclosed in writing to ARTIST, the ARTWORK is unique and original and does not infringe upon any copyright; (c) that the ARTWORK, or a duplicate thereof, has not been accepted for sale elsewhere; and (d) the ARTWORK is free and clear of any liens from any source whatsoever.

3.2 WARRANTIES OF QUALITY AND CONDITION

3.2a The ARTIST represents and warrants, except as otherwise disclosed to ARTIST in writing in connection with the submission of the Proposal and pursuant to Article 1 that: (a) the execution and fabrication of the ARTWORK will be performed in a workmanlike manner; (b) the ARTWORK, as fabricated and installed, will be free of defects in material and workmanship, including any defects consisting of "inherent vice" or qualities which cause or accelerate deterioration of the ARTWORK.

4. INSURANCE

4.1 . ARTIST agrees to secure at ARTIST'S own cost and expense errors and omissions insurance, or similar forms of liability insurance, ARTIST determines to be satisfactory to protect against foreseeable risks, errors and omissions in its role for this Agreement. The ARTIST will maintain insurance to protect the ARTIST from ARTIST employee claims under workers compensation law; claims for damages because of bodily injury, arising out of ARTIST's negligence or fault, including personal injury, sickness or disease, or death, or claims for property damage; including loss of use resulting there from; and from claims arising out of the ARTIST or its employees performance of professional services caused by errors, omissions, or negligent acts for which the ARTIST is legally liable.

4.2 The CITY will bear the risk of loss or damage to the ARTWORK after installation and final acceptance.

4.3 During the delivery and installation process at the Grimes City Library property, the ARTIST will add the CITY as ADDITIONAL INSURED on the ARTIST'S liability policy.

5. CITY OWNERSHIP AND INTELLECTUAL PROPERTY RIGHTS

5.1 ARTWORK OWNERSHIP

Title to the Artwork shall pass to the CITY upon the CITY's written final acceptance and payment for the artwork pursuant to Section 2.

5.2 CITY Ownership of Artwork Documents

One set of written Artwork presentation materials prepared by ARTIST and submitted to CITY under this Agreement, and shall be retained by CITY.

5.3 Copyright Ownership

The ARTIST retains all rights under the Copyright Act of 1976, 17 U.S.C. §101 et seq., as the sole author of the artwork for the duration of the copyright, except that the ARTIST grants the CITY an irrevocable license to use photographic and/or two dimensional images of the ARTWORK in all of its publications, including the sale and use of Grimes Public Library promotional and informational materials, clothing, brochures, media publicity documents, and exhibition catalogues or electronic and website publications and communications, and any other CITY related promotional or informational use.

5.4 Reproduction Rights

5.4a. in view of the intention that the final artwork shall be unique, the ARTIST shall not make any additional exact duplicate [three]-dimensional reproductions of the final artwork, nor shall the ARTIST grant permission to others to do so except with the written permission of CITY. However, nothing shall prevent the ARTIST from creating works in the ARTIST's manner and style of artistic expression.

5.4 b. All reproductions by the CITY shall contain a credit to the ARTIST and a copyright notice in substantially the following form: © [ARTIST's name, date of publication] as long as the CITY is given a copy of the copyright.

5.4 c. The ARTIST shall use their best efforts in any public showing or resume use of reproductions to give acknowledgment to CITY in substantially the following form: "An original artwork owned and commissioned by the City of Grimes."

5.4 d. The ARTIST shall, at the ARTIST's expense, cause to be registered with the United States Register of Copyrights, a copyright in the artwork in the ARTIST's name, and the ARTIST shall supply a copy of the copyright with the CITY.

6. ARTISTS RIGHTS

6.1 General

6.1a. The ARTIST retains all rights under state and federal laws including §106A of the Copyright Act of 1976.

6.1b. If any alteration or damage to the artwork occurs, the ARTIST shall have the right to disclaim authorship of the artwork. Upon written request from the ARTIST, the CITY shall remove the identification plaque and all attributive references to the ARTIST at ARTIST'S own expense within [10] days of receipt of the notice if the CITY has materially altered the artwork. No provision of this Agreement shall obligate the CITY to alter or remove any such attributive reference printed, made or published prior to the CITY's receipt of such notice. The ARTIST may take such other action as the ARTIST may choose in order to disavow the artwork.

6.2 Maintenance

CITY will be solely responsible for maintenance of the project after final acceptance. A proposed maintenance schedule and estimated budget will be provided by ARTIST.

7. ARTIST AS INDEPENDENT CONTRACTOR

The ARTIST will perform all work under this Agreement as an independent contractor and not as an agent or an employee of the CITY. The ARTIST will not be supervised by any employee or official of the CITY, nor will the CITY exercise supervision over any employee or official of ARTIST. The ARTIST is solely responsible for all of the specific details involving the design, creation, construction, delivery, installation of the ARTWORK and direction,

hiring, firing and payment of the ARTIST'S employees and contractors.

8. TERMINATION

If either party to this agreement will willfully or negligently fail to fulfill in a timely and proper manner, or otherwise violate, any of the covenants, agreements or stipulations material to this agreement, the other party will thereupon have the right to terminate this agreement by giving written notice to the defaulting party of its intent to terminate specifying the grounds for termination. The defaulting party will have thirty (30) days after receipt of the notice to cure the default. If it is not cured, then this agreement will terminate. In the event of default by CITY, CITY will promptly compensate the ARTIST for all services performed by the ARTIST prior to termination and for each milestone reached in compensation schedule set forth in Section 2 "Compensation and Payment Schedule," above. In the event of default by the ARTIST, the CITY shall have a claim for damages for breach of contract that shall not exceed the prior payments made by the CITY under the agreement.

9. ENTIRE AGREEMENT, CHOICE OF LAW, AND FORUM SELECTION

This writing embodies the entire agreement and understanding between the parties hereto, and there are no other agreements and understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby. ARTIST and CITY agree and stipulate that any disputes arising under this agreement shall be resolved by the laws of the State of Iowa and that the proper venue shall be solely in the state court located in Polk County, Iowa.

10. MODIFICATION

No alternation, change, or modification of the terms of the agreement will be valid unless made in writing and signed by both parties hereto and approved by appropriate action of ARTIST and the CITY. This Agreement (including the main agreement and exhibits attached thereto) constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements related to this matter. There are no other written or oral agreements, representations or understandings with respect to the subject matter of this Agreement. No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. A party's waiver of a breach of a provision of this Agreement will not be a waiver of any other provision or a waiver of a subsequent breach of the same provision.

11. NOTICES

All notices, requests, demands and other communications which are required or permitted to be given under this agreement will be in writing and will be deemed to have been duly given upon the delivery or receipt thereof, as the case may be, if delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, as follows:

If the ARTIST, to: ARTIST
Molly Spain
601 SW 9th Street, Studio E
Des Moines, IA 50309

If CITY, to: Cheryl Heid
Public Library Director
200 NE Beaubrooke Blvd.,
Grimes, IA. 50111

This agreement is executed on day and year last written below.

CITY OF GRIMES

Date

Mayor Scott Mikkelsen

Attest:

Date

Rachel Greving, Grimes City Clerk

ARTIST-MOLLY SPAIN

Date

Molly Spain



CITY COUNCIL COMMUNICATION
Meeting Date: 9/23/2025

AGENDA ITEM: Appointing City of Grimes Representation to the Dallas County Emergency Management Commission

BACKGROUND: The Dallas County Emergency Management Commission requests the appointment of primary and alternate representatives to serve annually. With the retirement and hiring of the fire chief and deputy fire chief, this needs updating.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____ YES ____ NO

*High-Performing Organization/Exception Professional Services ____

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

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

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

Prepared by: Rachel Greving

Return to: Rachel Greving

RESOLUTION 09-2525 APPOINTING CITY OF GRIMES REPRESENTATION TO THE
DALLAS COUNTY EMERGENCY MANAGEMENT COMMISSION

Grimes Resolution No. 09-2525

WHEREAS, the Dallas County Emergency Management Commission requests that each member jurisdiction appoint a primary representative and an alternate representative to serve on the Board annually;

WHEREAS, the retirement of the former Fire Chief and Deputy Fire Chief for the City of Grimes has created the need to update the City's representatives to the Dallas County Emergency Management Commission ;

WHEREAS, Percy Coleman has been appointed as Fire Chief and Brynne Burrough as Deputy Fire Chief;

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

1. Percy Coleman, Fire Chief, is hereby appointed as the primary representative to the Dallas County Emergency Management Commission ;
2. Brynne Burrough, Deputy Fire Chief, is hereby appointed as the alternate representative to the Dallas County Emergency Management Commission ;
3. These appointments shall remain in effect until new representatives are appointed or until the end of the annual appointment term, as established by the Dallas County Emergency Management Commission .

PASSED and APPROVED on September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



AGENDA ITEM: Resolution Approving Personnel Transactions

BACKGROUND: This resolution authorizes names of individuals and their specific rates of pay to fill positions consistent with job descriptions and salary ranges previously approved and adopted by City Council and addresses a reclassified job description, all done in the normal course of the HR Department's business. This resolution also authorizes the voluntary resolution of a legal claim involving an injury on public property.

BUDGETARY CONSIDERATIONS: These positions were included in the previously approved budget for FY26 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/COMMISSION ACTIONS: n/a

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Erik Fisk, Director Human Resources, 515-986-3036, efisk@grimesiowa.gov

Prepared by: Lindsey Edgeton

Return to: Lindsey Edgeton, Erik Fisk, Marcia Woodke, Carol Thornburg

RESOLUTION APPROVING PERSONNEL TRANSACTIONS

Grimes Resolution No. 09-2625

WHEREAS, pursuant to duly authorized job descriptions and approved salary range by the City Council, Tanner Gearheart was hired as a Fleet Technician/Equipment Mechanic at the rate of \$29.60 per hour and with a start date of September 8, 2025.

WHEREAS, arising from an injury that occurred on a bike trail located on public property, Steve Johnson filed a personal injury action against the Dallas Center-Grimes School District, who filed a third-party claim against the City of Grimes; WHEREAS, the City denied liability; WHEREAS, as a part of a global voluntary settlement and in exchange for a full and final dismissal of all claims, the City, School District, and Mr. Johnson entered into a voluntary settlement to resolve the claims; and WHEREAS the attached Settlement Agreement is hereby approved and the Mayor and City Clerk are authorized to execute the Settlement Agreement and take such further steps as may be necessary to facilitate settlement of the matter.

WHEREAS, the form of contract for the employment of the City Manager, as required by Ordinance, has been negotiated and agreed to in form by the Mayor and the City Manager; WHEREAS a true and correct copy of the City Manager's employment contract is attached hereto; and WHEREAS, the form of employment contract is approved, and the Mayor is authorized to execute the contract on behalf of this City by approval of this Resolution.

WHEREAS, the HR Director, in consultation with the Development Services Director and Building Official in the Development Services Department, has determined to conduct a reclassification of the existing Deputy Building Official/Plans Examiner position into a Senior Building Inspector, which more closely matches the Department's needs, and a copy of the reclassified position is attached hereto and approved by this resolution.

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

PASSED and APPROVED on September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Senior Building Inspector

Class Title: Senior Building Inspector

Class Code: Senior Building Inspector

Salary: \$35.43 - \$45.98

Job Summary

Under the general supervision of the Building Official, the Senior Building Inspector assists with the review of new and existing commercial and residential plans, specifications, and structural designs for compliance with adopted building, fire, electrical, plumbing, mechanical, energy, accessibility, housing, and zoning codes adopted by the City of Grimes. Consults with designers, engineers, architects, developers, builders, and the general public as it relates to code interpretations, application, and use of construction methods and materials. Performs a variety of routine and complex construction inspection work to ensure that private and public improvements are constructed and maintained in accordance with state and federal requirements, City Codes, policies, standards and regulations. Performs related duties as required. In the absence of the Building Official, assumes the duties of the Building Official, when assigned.

Essential Duties

- Reviews building plans and permit applications for code compliance.
- Assists inspection staff with evaluation of compliant installations in residential, commercial, industrial, and other buildings. May issue permits, prepare reports and perform inspections to assist staff with enforcement of the Grimes Code of Ordinance, national and/or state mandated codes.
- Consults with citizens, designers, architects, engineers, contractors, and other city staff regarding complex interpretation and application of adopted codes. Communicates with the general public by answering questions, and provides guidance relative to city permits, adopted codes, required submittal documentation, and inspection procedures; issuing verbal and/or written statements in response.
- Investigates complaints regarding violations of code. Mediates construction code conflicts by seeking mutually amicable code compliant alternatives.
- Performs field inspections during the progress of construction, repair, remodeling or erection of buildings to ensure compliance with commercial, residential, electrical, plumbing, and mechanical codes and issue appropriate permits.
- Provides zoning inspection and review and enforcement where necessary.
- Provides underground utility location assistance.
- Issues certificates of occupancy, provides data collection and entry, and manages projects as assigned.
- Performs other duties and responsibilities as may be assigned.

Qualifications

Education/Experience

High school graduate and 5 years' experience in building trades or municipal infrastructure construction.

Licenses/Certifications

- Valid Iowa drivers' license.
- Possession of The International Code Council Residential (E1) and Residential (B1) Inspector certifications, or substantial equivalent experience, is required at the time of hire. Strong preference will be given to candidates who already hold these certifications or who can clearly demonstrate the ability to obtain them within twelve (12) months of hire.
- Shall possess or be able to obtain within two (2) years from the date of hire the International Code Council Commercial (E2) Electrical, and Commercial (B2) Building Inspector certifications.
- Additional certifications as required.

Knowledge and Skills

- Knowledge of the materials and methods used in construction, construction process and the stages at which potential violations may be most readily observed and corrected.
- Knowledge of budget development and administration.
- Ability to communicate technical solutions to non-technical people effectively; perform arithmetic, algebraic and geometric calculations to review and analyze construction and basic engineering calculations; establish and maintain an effective working relationship with superiors, co-workers, and the public; and interpret plans, specifications, blueprints and contract documents.
- Ability to operate personal computer or related equipment and able to maintain clear and concise records and reports.

Working Conditions and Physical Requirements

- Sufficient personal mobility and physical reflexes, with or without reasonable accommodation, which permits the employee to have access to various work sites throughout the City and out of the area. Occasional exposure to extreme temperature, noise, vibration, mechanical, electrical, chemical or dust/fumes hazards.
- Light physical work exerting up to 20lbs of force frequently and/or a negligible amount of force constantly to move objects.

- Stand or sit; walk; use hands/fingers; climb; stoop, kneel, crouch; talk/hear; see; push or pull; reach; and repetitive motion.
- Must be able to traverse uneven terrain.
- Periodic exposure to dust, extreme temperatures, wet/humid conditions, noise, vibration, mechanical hazards, electrical hazards, burn hazards. May also experience confined spaces and poorly lit locations.

GLOBAL RELEASE & SETTLEMENT AGREEMENT

This Global Release and Settlement Agreement (“Agreement”) is entered into between Steve Johnson (“Johnson”), the Dallas Center-Grimes Community School District (the “School District”), and the City of Grimes, Iowa (the “City”) for consideration and mutual promises hereinafter stated. Johnson, the School District, and the City are at times referred to as the “Parties” or a “Party”.

WHEREAS, on December 13, 2023, Johnson commenced a lawsuit in the Iowa District Court for Polk County captioned *Steve Johnson (“Plaintiff”) v. Dallas Center-Grimes Community School District (“Defendant”)*, Case No. LACL157440 (the “Lawsuit”) related to a bike accident Johnson suffered on or about June 25, 2022 (the “Incident”);

WHEREAS, the School District filed third party claims against the City relating to Johnson’s underlying action and the Incident;

WHEREAS, the School District and the City have denied any and all accusations and liability related to the Lawsuit and/or the Incident;

WHEREAS, the City has denied any and all accusations and liability related to the School District’s allegations;

WHEREAS, no trial or evidentiary hearing has been held on the merits of any of the allegations or claims in the Lawsuit; and

WHEREAS, each of the parties to this Agreement wish to settle and compromise the disputes and claims between each other as set forth in the Agreement related to any facts, acts, events, or otherwise pertaining to the Lawsuit, the Incident, or related allegations which have or could have been asserted through the present date, without the necessity of litigation and/or a trial on the merits with all of the attendant expenses, all without admission of wrongful conduct, fault, or culpability on the part of the parties;

THEREFORE, the parties, in consideration of the foregoing and the payments and mutual promises set forth in this Agreement, agree as follows:

1. **Consideration.** It is understood and agreed by the Parties that as full, sufficient and complete consideration for the Parties promises and releases made herein, the following settlement payments of a combined total of Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) shall be made as described herein:

(a) A settlement payment made on behalf of the School District in the amount of Four Hundred Thousand Dollars and Zero Cents (\$400,000.00) made payable to Lawyer, Lawyer, Dutton, Drake and Conklin, LLP Trust Account, in full and final settlement of all claims.

(b) A settlement payment made on behalf of the City in the amount of One Hundred Thousand Dollars and Zero Cents (\$100,000.00) made payable to Lawyer,

Lawyer, Dutton, Drake and Conklin, LLP Trust Account, in full and final settlement of all claims.

Said sums shall be paid in order to avoid the cost of litigation and is full payment for settlement of all claims that were or could have been raised by any Party in connection with the Lawsuit or the Incident at any time in the future based upon facts now known or unknown to the Parties. The above described payments will be issued after receipt of the fully executed Agreement.

Upon tender of their respective sums referenced above, the School District and the City will have fully met their respective obligations under this Agreement. Upon tender of the City's respective sum referenced above, the City will have fully met its obligations to the School District.

2. Valid Consideration. Johnson expressly agrees and acknowledges that the payments described in Paragraph 1 above are not payments to which he is otherwise entitled. Except as stated in this Agreement, Johnson shall not be entitled to any compensation, remuneration, benefits, or other payments from the School District or the City.

3. Taxes. Johnson agrees that if any state, federal, or local taxes are owing from him on the sum set forth in Paragraph 1 that he will assume all responsibility for payment of any such taxes, together with any interest and/or penalties due thereon to any state, federal, or local authority. Johnson further agrees to indemnify the parties released under Paragraph 6 regarding any liability or expense for any claims or determinations hereafter regarding the payment of taxes, interest charges or penalties relating to any payments made to or discharge given by Johnson pursuant to this Agreement.

4. Liens. Johnson agrees that, to the extent there are any liens or rights of subrogation or reimbursement on Johnson's recovery in the Lawsuit, Johnson shall have the sole responsibility to satisfy such liens, subrogation rights, or reimbursement rights out of the settlement proceeds described in Paragraph 1. Johnson agrees to defend, indemnify, and hold harmless the School District and the City from any and all liens or claims for subrogation or reimbursement arising out of the subject matter of the Lawsuit. Johnson warrants he will be responsible for satisfying any liens, subrogation claims and/or any other outstanding balances due and owing that were allegedly incurred as a result of the Incident and the allegations forming the basis of the Lawsuit, including any and all medical bills, medical liens, and any liens asserted by a governmental agency, including Medicare and/or Medicaid.

5. Liability Not Admitted. It is expressly understood and agreed that this Agreement is the result of a compromise of a disputed claim and does not constitute an admission by the School District or the City of any wrongdoing or liability. The School District and the City expressly deny any such liability or wrongdoing. The parties jointly declare that they are settling all injuries related to the incident in question. These injuries are described in the attached reports of Drs. Simplot, Chen, and Aderibigbe. Of note, some injuries in these reports are not the product of the underlying incident, such as vertigo, balance, left hip, low back or other preexisting conditions.

6. Johnson Release. In consideration of the payments set forth in Paragraph 1 and its subparts, Johnson and all of his personal representatives, successors, executors, subrogees, subrogors, indemnitors, indemnitees, predecessors, legal representatives and assigns do hereby fully and forever release, acquit, exonerate and discharge the School District, the City and each of

their officers, directors, board members, council members, administrators, managers, agents, employees, insurers, representatives, successors, and assigns (“Released Parties”) from any and all claims, demands and causes of action for all losses, costs, charges, expenses and damages of every kind, nature and character, now existing or hereafter arising, foreseen or unforeseen, known or unknown or hereafter becoming known, resulting directly or indirectly, proximately or remotely, from the circumstances and events involved in the afore-mentioned Lawsuit and/or Incident and all claims which were asserted or could have been asserted related to the Lawsuit and/or Incident from the beginning of time to present date.

7. School District Release. For good and valuable consideration the School District and all of its officers, directors, board members, administrators, managers, agents, employees, insurers, representatives, successors, and assigns do hereby fully and forever release, acquit, exonerate and discharge the City and all of its officers, directors, council members, administrators, managers, agents, employees, insurers, representatives, successors, and assigns from any and all claims, demands and causes of action for all losses, costs, charges, expenses and damages of every kind, nature and character, now existing or hereafter arising, foreseen or unforeseen, known or unknown or hereafter becoming known, resulting directly or indirectly, proximately or remotely, from the circumstances and events involved in the afore-mentioned Lawsuit and/or Incident and all claims which were asserted or could have been asserted related to the Lawsuit and/or Incident from the beginning of time to present date.

8. Johnson Dismissal. Johnson stipulates and agrees that in consideration of the payment and representations described herein, he shall cause to be filed a Dismissal with Prejudice of any and all claims filed against the School District within five (5) days of receipt of the settlement payment described in Paragraph 1. Johnson further agrees that each Party to the Lawsuit shall bear their own fees and costs such that Johnson does not expect and will not accept or receive any payments from the School District or the City or other Released Parties for fees and/or costs that he has incurred and/or which would be attributable to the Lawsuit.

9. School District Dismissal. The School District stipulates and agrees that in consideration of the payment and representations described herein, it shall cause to be filed a Dismissal with Prejudice of any and all claims filed against the City within five (5) days of the filing of Johnson’s Dismissal with Prejudice. The School District further agrees that each Party to the Lawsuit shall bear their own fees and costs such that the School District does not expect and will not accept or receive any payments from the City for fees and/or costs that they have incurred and/or which would be attributable to the Lawsuit.

10. Entire Agreement. This Agreement constitutes the entire agreement, written and oral, of the parties hereto, and it supersedes and replaces all prior negotiations, proposed agreements, understandings, representations, and agreements, written or oral.

11. Knowing and Voluntary. The Parties acknowledge and agree that they have had sufficient time to consider this Agreement and consult with legal counsel of their choosing concerning its meaning prior to entering into this Agreement. In entering into this Agreement, no Party has relied on any representations or warranties of any other Party, other than the representations or warranties expressly set forth in this Agreement. The Parties further acknowledge that they fully understand this Agreement and the effect of signing and executing this Agreement.

12. Warranty of No Assignment. The Parties warrant and represent that they have neither made nor suffered to be made any assignment or transfer of any right, claim, demand or cause of action covered by the releases above.

13. Choice of Law. The Parties agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard for its choice-of-law provisions.

14. Severability. If any provision of this Agreement shall be finally determined to be invalid or unenforceable by a court of competent jurisdiction, that part shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining parts of said provision or the remaining provisions of this Agreement.

15. Jointly Drafted. Because the parties have had a full opportunity to consider this Agreement and negotiate its terms, this Agreement is deemed to have been jointly prepared by the parties, and any uncertainty or ambiguity existing in it shall not be interpreted against any Party as the primary drafter of the Agreement.

16. Warranty of Authority to Execute Agreement. The signatories to this Agreement represent and warrant that each has the right and authority to execute this Agreement in their individual or representative capacity, as applicable.

17. Counterparts. This Agreement may be executed in one or more counterparts, all of which, taken together, shall constitute one and the same instrument.

18. Amendment and Modification. This Agreement may not be amended, modified, or terminated, nor may any obligation under it be waived, orally. No amendment, modification, termination, or waiver shall be effective for any purpose unless it is in writing and signed by the Party against whom enforcement is sought.

19. Non-Waiver. No delay or failure by any part to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless expressly provided herein.

20. Binding on Successors. This Agreement is binding on, and shall inure to the benefit of, the Parties, their heirs, representatives (other than attorneys), transferees, principals, estates, executors, administrators, predecessors, successors, parents, subsidiaries, affiliates, assigns, agents, directors, officers, directors and employees.

[Remainder of page intentionally left blank; signature page to follow]

PLEASE READ CAREFULLY.

**THIS RELEASE INCLUDES A RELEASE OF ALL KNOWN AND UNKNOWN
CLAIMS AS STATED IN THE AGREEMENT**

I have read the foregoing and I accept and agree to the provisions it contains and hereby execute it voluntarily with full understanding of its consequences.

STEVE JOHNSON:

Signature: _____

Date: _____

**DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT:**

Signature: _____

Name: _____

Date: _____

CITY OF GRIMES, IOWA:

Signature: _____

Name: _____

Date: _____

**CITY OF GRIMES
CITY MANAGER EMPLOYMENT CONTRACT**

THIS CITY MANAGER EMPLOYMENT CONTRACT ("Contract"), is entered into by the City of Grimes, State of Iowa, a municipal corporation ("City") and Jacob Anderson ("Employee") and provides as follows:

WHEREAS, the City desires to continue to retain the services of Employee as City Manager, as provided by the Grimes Code of Ordinances, and

WHEREAS, it is the desire of the City to provide certain benefits, establish certain conditions of employment, and to set working conditions of said Employee; and

WHEREAS, it is the desire of the City (1) to continue to employ the services of Employee, (2) to make possible full work productivity for Employee, (3) to provide a just means for terminating Employee's services at such time as the City or Employee may desire to otherwise terminate his employment.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants set forth in this Contract, the parties hereto agree as follows:

Section 1. Duties

City agrees to continue to employ Employee as City Manager of the City to perform the functions and duties specified in the Grimes Code of Ordinances, and to perform such other legally permissible and proper duties and functions as the Mayor and City Council shall from time to time assign. The functions and duties shall also include but not be limited to the following:

- A. Be the chief administrative officer of the City and be responsible to the City Council for proper administration of all affairs of the City.
- B. Attend various meetings and workshops of the City.
- C. Recommend for adoption by the City Council such measures as he may deem necessary or expedient.
- D. See that all laws, ordinances and policies of the City are faithfully executed, subject to the authority which the City Council may grant the Mayor to maintain law and order in times of emergency.
- E. Prepare and submit to the City Council such reports as may be required by that body or as he may deem advisable to submit.
- F. Keep the City Council fully advised of the financial condition of the City and its future needs.

- G. Prepare and submit a proposed budget; work with the City Council and Mayor in the final budget analysis and review; and be responsible for its administration upon adoption.
- H. Keep the public and City Council informed regarding City operations through periodic reports to the City Council.

Section 2. Term

- A. This Contract shall commence effective January 1, 2026, and shall remain in effect for five years, through December 31, 2030. However, the parties shall meet annually to discuss the Employee's performance.
- B. Employee agrees to remain in the employ of City until December 31, 2030 and unless the employment is terminated pursuant to Section 3 of this Contract. The term "employ" shall not be construed to include income that may be earned by Employee as the result of occasional teaching, writing, or consulting performed on Employee's time off.
- C. Nothing in this Contract shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of Employee at any time, with or without cause, subject only to the provisions set forth in Section 3 of this Contract.
- D. Nothing in this Contract shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from his position with the City, subject only to the provisions set forth in Section 3B or 3C, of this Contract.

Section 3. Termination and Severance Pay

- A. TERMINATION-In the event that either (a) Employee is terminated by the City Council before expiration of the end of the term of employment and during such time that Employee is willing and able to perform the duties of City Manager, or (b) the City declines to enter into an additional contract, upon expiration of this contract or any mutually agreed contract extension with terms substantially similar to this Contract, the City agrees to pay Employee a lump sum cash payment equal to twelve (12) months aggregate salary , and twelve months payment of non-union employee insurance benefit premiums, and accrued vacation pay as determined in this Contract (the "Severance Payment") in exchange for a signed full release by the Employee of any liability that the City and the City's elected officials and employees may have under federal or state law arising out of the Employee's employment with the City, this Contract, or the termination of the Employee's employment with the City. Notwithstanding the foregoing, in the event Employee is terminated, or the contract is not renewed, because of: (i) fraud; (ii) dishonesty; (iii) substance abuse; (iv) conviction of any criminal act other than routine traffic violations, or (v) a founded claim of sexual harassment based on an independent third-party investigation, then, in any such event, City shall have no obligation to pay the Severance Payment. For the purposes of this agreement, dishonesty is defined as

knowingly and intentionally misleading the Mayor and City Council or an action taken resulting in Employee's personal financial gain due to inside knowledge or unauthorized payments to the Employee related to his position with the City.

RESIGNATION AND LIQUIDATED DAMAGES-In the event Employee voluntarily resigns his position with the City before expiration of the aforesaid term of employment, then Employee shall give the City three (3) months written notice in advance. In the case of a voluntary resignation by Employee, the Severance Payment shall not be paid to Employee

B. CONSTRUCTIVE TERMINATION-In the event the City at any time during the term of this Contract reduces the salary or other financial benefits of Employee in a greater percentage than an applicable across-the-board reduction for all employees of the City, or in the event the City refuses, following written notice, to comply with any Contract provision benefiting Employee, or the Employee resigns following a suggestion, whether formal or informal, by the Mayor and Council that he resign, then, in that event Employee may, at his option, be deemed to be "terminated" at the date of such reduction or such refusal to comply within the meaning of this Contract, and Employee shall be entitled to receive the Severance Payment if Employee elects to treat his employment as having been terminated and executes the full liability release specified under Section 3A.

Section 4. Disability

If Employee is permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity or health for a period of four (4) weeks, City shall have the option to terminate this Contract, and the City will pay the Severance Payment upon execution of a full release by the Employee or the Employee's legally authorized representative pursuant to the terms of Section 3A.

Section 5. Salary

City agrees to pay Employee for his employment services for the next five years beginning January 1, 2026, at an annual base salary payable in installments at the same time as other employees of the City are paid, as follows:

January 1, 2026 to December 31, 2026

\$240,000.00 plus a retention incentive payment of \$5,000 during the last pay period of the calendar year.

January 1, 2027 to December 31, 2027

\$249,600.00 plus a retention incentive payment of \$6,000 during the last pay period of the calendar year.

January 1, 2028 to December 31, 2028

\$259,584.00 plus a retention incentive payment of \$7,000 during the last pay period of the calendar year.

January 1, 2029 to December 31, 2029

\$269,968.00 plus a retention incentive payment of \$8,000 during the last pay period of the calendar year.

January 1, 2030 to December 31, 2030

\$280,767.00 plus a retention incentive payment of \$9,000 during the last pay period of the calendar year.

The Employee agrees that he will not claim, receive or be eligible for overtime pay. The retention incentive payment described above shall only be paid to Employee if the Employee remains employed by the City under this contract and the Employee has not provided a notice of resignation prior to the last pay period of each described calendar year.

Section 6. Hours of Work

Employee shall have discretion to determine the specific hours he works; provided, however, that Employee generally agrees to work the number of hours necessary to discharge the duties and responsibilities of the City Manager, which shall routinely include significant time outside normal office hours. Employee further agrees to maintain an office at home capable of handling remote and reasonable off-hour business matters from Mayor, City Councilmembers, and the public, relevant to the management of the affairs of the City.

Section 7. Motor Vehicle and Personal Allowance

- A. During the term of this Contract, Employee shall receive a monthly motor vehicle allowance of \$625. The motor vehicle allowance amount shall be reviewed and adjusted annually to such extent as the City Council may determine that it is desirable to do so. Employee shall be responsible for paying for liability, property damage, and comprehensive insurance and for the purchase, operation, maintenance, repair, and regular replacement of Employee's motor vehicle. Employee shall provide City with written proof of insurance as requested.

Section 8. Dues, Subscriptions, and Professional Development

- A. City agrees to budget and to pay the professional dues and subscriptions of employee and official travel required to participate in the International City/County Management Association, Iowa City/County Management Association, the American Association of Municipal Executives, and any other mutually agreeable national, regional, state, and local associations and

- organizations necessary and desirable for his continued professional participation, growth, and advancement, and for the good of the City.
- B. City agrees to budget for and to pay for travel, lodging, and subsistence expenses of Employee for short courses, institutes, executive education programs, and seminars that are necessary for his professional development and for the good of the City.

Section 9. Paid Time Off

- A. Employee shall accrue PTO pursuant to the employee handbook
- B. Employee shall be allowed to bank a maximum of 750 hours of PTO.
- C. Once annually, employee may convert any portion of unused PTO to medical leave or additional deferred compensation.
- D. Employee shall notify the Mayor and Council of any vacation over one week in duration.
- E. Unless his services are needed for an emergency situation, Employee shall be granted the same holidays and other forms of leave granted to all non-union employees of the City pursuant to the Grimes Employee Handbook.

Section 10. Disability, Health, Life Insurance, Sick Leave and Other Benefits

- A. Employee shall receive the same disability, health, life insurance and other insurance related benefits made available to non-union City employees as outlined in the Grimes Employee Policy Manual, which benefits may be changed from time to time by the City.
- B. Employer agrees to pay for any expense not covered by insurance for employee to enroll in the Executive Health Program at Mayo Clinic.

Section 11. Pension

During the Employee's employment, the City shall contribute funds for Employee into the Iowa Public Employee Retirement System (IPERS). In addition, the City will pay an amount equal to 10% of his annual salary and incentive retention payment for each full year of the contract, 2026 to 2030, to a qualified retirement fund designated by the Employee no later than April 15 of the following year.

Section 12. Other Terms and Conditions of Employment

- A. The City Council shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Contract, the City Code, or any other law.
- B. All provisions of the City Code and applicable laws, regulations and rules of City relating to vacation and sick leave, retirement and pension system contributions, holidays, and other fringe benefits and working conditions as they now exist or hereafter may be amended, also shall apply to Employee as they would to other non-union employees of City, in addition

to said benefits enumerated specifically for the benefit of Employee, except as provided in this Contract. Any vacation and sick leave available to Employee at Employee's retirement from the City will be paid out in accordance with the Grimes Employee Policy Manual.

- C. In addition to that required under state and local law, City shall defend, save harmless, and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as City Manager. The foregoing indemnity shall apply to any alleged act or omission occurring during the course of Employee's employment as City Manager, regardless of whether the claim arises during Employee's term of employment with the City, or after such employment ceases. City will compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon that is not covered by liability insurance available to Employee.
- D. City shall bear the full cost of any fidelity or other bonds required of Employee under any law or ordinance.

Section 13. General Provisions

- A. The text herein shall constitute the entire agreement between the parties. Any prior discussions or representations by or between the parties are merged into and rendered void by this Contract. The parties may amend this Contract by mutual signed written agreement during the term of this Contract.
- B. This Contract shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.
- C. If any provision, or any portion thereof, contained in this Contract is held to be unconstitutional, invalid, or unenforceable, the remainder of this Contract, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.
- D. Following any notice of termination of this Contract, Employee shall fully cooperate with City in all matters relating to concluding Employee's work for City and the orderly transfer of any such pending work to City.
- E. Employee agrees to maintain legal residency within the City of Grimes for the balance of the Employee's employment by the City of Grimes.
- F. With regard to future Contract negotiations, City and Employee agree to consider in good faith the Employee's yearly management evaluations and information regarding compensation of city managers in peer municipalities in reaching agreement to changes in salary and benefits to be paid to the Employee.

Section 14. Dispute Resolution

City and Employee agree to resolve any dispute, claim or controversy arising out of this Contract or its termination as follows. The parties will attempt in good faith to resolve any dispute, claim or controversy arising out of or relating to this Contract or its termination by mediation. If the matter has not been resolved pursuant to mediation within thirty (30) days of the commencement of such mediation (which period may be extended by mutual agreement), or if either party will not participate in mediation, the controversy shall be settled by arbitration in accordance with the rules and procedures of the Iowa Arbitration Association by a sole arbitrator selected by the parties who is sufficiently knowledgeable in the areas of dispute resolution necessary to arbitrate the controversy. Judgment upon the award rendered by the arbitrator may be entered by any court having jurisdiction thereof. The arbitrator is not empowered to award damages in excess of actual damages and shall have no authority to award punitive damages. Each party shall be responsible for its own costs and expenses, except that the parties will equally share the compensation and expenses of the mediator and/or arbitrator. Any such mediation and/or arbitration shall be conducted in Polk County, Iowa.

IN WITNESS WHEREOF, the City of Grimes, Iowa has caused this Contract to be signed and executed on its behalf by its Mayor, and duly attested by its City Clerk, and the Employee has signed and executed this Contract on the _____ day of September 2025.

SCOTT MIKKELSEN, MAYOR
CITY OF GRIMES
STATE OF IOWA

ATTEST:

RACHEL GREVING
CITY CLERK

JAKE ANDERSON
EMPLOYEE



AGENDA ITEM: Project Acceptance – Public Library Amphitheater.

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.

The Public Library Amphitheater started in the summer of 2024 and was completed in the spring of 2025. There is a retainage payment to be made 30 days following project acceptance.

BUDGETARY CONSIDERATIONS: This project's final construction contract amount is \$466,022.00 which is \$6,000 less than the original construction contract amount.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

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

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution accepting the project with Concrete Connection in the final contract amount of \$466,022.00.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens

Return to: Matt Ahrens

RESOLUTION 09-2725 ACCEPTING THE PUBLIC LIBRARY AMPHITHEATER

Grimes Resolution No. 09-2725

WHEREAS, on the 25th day of June, 2024, the Mayor and Clerk of the City of Grimes, Iowa, entered into a construction contract with Concrete Connection, LLC. of Johnston, Iowa, for the construction of certain public improvements generally described as the Public Library Amphitheater; 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 September 23, 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 \$466,022.00, as shown in the report of the Engineer.

PASSED and APPROVED on September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CERTIFICATE OF COMPLETION

Public Library Amphitheater

Grimes, Iowa

September 23, 2025

This is to certify that the construction improvements on the *Public Library Amphitheater* project have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is ***\$466,022.00***. I hereby recommend acceptance of the project.

Respectfully submitted,



*Aaron Jarosh, PE
Civil Engineer
City of Grimes
Iowa License Number 25709*



AGENDA ITEM: SE 37th St. & SE Beisser Dr. Intersection Mill & Fill – Proposal Award of Construction Contract.

BACKGROUND: The action that is in front of the council is to approve a resolution to accept a proposal for the construction of the SE 37th St. & SE Beisser Dr. Intersection Mill & Fill project and authorize the mayor to sign said proposal. This project was sent to 3 contractors that specialize in this type of work, and the following are the results:

Des Moines Asphalt and Paving	\$13,392.00
Grimes Asphalt and Paving Corporation	\$17,540.00
InRoads Asphalt and Paving and Materials	\$54,515.00

The results from the bidding showed good interest in this project for this type of work and the current bidding environment. The low bidder is Des Moines Asphalt and Paving of Des Moines, Iowa. Des Moines Asphalt and Paving has worked on the NW 10th Street Overlay and city staff feels they are capable of performing this work.

BUDGETARY CONSIDERATIONS: This project came in at \$13,392.00 and will be funded with Road Use Tax Funds.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

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

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution, as stated above.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens

Return to: Matt Ahrens

RESOLUTION 09-2825 ACCEPTING A PROPOSAL FROM DES MOINES ASPHALT AND PAVING IN THE AMOUNT OF \$13,392.00 FOR THE REHABILITATION OF THE SE 37TH STREET AND SE BEISSER DRIVE INTERSECTION MILL AND FILL PROJECT.

Grimes Resolution No. 09-2825

WHEREAS, the City of Grimes desires to mill and overlay the road at the intersection of SE 37th Street and SE Beisser Drive in the City of Grimes, and;

WHEREAS, a request for proposal was sent out to three contractors, and;

WHEREAS, the results of the request for proposal are as follows:

Des Moines Asphalt and Paving	\$13,392.00
Grimes Asphalt and Paving Corporation	\$17,540.00
InRoads Asphalt and Paving and Materials	\$54,515.00

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Proposal from Des Moines Asphalt and Paving in the amount of \$13,392.00 be accepted for the construction of the SE 37th Street and SE Beisser Drive Intersection Mill and Fill project, the Mayor be authorized to sign said Proposal.

PASSED and APPROVED on September 23, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

DES MOINES*Asphalt and Paving*

P.O. Box 3365

Des Moines, IA 50316

Phone: (515) 262-8296

Fax: (515) 262-5813

www.desmoinesasphalt.com

To: City Of Grimes	Contact:
Address: City Hall	Phone: (515) 986-4050
Grimes, IA 50111	Fax:
Project Name: SE 37th And SE Belsser Dr. Intersection	Bid Number:
Project Location:	Bid Date: 8/20/2025

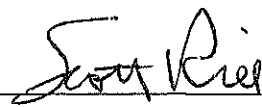
Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	1	2" Mill And Fill	216.00	SY	\$62.00	\$13,392.00
Total Bid Price:						\$13,392.00

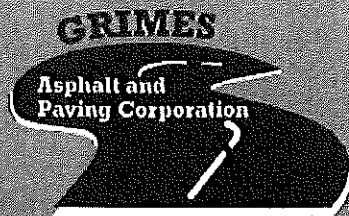
Notes:• **Exclusions:**

- Permits, Bonds and Dues, Independent Testing, Sawing, Pavement Removals, Unsuitable Subgrade, Subgrade Prep, Granular Subbase, Survey/Layout, Seeding/Sod, Striping, Dewatering.
- PRICING IS BASED ON THE QUANTITIES SPECIFIED ABOVE AND IS SUBJECT TO ESCALATION AFTER 30 DAYS OR IF THE ACTUAL QUANTITIES VARY FROM THE ESTIMATED QUANTITIES BY MORE THAN 10%.
- Unless the words "Lump Sum" appear next to an Item at work, is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices for actual quantities of work performed by Seller.
- The person signing below represents that he/she is authorized to enter into this Agreement on behalf of the Buyer and has received the Seller's Standard Terms & Conditions, January 1, 2016 update, attached here to or available from Seller upon request.
- Due to the volatility of fuel, liquid asphalt cement, and construction materials, all bid prices are good for 30 days from date of quotation.

Payment Terms:

Upon Completion & Billing

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Des Moines Asphalt Authorized Signature:  Estimator: SCOTT RICE SRICE@OMGMIDWEST.COM
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SINCE 1972
 8550 NE 22ND STREET
 DES MOINES, IA 50316
 515.262.8096
 WWW.GRIMESASPHALT.COM

To:	City Of Grimes	Contact:	Jeremy Thayer
Address:	101 NE Harvey Grimes, IA 50111	Phone:	
Project Name:	Grimes SE 37th St & SE Belsser Dr.	Bid Number:	
Project Location:	SE 37th & SE Belsser Dr., Grimes, IA	Bid Date:	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	2" Milling-Includes Grinding Off Curb And Excavation Of SE Radius	240.00	SY	\$24.50	\$5,880.00
2	HMA 2" Resurfacing-Includes Installation Of 6" HMA In SE Radius	240.00	SY	\$44.00	\$10,560.00
3	Traffic Control/Barricades/Flaggers	1.00	LS	\$1,100.00	\$1,100.00

Total Bid Price: \$17,540.00

Notes:

- Price is contingent upon completing the work during the 2025 construction season.
- To the fullest extent provided by law, Owner shall indemnify, defend and hold harmless Grimes Asphalt and Paving Corporation, its officers, directors, employees, and agents from and against all claims, damages, losses, and expenses, including but not limited to attorneys fees and court costs resulting from or arising out of Owner or Owner Representative failure to provide accurate information of the existence and location of any non-public utilities or hazardous materials at the project site.
- If additional contract documents are required this proposal shall be incorporated into the final contract.

Payment Terms:

This proposal may be withdrawn by us if not accepted within 30 days.

It is understood that progress payments shall be made as work progresses, final payment due upon completion. A service charge of 1-1/2% will be added if not paid within 30 days from date of invoice.

This proposal voids all previous proposals.

It is understood that Grimes Asphalt may require credit assurances from the customer and/or owner, including but not limited to bank letters of guarantee and/or payments deposited into escrow accounts before work commences or at anytime during the performance of work.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Grimes Asphalt and Paving Corporation Authorized Signature: _____ Estimator: Tom Pike 515-491-6053 tom@grimesasphalt.com
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INROADS

ASPHALT PAVING + MATERIALS

Project: Mill, Pave and Extend SE Blesser Drive Entrance
Owner: City of Grimes
Contact: Mr. Jeremy Thayer

Date: 7/25/2025

<u>Item</u>	<u>Item Description</u>	<u>Est. Qty</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Bid Amount</u>
1	Mill, Pave and Extend SE Blesser Drive Entrance	1.0	LS	\$54,515.00	\$54,515.00
TOTAL					\$54,515.00

- Notes:
1. Bid includes milling off the existing asphalt on the approach; excavating an additional 40' to the east to a depth of six inches; placing up to 3" of High Traffic Hot-Mix Asphalt (HMA) on the approach and six inches on the extension. Bid also includes set-up of TC 213 Traffic Control and Flaggers on a night time operation.
 2. Work is to take place between 8 pm and 6 am on a night determined by InRoads.
 3. SE Beisser Dr will be closed to all traffic during this time period.
 4. Bid is valid for 20 days.

~~~~~InRoads takes clean asphalt at our asphalt plant located at 4756 NE 20th Lane. ~~~~~

***Bill Rosener***

William Rosener | Vice President  
C: 515.450.0100 P: 515.348.8149  
4761 NE 20th Lane  
Des Moines, Iowa 50317  
[bill@inroadspaving.com](mailto:bill@inroadspaving.com)

\_\_\_\_\_  
Authorized Signatory





**AGENDA ITEM:** 2025–2028 On Call Traffic Planning and Engineering Services – Snyder & Associates, Inc. Professional Services Agreement.

**BACKGROUND:** The City of Grimes has been working with Snyder & Associates for the past few years providing traffic engineering support to city staff. They have provided access to a variety of traffic engineering expertise with items like traffic counting, traffic study reviews, traffic signal operation adjustments, roadway capacity analysis, access management, street lighting, responding to citizen complaints, etc.

Snyder & Associates has been providing traffic engineering expertise to Grimes for many years and staff feels very comfortable utilizing them again for this work. They have very capable traffic engineering staff and a good understanding of our transportation system from their background of work in the community.

**BUDGETARY CONSIDERATIONS:** The total fee proposed for the engineering services is a not to exceed amount of \$20,000 per year for three years based off hourly rates and fixed expenses. The funding source for this work will be from the Road Use Tax budget.

**STRATEGIC PLANNING:**

Prioritized: ☒ YES ☐ NO

\*High-Performing Organization/Exception Professional Services ☒

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

\*Dynamic Town/Strong Sense of Community ☐

\*More Beautiful/Vibrant Community ☐

**BOARD/COMMISSION ACTIONS:** None

**STAFF RECOMMENDATION:** The staff has reviewed the 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 09-2925 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES  
WITH SNYDER AND ASSOCIATES, INC. FOR 2025-2028 ON CALL TRAFFIC PLANNING  
AND ENGINEERING SERVICES

Grimes Resolution No. 09-2925

WHEREAS, the City of Grimes (Grimes) needs the availability of on-call traffic engineering services from a professionally licensed traffic engineer; and,

WHEREAS, the engineering firm of Snyder & Associates, Inc. (Engineers), has substantial experience in traffic planning and engineering design, and is qualified to provide these services; and,

WHEREAS, Engineers have proposed the attached Standard Professional Services Agreement that has a scope of work to be supplied by the Engineers and compensation to be paid by Grimes for their engineering services related to on-call traffic engineering;

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 September 23, 2025.

\_\_\_\_\_  
Scott Mikkelsen, Mayor

Attested:

\_\_\_\_\_  
Rachel Greving, City Clerk

## AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

### 2025-2028 ON CALL TRAFFIC PLANNING AND ENGINEERING SERVICES

This Agreement is made and entered into this 23<sup>rd</sup> day of September, 2025, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and Snyder & Associates, Inc., party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

#### 1. SCOPE OF SERVICES

Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

#### 2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

#### 3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following yearly (July 1-June 30) sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3 for work performed each yearly period.

##### I. Basic Services of the Consultant

|                            |                          |
|----------------------------|--------------------------|
| a. <u>On-Call Services</u> | <u>\$20,000 per year</u> |
| Total                      | <u>\$20,000 per year</u> |

B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

- C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.
- D. Work performed beginning September 1, 2025, or subsequent future years, will be based on future standard fee schedules, to be provided to the City for approval prior to work being performed. Fees will not exceed this yearly budget without prior written approval by City or amended with approved Supplemental Agreement by City.

#### 4. INSURANCE

- A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.
- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a

period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.

- E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.
- F. ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY: Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.
- G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of Grimes  
Attn: Matt Ahrens, P.E.  
Title: City Engineer  
Address: 410 SE Main Street, #102  
City, State: Grimes, IA 50111

FOR THE CONSULTANT:

Name: Snyder & Associates, Inc.  
Attn: Todd Knox, P.E., PTOE  
Title: Traffic Engineer  
Address: 2727 SW Snyder Blvd  
City, State: Ankeny, IA 50023

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:  Digitally signed by David N. Moeller, P.E.  
Date: 2025.09.16 07:40:53-05'00'

Name: David N. Moeller, P.E.

Title: President

CITY OF GRIMES

BY: \_\_\_\_\_

Scott Mikkelsen, Mayor

ATTEST

\_\_\_\_\_  
Name: Rachel Greving  
Title: City Clerk

### ATTACHMENT 1 - SCOPE OF SERVICES

The Consultant will perform miscellaneous traffic planning and engineering services as requested and directed by the Client. Specific services may include, but are not limited to:

- Traffic counts or other field data collection
- Preparation of funding applications
- Traffic control requests or speed limit review
- Review of traffic studies or signal plans prepared by consultants
- Review of traffic signal operations, timing, and coordination plan adjustments
- Review of signing and/or pavement markings
- Trip generation estimates for new development or planning areas
- Capacity analysis of intersections or roadways
- Access / driveway review
- Roadway/street lighting analysis
- City fiber optic communication network planning and review
- Construction activity traffic control/operation review
- Responding to citizen traffic concerns
- Preparation of technical memoranda
- Meetings and coordination with City staff
- P&Z or Council meeting attendance for presentation or Q&A

Individual services will be provided according to a mutually acceptable schedule, and scope definition will be by verbal, email, or written correspondence between City staff and Consultant.

Site Development Preliminary Traffic Review - The Consultant will perform a Preliminary Traffic Review of submitted site developments, as requested by the Client, to determine if further traffic analysis is required by the developer or other specific traffic related concerns need to be addressed. It is anticipated that to meet the development review process, these reviews will be limited to a review of site trip generation potential, consideration of existing or future traffic volumes near the development, possible roadway/street infrastructure needs, and standards of practice for signing and pavement marking. These reviews will only be for the initial site development submittal. Review of more detailed traffic study, following the initial review, will be completed under the remaining traffic services agreement.

## ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

September 1, 2025 through June 30, 2028

**ATTACHMENT 3 - SCHEDULE OF FEES**  
Consultant may adjust these rates each calendar year.

 **SNYDER & ASSOCIATES | 2025 STANDARD FEE SCHEDULE**

**Professional** | Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist, Project Manager, Planner, Archaeologist, Right-of-Way Agent, Graphic Designer

| BILLING CLASSIFICATION/LEVEL | BILLING RATE  |
|------------------------------|---------------|
| Principal II                 | \$269.00/hour |
| Principal I                  | \$246.00/hour |
| Senior                       | \$225.00/hour |
| VIII                         | \$206.00/hour |
| VII                          | \$194.00/hour |
| VI                           | \$185.00/hour |
| V                            | \$173.00/hour |
| IV                           | \$159.00/hour |
| III                          | \$147.00/hour |
| II                           | \$133.00/hour |
| I                            | \$120.00/hour |

**Technical** | CAD, Survey, Construction Observation

| BILLING CLASSIFICATION/LEVEL | BILLING RATE  |
|------------------------------|---------------|
| Lead                         | \$156.00/hour |
| Senior                       | \$150.00/hour |
| VIII                         | \$139.00/hour |
| VII                          | \$129.00/hour |
| VI                           | \$116.00/hour |
| V                            | \$105.00/hour |
| IV                           | \$95.00/hour  |
| III                          | \$85.00/hour  |
| II                           | \$78.00/hour  |
| I                            | \$69.00/hour  |

**Administrative**

| BILLING CLASSIFICATION/LEVEL | BILLING RATE |
|------------------------------|--------------|
| II                           | \$80.00/hour |
| I                            | \$66.00/hour |

**Reimbursables**

| BILLING CLASSIFICATION/LEVEL | BILLING RATE                     |
|------------------------------|----------------------------------|
| Mileage                      | <i>Current IRS Standard Rate</i> |
| Outside Services             | <i>As Invoiced</i>               |

## **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.



**AGENDA ITEM:** Setting Date of Public Hearing to Consider Amending Provisions in the Code of Ordinance Title 3 and 11 Building Regulations Amendment

**BACKGROUND:** Staff is working on updating the code cycle that The City of Grimes is currently on to the 2024 International Code Series. The City already has the 2024 International Mechanical Code, 2024 Uniform Plumbing Code, and the 2023 National Electric Code adopted. This will fall in line with what the surrounding metro communities are looking to adopt. Staff have various codes and have formed an ordinance which adopts those codes, with certain local amendments.

**BUDGETARY CONSIDERATIONS:** N/A

**STRATEGIC PLANNING:**

Prioritized: \_\_\_\_YES \_\_\_\_NO

- \*High-Performing Organization/Exception Professional Services \_\_\_\_
- \*Great Place to Live/Expanded Quality of Life Amenities \_\_\_\_
- \*Dynamic Town/Strong Sense of Community \_\_\_\_
- \*More Beautiful/Vibrant Community \_\_\_\_

**BOARD/COMMISSION ACTIONS:** Board of Appeals is reviewing the proposed changes on September 18, 2025, and will be taking action on the proposed codes on October 16, 2025.

**STAFF RECOMMENDATION:** Approve the Resolution Setting Date of Public Hearing (10-28-2025, 5:30 PM) to Consider Amending provisions in the Code of Ordinance Title 11 Building Regulations Amendment Regarding 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code, Creating 11-13 Swimming Pool and Spa Code, and Title 3 Boards and Commissions Regarding 3-6 Board of Appeals.

**RESPONSIBLE STAFF/CONTACT INFORMATION:**

Steve Tibbles, Deputy Building Official, [STibbles@grimesiowa.gov](mailto:STibbles@grimesiowa.gov)

Prepared by: Steve Tibbles: Building Official  
Return to: Steve Tibbles: Building Official

RESOLUTION 09-3025 SETTING DATE OF PUBLIC HEARING FOR OCTOBER 28, 2025 AT 5:30 PM AT 410 SE MAIN STREET, ROOM 202 TO CONSIDER AMENDING PROVISIONS IN THE CODE OF ORDINANCE TITLE 11 BUILDING REGULATIONS AMENDMENT REGARDING 11-3 PROPERTY MAINTENANCE CODE, 11-4 FUEL GAS CODE, 11-6 FIRE CODE, 11-8 RESIDENTIAL BUILDING CODE, 11-11 BUILDING CODE, 11-12 EXISTING CODE, CREATING 11-13 SWIMMING POOL AND SPA CODE, AND TITLE 3 BOARDS AND COMMISSIONS REGARDING 3-6 BOARD OF APPEALS.

Grimes Resolution No. 09-3025

WHEREAS, the City Council of Grimes, Iowa (the "City") desires to consider certain amendments to Title 11 Building Regulations ("the Regulations") of the City of Grimes Code of Ordinances regarding the Property Maintenance Code, Fuel Gas Code, Fire Code, Residential Building Code, Building Code, Existing Building Code, Swimming Pools and Spas Code and Title 3 Boards and Commissions Regarding 3-6 Board of Appeals; and

WHEREAS, the Board of Appeals met to review the codes, and will be making final recommendations on October 16, 2025; and

WHEREAS, Staff have evaluated the 2024 International Property Maintenance Code, 2024 Fuel Gas Code, 2024 International Fire Code, 2024 International Residential Code, 2024 International Building Code, 2024 International Existing Building Code, and the 2024 International Swimming Pools and Spas Code, and have formed an ordinance which adopts those codes in their 2025 format, with certain local amendments; and

WHEREAS, a public hearing upon the proposed amendments to the Regulations should be held and a time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Grimes City Council on the proposed amendments to the Regulations, at the Grimes Community Complex 410 SE Main Street, Room 202 Grimes, Iowa, at 5:30 p.m. on October 28, 2025, at which time the City Council will consider any objections to the proposed amendments and will hear all interested persons.
2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

PASSED and APPROVED on September 23, 2025.

---

Scott Mikkelsen, Mayor

Attested:

---



Rachel Greving, City Clerk



**AGENDA ITEM:** Resolution Accepting Certain Rights of Way and Easements - Harvest Pointe and Temple Holdings - South James and 19th Street Improvements

**BACKGROUND:** With the development of the plans South James and 19th Street and it has been determined that certain easements and ROW will be necessary to construct the project. These easements and ROW were previously contemplated in the Harvest Pointe Development Agreement. Therefore, the developer is dedicating said easements and ROW at no cost.

**BUDGETARY CONSIDERATIONS:** N/A

**STRATEGIC PLANNING:**

Prioritized: ☒ YES ☐ NO

- \*High-Performing Organization/Exception Professional Services ☐
- \*Great Place to Live/Expanded Quality of Life Amenities ☐
- \*Dynamic Town/Strong Sense of Community ☐
- \*More Beautiful/Vibrant Community ☐

**BOARD/COMMISSION ACTIONS:** N/A

**STAFF RECOMMENDATION:** Staff recommends approval.

**RESPONSIBLE STAFF/CONTACT INFORMATION:**

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, [apfaltzgraff@grimesiowa.gov](mailto:apfaltzgraff@grimesiowa.gov)

Prepared by: Alex Pfaltzgraff, AICP  
Return to: Alex Pfaltzgraff, AICP

**Prepared By:** Alecia A. Cederdahl, 699 Walnut Street, Suite 2000, Des Moines, IA 50309, Phone: (515) 288-6041  
**Return To/Address Tax Statement:** City of Grimes, 101 NE Harvey Street, Grimes, Iowa 50111

### **WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, **Harvest Pointe, LLC**, an Iowa limited liability company ("Grantor"), does hereby convey to **the City of Grimes, Iowa**, a municipal corporation ("Grantee"), the following described real estate in Polk County, Iowa:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, THENCE NORTH 89° 56' 27" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 1333.57 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00° 17' 55" EAST ALONG SAID WEST LINE, 60.00 FEET; THENCE SOUTH 89° 56' 27" EAST, 1333.37 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00° 06' 47" WEST ALONG SAID EAST LINE, 60.00 FEET TO THE POINT OF BEGINNING.

As depicted on the Acquisition Plat attached hereto as Exhibit "A".

*Exempt pursuant to Iowa Code §428A.2(21), consideration is five hundred dollars or less.*

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

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor covenants 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.

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.

Harvest Pointe, LLC, an Iowa limited liability company

Dated: September 8<sup>th</sup>, 2025

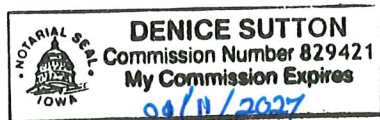
By: [Signature]

Name: Dillon Temple

Title: Manager

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on September 8, 2025, by Dillon Temple (Name), as Manager (Title) of Harvest Pointe, LLC, an Iowa limited liability company.



Denice Sutton  
Signature of Notary Public





## 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 19<sup>th</sup> 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 8<sup>th</sup> day of September, 2025.

GRANTOR: Harvest Pointe, LLC

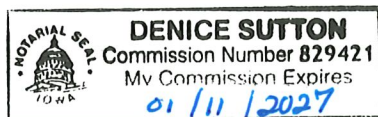
  
By: Dillon Temple, Manager

GRANTOR: Harvest Pointe Land, LLC

  
By: Dillon Temple, Manager

STATE OF IOWA    )  
                              ) SS  
COUNTY OF POLK )

On this 8<sup>th</sup> day of September, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dillon Temple, Manager, 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.



Denice Sutton  
Notary Public in and for the  
State of Iowa  
My commission expires: 01/11/2027

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 29-T

## TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF GRIMES SOUTH JAMES STREET IMPROVEMENTS PARCEL 29

### PROPERTY OWNER:

HARVEST POINT LAND, LLC  
1015 NW 10TH STREET  
WAUKEE, IA 50263  
BOOK 19999, PAGE 750

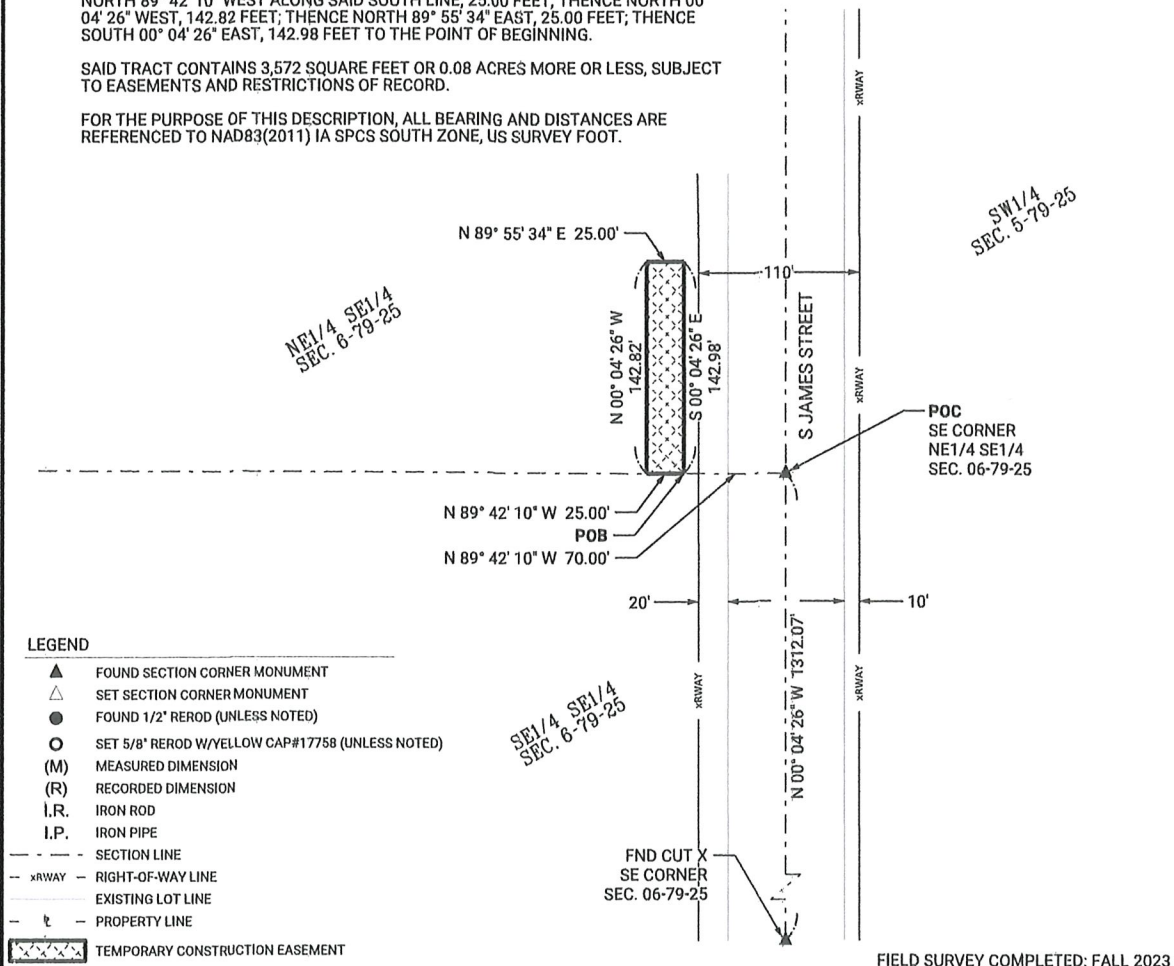
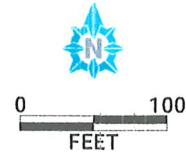
### LEGAL DESCRIPTION:

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

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 89° 42' 10" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 42' 10" WEST ALONG SAID SOUTH LINE, 25.00 FEET; THENCE NORTH 00° 04' 26" WEST, 142.82 FEET; THENCE NORTH 89° 55' 34" EAST, 25.00 FEET; THENCE SOUTH 00° 04' 26" EAST, 142.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3,572 SQUARE FEET OR 0.08 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.



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

FOTH PROJECT NO. 23G023-00 DATE: 1/27/2025

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

SHEET  
1 OF 1



**SANITARY SEWER EASEMENT  
Recorder's Cover Sheet**

**Preparer Information:** Cameron K Wright, 160 Adventureland Dr. NW, Suite B, PO Box 367,  
Altoona, IA 50009, Tel: 515-967-4264

**Taxpayer Information:** Temple Holdings, LLC, 1015 NW 10<sup>th</sup> St., Waukee, IA 50263

**Return To:** City of Grimes  
101 NE Harvey St.  
Grimes, Iowa 50111  
Phone (515) 986-3036

**Grantor:** Temple Holdings, LLC

**Grantee:** City of Grimes, Iowa

**Legal Description:** See Page \_

**Document or instrument number of previously recorded documents:**



## SANITARY SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner(s) (“**Grantor**”), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (the “**City**”), a perpetual easement and right-of-way under, over, on, through, across and within the following described real estate:

*See Exhibit A, attached (“**Easement Area**”)*

for the purpose of the City constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining sanitary sewer, together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area. Sanitary 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. **INTERFERENCE WITH USE.** Grantor shall not take any action which interferes with or detracts from the City’s use of the Easement Area or rights granted in this Easement. Grantor shall not erect, construct, place or permit any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City. The City shall have the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area, or may require the Grantor to do so at Grantor’s sole expense.
2. **CHANGE OF GRADE PROHIBITED.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, or may require the Grantor to do so at Grantor’s sole expense.
3. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area.
4. **MAINTENANCE.** The City shall not be responsible for any surface maintenance of the land located within the Easement Area whatsoever and that responsibility shall remain with the Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.
5. **RESTORATION OBLIGATIONS.** The City shall restore the Easement Area after exercising its rights hereunder, to substantially the same condition as prior to the time of entry or as agreed upon by the City and the Grantor, including sodding or seeding if it is a

landscaped area and the City shall be required to repave if the Easement Area crosses a paved area such as a sidewalk or a driveway, the City shall not be required to replace any landscaping, trees, shrubs, bushes, landscape elements, structures, or underground water systems nor shall the City be required to restore the Easement area by reason of settlement, depression, or any unknown conditions which arise subsequent to the restoration and/or replacing of the easement area; and subsequent restoration by reason of settlement, depression or any unknown conditions shall be the sole responsibility of the Grantor at the Grantor's sole expense.

6. **LIABILITY.** Except to the extent caused by the negligent or wrongful acts or omissions of the City its employees, contractors, agents, or representatives, the City shall not be liable for injury or property damage occurring in, on, or to the Easement Area, or to any improvements located thereon, arising from the City's lawful use of this Easement. The Grantor agrees to indemnify, defend, and hold harmless the City, its elected officials, employees, agents, contractors, and representatives from and against any and all claims, demands, damages, liabilities, losses, costs, or expenses (including reasonable attorney's fees) arising directly from the negligent or intentional acts or omissions of the Grantor, its employees, contractors, agents, or representatives in connection with this Easement..
7. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
8. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
9. **APPROVAL BY CITY COUNCIL.** This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) Grantor has good and lawful authority to convey the same; and (iii) Grantor covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

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

Signed this 8<sup>th</sup> day of September, 2025.

[SIGNATURE PAGE(S) FOLLOW]

**GRANTOR:**

Temple Holdings, LLC, an Iowa limited liability company

By: [Signature]  
Name: Dillon Temple  
Title: Manager

STATE OF Iowa )  
 ) SS.  
COUNTY OF Dallas )

On this 8th day of September, 2025, before me, the undersigned, personally appeared Dillon Temple, the Manager, of Temple Holdings, LLC, an Iowa limited liability company, 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.



Denice Sutton  
Notary Public in and for said State



**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 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.

\_\_\_\_\_  
City Clerk of Grimes, Iowa





**PUBLIC UTILITY EASEMENT  
Recorder's Cover Sheet**

**Preparer Information:** Cameron K Wright, 160 Adventureland Dr. NW, Suite B, PO Box 367,  
Altoona, IA 50009, Tel: 515-967-4264

**Taxpayer Information:** Temple Holdings, LLC, 1015 NW 10<sup>th</sup> St., Waukee, IA 50263

**Return To:** City of Grimes  
101 NE Harvey St.  
Grimes, Iowa 50111  
Phone (515) 986-3036

**Grantor:** Temple Holdings, LLC

**Grantee:** City of Grimes, Iowa

**Legal Description:** See Page \_

**Document or instrument number of previously recorded documents:**

## PUBLIC UTILITY EASEMENT

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

*See Exhibit A, attached (“**Easement Area**”),*

for the purpose of locating public utilities as may be authorized by franchise, permitted, established, formed, acquired, owned, or operated by the City, including but not limited to, electrical, natural gas, telephone, cable television, water, sanitary sewer, storm sewer, utility services, data transmission utility services, and any other service permitted by the City, together with all necessary structures and appurtenances, and to permit and allow the City, and other utility providers authorized or permitted by the City to enter at any time upon, over, under, through, and across into said Easement Areas to use as much of the surface and sub-surface thereof to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair (including the right to place and build public utilities or to connect and/or join said public utilities and appurtenances thereto) and to forever maintain public utilities whenever necessary, under, over, on, through, across and within said Easement Area.

This Easement (“**Easement**”) shall be subject to the following terms and conditions:

1. **INTERFERENCE WITH USE.** Grantor shall not take any action which interferes with or detracts from the City’s use of the Easement Area or rights granted in this Easement. Grantor shall not erect, construct, place or permit any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City. The City shall have the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area, or may require the Grantor to do so at Grantor’s sole expense.
2. **CHANGE OF GRADE PROHIBITED.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, or may require the Grantor to do so at Grantor’s sole expense.

3. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area.
4. **MAINTENANCE.** The City shall not be responsible for any surface maintenance of the land located within the Easement Area whatsoever and that responsibility shall remain with the Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.
5. **RESTORATION OBLIGATIONS.** The City shall restore the Easement Area after exercising its rights hereunder, to substantially the same condition as prior to the time of entry or as agreed upon by the City and the Grantor, including sodding or seeding if it is a landscaped area and the City shall be required to repave if the Easement Area crosses a paved area such as a sidewalk or a driveway, the City shall not be required to replace any landscaping, trees, shrubs, bushes, landscape elements, structures, or underground water systems nor shall the City be required to restore the Easement area by reason of settlement, depression, or any unknown conditions which arise subsequent to the restoration and/or replacing of the easement area; and subsequent restoration by reason of settlement, depression or any unknown conditions shall be the sole responsibility of the Grantor at the Grantor's sole expense.
6. **LIABILITY.** Except to the extent caused by the negligent or wrongful acts or omissions of the City its employees, contractors, agents, or representatives, the City shall not be liable for injury or property damage occurring in, on, or to the Easement Area, or to any improvements located thereon, arising from the City's lawful use of this Easement. The Grantor agrees to indemnify, defend, and hold harmless the City, its elected officials, employees, agents, contractors, and representatives from and against any and all claims, demands, damages, liabilities, losses, costs, or expenses (including reasonable attorney's fees) arising directly from the negligent or intentional acts or omissions of the Grantor, its employees, contractors, agents, or representatives in connection with this Easement.
7. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
8. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
9. **APPROVAL BY CITY COUNCIL.** This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) Grantor has good and lawful authority to

convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

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

Signed this 8<sup>th</sup> day of September, 2025

[SIGNATURE PAGE(S) FOLLOW]



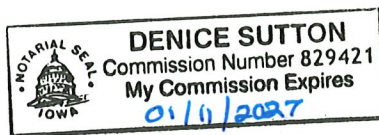
**GRANTOR:**

Temple Holdings, LLC, an Iowa limited liability company

By: [Signature]  
Name: Dillon Temple  
Title: Manager

STATE OF Iowa )  
 ) SS.  
COUNTY OF Dallas )

On this 8th day of September, 2025 before me, the undersigned, personally appeared Dillon Temple, the Manager, of Temple Holdings, LLC, an Iowa limited liability company, 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.



Denice Sutton  
Notary Public in and for said State

**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 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.

\_\_\_\_\_  
City Clerk of Grimes, Iowa

| Index Legend |                                                                      |
|--------------|----------------------------------------------------------------------|
| City:        | Grimes                                                               |
| County:      | Polk County                                                          |
| Parcel ID:   | 311/42506-400-007                                                    |
| Description: | SE1/4 SE1/4 Section 6, T79N, R25W                                    |
| Proprietor:  | Temple Holdings, LLC                                                 |
| Surveyor:    | Eric M. Green, PLS, JD                                               |
| Company:     | Foth Infrastructure & Environment, LLC                               |
| Return To:   | 8191 Birchwood Court, Suite L<br>Johnston, IA 50131   (515) 254-1393 |

# PUBLIC UTILITY EASEMENT EXHIBIT 20-PUE

PUBLIC UTILITY EASEMENT BEING CONVEYED TO THE CITY OF GRIMES  
SOUTH JAMES STREET IMPROVEMENTS  
PARCEL 20

## PROPERTY OWNER:

TEMPLE HOLDINGS, LLC  
1015 NW 10TH STREET  
WAUKEE, IA 50263  
BOOK 19999, PAGE 752

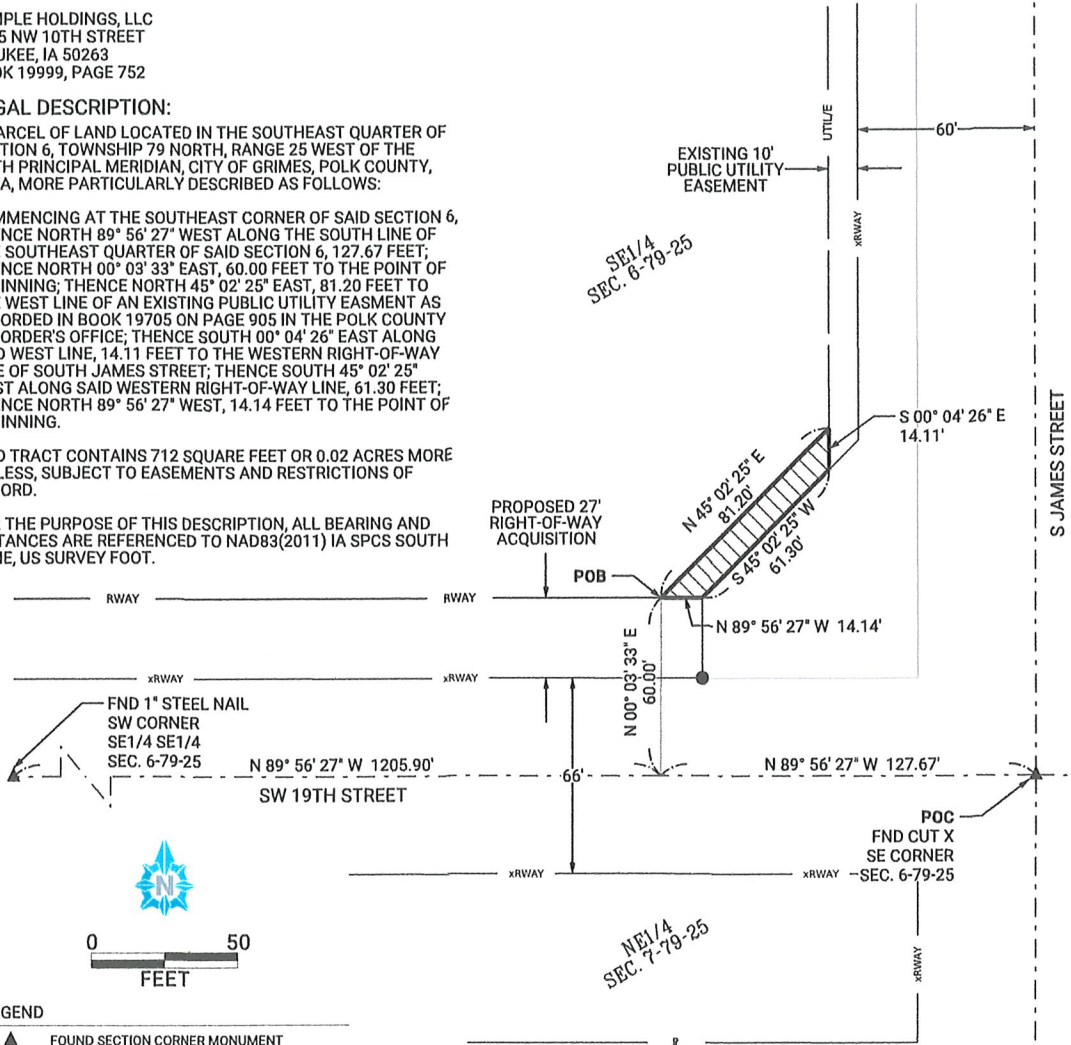
## LEGAL DESCRIPTION:

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE NORTH 89° 56' 27" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 127.67 FEET; THENCE NORTH 00° 03' 33" EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45° 02' 25" EAST, 81.20 FEET TO THE WEST LINE OF AN EXISTING PUBLIC UTILITY EASEMENT AS RECORDED IN BOOK 19705 ON PAGE 905 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 00° 04' 26" EAST ALONG SAID WEST LINE, 14.11 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF SOUTH JAMES STREET; THENCE SOUTH 45° 02' 25" WEST ALONG SAID WESTERN RIGHT-OF-WAY LINE, 61.30 FEET; THENCE NORTH 89° 56' 27" WEST, 14.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 712 SQUARE FEET OR 0.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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



## LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REROD W/ YELLOW CAP14074 (UNLESS NOTED)
- SET 5/8" REROD W/YELLOW CAP#17758 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY- RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P PROPERTY LINE
- ▨ PUBLIC UTILITY EASEMENT

FIELD SURVEY COMPLETED: FALL 2023

DRAFT

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.

ERIC M. GREEN, P.L.S.

DATE

License Number: 17758

My license renewal date is DECEMBER 31, 2025.

Pages or sheets covered by this seal:

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

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

SHEET  
1 OF 1

FOTH PROJECT NO. 23G023-00 DATE: 2/28/2025



## 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 19<sup>th</sup> 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 8<sup>th</sup> day of September, 2025.

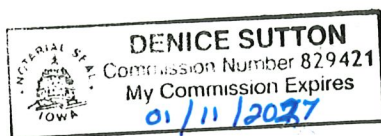
GRANTOR: Temple Holdings, LLC

[Signature]  
By: Dillon Temple, Manager

By: \_\_\_\_\_

STATE OF IOWA     )  
                                  ) SS  
COUNTY OF POLK    )

On this 8th day of September, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dillon Temple, Manager, 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.



Denice Sutton  
Notary Public in and for the  
State of Iowa  
My commission expires: 01/11/2027

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 20-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF GRIMES  
SOUTH JAMES STREET IMPROVEMENTS  
PARCEL 20

## PROPERTY OWNER:

TEMPLE HOLDINGS, LLC  
1015 NW 10TH STREET  
WAUKEE, IA 50263  
BOOK 19999, PAGE 752

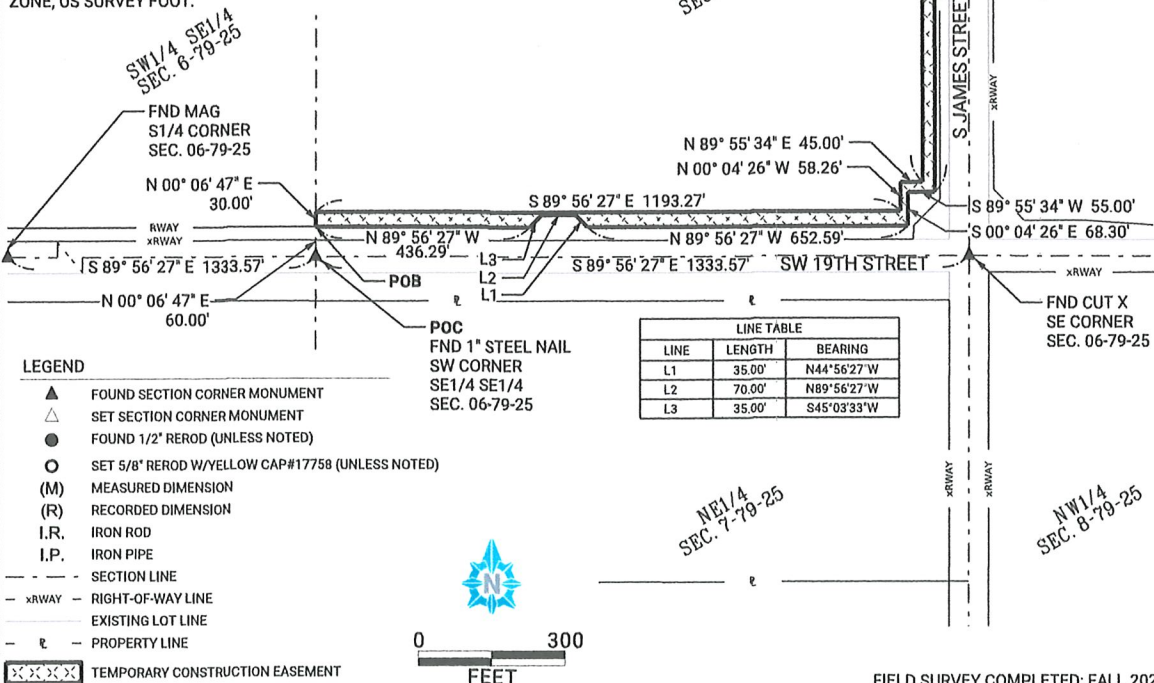
## LEGAL DESCRIPTION:

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, THENCE NORTH 00° 06' 47" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 06' 47" EAST ALONG SAID WEST LINE, 30.00 FEET; THENCE SOUTH 89° 56' 27" EAST, 1193.27 FEET; THENCE NORTH 00° 04' 26" WEST, 58.26 FEET; THENCE NORTH 89° 55' 34" EAST, 45.00 FEET; THENCE NORTH 00° 04' 26" WEST, 1164.10 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89° 42' 10" EAST ALONG SAID NORTH LINE, 25.00 FEET; THENCE SOUTH 00° 04' 26" EAST, 1183.93 FEET; THENCE SOUTH 89° 55' 34" WEST, 55.00 FEET; THENCE SOUTH 00° 04' 26" EAST, 68.30 FEET; THENCE NORTH 89° 56' 27" WEST, 652.59 FEET; THENCE NORTH 44° 56' 27" WEST, 35.00 FEET; THENCE NORTH 89° 56' 27" WEST, 70.00 FEET; THENCE SOUTH 45° 03' 33" WEST, 35.00 FEET; THENCE NORTH 89° 56' 27" WEST, 436.29 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 64,979 SQUARE FEET OR 1.49 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.



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

FOTH PROJECT NO. 23G023-00 DATE: 2/23/2025

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

SHEET  
1 OF 1



**Prepared By:** Alecia A. Cederdahl, 699 Walnut Street, Suite 2000, Des Moines, IA 50309, Phone: (515) 288-6041  
**Return To/Address Tax Statement:** City of Grimes, 101 NE Harvey Street, Grimes, Iowa 50111

### **WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, **Temple Holdings, LLC**, an Iowa limited liability company ("Grantor"), does hereby convey to **the City of Grimes, Iowa**, a municipal corporation ("Grantee"), the following described real estate in Polk County, Iowa:

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

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, THENCE NORTH 00° 06' 47" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 60.00 FEET; THENCE SOUTH 89° 56' 27" EAST, 436.29 FEET; THENCE NORTH 45° 03' 33" EAST, 35.00 FEET; THENCE SOUTH 89° 56' 27" EAST, 70.00 FEET; THENCE SOUTH 44° 56' 27" EAST, 35.00 FEET; THENCE SOUTH 89° 56' 27" EAST, 664.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH JAMES STREET; THENCE SOUTH 45° 02' 25" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 0.06 FEET; THENCE SOUTH 00° 03' 33" WEST ALONG SAID WEST RIGHT-OF-WAY, 59.96 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 89° 56' 27" WEST ALONG SAID SOUTH LINE, 1219.99 FEET TO THE POINT OF BEGINNING.

As depicted on the Acquisition Plat attached hereto as Exhibit "A".

*Exempt pursuant to Iowa Code §428A.2(21), consideration is five hundred dollars or less.*

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

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor covenants 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.

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.

Temple Holdings, LLC, an Iowa limited liability company

Dated: September 8<sup>th</sup>, 2025

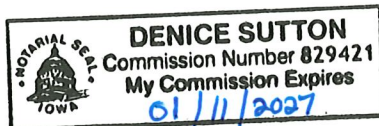
By: [Signature]

Name: Dillon Temple

Title: Manager

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on September 8, 2025, by Dillon Temple (Name), as Manager (Title) of Temple Holdings, LLC, an Iowa limited liability company.



[Signature]  
Signature of Notary Public



## Exhibit A

| Index Legend |                                                                      |
|--------------|----------------------------------------------------------------------|
| City:        | Grimes                                                               |
| County:      | Polk County                                                          |
| Parcel ID:   | 311/42506-400-007                                                    |
| Description: | SE1/4 SE1/4 Section 6, T79N, R25W                                    |
| Proprietor:  | Temple Holdings, LLC                                                 |
| Surveyor:    | Eric M. Green, PLS, JD                                               |
| Company:     | Foth Infrastructure & Environment, LLC                               |
| Return To:   | 8191 Birchwood Court, Suite L<br>Johnston, IA 50131   (515) 254-1393 |

## ACQUISITION PLAT

EXHIBIT 20-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF GRIMES  
SOUTH JAMES STREET IMPROVEMENTS  
PARCEL 20

## PROPERTY OWNER:

TEMPLE HOLDINGS, LLC  
1015 NW 10TH STREET  
WAUKEE, IA 50263  
BOOK 19999, PAGE 752

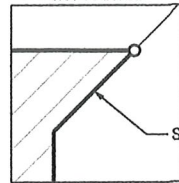
## LEGAL DESCRIPTION:

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

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, THENCE NORTH 00° 06' 47" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 60.00 FEET; THENCE SOUTH 89° 56' 27" EAST, 436.29 FEET; THENCE NORTH 45° 03' 33" EAST, 35.00 FEET; THENCE SOUTH 89° 56' 27" EAST, 70.00 FEET; THENCE SOUTH 44° 56' 27" EAST, 35.00 FEET; THENCE SOUTH 89° 56' 27" EAST, 664.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH JAMES STREET; THENCE SOUTH 45° 02' 25" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 0.06 FEET; THENCE SOUTH 00° 03' 33" WEST ALONG SAID WEST RIGHT-OF-WAY, 59.96 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 89° 56' 27" WEST ALONG SAID SOUTH LINE, 1219.99 FEET TO THE POINT OF BEGINNING.

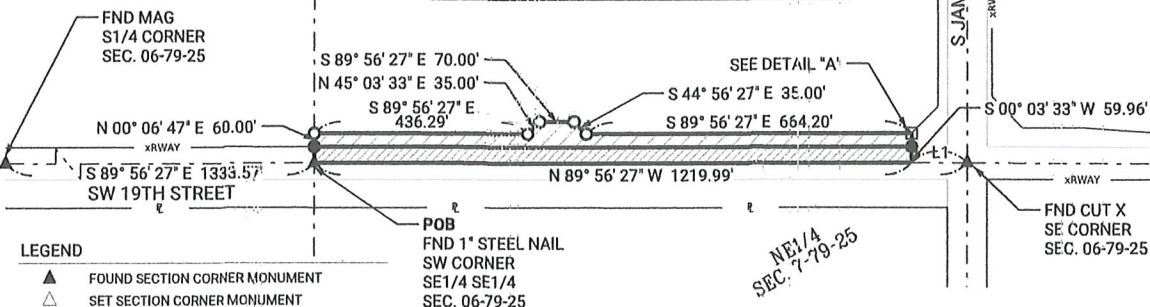
SAID TRACT CONTAINS 75,543 SQUARE FEET OR 1.73 ACRES MORE OR LESS, INCLUDING 40,259 SQUARE FEET OR 0.92 ACRES MORE OR LESS OF EXISTING ROADWAY EASEMENT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

DETAIL "A"  
NOT TO SCALE

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L1         | 113.57' | N89°56'27"W |

| AREA BREAKDOWN                   |              |              |
|----------------------------------|--------------|--------------|
| DESCRIPTION                      | AREA (SQ FT) | AREA (ACRES) |
| FEE TITLE ACQUISITION            | 75,543       | 1.73         |
| EXISTING ROADWAY EASEMENT        | 40,259       | 0.92         |
| FEE TITLE W/OUT ROADWAY EASEMENT | 35,284       | 0.81         |



## LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REROD W/YELLOW CAP#14074 (UNLESS NOTED)
- SET 5/8" REROD W/YELLOW CAP#17758 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- x- RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - PROPERTY LINE
- ▨ PROPOSED RIGHT-OF-WAY ACQUISITION
- ▨ EXISTING ROADWAY EASEMENT

POB  
FND 1" STEEL NAIL  
SW CORNER  
SE1/4 SE1/4  
SEC. 06-79-25

FIELD SURVEY COMPLETED: FALL 2023



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.

ERIC M. GREEN, PLS.  
License Number: 17758  
My license renewal date is DECEMBER 31, 20XX  
Pages or sheets covered by this seal:

DATE

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

FOTH PROJECT NO. 23G023-00 DATE: 2/23/2025

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

SHEET  
1 OF 1



**AGENDA ITEM:** Amending the Johnston-Grimes Metropolitan Fire District Fee Schedule to Include a Lift Assist Fee for Licensed Care Facilities

**BACKGROUND:** It is the Johnston-Grimes Metropolitan Fire District's recommendation that the City of Johnston and the City of Grimes implement, as part of their fee schedule, a new "Lift Assist Fee" to combat the issue of providing services to facilities where staffing is provided as part of their paid service (i.e. Assisted Living, nursing Care, and Memory Care).

Facility = A facility that provides staffing as part of their service or fee to a tenant. \$500 per incident.

1. Assisted Living Facility, Nursing Care, Memory Care
2. The facility receives the fee and incurs the cost.

The non-emergent lift assist fee will be assessed to licensed care facilities each time the Johnston-Grimes Fire District personnel help pick up a subject who has fallen, or needs assistance, and the resident has no apparent injuries or emergent medical needs. JGFD personnel assess patients per approved medical guidelines to ensure a subject is not injured. Should an injury be discovered, personnel will provide medical care, including transportation to the emergency department if warranted.

A lift assist requires no additional medical evaluation or transportation to an emergency room, only to lift the resident from one surface, such as the floor, to another, such as a bed or chair. The lift assist charge is intended to be a disincentive for the practice of using publicly funded emergency services to provide non-emergent assistance to a licensed care facility.

As the call volume of the district increase for lift-assist, it is necessary to discourage private businesses from relying on public emergency services for non-emergent work. When JGFD personnel are at an assisted living facility performing a non-emergent lift assist, they are not available to respond for a true emergency, decreasing the fire district's reliability.

The lift assist fee does not exceed the actual cost to the district to respond to a request for lift assistance.

Current Fees in the Des Moines Metro area:

City of Indianola \$500

City of Ankeny \$500

City of Urbandale \$500

Cities Considering a Lift Assist fee:

Altoona West

Des Moines

If approved the lift assist fee will be effective November 1, 2025 after the facilities have received written notice of the lift assist fee.

**BUDGETARY CONSIDERATIONS:**

**STRATEGIC PLANNING:**

Prioritized: \_\_\_\_YES \_\_X\_\_NO

\*High-Performing Organization/Exception Professional Services \_\_\_\_

\*Great Place to Live/Expanded Quality of Life Amenities \_\_\_\_

\*Dynamic Town/Strong Sense of Community \_\_\_\_

\*More Beautiful/Vibrant Community \_\_\_\_

**BOARD/COMMISSION ACTIONS:**

**STAFF RECOMMENDATION:**

**RESPONSIBLE STAFF/CONTACT INFORMATION:**

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

Prepared by: Rachel Greving

Return to: Percy Coleman



RESOLUTION 09-3225 AMENDING THE JOHNSTON-GRIMES METROPOLITAN FIRE DISTRICT FEE SCHEDULE TO INCLUDE A LIFT ASSIST FEE FOR LICENSED CARE FACILITIES

Grimes Resolution No. 09-3225

WHEREAS, the Johnston-Grimes Metropolitan Fire District (JGMFD) has identified a significant increase in requests from licensed care facilities for lift assist services involving patients without apparent injuries or emergent medical needs, resulting in a burden on publicly funded emergency services;

WHEREAS, the fee was approved at the September 8, 2025, Johnston-Grimes Metropolitan Fire Board meeting;

WHEREAS, the proposed fee does not apply to independent living facilities or private residences, and will only be assessed to licensed care facilities, including assisted living, nursing care, and memory care facilities;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the JGMFD schedule of fees is amended to include a \$500 Lift Assist Fee, effective November 1, 2025, following written notice to all affected facilities.

PASSED and APPROVED on September 23, 2025.

---

Scott Mikkelsen, Mayor

Attested:

---

Rachel Greving, City Clerk



## **AGENDA ITEM:**

**BACKGROUND:** The subject property is currently owned by Hope K Farms, LLC, and is generally located at the south of SW 11th Street and east of SW Jazzwood Drive. The approximately 124.55-acre property is currently zoned A-1 and is identified primarily as Low-Density with Medium-Density Residential and Future Park upon the Future Land Use Plan. The applicant is requesting to shift the Medium-Density Residential land use area from SW Jazzwood Drive to the east side of the development adjacent to DCG Oakview Middle School and change the area along SW Jazzwood Drive to Low-Density Residential. In doing so, the applicant has significantly reduced the density of the medium-density area, to be more in line with a traditional single-family development. The concept for the medium density development indicates that the development will provide single-story attached townhomes, with ponds, a clubhouse, pickleball courts and a dog park. Through staff's area planning efforts, the parkland was shifted to the north side of SW 11th Street, removing the Future Park from the subject property. However, two greenways with trail were identified along the property: one along the creek on the west side of the property and one along the transmission line corridor on the eastern half of the property.

The applicant is requesting to rezone the property to R-2 60 (Single- and Two-Family Dwelling District) for the Low Density land use areas and R-3 Medium (Medium Density Two or More Family Dwelling District) for the Medium-Density land use area to allow single-family and medium-density residential, and parkland. The proposal is generally consistent with the future land use plan and area plan future land use plan except the aforementioned relocation of the medium-density residential area. With the density capped at 5 du/a, and it's location next to DCG Oak View Middle School, staff is supportive of the proposal to change the location and size of the medium-density residential area. With the relocation of the medium density land use, both sides of the greenway and trail system will be developed as single-family.

The conceptual plan for the property shows the proposed layout of each land use and zoning area. The layout provided is only a conceptual rendering of the site. The concept will continue to be refined through the rezoning process as required improvements are determined. As this is only the initial step in the process, more detailed plans will become available as the project moves further along.

**BUDGETARY CONSIDERATIONS:** N/A

**STRATEGIC PLANNING:**

Prioritized: No

**BOARD/COMMISSION ACTIONS:** Planning & Zoning Commission recommendation of approval - 09/02/2025

**STAFF RECOMMENDATION:** Staff recommend approval of the Ordinance.

**RESPONSIBLE STAFF/CONTACT INFORMATION:**

Evann Coffey, Senior Planner, 515-986-4050, [ecoffey@grimesiowa.gov](mailto:ecoffey@grimesiowa.gov)

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Evann Coffey, Senior Planner

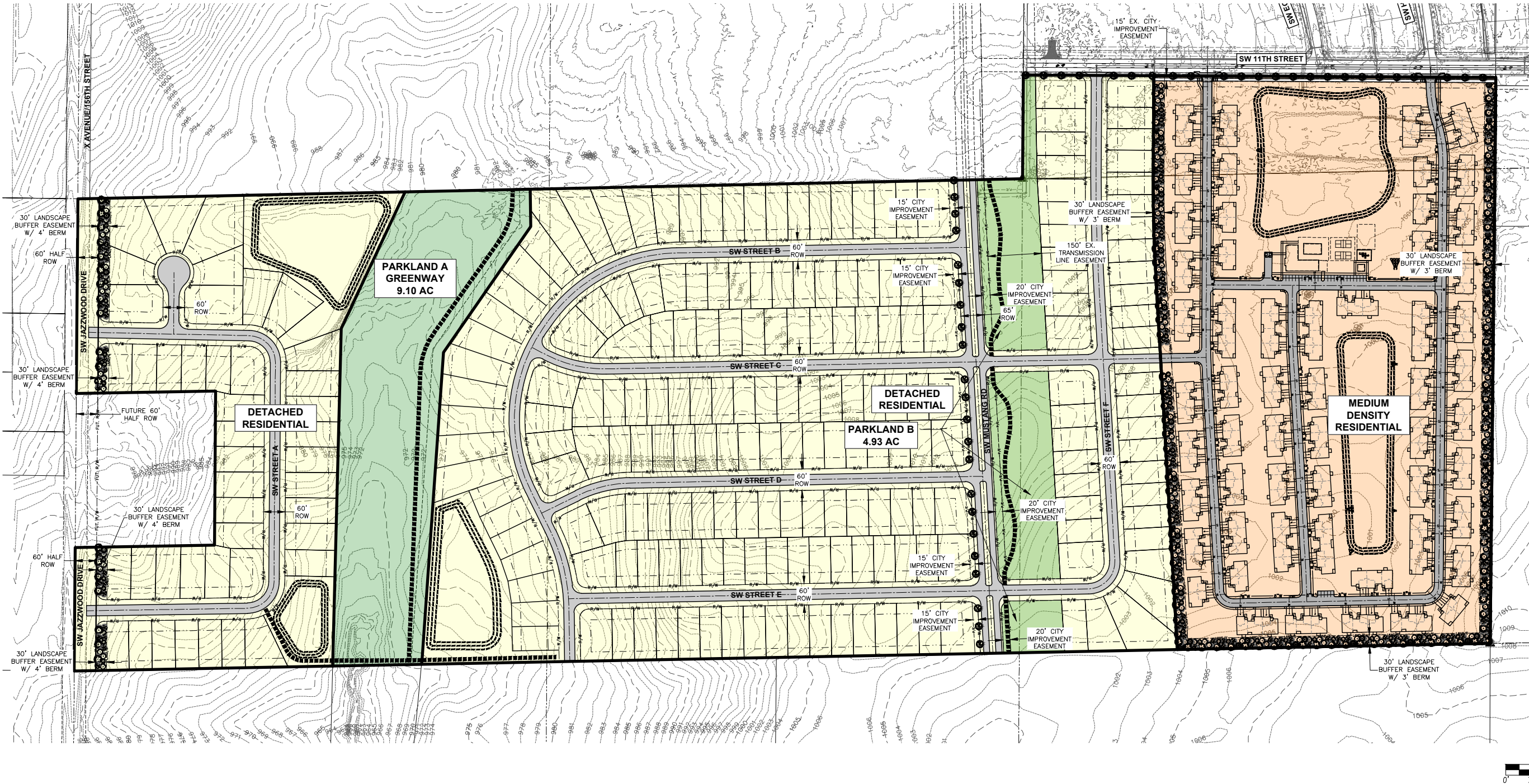
W 1ST STREET

SW COUNTY LINE RD

SITE

HOPE K FARMS LLC  
CONTACT: ARASH RAZIZADEH  
4500 WESTOWN PARKWAY, SUITE #277  
WEST DES MOINES, IA 50266  
PH: (515) 381-3925  
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

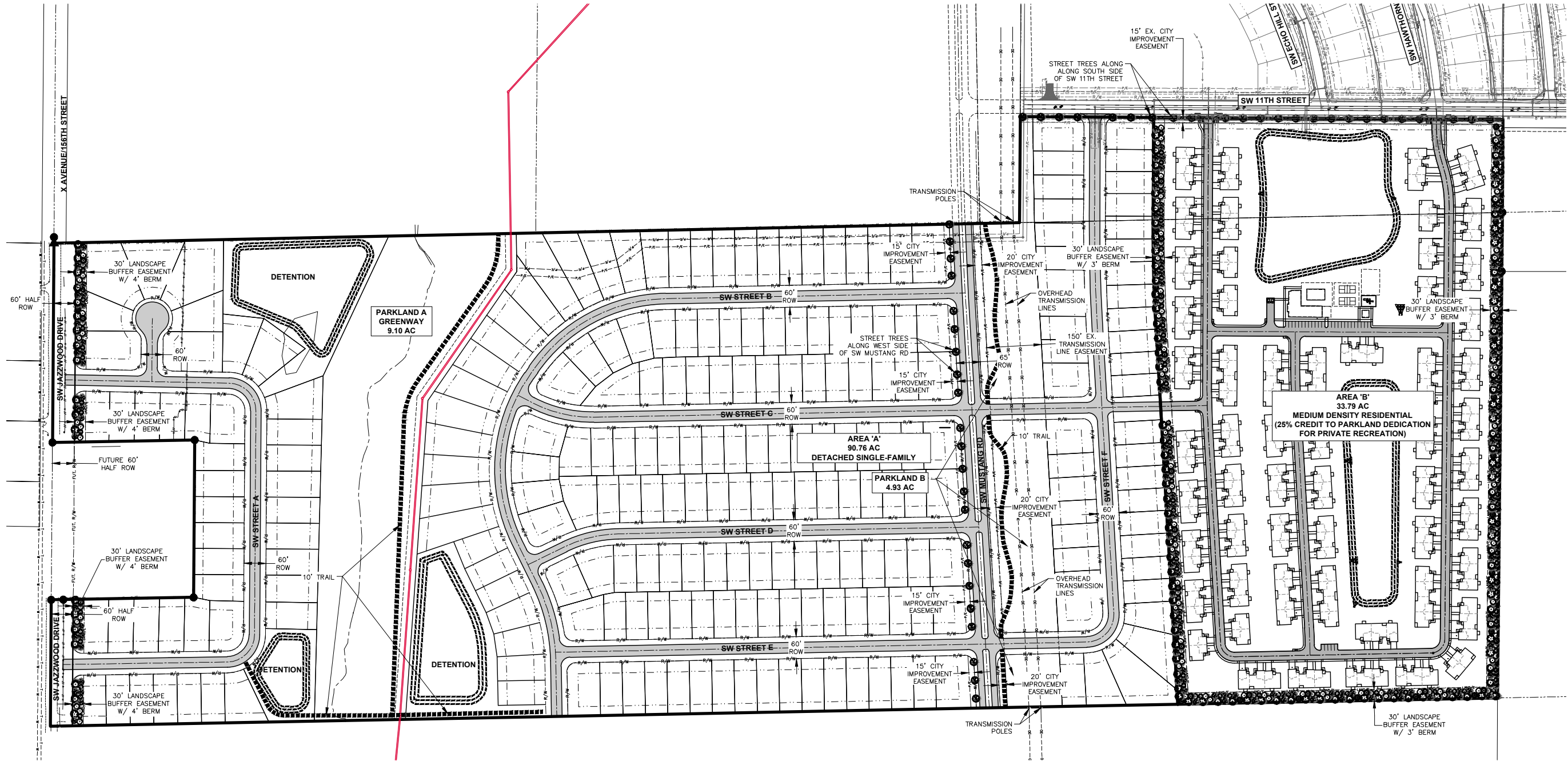
CIVIL DESIGN ADVANTAGE  
CONTACT: JARED MURRAY  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH. (515) 369-4400  
EMAIL. JAREDM@CDA-ENG.COM





FILE: H:\2022\2210689\CONCEPTS\2210689-CONCEPT 3.DWG  
DATE: 9/5/2025 3:00 PM  
PLOTTER: HP DesignJet T1200  
PLOTTER: HP DesignJet T1200

COMMENTS:  
NONE



#### AREA 'A' DEVELOPMENT SUMMARY

ZONING: R-2 60: SINGLE-FAMILY DWELLING

|                           |                                  |
|---------------------------|----------------------------------|
| SETBACKS:                 |                                  |
| FRONT YARD                | = 30 FEET                        |
| REAR YARD                 | = 25 FEET                        |
| SIDE YARD (1-1/2 STORIES) | = 7 FEET MINIMUM (14 FEET TOTAL) |
| SIDE YARD (2-3 STORIES)   | = 7 FEET MINIMUM (15 FEET TOTAL) |
| MAX BUILD HEIGHT/STORIES  | = 35 FT/3 STORIES                |
| MAX LOTS/ACRE             | = 6.0 LOTS/ACRE                  |
| MIN. LOT WIDTH            | = 60 FEET                        |
| MIN. LOT AREA             | = 7,500 SQUARE FEET              |
| MIN. GREENSPACE           | = 40%                            |

#### AREA 'B' DEVELOPMENT SUMMARY

ZONING: R-3 MED: MULTIPLE-FAMILY DWELLING

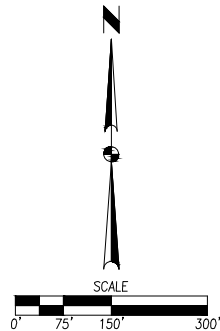
|                           |                                                                           |
|---------------------------|---------------------------------------------------------------------------|
| SETBACKS:                 |                                                                           |
| FRONT YARD                | = 30 FEET                                                                 |
| REAR YARD                 | = 30 FEET                                                                 |
| SIDE YARD (1-1/2 STORIES) | = 7 FEET MINIMUM (14 FEET TOTAL)                                          |
| SIDE YARD (2-3 STORIES)   | = 15 FEET MINIMUM (30 FEET TOTAL)                                         |
| BUILDING SEPARATION       | = 16 FEET (30 FT IF WALL IS ONLY SOURCE OF AIR AND LIGHT FOR LIVING UNIT) |
| MAX BUILD HEIGHT/STORIES  | = 40 FT/3 STORIES                                                         |
| MAX UNITS/ACRE            | = 5.0 UNITS/AC                                                            |
| MIN. LOT WIDTH            | = 200 FEET                                                                |
| MIN. LOT AREA             | = 80,000 SQUARE FEET                                                      |
| MIN. GREENSPACE           | = 40%                                                                     |

#### PARKLAND DEDICATION

|                                                                                                                                                                                                                                       |                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| PARKLAND REQUIRED                                                                                                                                                                                                                     |                                  |
| SINGLE-FAMILY (AREA 'A'): 241 LOTS X 3 PEOPLE/LOT X 6.5 ACRES/1000 PEOPLE                                                                                                                                                             |                                  |
| (25% CREDIT APPLIED TO GREENWAY (PARKLAND A))                                                                                                                                                                                         | = 4.70 ACRES * 0.75 = 3.53 ACRES |
| MULTI-FAMILY (AREA 'B'): 168 UNITS (MAX 5 UNITS/AC) X 2 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE                                                                                                                                           |                                  |
| (25% CREDIT APPLIED TO PRIVATE AMENITIES WITHIN AREA 'B')                                                                                                                                                                             | = 2.18 ACRES * 0.75 = 1.63 ACRES |
| *TOTAL REQUIRED:                                                                                                                                                                                                                      | = 6.88 ACRES * 0.75 = 5.16 ACRES |
| PARKLAND PROVIDED (PARKLAND A AND PARKLAND B AREA):                                                                                                                                                                                   | = 14.03 ACRES                    |
| TOTAL PARKLAND DEDICATION RECEIVING CREDIT (4.70 * 0.25 + 2.18 * 0.25)                                                                                                                                                                | = 1.72 ACRES (5.16 ACRES SHORT)  |
| FEE IN LIEU CALCULATION                                                                                                                                                                                                               |                                  |
| SINGLE FAMILY (3.53 ACRES * \$50,000)                                                                                                                                                                                                 | = \$176,500                      |
| MULTI-FAMILY (1.63 ACRES * \$50,000)                                                                                                                                                                                                  | = \$81,500                       |
| TOTAL TO BE DEDICATED AS FEE IN LIEU                                                                                                                                                                                                  | = \$258,000                      |
| * NOTE:                                                                                                                                                                                                                               |                                  |
| TOTAL AMOUNT OF PARKLAND REQUIRED IS BASED ON MAXIMUM DENSITY BEING PROVIDED IN THE MULTI-FAMILY RESIDENTIAL AREA. ACTUAL AMOUNT REQUIRED FOR THE MULTI-FAMILY RESIDENTIAL AREA WILL BE BASED ON ACTUAL UNITS SHOWN IN THE SITE PLAN. |                                  |
| FEE IN LIEU OF LAND WILL BE PROVIDED FOR ANY SHORTAGE.                                                                                                                                                                                |                                  |

#### BUFFER REQUIREMENTS

- BUFFERING TO BE PROVIDED PER DEVELOPMENT AGREEMENT.
- BERMING TO BE PROVIDED PER DEVELOPMENT AGREEMENT.
- NO FENCES WILL BE PERMITTED IN THE LANDSCAPE BUFFER EASEMENT.
- STREET TREES WILL BE REQUIRED WITH HOME CONSTRUCTION IN ALL LOTS WITH SECONDARY FRONTAGE ALONG THE WEST SIDE OF SW MUSTANG ROAD AND THE SOUTH SIDE OF SW 11TH STREET.



## HOPE MEADOWS PHASE 2 REZONING CONCEPTUAL PLAN

1  
1  
2210.689

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

ENGINEER: JMM  
TECH: JDS

CIVIL DESIGN ADVANTAGE  
GRIMES, IOWA

| DATE       | REVISIONS     |
|------------|---------------|
| 09/02/2025 | 3RD SUBMITTAL |
| 08/08/2025 | 2ND SUBMITTAL |
| 07/14/2025 | 1ST SUBMITTAL |

## ORDINANCE #XXX

### **AN ORDINANCE AMENDING THE GRIMES OFFICIAL ZONING MAP, PURSUANT TO THE CODE OF ORDINANCES SECTION 12-3-5 TO PROVIDE FOR THE FOLLOWING REZONING REQUEST FOR HOPE MEADOWS PHASE 2 AND ASSOCIATED ZONING CHANGE AND DEVELOPMENT AGREEMENT**

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 123 acres legally described on Exhibit A (the "Property") from A-1 (Agricultural District) to R-2 60 (One and Two Family Dwelling District) and R-3 MED (Medium Density Two or More Family Dwelling District).

SECTION 2. ADDITIONAL ZONING RESTRICTIONS. As part of this Ordinance and the rezoning established herein, certain permanent conditions and restrictions are hereby imposed upon the Property, which conditions and restrictions are in addition to existing regulations for the R-2 60 and R-3 MED Classification. Said restrictions are set forth in the Zoning Change and Development Agreement (the "Agreement") by and between the City of Grimes, Iowa, and Hope K Farms, LLC. The Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Grimes, Iowa; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor. All such conditions and restrictions are established, and such Agreement executed and entered into, pursuant to and in accordance with the provisions of Section 414.5 of the 2025 Code of Iowa, as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

**Passed and approved by the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2025.**

ATTEST:

\_\_\_\_\_  
Scott Mikkelsen, Mayor

\_\_\_\_\_  
Rachel Greving, City Clerk

## **Exhibit A**

### **Legal Description of Property**

#### **R-2 60 Zoning District**

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 1, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND A PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°52'57" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1320.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°52'58" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1320.32 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°25'45" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 345.42 FEET; THENCE NORTH 89°02'06" EAST, 389.10 FEET; THENCE NORTH 00°25'45" EAST, 430.00 FEET; THENCE SOUTH 89°02'06" WEST, 389.10 FEET TO SAID WEST LINE; THENCE NORTH 00°25'45" EAST, 543.91 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°47'04" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 2639.95 FEET TO THE CENTER OF SAID SECTION 1; THENCE NORTH 00°23'54" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 289.51 FEET; THENCE SOUTH 89°41'49" EAST, 364.53 FEET; THENCE SOUTH 00°18'11" WEST, 269.81 FEET; THENCE SOUTH 00°03'24" EAST, 61.68 FEET; THENCE SOUTH 00°47'13" EAST, 61.68 FEET; THENCE SOUTH 01°31'02" EAST, 61.68 FEET; THENCE SOUTH 02°14'50" EAST, 61.68 FEET; THENCE SOUTH 02°58'37" EAST, 61.70 FEET; THENCE SOUTH 03°18'36" EAST, 1026.39 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°52'55" WEST ALONG SAID SOUTH LINE, 441.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 90.76 ACRES (3,953,548 SQUARE FEET).

#### **R-3 Medium Zoning District**

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°52'55" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 874.01 FEET; THENCE NORTH 03°18'36" WEST, 1026.39 FEET; THENCE NORTH 02°58'37" WEST, 61.70 FEET; THENCE NORTH 02°14'50" WEST, 61.68 FEET; THENCE NORTH 01°31'02" WEST, 61.68 FEET; THENCE NORTH 00°47'13" WEST, 61.68 FEET; THENCE NORTH 00°03'24" WEST, 61.68 FEET; THENCE NORTH 00°18'11" EAST, 269.81 FEET; THENCE SOUTH

89°41'49" EAST, 955.12 FEET TO THE EAST LINE OF SAID OUTLOT 'X'; THENCE SOUTH 00°24'04" WEST ALONG SAID EAST LINE, 254.44 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°34'56" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1326.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.79 ACRES (1,471,731 SQUARE FEET).





**AGENDA ITEM:**

**BACKGROUND:** The applicant, The Architects Partnership, LTD, is requesting approval of a site plan located at 2103 E 1st Street to construct 3,562 sf building, dumpster enclosure, and parking lot on the 1.16 acre property. Access to the site will be provided by a shared driveway on the east and south sides of the site and a full access point onto the private drive that connects to E 1st Street by a right in/right out access. Surface parking for employees and customers will be provided on the north side of the building as well as approximately 5 vehicle stacking spaces in the drive-through lane to serve customers.

The building will be constructed with brick, stone, and accent metal panels. The roof will have parapets to screen all roof-mounted equipment and the roof will have varying flat roof heights.

**BUDGETARY CONSIDERATIONS:** N/A

**STRATEGIC PLANNING:**

Prioritized: No

**BOARD/COMMISSION ACTIONS:**

Planning and Zoning Commission recommendation of approval - 09/02/2025

**STAFF RECOMMENDATION:** Staff recommend approval subject to remaining staff comments.

**RESPONSIBLE STAFF/CONTACT INFORMATION:**

Alivia Hoodjer, Assistant Planner , [ahoodjer@grimesiowa.gov](mailto:ahoodjer@grimesiowa.gov)

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

## DATE

September 23, 2025

## PROJECT NAME

Chase Bank Site Plan

## APPLICANT

The Architects Partnership, LTD.

## REQUESTED ACTION

Approval of site plan to construct a 3,562 sf building, dumpster enclosure, and parking lot on the 1.16 acres.

## LOCATION

2103 E 1st Street

## ZONING

C-2

Highway 141 Mixed Use  
Development Corridor Overlay  
District Zone 1

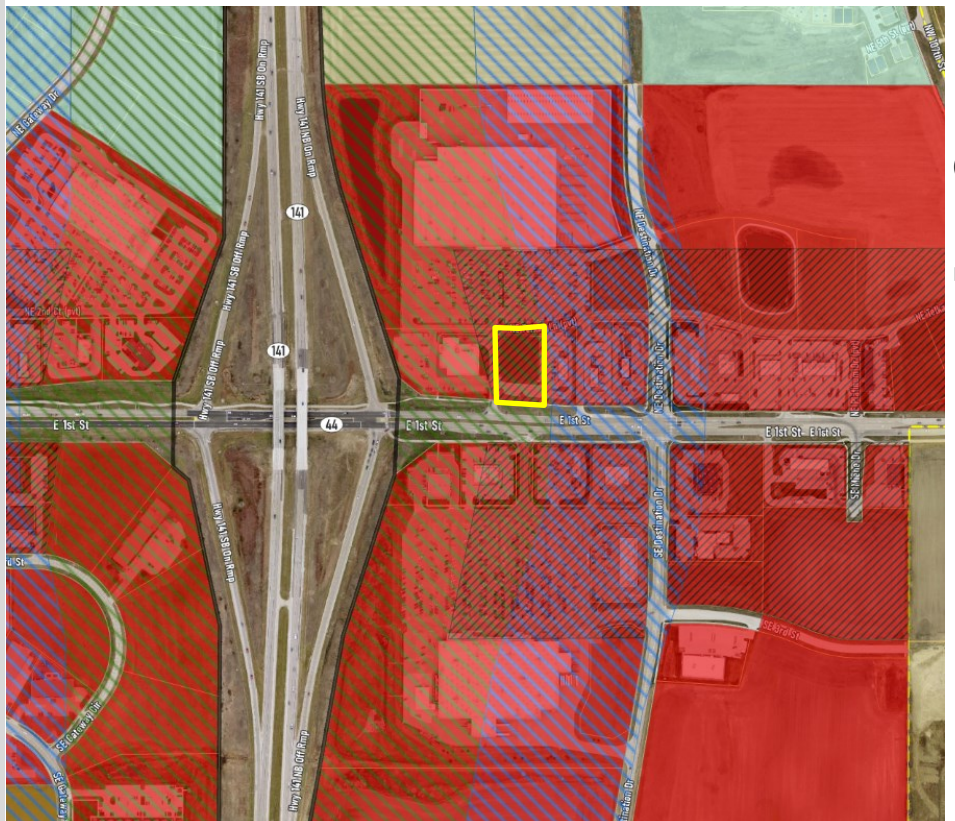
Transportation Corridor Mixed Use  
Development Overlay District

## PLANNER

Alivia Hoodjer  
ahoodjer@grimesiowa.gov  
515-986-4050



Location Map



Zoning Map

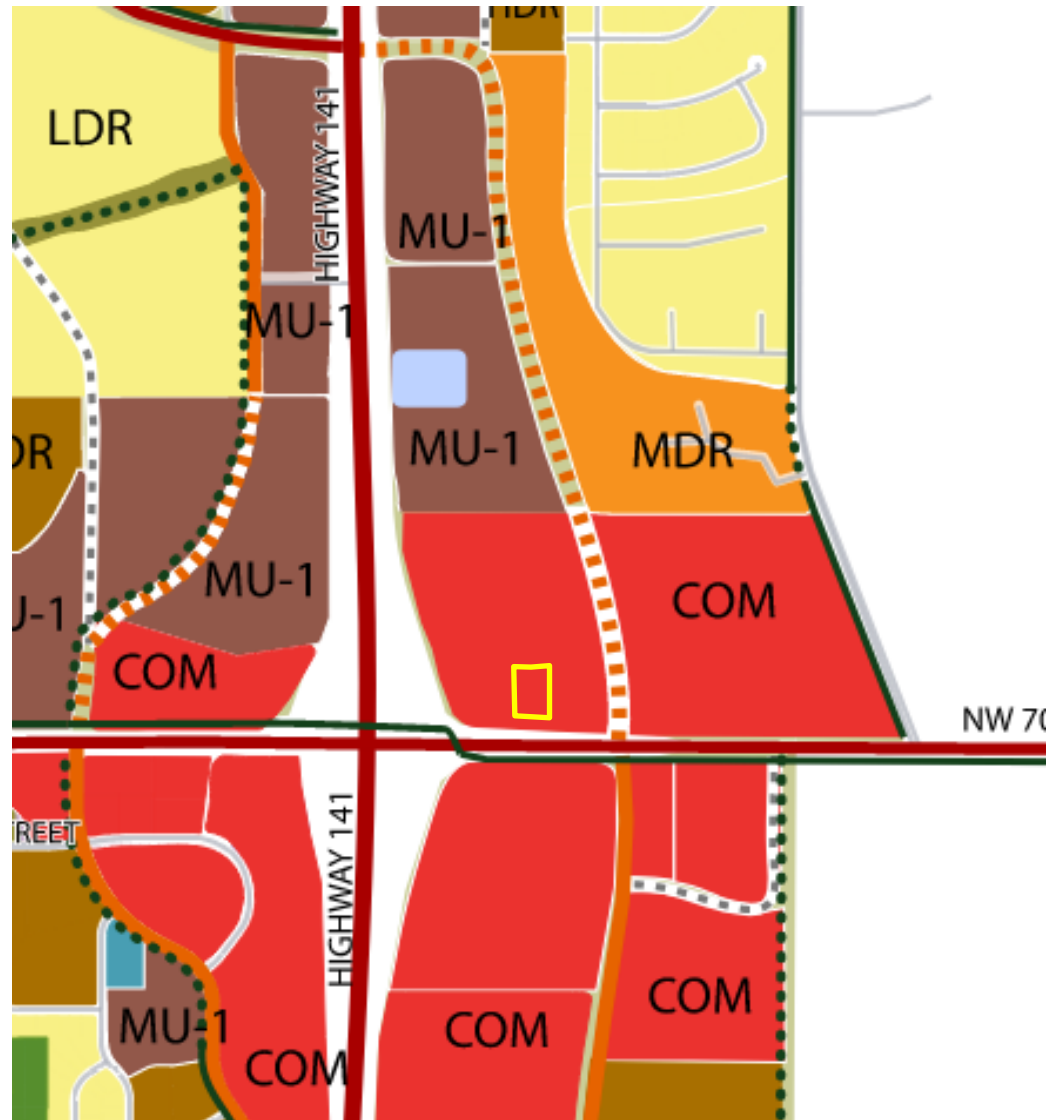
# Relation to Comprehensive & Neighborhood Plans

## LAND USES & ZONING

| Location     | Existing Land Use         | Land Use Plan Designation | Current Zoning                                                             |
|--------------|---------------------------|---------------------------|----------------------------------------------------------------------------|
| Subject Site | Vacant, Undeveloped       | General Commercial        | C-2; Hwy 141 Corridor Overlay Zone 1; Transportation Corridor Overlay Zone |
| North        | Commercial (Shopping Use) | General Commercial        | C-2; Hwy 141 Corridor Overlay Zone 1; Transportation Corridor Overlay Zone |
| South        | Commercial (Food Use)     | General Commercial        | C-2; Hwy 141 Corridor Overlay Zone 1; Transportation Corridor Overlay Zone |
| East         | Commercial (Food Use)     | General Commercial        | C-2; Hwy 141 Corridor Overlay Zone 1                                       |
| West         | Commercial (Shopping Use) | General Commercial        | C-2; Hwy 141 Corridor Overlay Zone 1; Transportation Corridor Overlay Zone |

## PARKS

This site is commercial and no dedication is required.



Future Land Use Map



# Site Layout

## Site Layout

### ACCESS

Access to the site will be provided from a shared driveway to the east and the south and a full access point on the private drive to the west. The access point to the west will align with the neighboring property's access point.

### SIDEWALK CONNECTIONS

The site will provide a sidewalk along the private drive to the west and north. The west sidewalk connects into the public sidewalk and trail network.

### LIGHTING

The site will have parking lot lighting and two additional street lights on the south shared driveway. Proposed lighting does not flood onto neighboring properties.

### BUILDING SETBACKS

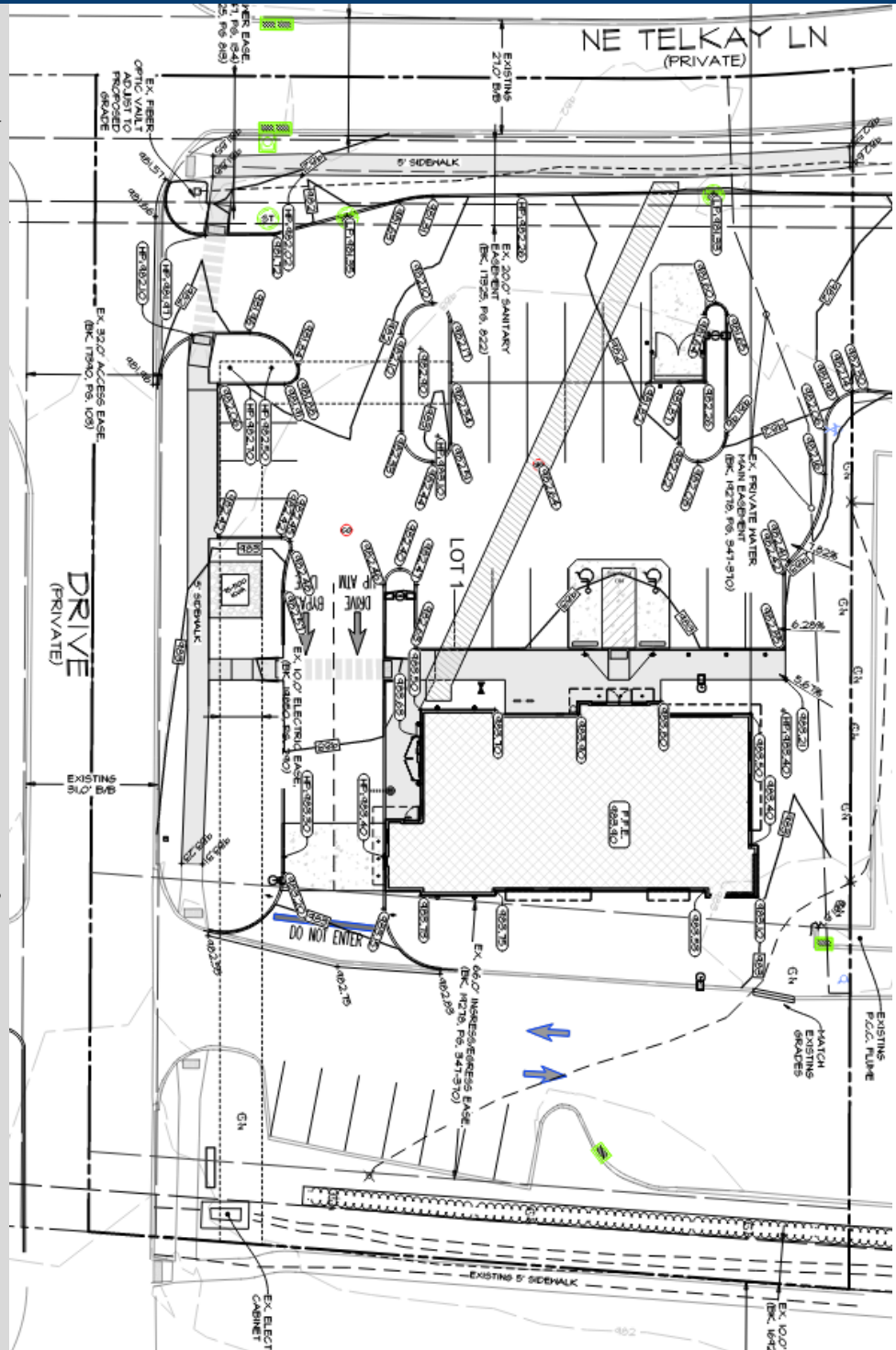
Front: 25 feet

Side: None; except when adjoining any "R" district or public street ROW, which is then 25 feet

Rear: 25 feet

### PARKING

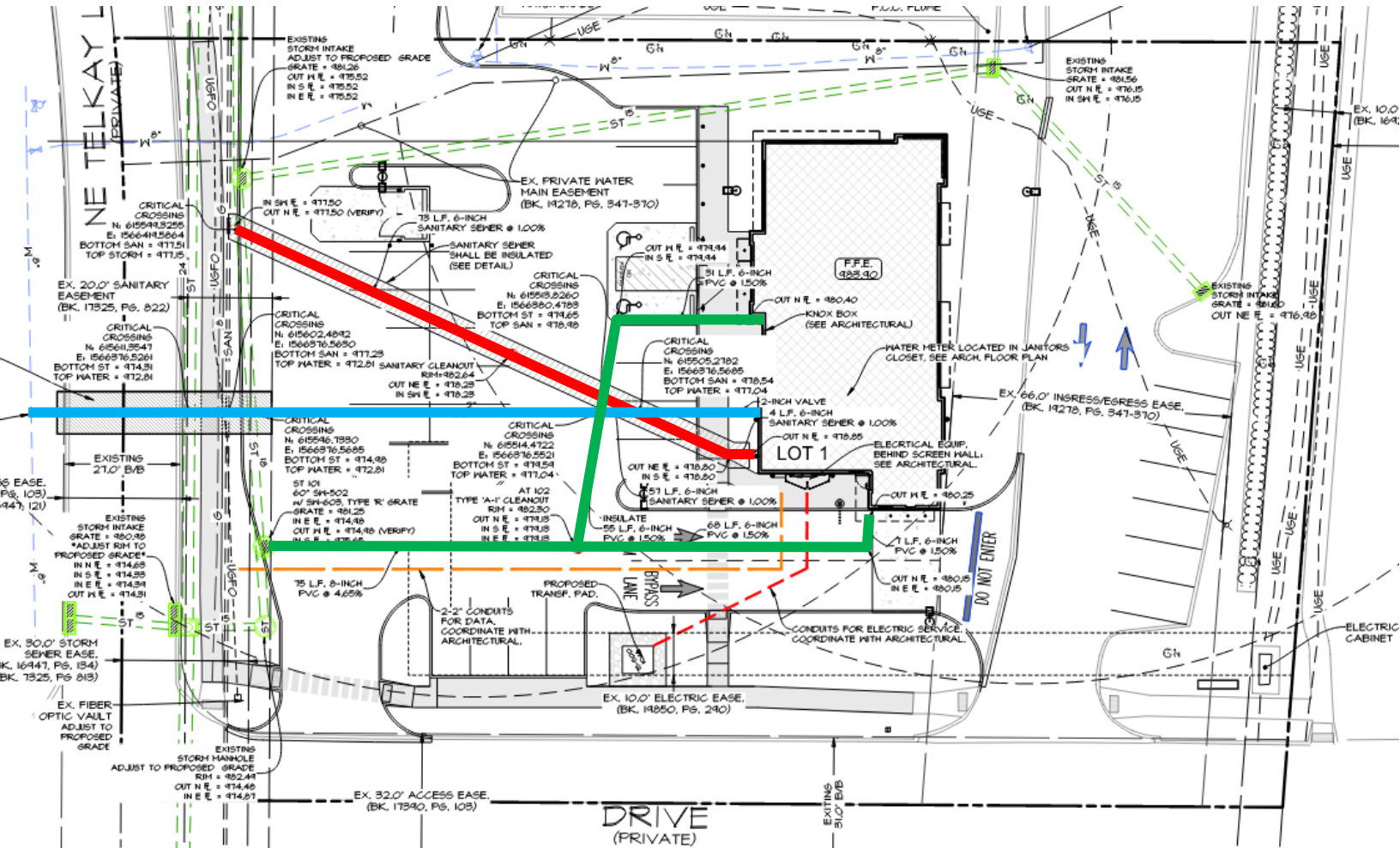
Parking setback is 5 feet from all lot lines and 10 feet from public streets. Staff is currently working with the applicant to justify exceeding the maximum allowed parking spaces for the site.



Parking Calculation Table

| Required                        | Proposed                         |
|---------------------------------|----------------------------------|
| 3 stalls / 1,000 sf = 11 stalls | 31 stalls including 2 ADA stalls |
| 3 stalls / drive-through queue  | 5 drive-through stalls           |

## Utilities Map



### SANITARY (RED)

Sanitary main will extend from the south side of NE Telkay Lane (pvt) and connect to the primary building.

### WATER (BLUE)

Water main will extend from the north side of NE Telkay Lane (pvt) and will be bored under NE Telkay Lane (pvt) to then provide water service to the proposed building.

### STORM WATER (GREEN)

The storm sewer infrastructure will connect the roof drains to the existing storm sewer. One new intake will be constructed on the northwest corner of the site and the other storm sewer infrastructure is existing. The stormwater ultimately discharges into the regional detention basin northwest of the site.





# Architecture



## BUILDING & ELEVATIONS

The building will be constructed with brick, stone, metal panels, and glazing materials on the façade. Parapets will be used to screen roof mounted equipment. All roof mounted equipment shall be screened from the ROW. The elevation materials meet the Highway 141 Zone 1 architecture requirements. Due to the building not meeting the higher requirements based on the Transportation Overlay Zone, a 4/5 Council vote is needed for the building materials to be less than 100% masonry. The proposed elevations do meet the glazing requirement for the Transportation Overlay Zone.

## DUMPSTER ENCLOSURE

The proposed enclosure will be constructed with the same brick materials as the building. The gates are to be a dark colored metal gate.

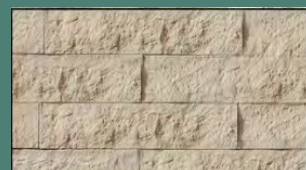
## LIGHTING

There will be wall mounted lighting on all four sides of the proposed building.

## Material Board



BRICK  
COLOR: MIDNIGHT  
INTERSTATE BRICKS



CAST STONE  
COLOR: LIMESTONE  
HARVEY CEMENT



ACM PANELS  
COLOR: DG SILVER

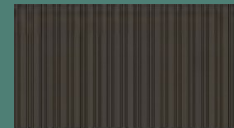


BRICK  
COLOR: PLATINUM  
INTERSTATE BRICKS

### Dumpster enclosure:



BRICK  
COLOR: MIDNIGHT  
INTERSTATE BRICKS



EXTERIOR PAINT  
COLOR: SEAL SKIN  
SHERWIN WILLIAMS

# Conclusion

## STAFF RECOMMENDATION

Staff recommends approval of the Chase Bank Site Plan subject to remaining staff comments.

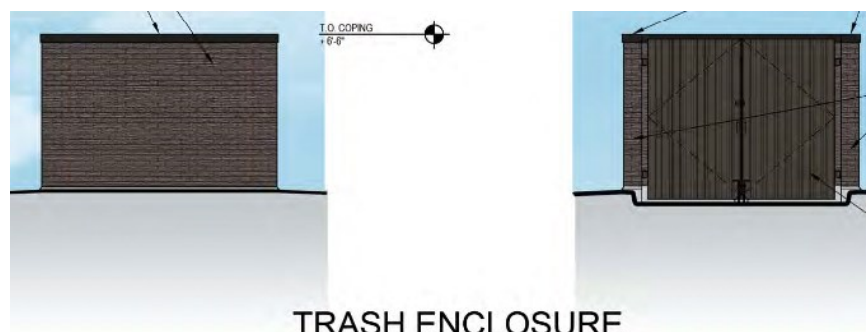
## Conclusion

Construction of a 3,562 sf building, dumpster enclosure, ATMs, and parking lot on the 1.16 acre property.

The proposed building is to be composed of brick, stone, metal panels, and glazing materials to meet the architecture requirements for C-2, Transportation Corridor Mixed-Use Overlay, and Highway 141 Mixed Use Development Corridor Overlay District Zone 1. Because the proposed elevations do not meet the Transportation Corridor Mixed-Use Overlay (100% masonry), the project would need to receive, at minimum, a 4/5 Council vote for approval. The proposed elevations meet the C-2 and Highway 141 Zone 1 requirements in relation to building materials excluding glazing.



SOUTH ELEVATION







## Development Services

410 SE Main St, Unit 102  
Grimes, IA 50111  
(515)986-4050  
[www.grimesiowa.gov](http://www.grimesiowa.gov)

August 26, 2025

### Civil Engineering Consultants

Attn: Cody Weaver  
2400 86th Street, Suite 12  
Des Moines, Iowa 50322

### RE: Chase Bank Site Plan

Dear Mr. Weaver:

The Development Services Department is in receipt of a proposed Site Plan for the Chase Bank. Based on the review of the provided submittal materials, staff have the following comments:

#### General Comments:

1. ~~Ensure all plan review fees are paid prior to Council approval. (\$2000 site plan review, \$1,200 SWMP, \$250 SWPPP) The \$2,600 was paid. We will need the remaining amount of \$850 to be paid prior to Council approval.~~
2. Note that the observation fee template will be sent after plans are completed.
3. Note that the preconstruction packet will be sent after the site plan and building permit plans are completed.
4. Note that CAD Files will be required with the final plans.
  - a. All new utilities to be installed and any removed.
  - b. Pavement within the project site
  - c. Finished grade surface of grading area (XML file)
  - 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
5. Note that as-builts are required to be provided after construction is completed. Attached is the commercial as built policy that lists out all requirements.
6. ~~Please include an existing conditions/demo sheet.~~
7. ~~Provide the fire apparatus vehicle turn modeling into and through the site.~~ Please reach out to Fire Marshal Adam Ostert ([aostert@cityofjohnston.com](mailto:aostert@cityofjohnston.com)) if you have any specific fire questions.
8. ~~Provide lighting fixture cut sheets for parking lot and building lighting.~~
9. ~~Will there be any colored lighting on the exterior of the building (minus the wall mounted sign)?~~  
***Chase has an internal lighting scheme for after hours. There will be blue up-lighting in the 24-***

~~hr transaction vestibule. Additionally, Chase will have blue up-lighting at the corner conference room. There are no exterior colored lighting proposed.~~

10. Provide parking justification and market analysis as to why the parking is necessary. Demonstrate that additional open space above the required open space is provided equal to the added pavement for the increased parking. See maximum parking requirements in Section 12-15-4.5. ***Per correspondence with the Chase Bank, their standard parking calculation is based on approximately ten staff members, multiplied by a factor of three. This calculation accounts for banker workstations, tellers plus queue, customers and occasional branch-hosted events.***

The provided calculation is noted, however; staff believes that the calculation does not currently justify the amount of parking proposed on site. Please provide a justification that demonstrate the actual parking demand of the site. For example, this could include utilization data from comparable sites (such as the new Chase Bank in Waukee or others within the Des Moines metro), anticipated customer volume, and special event frequency.

- ~~11. Provide signed SWMP.~~

12. Please provide SWPPP and filled out SWPPP review checklist in submittal.

- a. Keep maps in SWPPP up to date with each plan submittal.
- b. Total area disturbed cannot be greater than total area of the site.**
- c. Include a **signed** affidavit of publication.
- d. All contractors/ subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
- e. Include a signed copy of the owner's certification statement.
- f. Include a site supervisor contact once known.
- g. Include a swppp monitoring contact once known.
- h. Include notification to City of Grimes Public Works in spill reporting .
- i. Include signature on NOI.
- j. Include affidavit of publication for public notice.
- k. Include IDNR letter of authorization once available.
- l. Include signature on City of Grimes SWPPP certification.
- m. Provide construction schedule once known.
- n. Include filled out copy of inspector qualifications sheet once known.
- o. Include filled out stormwater pollution prevention training log once known .
- p. Include blank inspection report from company responsible for SWPPP monitoring.

Staff is working with stormwater inspector to see what documents are needing to be provided yet.

- ~~13. Please update site plan to reflect the parking lot lighting locations on the photometric plan.~~

**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:** September 3, 2025

**PLANNING & ZONING:** September 2, 2025, at 5:30

**COUNCIL MEETING:** September 23, 2025, at 5:30

Please feel free to contact me at [ahoodjer@grimesiowa.gov](mailto:ahoodjer@grimesiowa.gov) or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer  
Assistant Planner



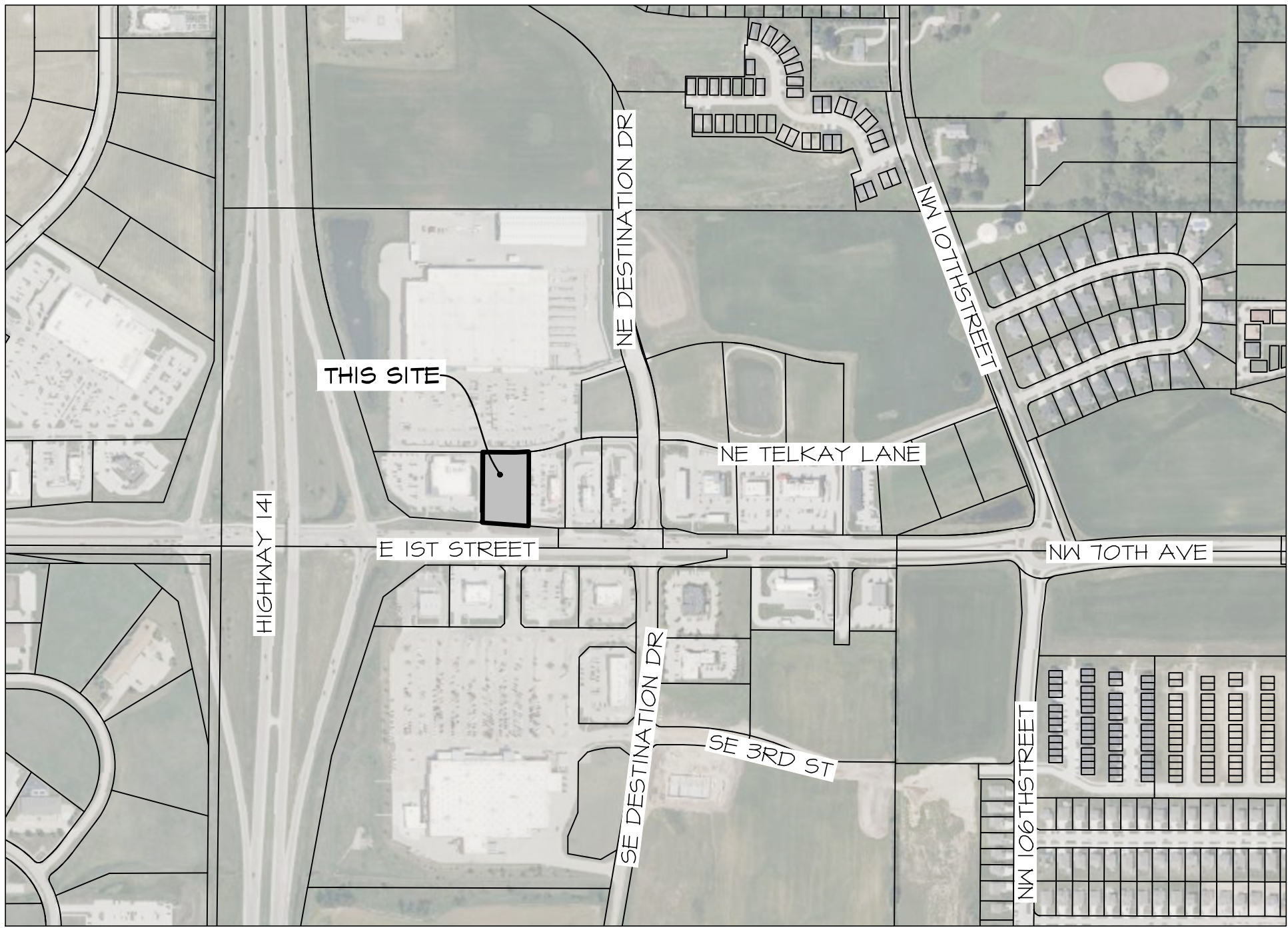
C H A S E B A N K G R I M E S

SITE PLAN  
OF  
2103 E 1ST STREET  
GRIMES, IOWA

Building Comments  
Complete

Planner Comments  
Complete

| Civil Drawings List Table |                             |
|---------------------------|-----------------------------|
| Drawing Number            | Drawing Title               |
| 1                         | COVER                       |
| 2                         | GENERAL INFORMATION & NOTES |
| 3                         | DETAILS                     |
| 4                         | DIMENSION PLAN              |
| 5                         | GRADING PLAN                |
| 6                         | DIMENSION & GRADING DETAILS |
| 7                         | UTILITY PLAN                |
| 8                         | LANDSCAPING PLAN            |
| 9                         | EROSION CONTROL NOTES       |
| 10                        | EROSION CONTROL PLAN        |
| 11                        | EROSION CONTROL DETAILS     |



VICINITY MAP  
SCALE: 1" = 500'

LEGAL DESCRIPTION  
LOT 1, DESTINATION MARKET PLAT 1, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA.

FLOOD ZONE  
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL #14153C0160F MAP REVISED FEBRUARY 1, 2019.

LAND AREA  
11.6 ACRES  
50,548 S.F.

ZONING  
C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT AND HIGHWAY  
141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE 1 and  
TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT.

FUTURE LAND USE  
GENERAL COMMERCIAL (COM)

BULK REGULATIONS  
FRONT YARD SETBACK: 25 FEET  
REAR YARD SETBACK: 25 FEET  
SIDE YARD SETBACK: NONE EXCEPT WHEN ADJOINING ANY 'R' DISTRICT OR PUBLIC STREET ROW WHICH IS THEN 25 FEET.  
MAXIMUM BUILDING HEIGHT: 45 FEET  
PARKING SETBACK: 5' FROM COMMON LOT LINES and 10 FEET FROM PUBLIC STREET.

| AREAS             |            |             |        |
|-------------------|------------|-------------|--------|
| BUILDING          | 0.08 ACRES | (3,432 SF)  | 6.8%   |
| PAVEMENT          | 0.77 ACRES | (33,640 SF) | 66.6%  |
| OPEN SPACE        | 0.31 ACRES | (13,476 SF) | 26.7%  |
| DEVELOPMENT TOTAL | 1.16 ACRES | (50,548 SF) | 100.0% |

PARKING  
REQUIRED:  
THREE SPACES PER 1000 S.F.  
THREE SPACES PER DRIVE-UP WINDOW

TOTAL REQUIRED 11 SPACES INCLUDING 1 ADA STALL

PROVIDED:

TOTAL PROVIDED 31 SPACES (INCL. 2 ADA)  
5 DRIVE-UP SPACES

OPEN SPACE REQUIREMENT:  
LOT AREA \* 20%  
50,548 \* 20% = 10,110 S.F. REQUIRED  
13,476 PROVIDED = 26.7%

PROJECT ENGINEER & MANAGER:

CODY WEAVER, P.E.  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884 EXT. #221  
WEAVER@CECLAC.COM

PROPERTY OWNER:

MLY REAL ESTATE, LLC  
1241 PARK PLACE NE, SUITE C  
CEDAR RAPIDS, IA 52402-2022

PROPERTY APPLICANT:

THE ARCHITECTS PARTNERSHIP, LTD.  
200 SOUTH MICHIGAN AVE., SUITE 1020  
CHICAGO, IL. 60604  
ATTN: TERRON WRIGHT  
312-583-9800  
WRIGHT@TAPCHICAGO.COM

UTILITIES

WATER SUPPLY - US WATER  
SEWAGE DISPOSAL PROVISION - CITY OF GRIMES  
ALL UTILITIES SHALL BE UNDERGROUND

BENCHMARK  
BENCHMARK DATUM: CITY DATUM OR NAVD88, GEOID 12A.  
POINT #10004  
N = 615541.84; E = 1566441.19; ELEV. = 984.28  
BURY BOLT.

POINT #10000  
N = 615464.88; E = 1566456.37; ELEV. = 983.74  
3/4" IRON PIPE WITH RED PLASTIC CAP.

CONSTRUCTION SCHEDULE  
START CONSTRUCTION: OCTOBER 2025  
FINISH CONSTRUCTION: JUNE 2026

PER FIRE MARSHAL THE BUILDING IS NOT  
REQUIRED TO BE FIRE SPRINKLERED.

\*VERIFY SANITARY CONNECTION POINT  
ELEVATION AND ADJACENT STORM  
SEWER PRIOR TO ANY CONSTRUCTION

CERTIFICATION

|  |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | 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.<br><b>PRELIMINARY</b><br>CODY T. WEAVER, IOWA LIC. NO. 25085 DATE<br>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026<br>PAGES OR SHEETS COVERED BY THIS SEAL:<br>_____                                           |
|  | I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.<br><b>PRELIMINARY</b><br>By: KENT R. ZARLEY, IOWA REG. NO. 257 DATE<br>MY LICENSE RENEWAL DATE IS JUNE 30, 2027<br>PAGES OR DRAWINGS COVERED BY THIS SEAL:<br>_____ |



Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, mail@cecclac.com



|                 |                               |                 |                              |
|-----------------|-------------------------------|-----------------|------------------------------|
| DATE:           | 2025-08-18 - FOURTH SUBMITTAL | DATE:           | 2025-08-15 - THIRD SUBMITTAL |
| DATE OF SURVEY: | 2025-08-06 - SECOND SUBMITTAL | DATE OF SURVEY: | 2025-07-10 - FIRST SUBMITTAL |
| DESIGNED BY:    | CTM                           | DESIGNED BY:    | CTM                          |
| DRAWN BY:       | LKM                           | DRAWN BY:       | LKM                          |

CHASE BANK GRIMES  
GRIMES, IOWA

COVER

SHEET  
OF 12

A-2319

Addressing Comments  
Complete



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 Iowa Statewide Urban Standards Specifications (S.U.D.A.S.) for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
- b. 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, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
- d. Provide the City of Grimes with Record Drawings (As-Built's) of all improvements and easements as per City commercial as-built policy.
- e. 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 engineer indicating that the facilities were constructed as designed.
- f. Record drawings to include one electronic file in .dwh 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 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 right-of-ways.
- j. Provide a 4-year maintenance bond for all public improvements (utility, paving, subgrade) with an itemized cost breakdown.
- k. 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 be 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:PCG w/ adjusting mechanism.
- g. Sanitary Sewer testing & 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 IWB-6T-250, Mueller Super Centurion 250 (3-way A-423), or Glow 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 20'.
- 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 TK-B-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 RGP, 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. Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. 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 City Engineering Division.
- e. Use O ring gaskets on storm sewers crossing under watermain per IDNR requirement.

GRADING NOTES

- 1. STRIP MINIMUM OF 8" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE ORGANICS AND SOFT SEDIMENTS.
- 2. ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE TOP 12-INCHES DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 3. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
- 4. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIAL.
- 12. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 45% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN -1% AND +3% OF OPTIMUM FOR FINE-GRAINED SOIL AND BETWEEN -3% AND 3% OF OPTIMUM FOR COARSE-GRAINED SOIL. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
- 13. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- 14. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING OF SEED/SOD BEDS.
- 15. FINISHED GRADE SHALL BE WITHIN 0.10 FOOT OF PLAN GRADE.
- 16. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
- 17. TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
- 18. BACKFILL TO TOP OF ALL CURBS.
- 19. ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- 20. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
- 21. ALL DEBRIS SPILLED ON PUBLIC AND PRIVATE ROW AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR IN TIMELY FASHION.
- 22. PERIMETER CONTROLS MUST BE IN PLACE PRIOR TO GRADING ACTIVITIES.
- 23. PERIMETER CONTROLS MUST BE INSPECTED BY, AND FOUND TO BE ACCEPTABLE BY CITY OF GRIMES ENFORCEMENT OFFICER, PRIOR TO ANY LAND DISTURBING ACTIVITIES. MINOR CLEARING AND GRADING MAY BE ALLOWED IF REQUIRED TO INSTALL CONTROLS - NOT TO EXCEED 1 DAY FROM BEGINNING OF GRADING ACTIVITIES.
- 24. SITE IS REQUIRED TO PRESERVE AND PROTECT EQUIVALENT OF 8 INCHES OF TOPSOIL OVER ENTIRE SITE, FOR RE-SPREAD, IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2.
- 25. MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
- 26. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
- 27. NO MANUFACTURED SLOPES SHALL EXCEED 3:1 SLOPE.
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- 29. ANY CONFLICT BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.
- 30. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 16. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER. THE CONTRACTOR SHOULD REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TITLED PROPOSED CHASE BANK TAP #XXX BY XXX, FN XXX, DATED XXX.

PAVING NOTES:

- 1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF SLAB, UNLESS NOTED OTHERWISE.
- 2. COMPACT PAVEMENT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF 1-FOOT. MOISTURE CONTENT SHALL BE PER THE GEOTECHNICAL RECOMMENDATIONS. SUBGRADE TO BE COMPACTED IN 6-INCH LIFTS.
- 3. ALL EXPOSED CONCRETE SHALL HAVE 6-1% ENTRAINED AIR, f'c = 4,000 P.S.I. MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
- 4. ALL CONCRETE SHALL BE LOW CARBON AND GLOBAL WARMING POTENTIAL.
- 5. ALL ADA STALLS SHALL BE AFFIXED WITH VERTICAL SIGNAGE WITH INTERNATIONAL SYMBOL FOR ACCESSIBILITY (WHITE ON BLUE) AND INDICATING FINE FOR IMPROPER USE.
- 6. ALL PAVING WITHIN PUBLIC ROW SHALL MEET CITY OF GRIMES AND S.U.D.A.S. STANDARD SPECIFICATIONS.
- 7. ADA STALLS ARE POSITIONED TO TAKE ADVANTAGE OF ADA COMPATIBLE SLOPES ON EXISTING PAVEMENT. CONTRACTOR TO CONFIRM ADA COMPATIBLE SLOPES IN FIELD.
- 8. ALL CROSSWALKS SHALL BE ADA COMPLIANT.

GRADING & EROSION CONTROL:

- ALL GRADING & EROSION CONTROL NOTES SHOWN ON GRADING / SWPPP PLANS

GENERAL NOTES:

- 1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND SHALL NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
  - 11. CITY OF GRIMES (515-26-3036)
  - 12. THE ARCHITECTS PARTNERSHIP, LTD. (312-583-4800)
  - 13. CIVIL ENGINEERING CONSULTANTS, INC. (515-26-4884)
  - 14. IOWA ONE-CALL
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT
- 3. IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
- 4. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE 2025 EDITION OF 'URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS' (S.U.D.A.S.), INCLUDING THE 2024 CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- 5. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE O.S.H.A., CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH APPLICABLE SAFETY REGULATIONS.
- 7. CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL FOR DURATION OF PROJECT.
- 8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL RUNOFF MITIGATION MEASURES.
- 9. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL AND TO PROPERTY LINES.
- 10. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY CONTRACTOR AND KEPT UP TO DATE AS WORK PROGRESSES. ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF CONSTRUCTION.
- 12. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 45% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN -1% AND +3% OF OPTIMUM FOR FINE-GRAINED SOIL AND BETWEEN -3% AND 3% OF OPTIMUM FOR COARSE-GRAINED SOIL. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
- 13. CONTRACTOR SHALL NOTIFY CITY OF GRIMES IF ANY FIELD TILE ARE ENCOUNTERED OR INTERCEPTED. CONTRACTOR SHALL EITHER RECONNECT FIELD TILE OR CONNECT TO STORM SEWER. CONTRACTOR SHALL KEEP A RECORD OF ALL FIELD TILE ENCOUNTERED. INFORMATION IS TO BE GIVEN DIRECTLY TO CITY OF GRIMES AND ALSO INCORPORATED INTO RECORD DRAWINGS.
- 14. CONTRACTOR SHALL PROTECT EXISTING FACILITIES AT SITE AGAINST DAMAGE INCLUDING BUT NOT LIMITED TO FOLLOWING: CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND CONSTRUCTION OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, AND OTHER FACILITIES.
- 15. VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND REPORT ANY CONFLICTS WITH NEW WORK TO JURISDICTIONAL ENGINEER.
- 16. ANY DAMAGE TO EXISTING PLANT MATERIAL TO REMAIN AND BE PROTECTED, INCLUDING ROOT SYSTEMS SHALL BE REPAIRED AND/OR PRUNED BY AN EXPERIENCED CERTIFIED ARBORIST.
- 17. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.
- 18. DEVELOPMENT PLANS, AS APPROVED BY CITY OF GRIMES, SHALL NOT BE MODIFIED SUBSTANTIALLY NOR MATERIALLY WITHOUT EXPRESS CONSENT AND APPROVAL OF CITY OF GRIMES.
- 19. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- 20. IF THERE IS DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
- 21. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
- 22. SITE PLAN REVIEW AND APPROVAL IS SEPARATE FROM SITE SIGNAGE REVIEW AND APPROVAL.
- 23. IRRIGATION SYSTEM IS BY DELEGATED DESIGN. DESIGN-BUILD SUBCONTRACTOR TO BE LICENSED IN IOWA AND HAVE MINIMUM 8 YEARS EXPERIENCE WITH PROJECTS OF THIS SCALE AND SCOPE.
- 24. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

SANITARY SEWER NOTES

- 1. ALL SANITARY SEWER SERVICES ARE TO BE 6-INCH AND BE LOCATED PER DRAWING AND TO WITHIN 5- FEET OF PROPOSED STRUCTURE.
- 2. SANITARY MANHOLE CASTINGS MAY BE ADJUSTED TO GRADE WITH USE OF EITHER BITUMINOUS JOINT COMPOUND OR NON-SHRINK CEMENT GROUT.
- 3. SANITARY MANHOLES ARE TO HAVE A MINIMUM OF TWO (2)-ADJUSTING RINGS (2-INCH THICKNESS EACH, MINIMUM); TOTAL ADJUSTMENT STACK HEIGHT IS TO BE 12-INCHES MAXIMUM.
- 4. SANITARY MANHOLE CASTINGS SHALL BE TYPE B UNLESS OTHERWISE NOTED.
- 5. CHIMNEY SEALS ARE REQUIRED FOR ALL SANITARY SEWER MANHOLES.
- 6. SANITARY MANHOLE CASTINGS ARE TO BE BOLTED TO TOP OF MANHOLE USING MINIMUM OF TWO (2) 1/2-INCH THREADED RODS.
- 7. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

STORM SEWER NOTES

- 1. STORM MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
- 2. STORM MANHOLES ARE TO HAVE MINIMUM OF TWO (2)-ADJUSTING RINGS (2-INCH THICKNESS EACH, MINIMUM); TOTAL ADJUSTMENT STACK HEIGHT IS TO BE 12-INCHES MAXIMUM. STORM MANHOLE CASTINGS ARE NOT TO BE BOLTED TO MANHOLE.
- 3. STORM MANHOLE CASTINGS MAY BE ADJUSTED TO GRADE WITH USE OF EITHER BITUMINOUS JOINT COMPOUND OR NON-SHRINK CEMENT GROUT.
- 4. WHERE STORM SEWER CROSSES OVER WATER MAIN, PROVIDE AT LEAST 18" OF VERTICAL CLEARANCE. LOCATE ONE FULL LENGTH OF STORM SEWER OVER WATER MAIN WITH STORM SEWER MADE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SPACE JOINTS AS FAR AS POSSIBLE FROM WATER MAIN CROSSING.
- 5. ALL 54"-502 & 54"-511 INTAKES SHALL HAVE A NEENAH R-3240A OR DEETER 2326 FRAME & GRATE.
- 6. VERIFY LOCATION IN WRITING OF ALL DOWNSPOUTS WITH GENERAL CONTRACTOR, OWNER, ARCHITECT, AND GUTTER INSTALLER PRIOR TO ANY STORM SEWER INSTALLATION. NOTIFY ENGINEER IF ANY LOCATION DIFFERS PRIOR TO ANY STORM SEWER INSTALLATION.

WATER MAIN NOTES

- 1. ALL WATER MAIN SHALL HAVE MINIMUM COVER OF 5-1/2- FEET OVER TOP OF PIPE.
- 2. CONTRACTOR SHALL VERIFY FIRE HYDRANTS AND CURB BOXES WILL NOT BE LOCATED IN PROPOSED SIDEWALKS.
- 3. ALL VALVE BOXES LOCATED IN STREETS OR PAVED AREAS ARE TO BE TRENCH ADAPTERS (HIGH DENSITY POLYETHYLENE) AS MANUFACTURED BY AMERICAN FLOW CONTROL.
- 4. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE IOWA STATEWIDE URBAN DESIGN & SPECIFICATIONS (S.U.D.A.S.) AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- 5. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM WITH FINISHED PAVEMENT ELEVATIONS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL WATER SERVICES.
- 7. ALL WATER SERVICES ARE TO BE EXTENDED 5' BEYOND FUE, INTO FRONT YARDS.
- 8. STEEL FENCE POSTS ON END OF TO UTILITY SERVICES ARE REQUIRED. GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.
- 9. WHERE STORM SEWER CROSSES OVER WATER MAIN, PROVIDE AT LEAST 18" OF VERTICAL CLEARANCE. LOCATE ONE FULL LENGTH OF STORM SEWER OVER WATER MAIN WITH STORM SEWER MADE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SPACE JOINTS AS FAR AS POSSIBLE FROM WATER MAIN CROSSING.
- 10. WATER MAIN VALVE OPERATIONS SHALL BE ONLY DONE BY CITY STAFF.
- 11. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

UTILITY NOTES

- 1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND.
- 2. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN.
- 3. RESPONSIBILITY OF CONTRACTOR TO CONTRACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- 3. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH S.U.D.A.S. AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- 5. SITE UTILITY CONTRACTOR SHALL COORDINATE BUILDING SERVICE CONNECTIONS WITH BUILDING MECHANICAL CONTRACTOR.
- 6. ALL UTILITY SERVICES TO BE LOCATED 5' FROM OUTSIDE BUILDING WALL.
- 7. ALL SITE UTILITY WORK SHALL HAVE PLUMBING PERMIT AND BE INSPECTED BY CITY OF GRIMES.
- 8. CONTRACTOR SHALL CAP ANY UNUSED WATER SERVICES. COORDINATE WITH GRIMES WATER DEPARTMENT.
- 9. SANITARY SEWER AND WATER MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED. STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 10. ANY CONNECTIONS TO PUBLIC INFRASTRUCTURE SHALL BE INSPECTED BY GRIMES PUBLIC WORKS.

AS-BUILT NOTES

- 1. ALL ADA STALLS AND ACCESS ROUTES SHALL BE FIELD VERIFIED TO CONFIRM CONFORMANCE. CONTRACTOR IS RESPONSIBLE FOR MAKING ANY NECESSARY CHANGES TO PAVEMENT TO BRING INTO CONFORMANCE.

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884 · mail@cecinc.com

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CHASE BANK GRIMES

GRIMES, IOWA

GENERAL INFORMATION & NOTES

SHEET 2 OF 12

A-2314

DATE: 2025-08-18 - FOURTH SUBMITTAL

2025-08-15 - THIRD SUBMITTAL

2025-08-06 - SECOND SUBMITTAL

2025-07-10 - FIRST SUBMITTAL

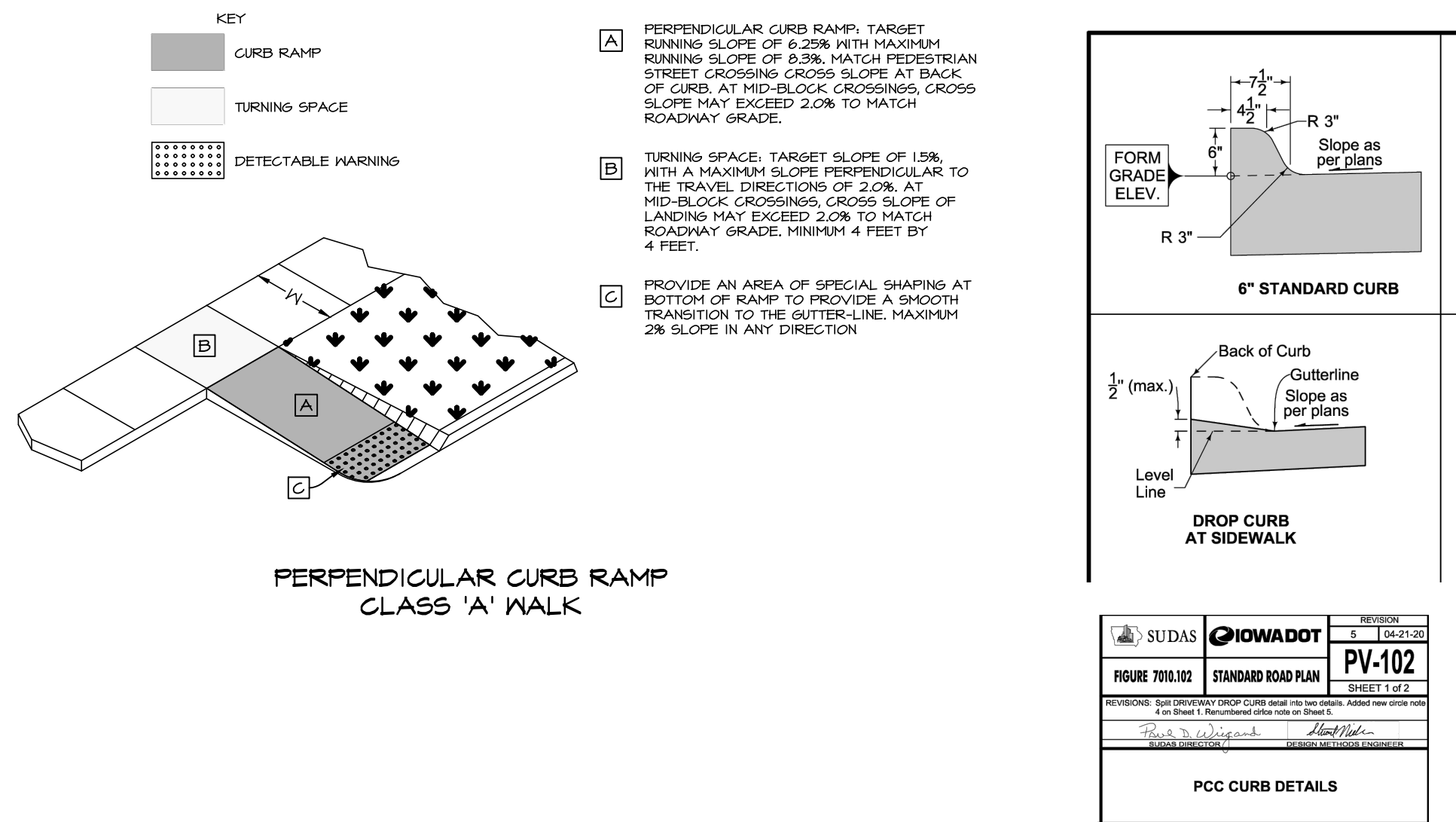
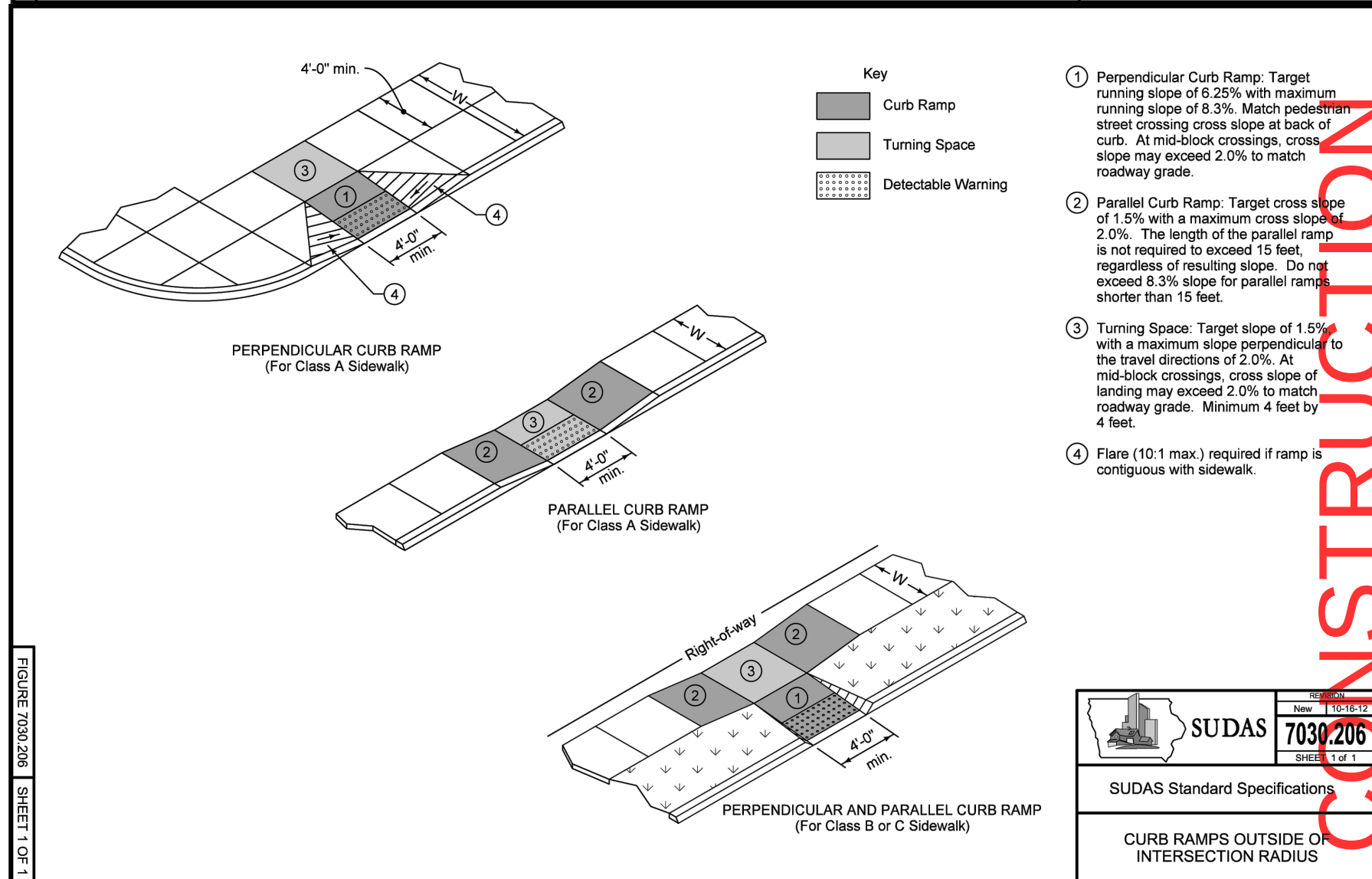
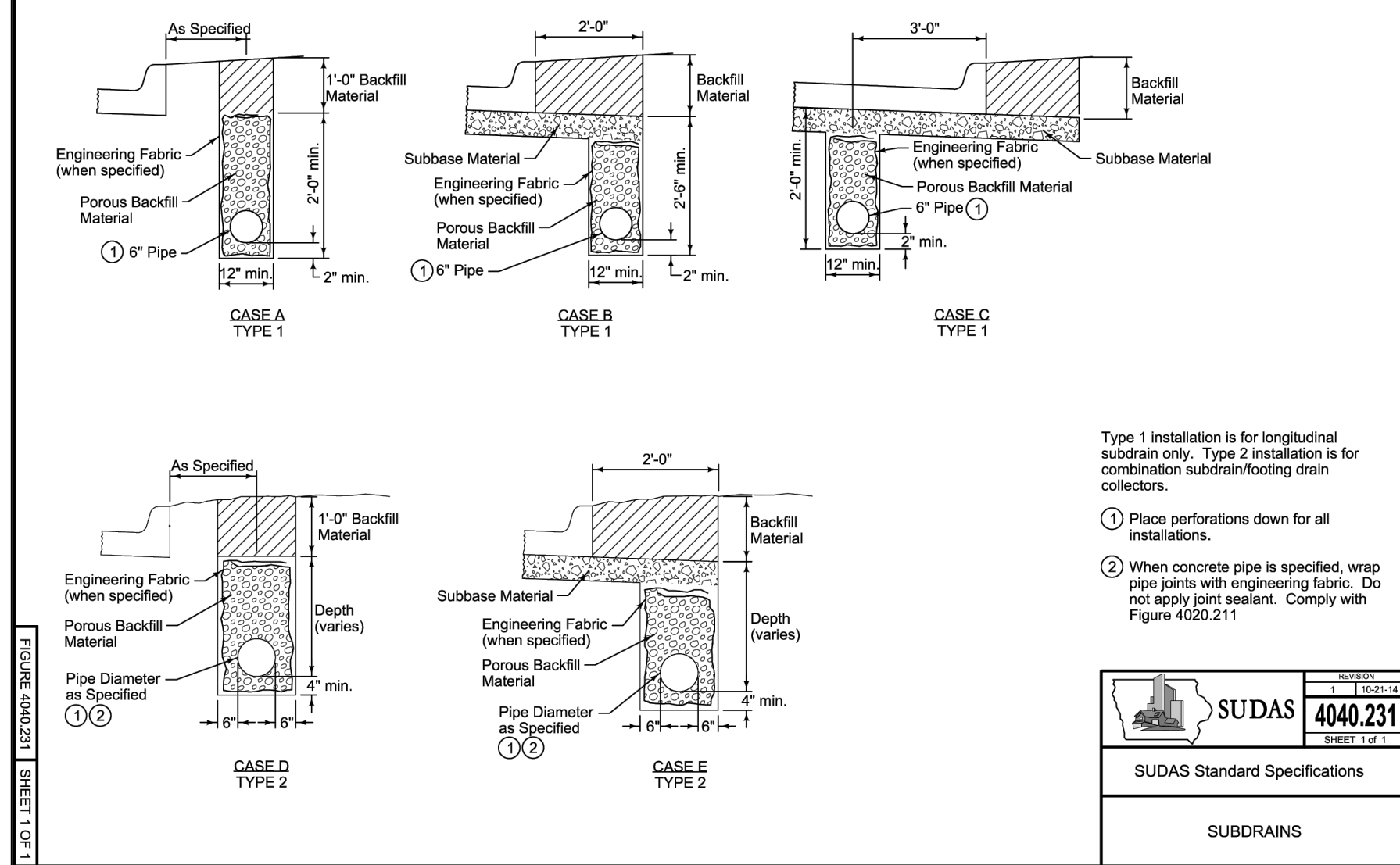
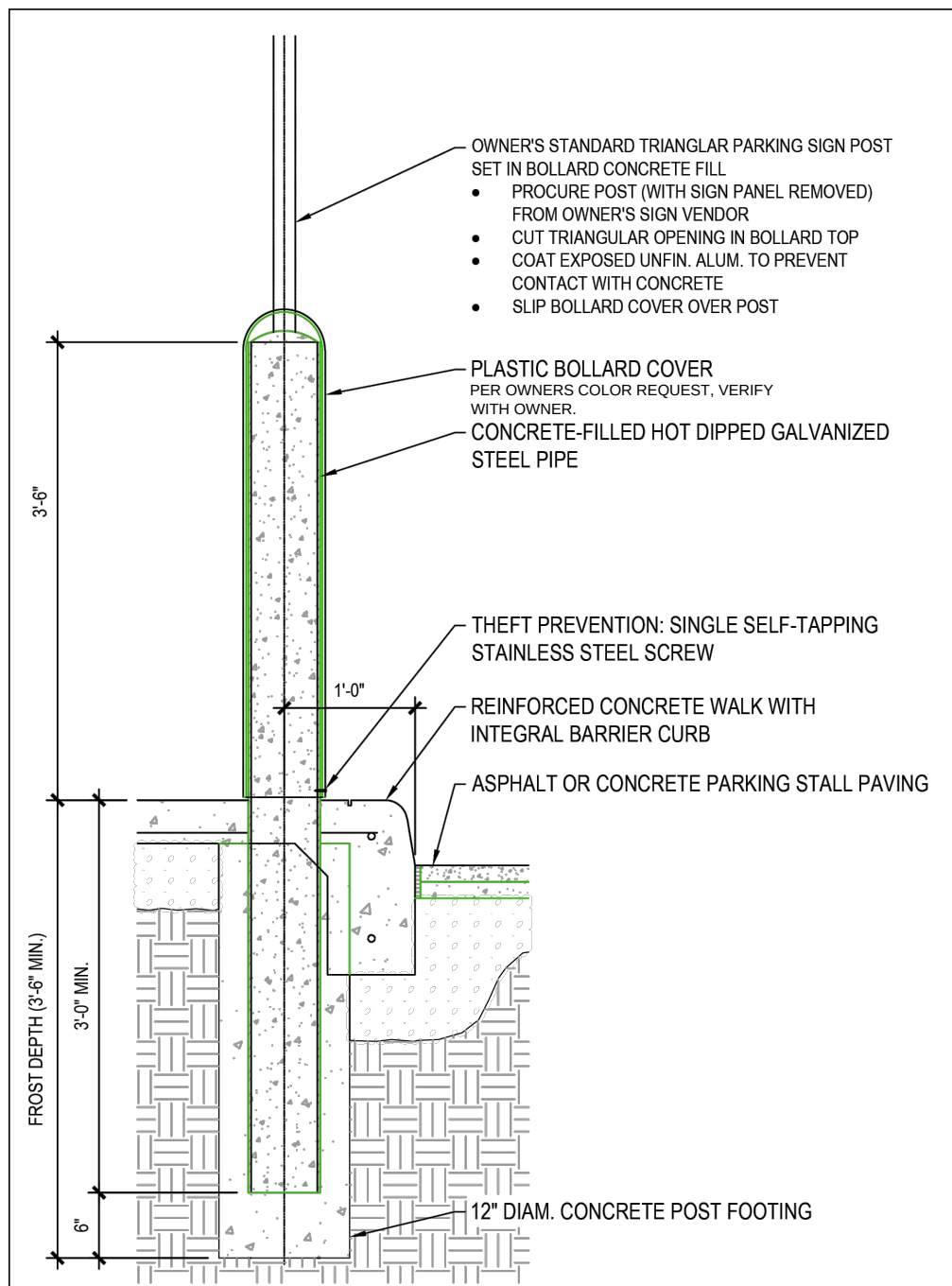
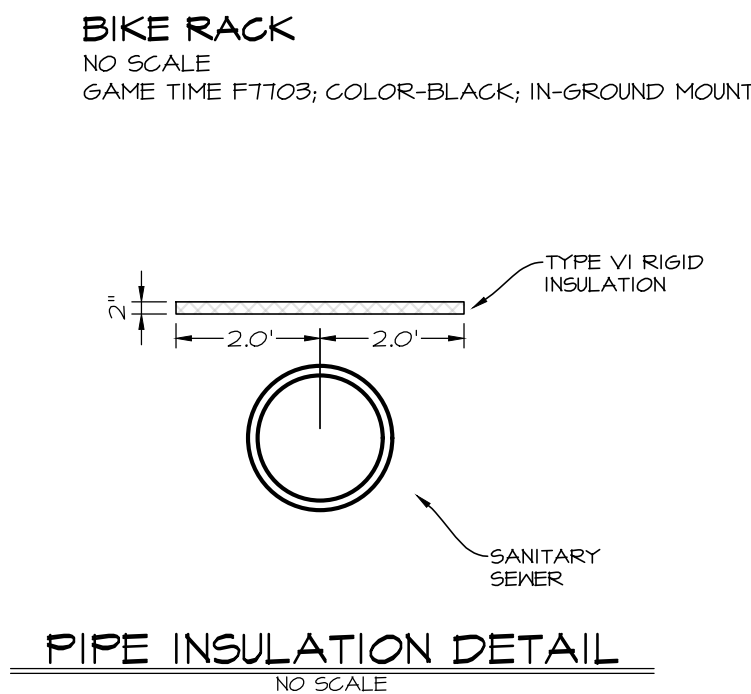
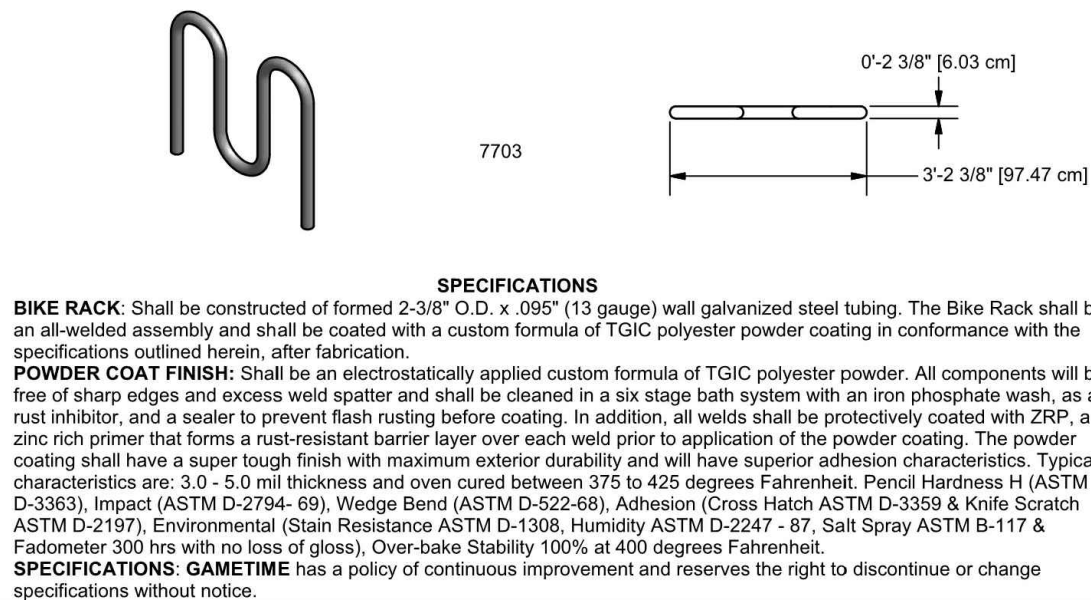
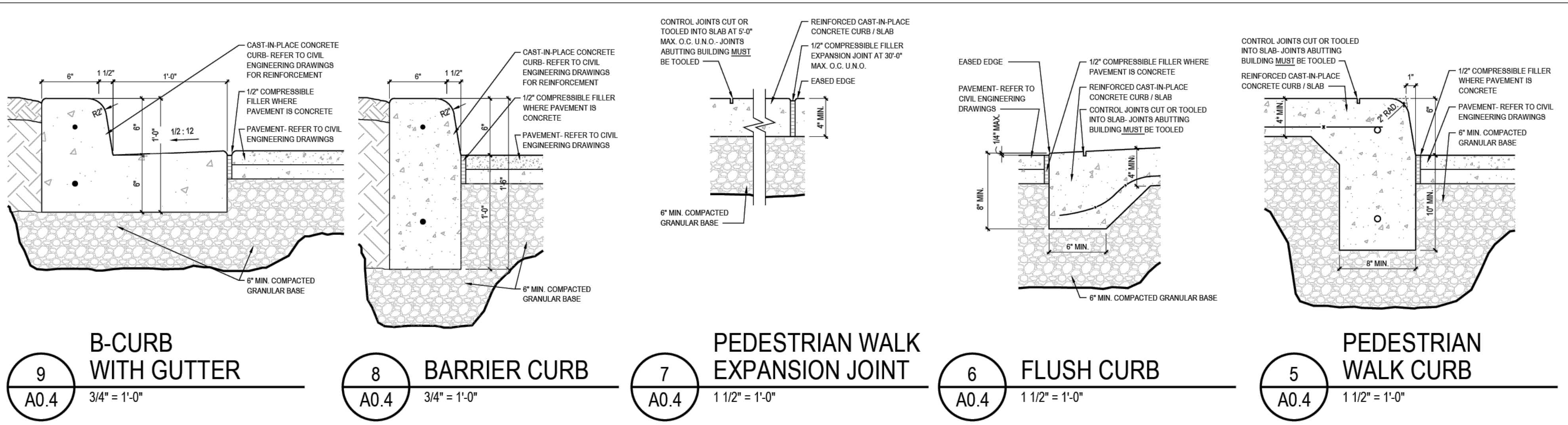
DATE OF SURVEY: 2025-06-25

DESIGNED BY: CTM

DRAWN BY: LKM

PRELIMINARY - NOT FOR CONSTRUCTION





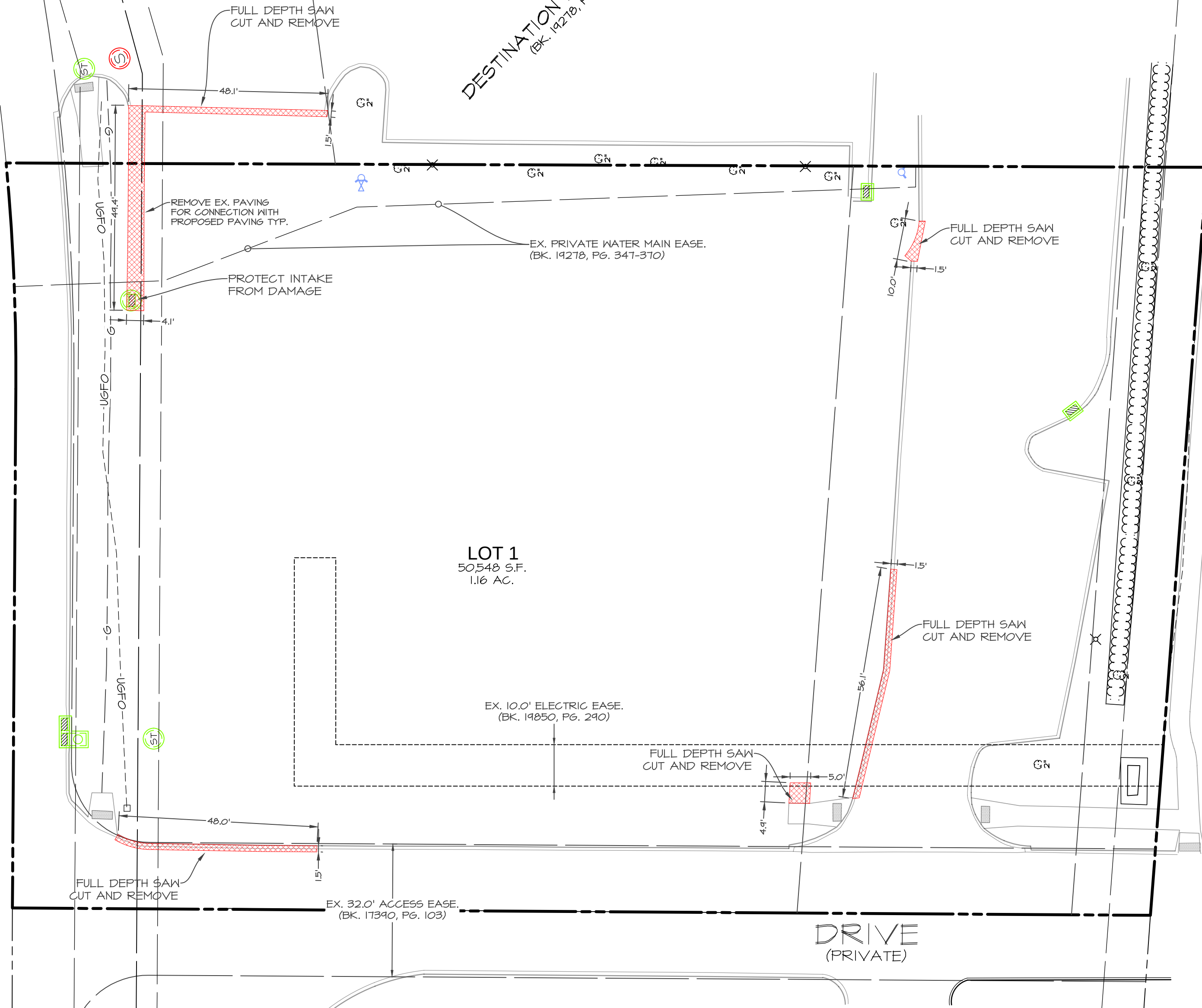


MEVARDS AT  
DESTINATION  
MARKET PLAT 1  
(BK. 17323, PG. 313-321)

OWNERS:  
MEVARDS INC  
300 NE DESTINATION DR  
GRIMES, IA 50111

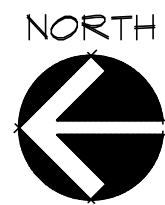
LOT 1

NE TELKAY LN  
(PRIVATE)



MEVARDS AT  
DESTINATION  
MARKET PLAT 1  
(BK. 17323, PG. 313-321)

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SCALE: 1"=20' (22"x34")



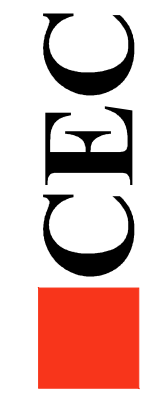
PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA

SHEET  
4  
OF 12  
A-2314

DEMOLITION PLAN

DATE: 2025-08-18 - FOURTH SUBMITTAL  
2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL  
2025-07-10 - FIRST SUBMITTAL  
DATE OF SURVEY: 2025-06-25  
DESIGNED BY: CTM  
DRAWN BY: LKN



Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, mail@cecinc.com



MEVARD'S AT  
DESTINATION  
MARKET PLAT 1  
(BK. 17325, PG. 83-821)

OWNERS:  
MEVARD'S INC  
300 NE DESTINATION DR  
GRIMES, IA 50111

MEVARD'S AT  
DESTINATION  
MARKET PLAT 1  
(BK. 17325, PG. 83-821)

OWNERS:  
M.Y. REAL ESTATE LLC  
2151 E 1ST ST  
GRIMES, IA 50111

OWNERS:  
ALD INC  
2035 E 1ST ST  
GRIMES, IA 50111

ACCESS TO PUBLIC  
NE DESTINATION DRIVE  
VIA ACCESS EASEMENT

FOUND  
CUT 'X'  
NE CORNER, LOT 1  
DESTINATION MARKET PLAT 1

EX. P.C.C.  
SIDEWALK

EX. INGRESS/EGRESS EASE.  
(BK. 19218, PG. 341-310)

EX. PRIVATE WATER MAIN EASE.  
(BK. 19218, PG. 341-310)

EX. POLE  
LIGHT

DESTINATION MARKET PLAT 1  
(BK. 19218, PG. 321-332)

LOT 2

500°12'11"N 289.46' M.  
500°18'15"E 284.37' P.

FOUND  
3/4" I.R. WYELLOW CAP #14T75  
SE CORNER, LOT 1  
DESTINATION MARKET PLAT 1

EX. 10.0' P.U.E.  
(BK. 16421, PG. 321)

R.O.M.  
VARIES

E 1ST STREET  
(PUBLIC)

N85°41'04"W 180.85' M.  
N65°42'27"E 180.12' P.

NEW CURB  
& GUTTER

PROPOSED  
POLE LIGHT

EX. 66.0' INGRESS/EGRESS EASE.  
(BK. 19218, PG. 341-310)

PROPOSED  
POLE LIGHT

CHASE STD. 'DO NOT  
ENTER' SIGN  
FACING SOUTH

CHASE STD. 'DO NOT  
ENTER' SIGN  
FACING NORTH

EX. ELECTRIC  
CABINET

FOUND  
CUT 'X'  
SW CORNER, LOT 1  
DESTINATION MARKET PLAT 1

EX. P.C.C.  
SIDEWALK

EX. ADA TRUNCATED  
DOMES TYP.

DRIVE  
(PRIVATE)

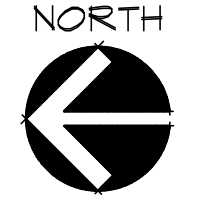
MAILBOX PER  
CHASE STANDARDS

ACCESS TO PUBLIC  
E 1ST STREET  
VIA ACCESS EASEMENT

SAW-CUT FULL-DEPTH,  
STRAIGHT AND TRUE FOR  
ALL PAVEMENT REMOVALS  
AS DIMENSIONED.

| CURVE DATA |          |         |        |         |        |             |
|------------|----------|---------|--------|---------|--------|-------------|
| CURVE      | DELTA    | RADIUS  | LENGTH | TANGENT | CHORD  | CH. BEARING |
| CI M.      | 5°40'57" | 550.00' | 54.55' | 21.30'  | 54.52' | N87°32'27"E |
| CI P.      | 5°40'28" | 550.00' | 54.41' | 21.30'  | 54.45' | N87°32'06"E |

SCALE: 1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")



PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA

DIMENSION PLAN

SHEET  
OF 12

A-2319

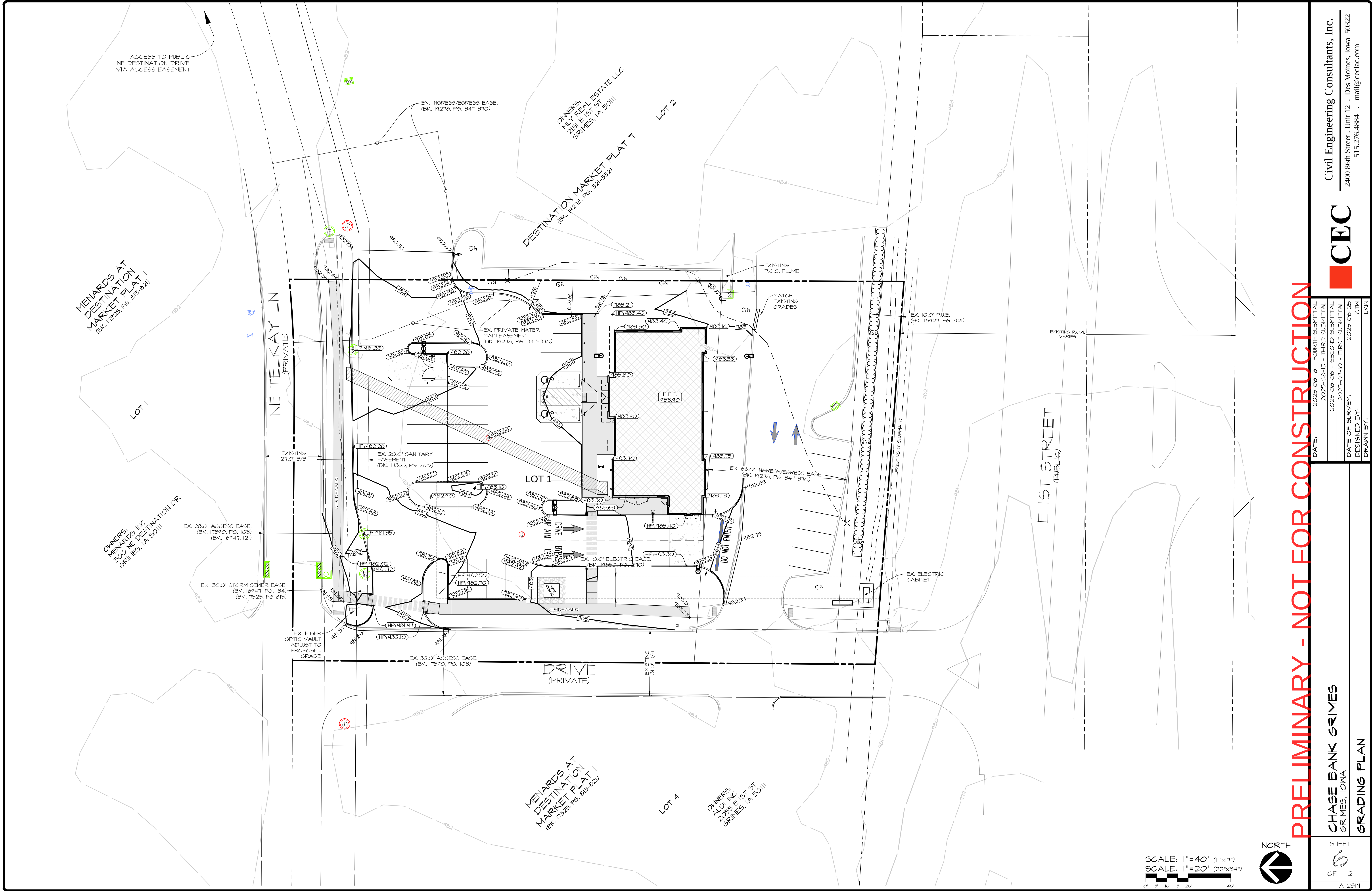
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515.276.4884, mail@cecinc.com

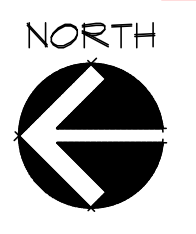
DATE: 2025-08-15 - FOURTH SUBMITTAL  
2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL  
2025-07-10 - FIRST SUBMITTAL  
DATE OF SURVEY: 2025-06-25  
DESIGNED BY: CTK  
DRAWN BY: LKN





PRELIMINARY - NOT FOR CONSTRUCTION

SCALE: 1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")



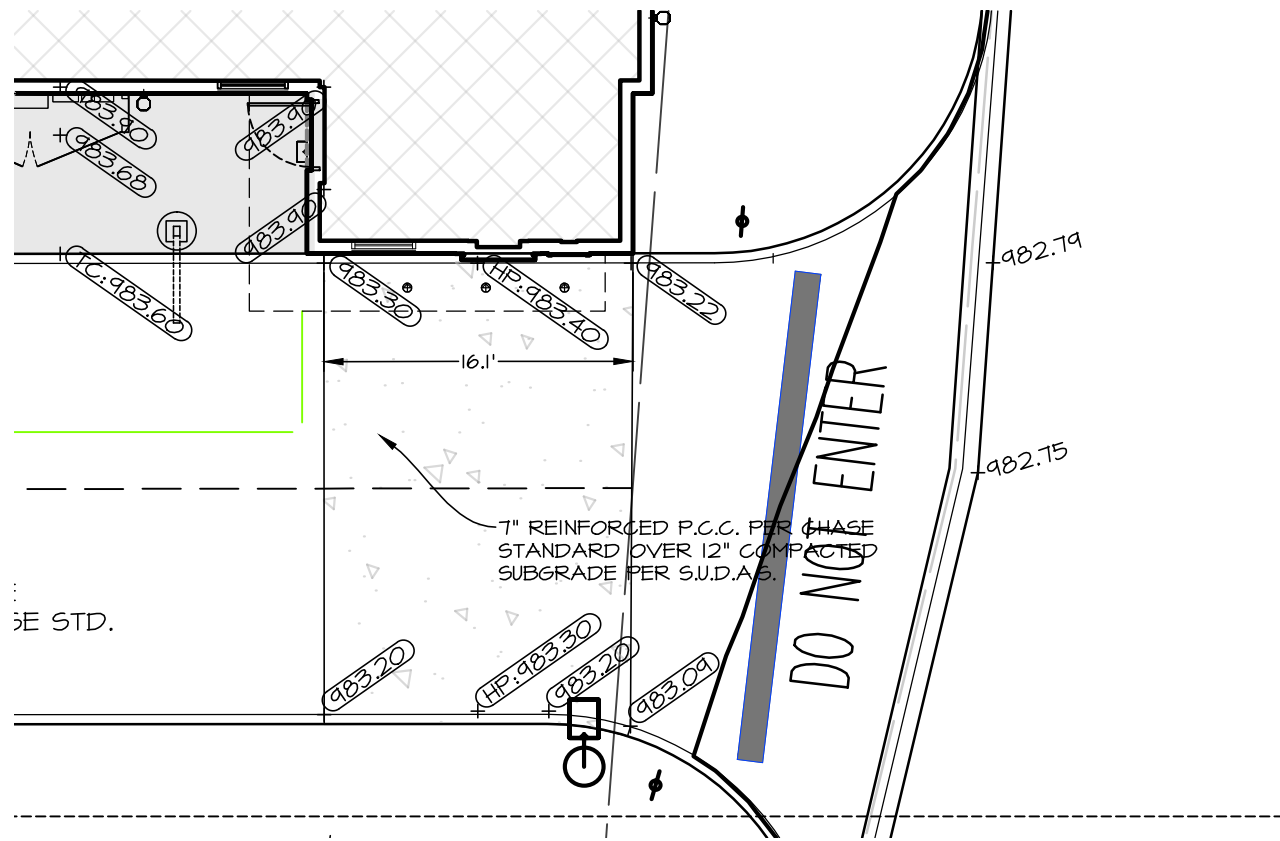
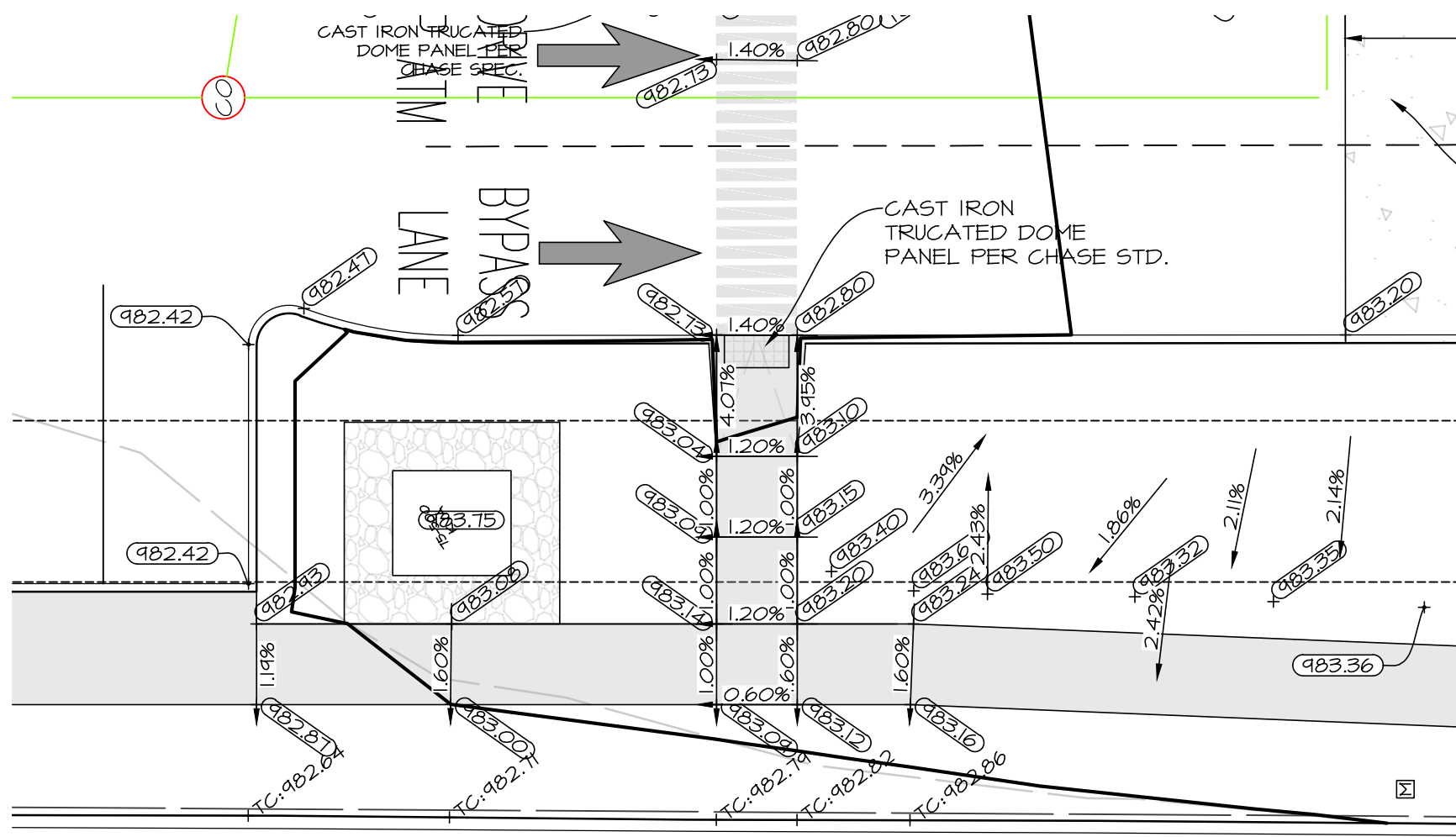
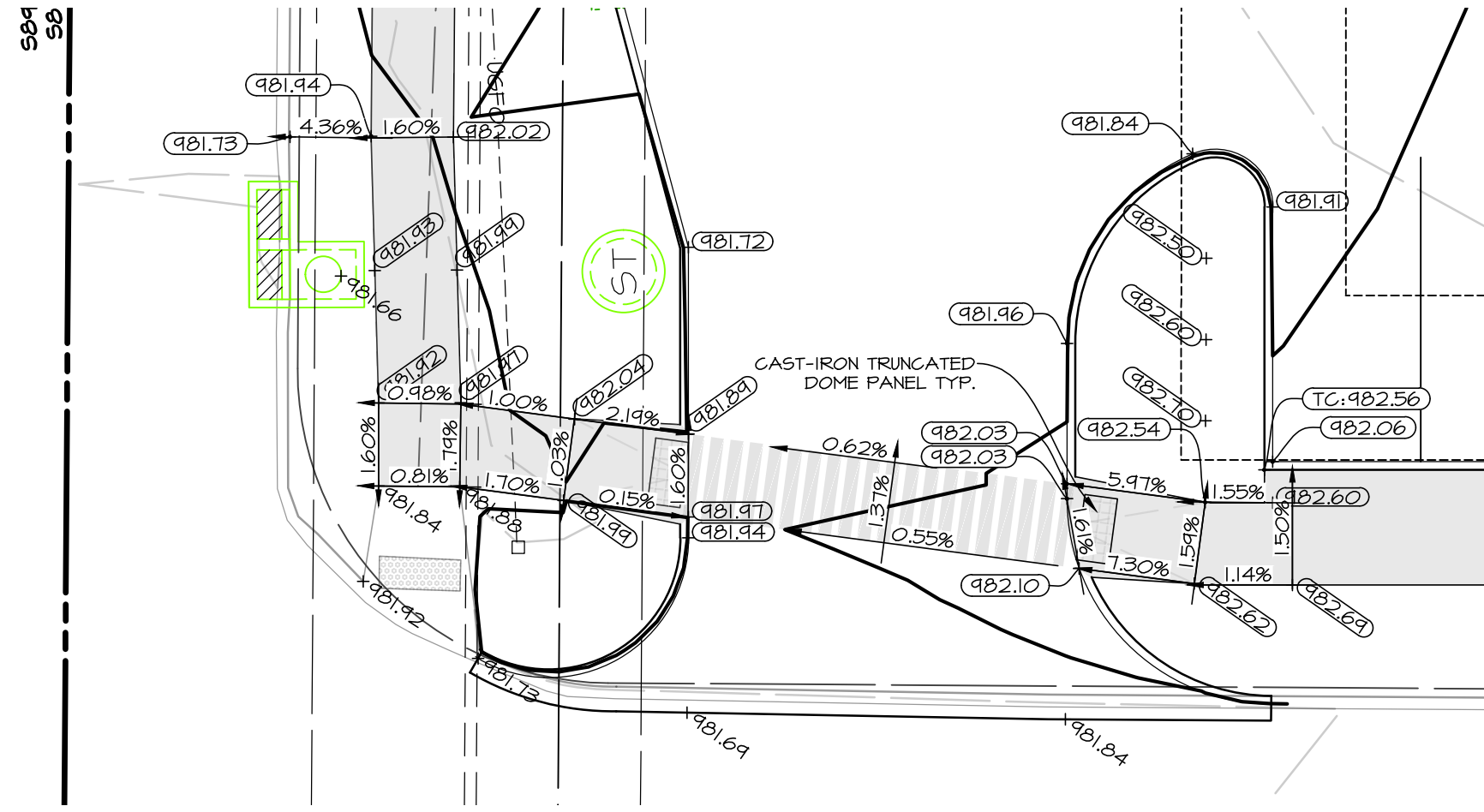
SHEET  
OF 12  
A-2319

CHASE BANK GRIMES  
GRIMES, IOWA  
GRADING PLAN

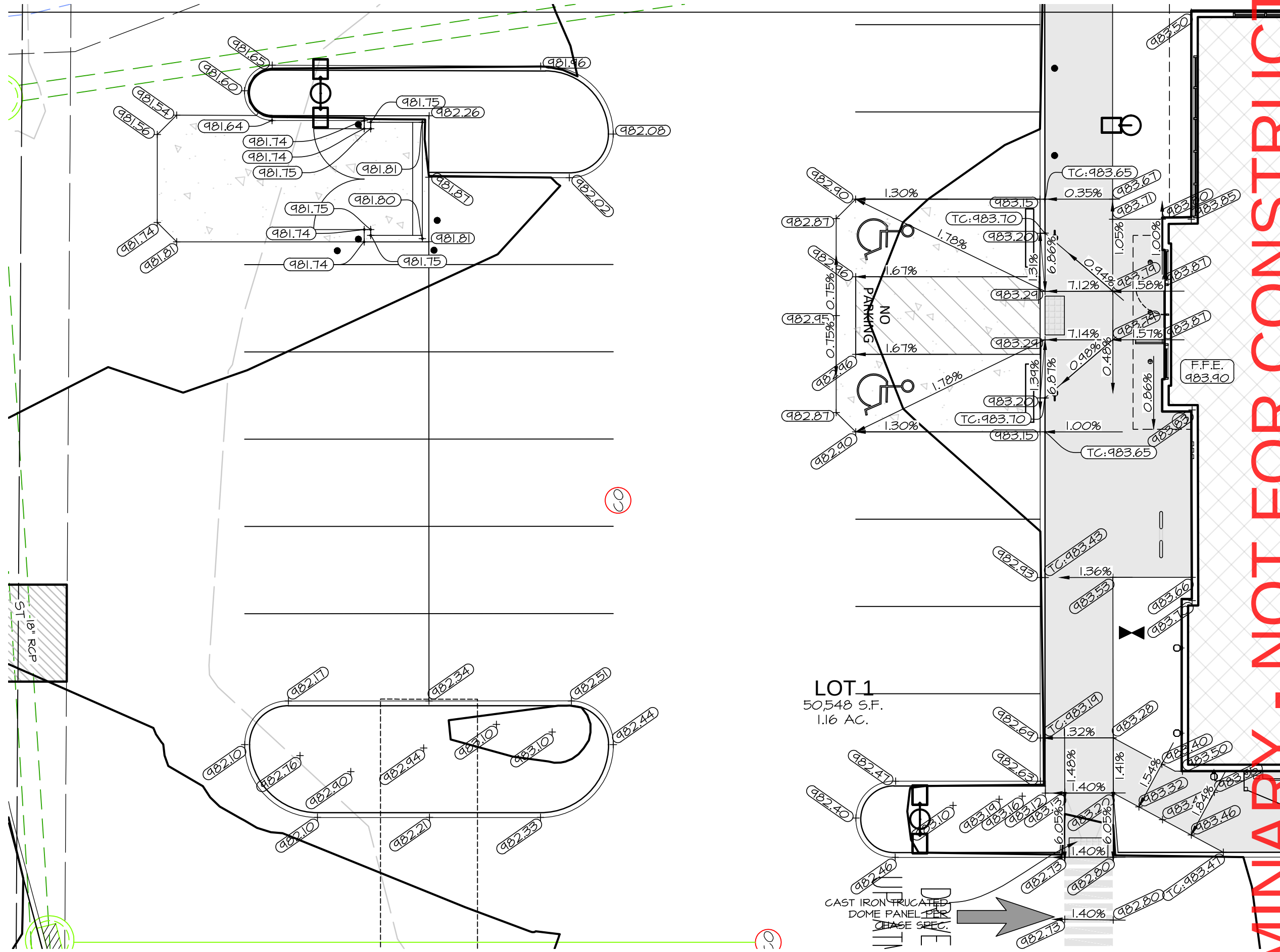
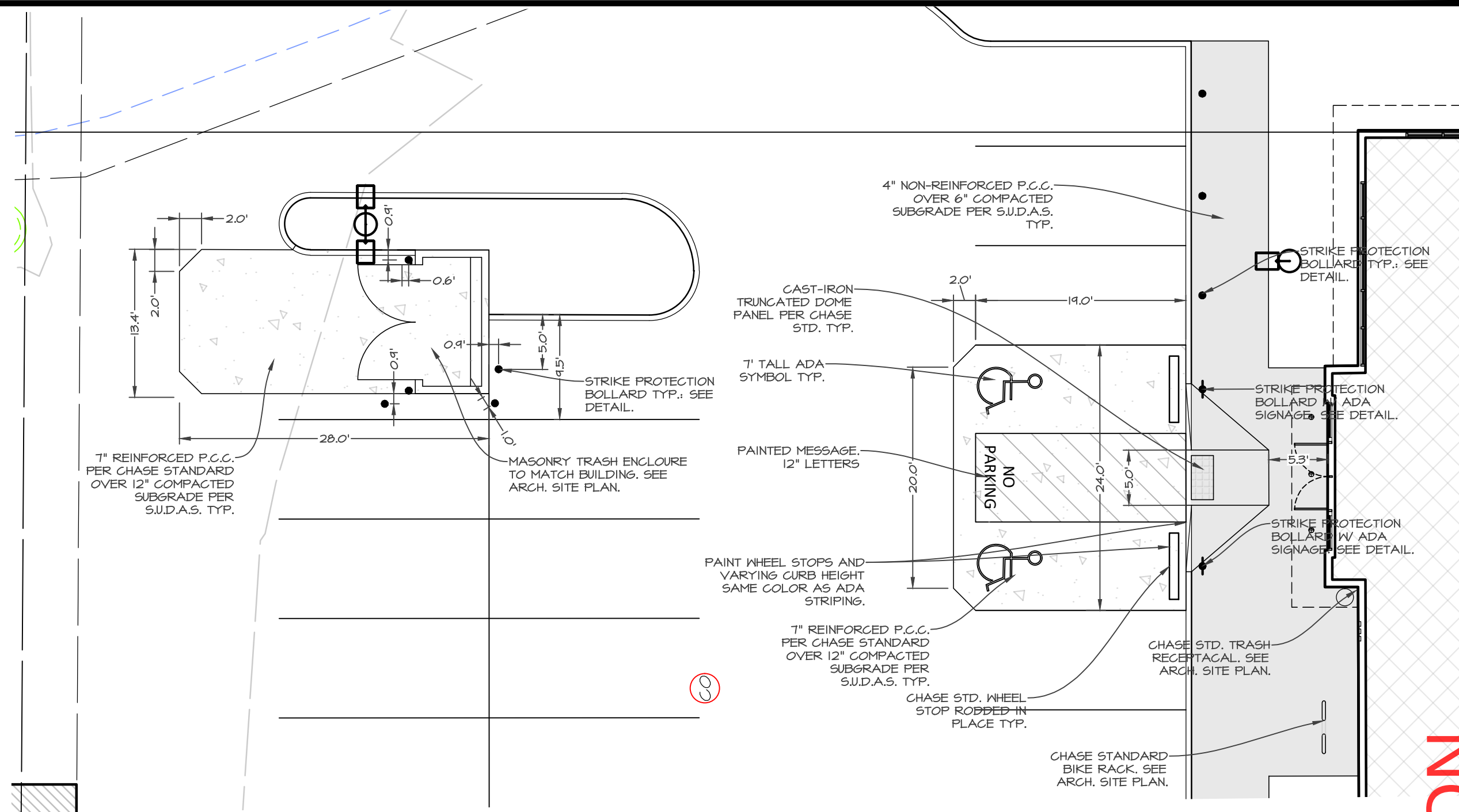
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2025-08-06 - SECOND SUBMITTAL  
2025-07-10 - FIRST SUBMITTAL  
DATE OF SURVEY: 2025-06-25  
DESIGNED BY: CTK  
DRAWN BY: LKN

CEC  
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515.276.4884, mail@cecinc.com

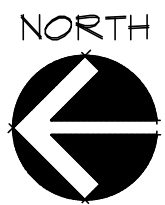




MAXIMUM AND PREFERRED ADA SLOPES: SEE DETAIL ON DRAWING 3.  
WHEEL STOPS PER CHASE STANDARD, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



SCALE: 1"=20' (11"x17")  
SCALE: 1"=10' (22"x34")



SHEET  
OF 12

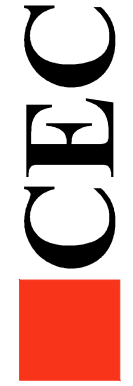
A-2319

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA

DIMENSION & GRADING DETAILS

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · mail@cecinc.com

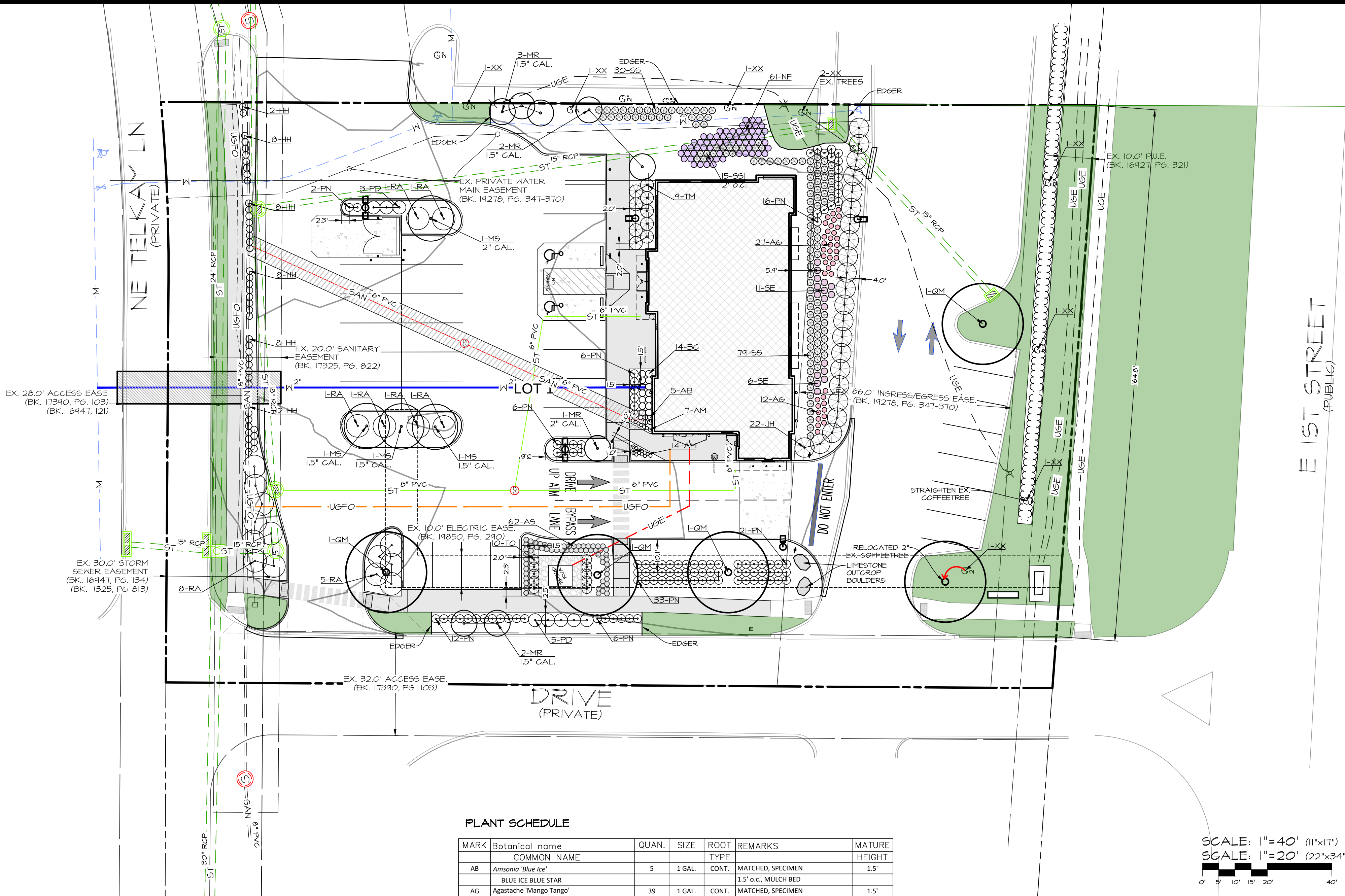


DATE: 2025-08-15 - FOURTH SUBMITTAL  
2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL  
2025-07-10 - FIRST SUBMITTAL  
DATE OF SURVEY: 2025-06-25  
DESIGNED BY: CTK  
DRAWN BY: LKN









GENERAL LANDSCAPING NOTES:

- ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH S.U.D.A.S. SPECIFICATIONS INCLUDING ALL APPLICABLE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL COMPLY WITH MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED (SPECIES & LOCATION) WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY OF GRIMES.
- ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD MULCH, NATURAL COLOR UNO. KEEP MULCH AWAY FROM PLANT TRUNK OR STEMS.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY.
- ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
- ALL DISTURBED AREAS SHALL BE SODDED AS NOTED ON LANDSCAPE PLAN (AREAS IN GREEN ON PLAN).
- OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF GROUND COVER ENSURING ADEQUATE VEGETATIVE COVER IS PRESERVED.
- EACH FIRE HYDRANT TO HAVE A 5' RADIUS VEGETATION FREE ZONE. NO WOODY LANDSCAPING GREATER THAN 18" TO BE WITHIN 5' OF ANY FIRE HYDRANT.
- MINIMUM PLANT SIZES ARE AS SCHEDULED. A 1.5"-2" CALIPER TREE IS NOT NECESSARILY A 2" CALIPER TREE.
- TURF AREA IS SHADED GREEN. RESTORE ALL TURF AREAS PER S.U.D.A.S. IF DISTURBED.
- ALL UNSHADOWED SOFT SPACES ARE TO BE MULCH BEDS. 3" SHREDDED HARDWOOD MULCH - NATURAL COLOR.
- BOULDERS TO BE: 5' x 3' LIMESTONE OUTCROP. SUMIT PHOTOS FOR APPROVAL.
- EDGERS: PERMALOG PROSLIDE ALUMINUM EDGERS, 1/8"x5.5", BLACK FINISH. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

PLANT SCHEDULE

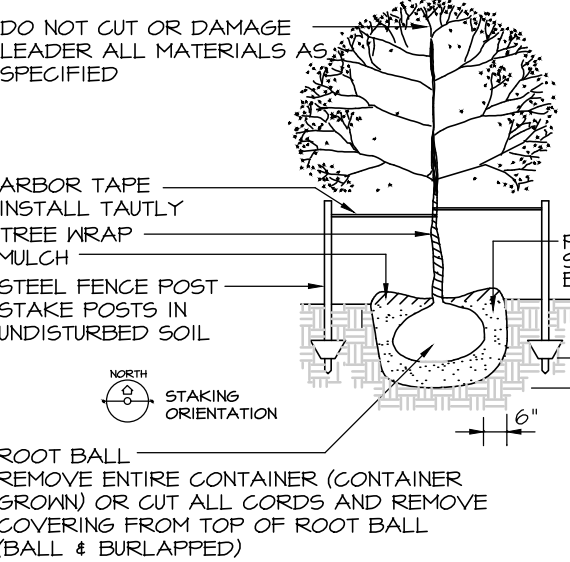
| MARK | Botanical name<br>COMMON NAME                                            | QUAN. | SIZE    | ROOT TYPE | REMARKS                                                 | MATURE HEIGHT |
|------|--------------------------------------------------------------------------|-------|---------|-----------|---------------------------------------------------------|---------------|
| AB   | Amsania 'Blue Ice'<br>BLUE ICE BLUE STAR                                 | 5     | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>1.5' o.c., MULCH BED               | 1.5'          |
| AG   | Agastache 'Mango Tango'<br>MANGO TANGO HYSSOP                            | 39    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2' o.c., MULCH BED                 | 1.5'          |
| AM   | Armeria maritima<br>SEA THRIFT                                           | 21    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN, MULCH BED<br>1.0' o.c., 1' FROM WALK | 1.5'          |
| AS   | Artemisia schmidtiana 'Nana'<br>SILVER MOUND ARTEMISIA                   | 62    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2' o.c., MULCH BED                 | 1'            |
| BC   | Bergenia cordifolia 'Winterglut'<br>WINTER GLOW PIG SQUEAK               | 14    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2.0' o.c., MULCH BED               | 2.5'          |
| HH   | Hemerocallis 'Happy Returns'<br>HAPPY RETURNS DAYLILY                    | 46    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2' o.c., MULCH BED                 | 1.5'          |
| JH   | Juniperus horizontalis<br>HAPPY RETURNS DAYLILY                          | 22    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>5' o.c., MULCH BED                 | 1.5'          |
| MR   | Malus 'Raspberry Spear'<br>RASPBERRY SPEAR CRABAPPLE                     | 8     | VARIES  | B&B       | MATCHED, SPECIMEN<br>7' o.c., MULCH BED                 | 18'           |
| MS   | Malus 'Sutzyam'<br>SUGAR TYME CRABAPPLE                                  | 4     | VARIES  | B&B       | MATCHED, SPECIMEN<br>10' o.c., MULCH BED                | 20'           |
| NF   | Nepeta frassensis 'Kitten Around'<br>KITEN AROUND CATMINT                | 61    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2' o.c., MULCH BED                 | 1.5'          |
| PD   | Physocarpus opulifolia 'Donna May'<br>LITTLE DEVIL NINEBARK              | 8     | 5 GAL.  | CONT.     | MATCHED, SPECIMEN<br>4' o.c., MULCH BED                 | 4'            |
| PN   | Physocarpus opulifolia 'Nanus'<br>DWARF NINEBARK                         | 102   | 3 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2.5' o.c., MULCH BED               | 2.5'          |
| QM   | Quercus macrocarpa 'JFS-KW3'<br>URBAN PINNACLE OAK                       | 4     | 2" CAL. | B&B       | MATCHED, SPECIMEN                                       | 55'           |
| RA   | Rhus aromatica 'Gra-Low'<br>GRO-LOW FRAGRANT SUMAC                       | 19    | 3 GAL.  | CONT.     | MATCHED, SPECIMEN                                       | 2'            |
| SE   | Sedum 'Autumn Fire'<br>AUTUMN FIRE STONECROP                             | 17    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN                                       | 2'            |
| SS   | Schizachyrium scoparium 'Brush Strokes'<br>BRUSH STROKES LITTLE BLUESTEM | 124   | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2.5' o.c. U.N.O., MULCH BED        | 3'            |
| TM   | Taxus x media 'Everlow'<br>EVERLOW YEW                                   | 9     | 5 GAL.  | CONT.     | MATCHED, SPECIMEN<br>4' o.c., MULCH BED                 | 2'            |
| TO   | Thuja occidentalis 'Skinner Dwarf'<br>SKINNER DWARF ARBORVITAE           | 10    | 7 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2.3' o.c., MULCH BED               | 7'            |
| XX   | Existing plant material                                                  | 9     | 2" CAL. |           |                                                         |               |

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL TREE WRAP TO BE ATTACHED WITH COTTON STRING, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

IRRIGATION TO BE BYPASSED FOR ALL MULCH BEDS AFTER THE TWO YEAR ESTABLISHMENT PERIOD.



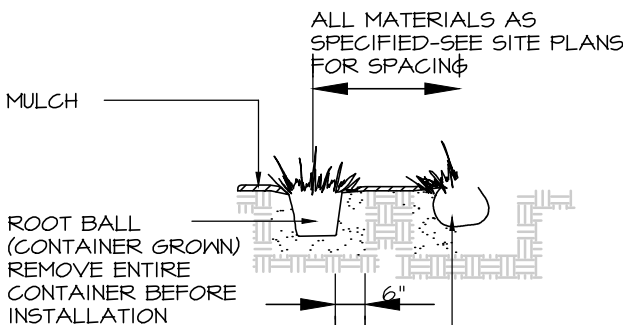
DECIDUOUS TREE PLANTING AND STAKING DETAIL  
NO SCALE

OPEN SPACE REQUIREMENT:  
LOT AREA \* 20%  
50548 \* 20% = 10110 S.F. REQUIRED  
13476 PROVIDED = 26.7%

OPEN SPACE LANDSCAPING REQUIREMENT:  
2 TREES / 1000 S.F. REQUIRED OPEN SPACE  
10.11 \* 2 = 21 REQUIRED (50% 2" CAL. MIN.)  
1 SHRUB / 500 S.F. REQUIRED OPEN SPACE  
10.11 / 500 = 21 REQUIRED

SOUTH BUFFER REQUIREMENT:  
1 TREE PER 50 L.F. FRONTAGE + 1 SHRUB 4" O.C.  
165 L.F. FRONTAGE / 50 = 4 TREES REQUIRED  
165 L.F. / 4 = 41 SHRUBS REQUIRED

EXISTING TREES: 4 INCL. 1 RELOCATED.  
EXISTING SHRUBS: 42



SHRUB & HERBACEOUS PLANTING DETAIL  
NO SCALE

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CHASE BANK GRIMES  
GRIMES, IOWA  
LANDSCAPING PLAN

SHEET  
OF 12  
A-2319



STORM WATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION/APPLICANT/SCHEDULE

- APPLICANT: THE ARCHITECTURAL PARTNERSHIP  
200 SOUTH MICHIGAN AVE., STE 1020, CHICAGO, IL 60604  
CONTACT: TERRON WRIGHT, PHONE: (312) 583-4800
- LOCATION: LOT 1, DESTINATION MARKET PLAT 7, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
- AREAS:
  - TOTAL SITE AREA = 116 ACRES
  - SITE AREA AFFECTED = 0.14 ACRES
- RUNOFF COEFFICIENT = 0.90 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
- 100 YEAR RUNOFF: APPROX. 6.5 CFS
- RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO BEAVER CREEK AND TO THE DES MOINES RIVER
- SOILS:
  - NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
  - WEBSTER CLAY LOAM, BERMIS MORaine WITH SLOPES BETWEEN 0% TO 2%
- ESTIMATED DATE WORK IS TO COMMENCE: SEPTEMBER 2025
- ESTIMATED DATE WORK IS TO BE COMPLETED: JUNE 2026

2. CONTROLS (ALL SEDIMENT AND EROSION CONTROLS TO BE INSTALLED, MAINTAINED AND REPLACED PER SUDAS SECTION 9040)

- EROSION AND SEDIMENT CONTROLS
- STABILIZATION PRACTICES
- EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- STRUCTURAL PRACTICES
- SILT FENCES - TEMPORARY DEVICE TO REMOVE SEDIMENT FROM RUNOFF.
- TEMPORARY SEDIMENTATION BASIN - TEMPORARY STRUCTURE TO DETAIN RUNOFF AND ALLOW SEDIMENTATION TO SETTLE OUT
- RIP RAP - PLACED AT OUTLET OF STORM SEWER TO PREVENT DOWNSTREAM EROSION
- DRAINAGE SHALES - STABILIZES SURFACE FROM EROSION WHILE CARRYING SURFACE RUNOFF
- INLET PROTECTION - FILTERS SEDIMENT FROM RUNOFF PRIOR TO ENTERING STORM SEWER SYSTEM
- STORM WATER MANAGEMENT
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SHALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- WASTE DISPOSAL
- ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE ENTRANCE WITH 8-INCHES OF LIMESTONE IN ORDER TO PREVENT MUD FROM TRACKING OUT ONTO ROADWAY.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

3. CONTRACTORS

- GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. SEE CERTIFICATION THIS SHEET.
- PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

4. IMPLEMENTATION / MAINTENANCE

- MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN PLAN.
- CURB CUT SHALL BE ONE OF THE FIRST ITEMS OF CONSTRUCTION IN ORDER TO ACCESS SITE. "JUMPING THE CURB" IS NOT ALLOWED.
- PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
- DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
- INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
- TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER. INTAKE BASKETS SHALL BE PLACED IN STRUCTURE ONCE CASTINGS ARE IN PLACE.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY CONTRACTOR IMMEDIATELY. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN STREET GUTTER.
- MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING SYSTEM.
- DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR PERIOD EXCEEDING 14 DAYS, STABILIZATION OF THE DISTURBED AREAS SHALL INITIATE IMMEDIATELY.
- PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREA OF SEEDING SHALL BE RESEED - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- DRAINAGE SHALES REMAIN UNDISTURBED.
- ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
- PERMANENT FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE 70% MIN. COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- WORK REQUIRING ENTERING AND LEAVING SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS CERTAIN.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
- EROSION CONTROL CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE SITE HAS BEEN PERMANANTLEY ESTABLISHED WITH GROUND COVER.
- CONCRETE WASHOUT AREA SHALL BE DESIGNED AND CONSTRUCTED PER SUDAS SECTION 11,050 AND SHALL HAVE AN IMPERMEABLE LINER TO CONTAIN ALL WASTE CONCRETE MATERIALS. WHEN CONTAINER IS ¾ FULL (AVOID SPILLOVER) PCC WASTE SHALL BE DISPOSED BY PROPERLY SENT TO AN APPROPRIATE RECYCLING FACILITY). PCC WASTE SHALL NOT BE BURIED ON SITE.
- TRASH SHALL BE CLEANED UP DAILY OR PUT INTO COVERED DUMPSTER.

5. INSPECTIONS

- CONTRACTOR SHALL KEEP A COPY OF SWPPP ONSITE
- QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST EVERY SEVEN CALENDAR DAYS.
- INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN FOLLOWING:
  - SUMMARY OF SCOPE OF INSPECTION
  - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
  - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
  - ANY ACTIONS TAKEN
  - SIGNATURE
- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER
- CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

6. NON-STORM WATER DISCHARGES

- WATER MAIN FLUSHING
- FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
  - SILTATION BASIN
  - ROCK OUTLET PROTECTION (RIPRAP)
  - SILT FENCING
  - EXISTING VEGETATION
- FLUSHED WATER CONTAINING CHEMICALS (I.E. CHLORINE AND/OR DETERGENTS) NEED TO BE NEUTRALIZED PRIOR TO DISCHARGE TO THE CONTROLS LISTED.
- PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
- CONCRETE WASHOUT AREAS SHALL BE DESIGNED IN COMPLIANCE WITH SUDAS SPECIFICATION 11,050.
- PORTABLE TOILETS SHALL BE SECURED FROM OVERTURNING AND SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL CONTAIN AND PROPERLY DISPOSE OF ALL CONCRETE SAWCUTTINGS AND GRINDING.
- DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS SUCH AS DEWATERING BAGS OR EQUAL.
- FOLLOWING DISCHARGES ARE PROHIBITED:
  - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO
  - PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
  - FUELS, OILS, OR POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
  - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
  - DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
  - EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
  - DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS SHALL BE MINIMIZED.

7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN

- IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
- MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE REALEASE AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURANCE OF SUCH RELEASES.

8. NOTICE OF DISCONTINUATION (NOD)

- WITHIN 30 DAYS OF FINAL SITE STABILIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. NOD SHALL INCLUDE:
  - NAME OF THE OWNER OR OPERATOR TO WHICH COVERAGE UNDER GENERAL PERMIT WAS ISSUED
  - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
  - DATE CONSTRUCTION SITE REACHED FINAL STABILIZATION
  - SIGNED CERTIFICATION
- NOD SHALL BE MAILED TO:  
STORM WATER COORDINATOR  
IOWA DEPARTMENT OF NATURAL RESOURCES  
502 E. 9TH STREET  
DES MOINES, IOWA 50319-0034

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SOIL STABILIZATION AND EROSION CONTROL MEASURES WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE COMMENCING LAND DISTURBING ACTIVITIES.
3. DO NOT DISTURB AN AREA UNLESS IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
6. IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
7. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
8. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE.
9. NOTICE OF DISCONTINUATION WILL BE FILED ONCE SITE IS STABILIZED.



VICINITY SKETCH

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

SUBCONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

SUBCONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

SUBCONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

QUANTITIES

- 814 LF SILT FENCE OR FILTER SOXX
- 0.04 ACRES SOD
- 0.0 ACRES SEEDING - TYPE 2 (PERMANENT) DISTURBED AREA OUTSIDE OF PROPERTY BOUNDARY.
- 0.14 ACRES SEEDING - TYPE 4 (TEMPORARY AS NEEDED)
- 5 EA INTAKE FILTER BASKETS
- 1 EA CONSTRUCTION ENTRANCE

AREA OF DISTURBANCE

0.14 ACRES

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 2025-08-18 - FOURTH SUBMITTAL  
2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL  
2025-07-10 - FIRST SUBMITTAL  
DATE OF SURVEY: 2025-06-25  
DESIGNED BY: CTR  
DRAWN BY: LKJ

CHASE BANK GRIMES  
GRIMES, IOWA  
EROSION CONTROL NOTES

SHEET  
10  
OF 12

A-2314

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · mail@cecinc.com







ACCESS TO PUBLIC  
NE DESTINATION DRIVE  
VIA ACCESS EASEMENT

OWNERS:  
M. REAL ESTATE LLC  
251 E 15<sup>TH</sup> ST  
GRIMES, IA 50011

DESTINATION MARKET PLACE  
(800-421-0100, 321-3332)

LOT 2

LOT

NETELKA  
(PRIVATE)

OWNERS:  
MENARDS INC  
300 NE DESTINATION DR  
GRIMES, IA 50111

EX. 28.0' ACCESS EASE.  
(BK. 17390, PG. 103)  
(BK. 16947, 121)

EX. 30.0' STORM SEWER EASE.  
(BK. 16947, PG. 134)  
(BK. 7325, PG 813)

EX  
OPTIC  
AD.

EX. 32.0' ACCESS EASE  
(BK. 17390, PG. 103)

DRIVE  
(PRIVATE)

LOT 1

OWNERS:  
ALDI INC  
2055 E 1ST ST  
PRIMES, IA 50111

**MENARDS AT  
DESTINATION  
MARKET PLAT 1**  
(OK, 17325, PG. 813-821)

EST STREET  
(PUBLIC)

EXISTING 5' SIDEWALK

EX. ELECTRIC  
CABINET

EX. 10.0' P.U.E.  
(BK. 16927, PG. 32)

EXISTING R.O.I.  
VARIES

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA

## EROSION CONTROL PLAN

---

2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

2025-

2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

2025-

2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

2025-

2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

2025-

2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

2025-

2025-08-15 - THIRD SUBMITTAL  
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2025-08-06 - SECOND SUBMITTAL

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2025-08-06 - SECOND SUBMITTAL

2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

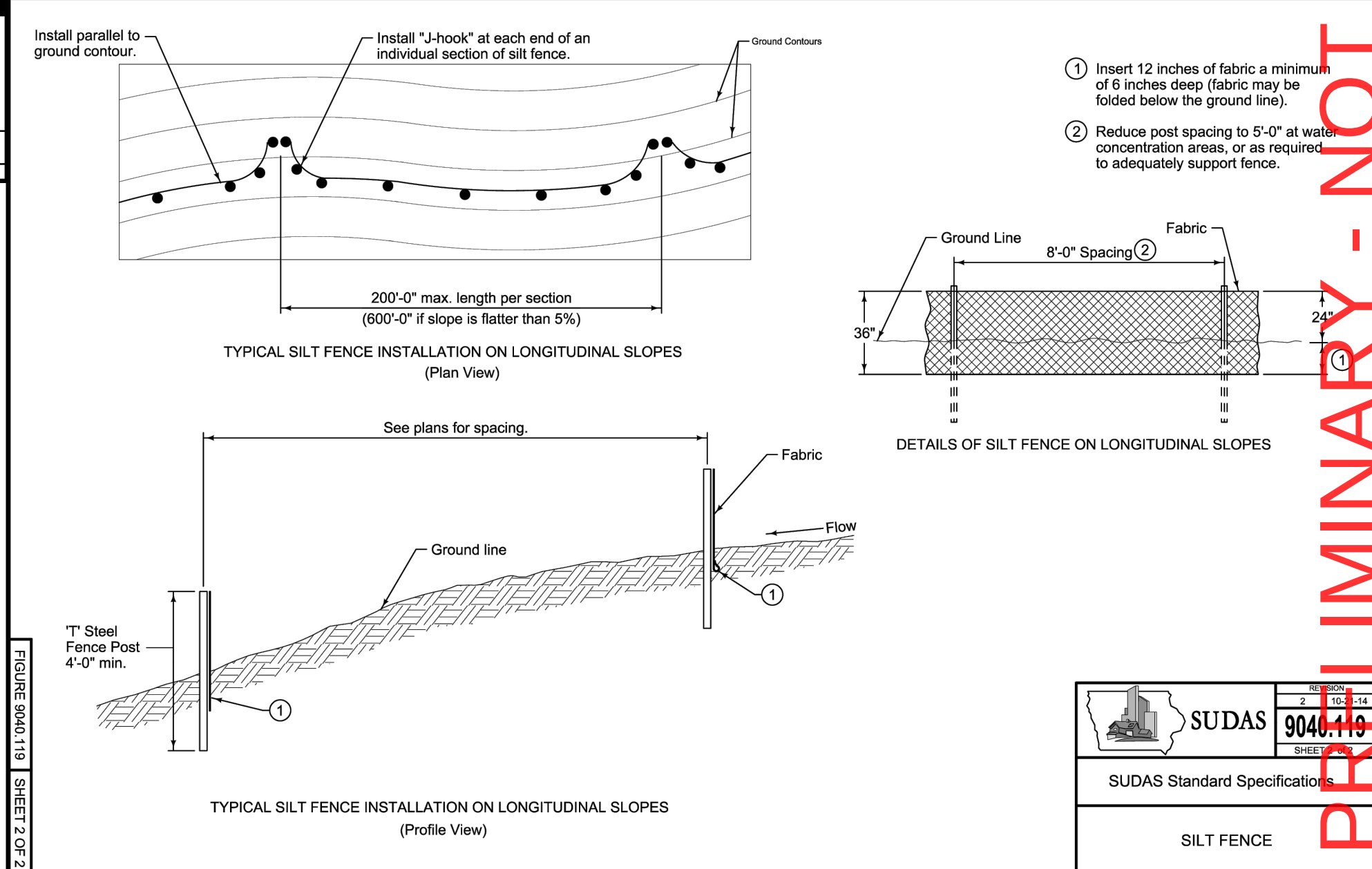
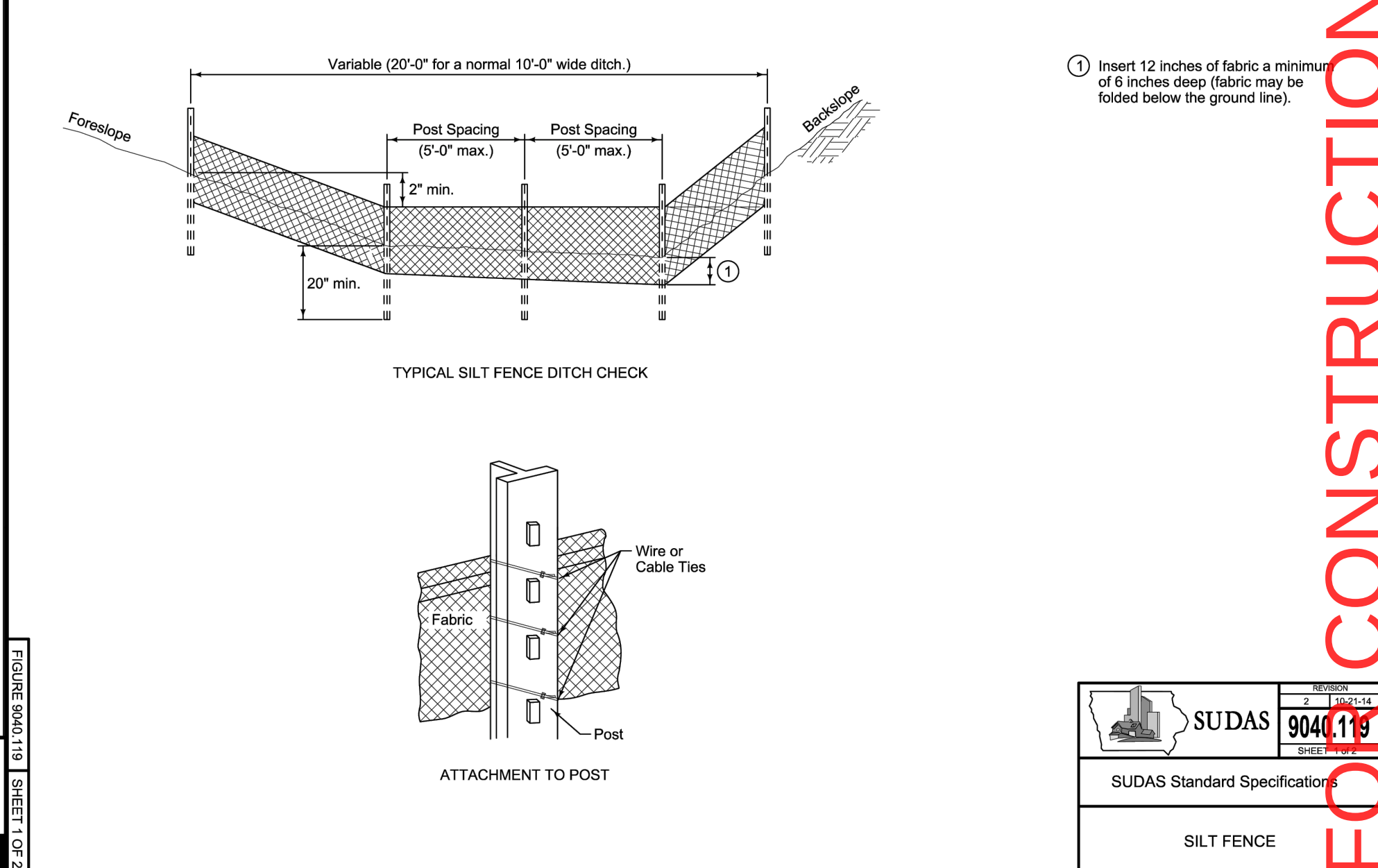
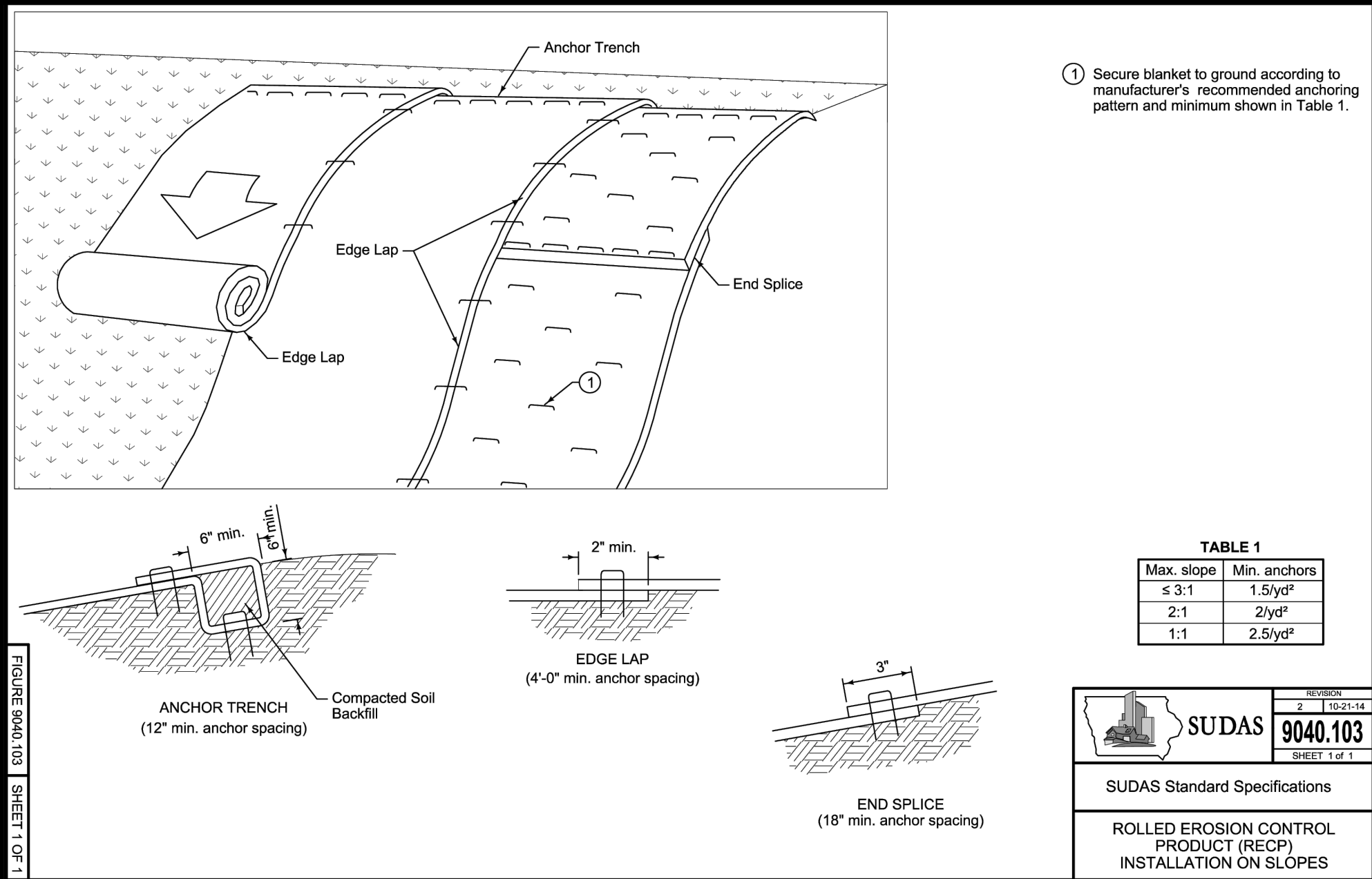
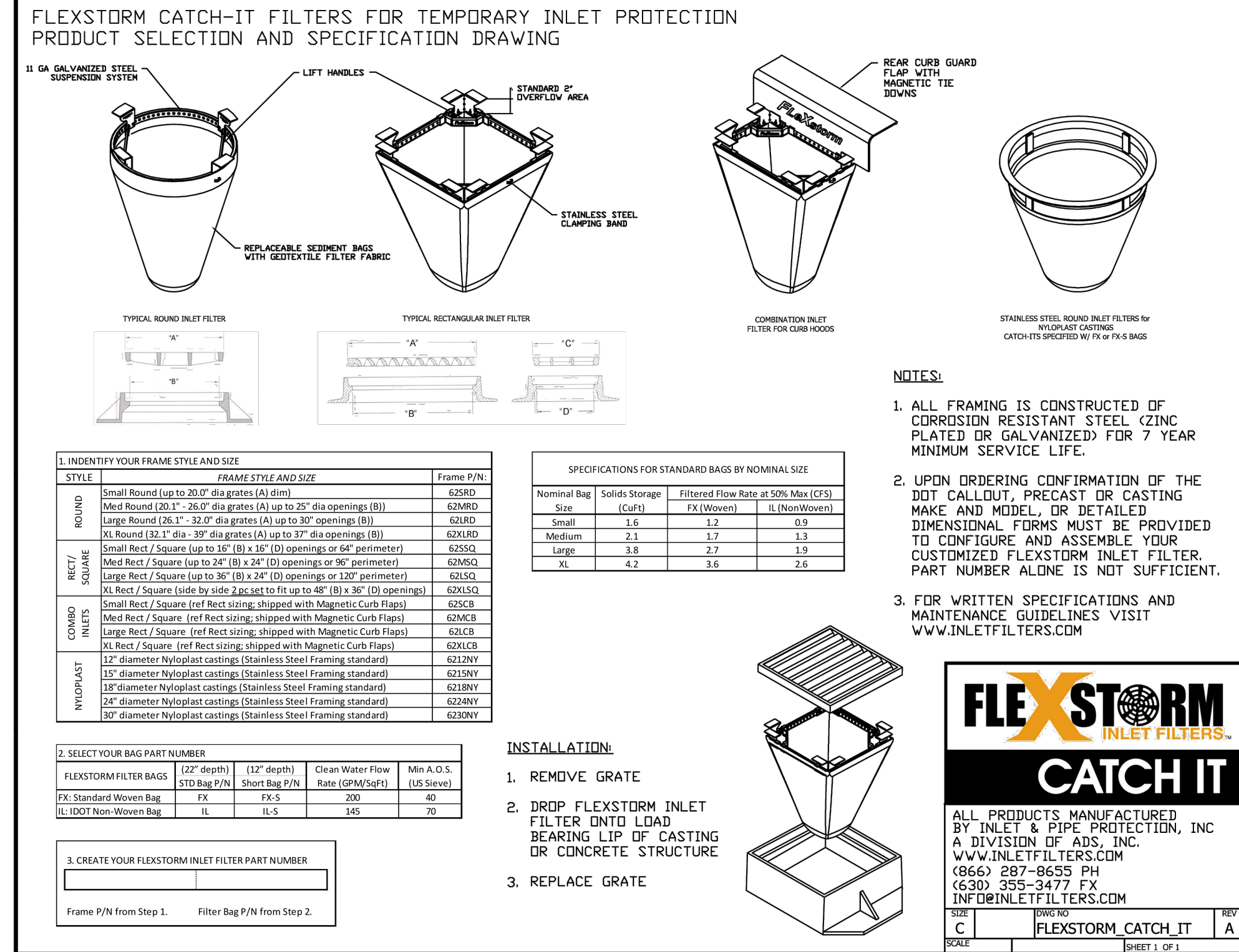
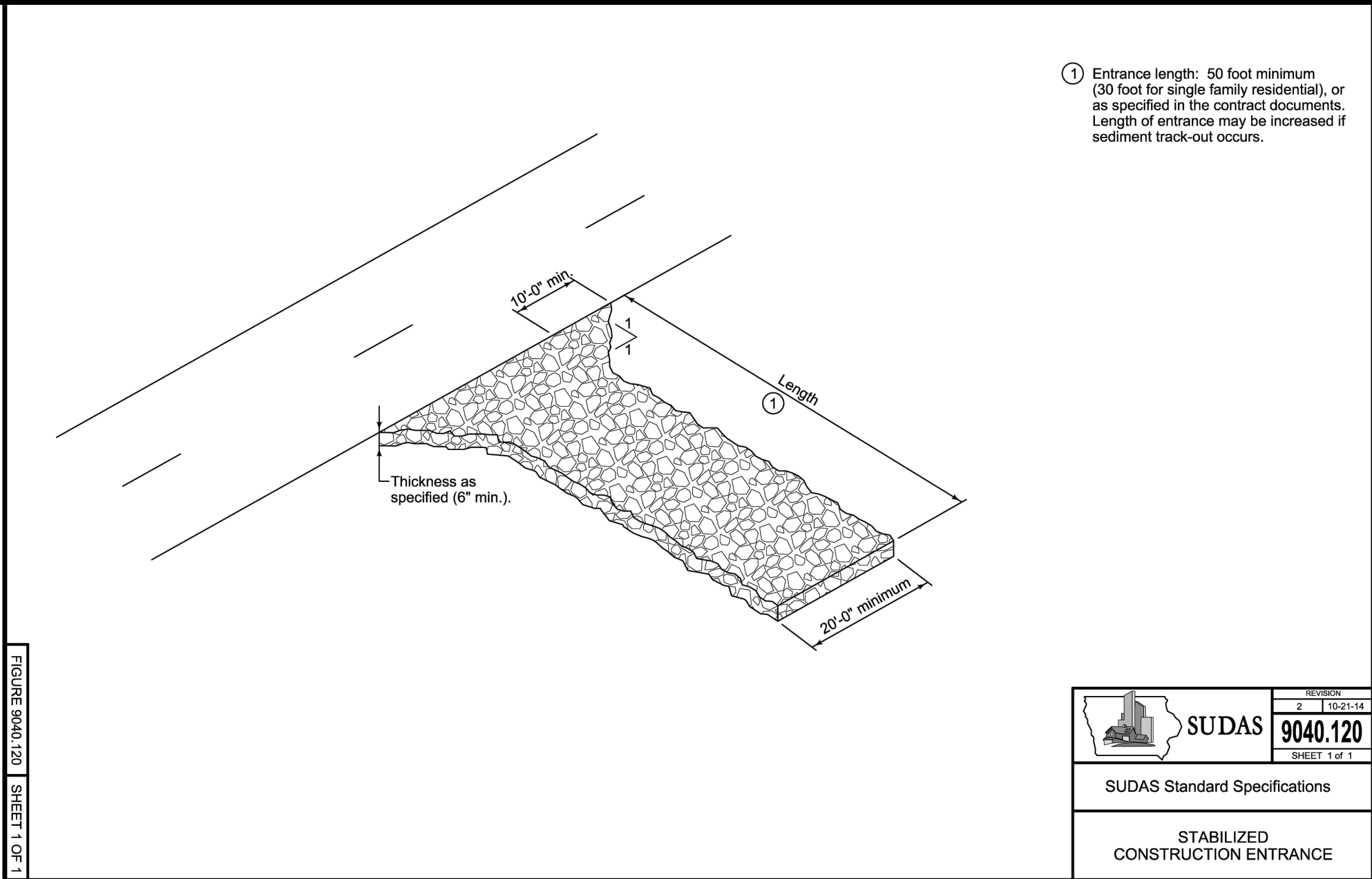
2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

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2025-08-06 - SECOND SUBMITTAL

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2025-08-06 - SECOND SUBMITTAL

2025-08-15 - THIRD SUBMITTAL  
2025-08-06 - SECOND SUBMITTAL

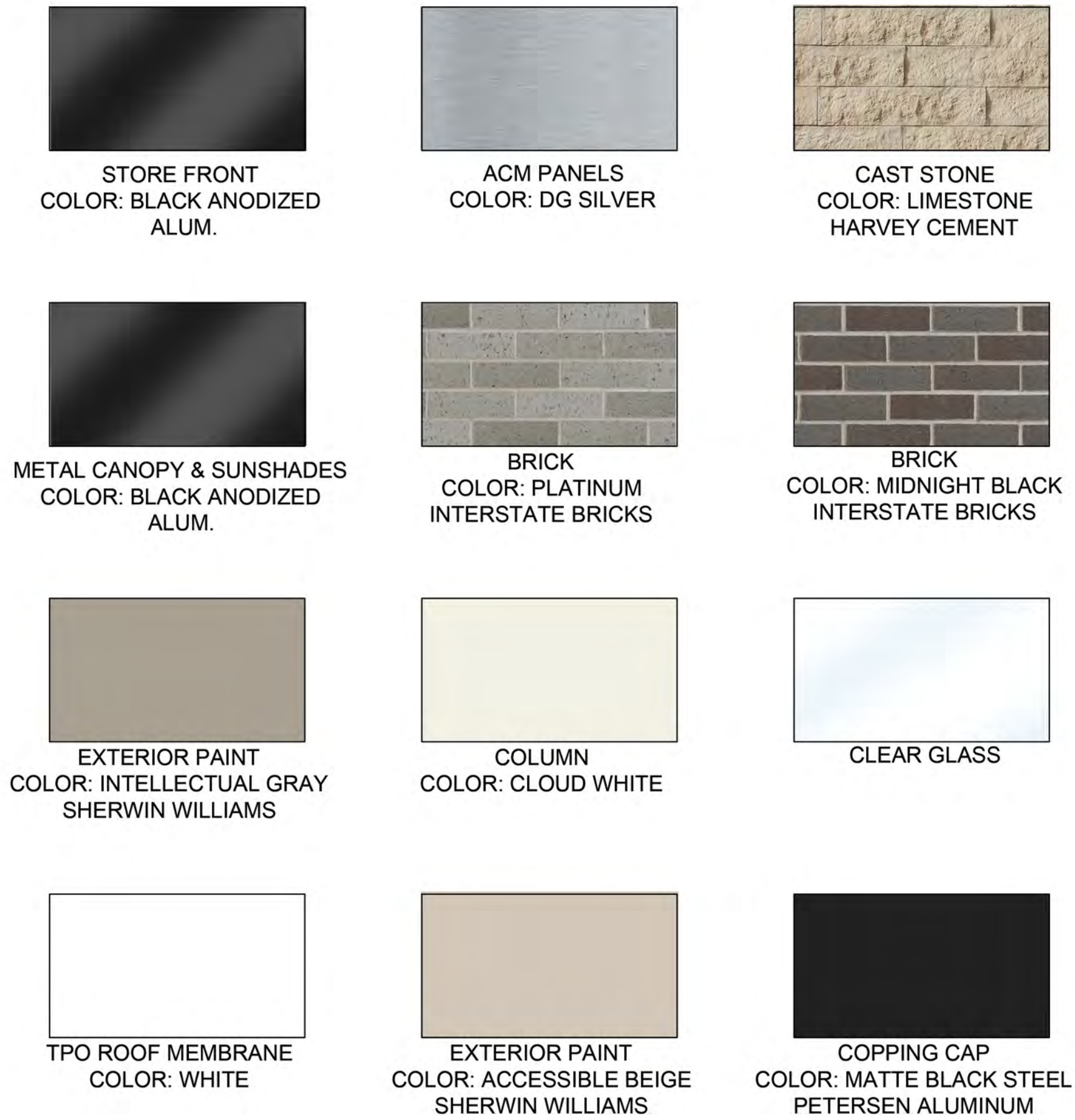








EAST ELEVATION



NORTH ELEVATION

| CLADDING PERCENTAGES |               |                     |                |             |               |                     |
|----------------------|---------------|---------------------|----------------|-------------|---------------|---------------------|
| Façade:              | North         |                     |                | Façade:     | East          |                     |
| Total s.f.:          | 1604.16       |                     |                | Total s.f.: | 877.00        |                     |
| Material             | Proposed s.f. | Proposed percentage | Class Material | Material    | Proposed s.f. | Proposed percentage |
| Brick                | 884.06        | 55.11               | -              | Brick       | 505.18        | 57.60               |
| Cast stone           | 368.69        | 22.98               | -              | Cast stone  | 19.82         | 2.26                |
| ACM                  | 18.50         | 1.15                | -              | ACM         | 56.84         | 6.48                |
| Glazing              | 332.91        | 20.75               | -              | Glazing     | 295.16        | 33.66               |
| Total                | 1604.16       | 100.00              | -              | Total       | 877.00        | 100.00              |

|             |               |                     |                |             |               |                     |
|-------------|---------------|---------------------|----------------|-------------|---------------|---------------------|
| Façade:     | South         |                     |                | Façade:     | West          |                     |
| Total s.f.: | 1565.33       |                     |                | Total s.f.: | 1001.84       |                     |
| Material    | Proposed s.f. | Proposed percentage | Class Material | Material    | Proposed s.f. | Proposed percentage |
| Brick       | 774.41        | 49.47               | -              | Brick       | 285.58        | 28.51               |
| Cast stone  | 370.16        | 23.65               | -              | Cast stone  | 661.09        | 65.99               |
| ACM         | 57.14         | 3.65                | -              | ACM         | 6.17          | 0.62                |
| Glazing     | 363.62        | 23.23               | -              | Glazing     | 49.00         | 4.89                |
| Total       | 1565.33       | 100.00              | -              | Total       | 1001.84       | 100.00              |

DESIGN ELEMENTS PROVIDED:  
-POP OUTS.  
-VERTICAL ARCHITECTURAL TREATMENT A MIN. OF 12" IN WIDTH.  
-COLOR, TEXTURE OR MATERIAL CHANGE INCLUDING, BUT NOT LIMITED TO, BRICK AND STONE.  
-AWNINGS.  
-DEEP-SET WINDOWS WITH MULLIONS OR DECORATIVE GLAZING.  
-VARIATION OF ROOF HEIGHT.

NOTE: PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS, MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA. IN LIEU OF FIBER CEMENT NICHIA IN COLOR "BARK" AND "ASH", BRICK IN COLOR "MIDNIGHT" AND "PLATINUM" WILL BE PROPOSED.







STORE FRONT  
COLOR: BLACK ANODIZED  
ALUM.



ACM PANELS  
COLOR: DG SILVER



CAST STONE  
COLOR: LIMESTONE  
HARVEY CEMENT



METAL CANOPY & SUNSHADES  
COLOR: BLACK ANODIZED  
ALUM.



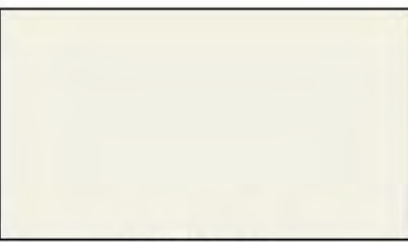
BRICK  
COLOR: PLATINUM  
INTERSTATE BRICKS



BRICK  
COLOR: MIDNIGHT BLACK  
INTERSTATE BRICKS



EXTERIOR PAINT  
COLOR: INTELLECTUAL GRAY  
SHERWIN WILLIAMS



COLUMN  
COLOR: CLOUD WHITE



CLEAR GLASS



TPO ROOF MEMBRANE  
COLOR: WHITE



EXTERIOR PAINT  
COLOR: ACCESSIBLE BEIGE  
SHERWIN WILLIAMS



COPPING CAP  
COLOR: MATTE BLACK STEEL  
PETERSEN ALUMINUM



| CLADDING PERCENTAGES |               |                     |                |             |               |                     |                |
|----------------------|---------------|---------------------|----------------|-------------|---------------|---------------------|----------------|
| Façade:              | North         |                     |                | Façade:     | East          |                     |                |
| Total s.f.:          | 1604.16       |                     |                | Total s.f.: | 877.00        |                     |                |
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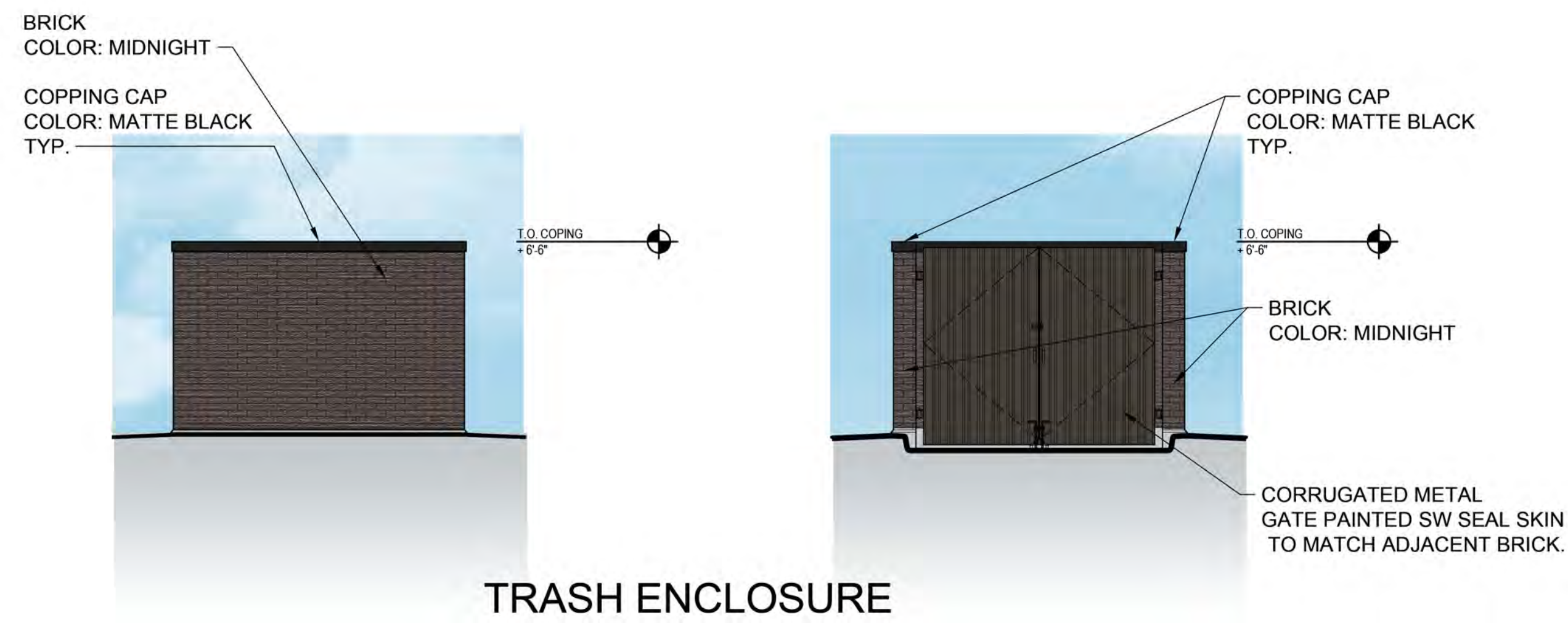
|             |               |                     |                |             |               |                     |                |
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BRICK  
COLOR: MIDNIGHT  
INTERSTATE BRICKS



EXTERIOR PAINT  
COLOR: SEAL SKIN  
SHERWIN WILLIAMS



COPPING CAP  
COLOR: MATTE BLACK STEEL  
PETERSEN ALUMINUM

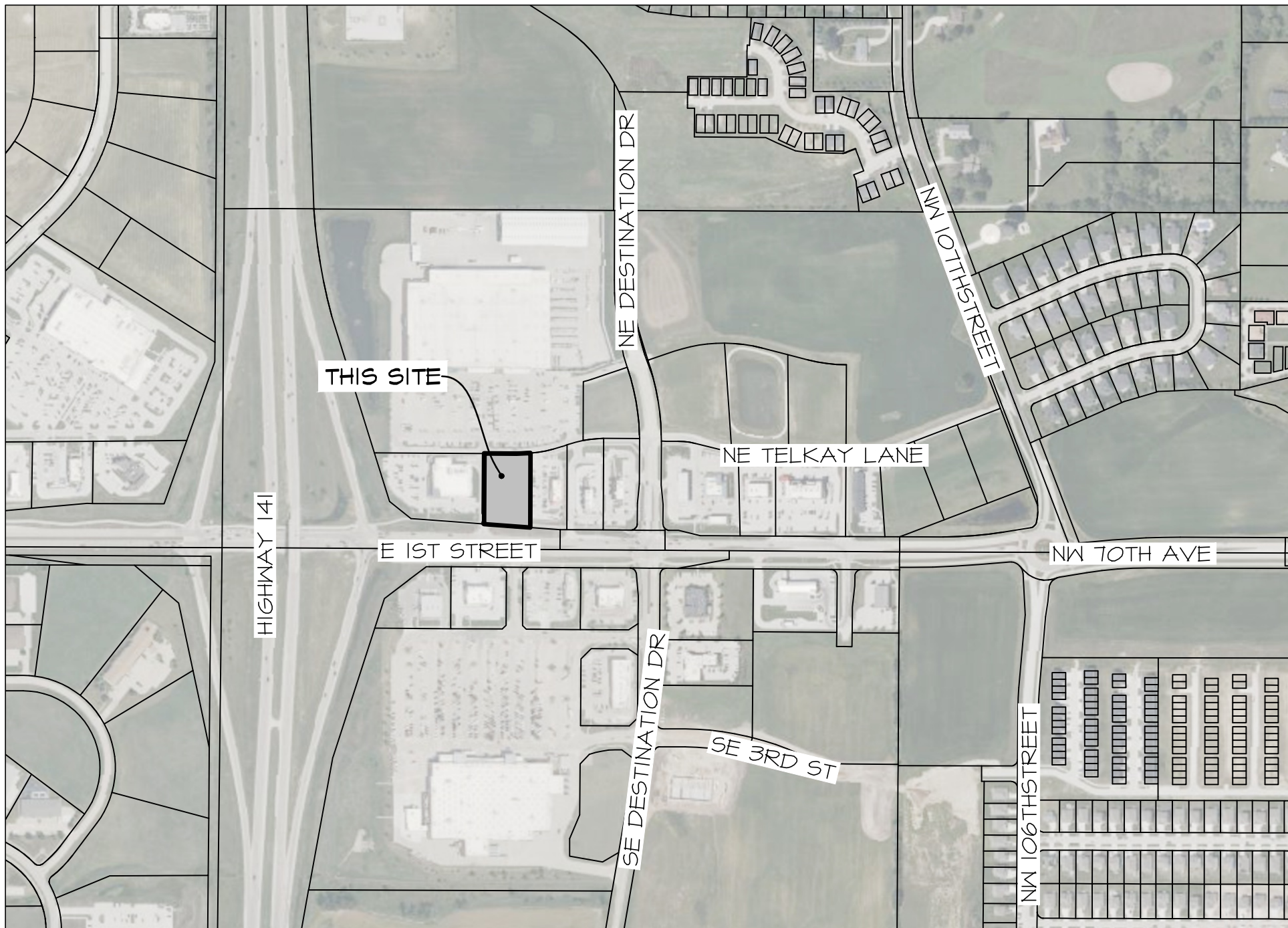
SCALE:  $\frac{1}{4}" = 1'$

0 5' 10' 15'



C H A S E B A N K G R I M E S  
2103 E 1ST STREET  
GRIMES, IOWA

| Civil Drawings List Table |                             |
|---------------------------|-----------------------------|
| Drawing Number            | Drawing Title               |
| 1                         | COVER                       |
| 2                         | GENERAL INFORMATION & NOTES |
| 3                         | DETAILS                     |
| 4                         | DIMENSION PLAN              |
| 5                         | GRADING PLAN                |
| 6                         | DIMENSION & GRADING DETAILS |
| 7                         | UTILITY PLAN                |
| 8                         | LANDSCAPING PLAN            |
| 9                         | EROSION CONTROL NOTES       |
| 10                        | EROSION CONTROL PLAN        |
| 11                        | EROSION CONTROL DETAILS     |



VICINITY MAP  
SCALE: 1" = 500'

LEGAL DESCRIPTION  
LOT 1, DESTINATION MARKET PLAT 1, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA.

FLOOD ZONE  
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL #14153C0160F MAP REVISED FEBRUARY 1, 2019.

LAND AREA  
11.6 ACRES  
50,548 S.F.

ZONING  
C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT AND HIGHWAY  
141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE 1 and  
TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT.

FUTURE LAND USE  
GENERAL COMMERCIAL (COM)

BULK REGULATIONS  
FRONT YARD SETBACK: 25 FEET  
REAR YARD SETBACK: 25 FEET  
SIDE YARD SETBACK: NONE EXCEPT WHEN ADJOINING ANY 'R' DISTRICT OR PUBLIC STREET ROW WHICH IS THEN 25 FEET.  
MAXIMUM BUILDING HEIGHT: 45 FEET  
PARKING SETBACK: 5' FROM COMMON LOT LINES and 10 FEET FROM PUBLIC STREET.

| AREAS             |            |             |        |
|-------------------|------------|-------------|--------|
| BUILDING          | 0.08 ACRES | (3,432 SF)  | 6.8%   |
| PAVEMENT          | 0.77 ACRES | (33,640 SF) | 66.6%  |
| OPEN SPACE        | 0.31 ACRES | (13,476 SF) | 26.7%  |
| DEVELOPMENT TOTAL | 1.16 ACRES | (50,548 SF) | 100.0% |

PARKING  
REQUIRED:  
THREE SPACES PER 1000 S.F.  
THREE SPACES PER DRIVE-UP WINDOW

TOTAL REQUIRED 11 SPACES INCLUDING 1 ADA STALL

PROVIDED:

TOTAL PROVIDED 31 SPACES (INCL. 2 ADA)  
5 DRIVE-UP SPACES

OPEN SPACE REQUIREMENT:  
LOT AREA \* 20%  
50,548 \* 20% = 10,110 S.F. REQUIRED  
13,476 PROVIDED = 26.7%

PROJECT ENGINEER & MANAGER:

CODY WEAVER, P.E.  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884 EXT. #221  
WEAVER@CECLAC.COM

PROPERTY OWNER:

MLY REAL ESTATE, LLC  
1241 PARK PLACE NE, SUITE C  
CEDAR RAPIDS, IA 52402-2022

PROPERTY APPLICANT:

THE ARCHITECTS PARTNERSHIP, LTD.  
200 SOUTH MICHIGAN AVE., SUITE 1020  
CHICAGO, IL, 60604  
ATTN: TERRON WRIGHT  
312-583-9800  
WRIGHT@TAPCHICAGO.COM

UTILITIES

WATER SUPPLY - US WATER  
SEWAGE DISPOSAL PROVISION - CITY OF GRIMES  
ALL UTILITIES SHALL BE UNDERGROUND

BENCHMARK  
BENCHMARK DATUM: CITY DATUM OR NAVD88, GEOID 12A.  
POINT #10004  
N = 615541.84; E = 1566441.19; ELEV. = 984.28  
BURY BOLT.

POINT #10000  
N = 615464.88; E = 1566456.37; ELEV. = 983.74  
3/4" IRON PIPE WITH RED PLASTIC CAP.

CONSTRUCTION SCHEDULE

START CONSTRUCTION: OCTOBER 2025  
FINISH CONSTRUCTION: JUNE 2026

PER FIRE MARSHAL THE BUILDING IS NOT  
REQUIRED TO BE FIRE SPRINKLERED.

\*VERIFY SANITARY CONNECTION POINT  
ELEVATION AND ADJACENT STORM  
SEWER PRIOR TO ANY CONSTRUCTION

CERTIFICATION

|  |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | 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.<br><b>PRELIMINARY</b><br>CODY T. WEAVER, IOWA LIC. NO. 25085 DATE<br>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026<br>PAGES OR SHEETS COVERED BY THIS SEAL:<br>_____                                            |
|  | I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.<br><b>PRELIMINARY</b><br>By: KENT R. ZARLEY, IOWA REG. NO. 257 DATE<br>MY LICENSE RENEWAL DATE IS: JUNE 30, 2027<br>PAGES OR DRAWINGS COVERED BY THIS SEAL:<br>_____ |

|                 |                               |       |                               |
|-----------------|-------------------------------|-------|-------------------------------|
| DATE:           | 2025-08-18 - FOURTH SUBMITTAL | DATE: | 2025-08-15 - THIRD SUBMITTAL  |
| DATE:           | 2025-08-06 - SECOND SUBMITTAL | DATE: | 2025-08-06 - SECOND SUBMITTAL |
| DATE OF SURVEY: | 2025-07-10 - FIRST SUBMITTAL  | DATE: | 2025-06-25                    |
| DESIGNED BY:    | CTM                           | DATE: | 2025-06-25                    |
| DRAWN BY:       | LKM                           | DATE: | 2025-06-25                    |

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · mail@cecclac.com



CHASE BANK GRIMES  
GRIMES, IOWA

COVER

SHEET  
OF 12

A-2319





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 Iowa Statewide Urban Standards Specifications (S.U.D.A.S.) for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
- b. 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, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
- d. Provide the City of Grimes with Record Drawings (As-Built's) of all improvements and easements as per City commercial as-built policy.
- e. 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 engineer indicating that the facilities were constructed as designed.
- f. Record drawings to include one electronic file in .dwh 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 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 right-of-ways.
- j. Provide a 4-year maintenance bond for all public improvements (utility, paving, subgrade) with an itemized cost breakdown.
- k. 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 be 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:PGC w/ adjusting mechanism.
- g. Sanitary Sewer testing & 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: MB-6T-250, Mueller Super Centurion 250 (3-way A-423), or Glow 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 20'.
- 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 TK-B-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 RGP, 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. Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. 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 City Engineering Division.
- e. Use O ring gaskets on storm sewers crossing under watermain per IDNR requirement.

GRADING NOTES

- 1. STRIP MINIMUM OF 8" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE ORGANICS AND SOFT SEDIMENTS.
- 2. ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE TOP 12-INCHES DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 3. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
- 4. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIAL.
- 12. ALL FILL AREAS, TRENCH BACKFILL, AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 45% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN -1% AND +3% OF OPTIMUM FOR FINE-GRAINED SOIL AND BETWEEN -3% AND 3% OF OPTIMUM FOR COARSE-GRAINED SOIL. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
- 13. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- 14. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING OF SEED/SOD BEDS.
- 15. FINISHED GRADE SHALL BE WITHIN 0.10 FOOT OF PLAN GRADE.
- 16. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
- 17. TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
- 18. BACKFILL TO TOP OF ALL CURBS.
- 19. ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- 20. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
- 21. ALL DEBRIS SPILLED ON PUBLIC AND PRIVATE ROW AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR IN TIMELY FASHION.
- 22. PERIMETER CONTROLS MUST BE IN PLACE PRIOR TO GRADING ACTIVITIES.
- 23. PERIMETER CONTROLS MUST BE INSPECTED BY, AND FOUND TO BE ACCEPTABLE BY CITY OF GRIMES ENFORCEMENT OFFICER, PRIOR TO ANY LAND DISTURBING ACTIVITIES. MINOR CLEARING AND GRADING MAY BE ALLOWED IF REQUIRED TO INSTALL CONTROLS - NOT TO EXCEED 1 DAY FROM BEGINNING OF GRADING ACTIVITIES.
- 24. SITE IS REQUIRED TO PRESERVE AND PROTECT EQUIVALENT OF 8 INCHES OF TOPSOIL OVER ENTIRE SITE, FOR RE-SPREAD, IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2.
- 25. MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
- 26. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
- 27. NO MANUFACTURED SLOPES SHALL EXCEED 3:1 SLOPE.
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- 29. ANY CONFLICT BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.
- 30. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 16. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER. THE CONTRACTOR SHOULD REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TITLED PROPOSED CHASE BANK TAP #XXX BY XXX, FN XXX, DATED XXX.

PAVING NOTES:

- 1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF SLAB, UNLESS NOTED OTHERWISE.
- 2. COMPACT PAVEMENT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF 1-FOOT. MOISTURE CONTENT SHALL BE PER THE GEOTECHNICAL RECOMMENDATIONS. SUBGRADE TO BE COMPACTED IN 6-INCH LIFTS.
- 3. ALL EXPOSED CONCRETE SHALL HAVE 6-1% ENTRAINED AIR, f<sub>c</sub> = 4,000 P.S.I. MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
- 4. ALL CONCRETE SHALL BE LOW CARBON AND GLOBAL WARMING POTENTIAL.
- 5. ALL ADA STALLS SHALL BE AFFIXED WITH VERTICAL SIGNAGE WITH INTERNATIONAL SYMBOL FOR ACCESSIBILITY (WHITE ON BLUE) AND INDICATING FINE FOR IMPROPER USE.
- 6. ALL PAVING WITHIN PUBLIC ROW SHALL MEET CITY OF GRIMES AND S.U.D.A.S. STANDARD SPECIFICATIONS.
- 7. ADA STALLS ARE POSITIONED TO TAKE ADVANTAGE OF ADA COMPATIBLE SLOPES ON EXISTING PAVEMENT. CONTRACTOR TO CONFIRM ADA COMPATIBLE SLOPES IN FIELD.
- 8. ALL CROSSWALKS SHALL BE ADA COMPLIANT.

GRADING & EROSION CONTROL:

- ALL GRADING & EROSION CONTROL NOTES SHOWN ON GRADING / SWPPP PLANS

GENERAL NOTES:

- 1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND SHALL NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
  - 11. CITY OF GRIMES (515-26-3036)
  - 12. THE ARCHITECTS PARTNERSHIP, LTD. (312-583-4800)
  - 13. CIVIL ENGINEERING CONSULTANTS, INC. (515-26-4884)
  - 14. IOWA ONE-CALL
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT
- 3. IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
- 4. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE 2025 EDITION OF 'URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS' (S.U.D.A.S.), INCLUDING THE 2024 CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- 5. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE O.S.H.A., CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH APPLICABLE SAFETY REGULATIONS.
- 7. CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL FOR DURATION OF PROJECT.
- 8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL RUNOFF MITIGATION MEASURES.
- 9. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- 10. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY CONTRACTOR AND KEPT UP TO DATE AS WORK PROGRESSES. ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF CONSTRUCTION.
- 12. ALL FILL AREAS, TRENCH BACKFILL, AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 45% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN -1% AND +3% OF OPTIMUM FOR FINE-GRAINED SOIL AND BETWEEN -3% AND 3% OF OPTIMUM FOR COARSE-GRAINED SOIL. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
- 13. CONTRACTOR SHALL NOTIFY CITY OF GRIMES IF ANY FIELD TILE ARE ENCOUNTERED OR INTERCEPTED. CONTRACTOR SHALL EITHER RECONNECT FIELD TILE OR CONNECT TO STORM SEWER. CONTRACTOR SHALL KEEP A RECORD OF ALL FIELD TILE ENCOUNTERED. INFORMATION IS TO BE GIVEN DIRECTLY TO CITY OF GRIMES AND ALSO INCORPORATED INTO RECORD DRAWINGS.
- 14. CONTRACTOR SHALL PROTECT EXISTING FACILITIES AT SITE AGAINST DAMAGE INCLUDING BUT NOT LIMITED TO FOLLOWING: CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND CONSTRUCTION OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, AND OTHER FACILITIES.
- 15. VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND REPORT ANY CONFLICTS WITH NEW WORK TO JURISDICTIONAL ENGINEER.
- 16. ANY DAMAGE TO EXISTING PLANT MATERIAL TO REMAIN AND BE PROTECTED, INCLUDING ROOT SYSTEMS SHALL BE REPAIRED AND/OR PRUNED BY AN EXPERIENCED CERTIFIED ARBORIST.
- 17. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.
- 18. DEVELOPMENT PLANS, AS APPROVED BY CITY OF GRIMES, SHALL NOT BE MODIFIED SUBSTANTIALLY NOR MATERIALLY WITHOUT EXPRESS CONSENT AND APPROVAL OF CITY OF GRIMES.
- 19. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- 20. IF THERE IS DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
- 21. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
- 22. SITE PLAN REVIEW AND APPROVAL IS SEPARATE FROM SITE SIGNAGE REVIEW AND APPROVAL.
- 23. IRRIGATION SYSTEM IS BY DELEGATED DESIGN. DESIGN-BUILD SUBCONTRACTOR TO BE LICENSED IN IOWA AND HAVE MINIMUM 8 YEARS EXPERIENCE WITH PROJECTS OF THIS SCALE AND SCOPE.
- 24. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

SANITARY SEWER NOTES

- 1. ALL SANITARY SEWER SERVICES ARE TO BE 6-INCH AND BE LOCATED PER DRAWING AND TO WITHIN 5- FEET OF PROPOSED STRUCTURE.
- 2. SANITARY MANHOLE CASTINGS MAY BE ADJUSTED TO GRADE WITH USE OF EITHER BITUMINOUS JOINT COMPOUND OR NON-SHRINK CEMENT GROUT.
- 3. SANITARY MANHOLES ARE TO HAVE A MINIMUM OF TWO (2)-ADJUSTING RINGS (2-INCH THICKNESS EACH, MINIMUM); TOTAL ADJUSTMENT STACK HEIGHT IS TO BE 12-INCHES MAXIMUM.
- 4. SANITARY MANHOLE CASTINGS SHALL BE TYPE B UNLESS OTHERWISE NOTED.
- 5. CHIMNEY SEALS ARE REQUIRED FOR ALL SANITARY SEWER MANHOLES.
- 6. SANITARY MANHOLE CASTINGS ARE TO BE BOLTED TO TOP OF MANHOLE USING MINIMUM OF TWO (2) 1/2-INCH THREADED RODS.
- 7. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

STORM SEWER NOTES

- 1. STORM MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
- 2. STORM MANHOLES ARE TO HAVE MINIMUM OF TWO (2)-ADJUSTING RINGS (2-INCH THICKNESS EACH, MINIMUM); TOTAL ADJUSTMENT STACK HEIGHT IS TO BE 12-INCHES MAXIMUM. STORM MANHOLE CASTINGS ARE NOT TO BE BOLTED TO MANHOLE.
- 3. STORM MANHOLE CASTINGS MAY BE ADJUSTED TO GRADE WITH USE OF EITHER BITUMINOUS JOINT COMPOUND OR NON-SHRINK CEMENT GROUT.
- 4. WHERE STORM SEWER CROSSES OVER WATER MAIN, PROVIDE AT LEAST 18" OF VERTICAL CLEARANCE. LOCATE ONE FULL LENGTH OF STORM SEWER OVER WATER MAIN WITH STORM SEWER MADE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SPACE JOINTS AS FAR AS POSSIBLE FROM WATER MAIN CROSSING.
- 5. ALL 54"-502 & 54"-511 INTAKES SHALL HAVE A NEENAH R-3240A OR DEETER 2326 FRAME & GRATE.
- 6. VERIFY LOCATION IN WRITING OF ALL DOWNSPOUTS WITH GENERAL CONTRACTOR, OWNER, ARCHITECT, AND GUTTER INSTALLER PRIOR TO ANY STORM SEWER INSTALLATION. NOTIFY ENGINEER IF ANY LOCATION DIFFERS PRIOR TO ANY STORM SEWER INSTALLATION.

WATER MAIN NOTES

- 1. ALL WATER MAIN SHALL HAVE MINIMUM COVER OF 5-1/2- FEET OVER TOP OF PIPE.
- 2. CONTRACTOR SHALL VERIFY FIRE HYDRANTS AND CURB BOXES WILL NOT BE LOCATED IN PROPOSED SIDEWALKS.
- 3. ALL VALVE BOXES LOCATED IN STREETS OR PAVED AREAS ARE TO BE TRENCH ADAPTERS (HIGH DENSITY POLYETHYLENE) AS MANUFACTURED BY AMERICAN FLOW CONTROL.
- 4. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE IOWA STATEWIDE URBAN DESIGN & SPECIFICATIONS (S.U.D.A.S.) AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- 5. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM WITH FINISHED PAVEMENT ELEVATIONS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL WATER SERVICES.
- 7. ALL WATER SERVICES ARE TO BE EXTENDED 5' BEYOND FUE, INTO FRONT YARDS.
- 8. STEEL FENCE POSTS ON END OF TO UTILITY SERVICES ARE REQUIRED. GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.
- 9. WHERE STORM SEWER CROSSES OVER WATER MAIN, PROVIDE AT LEAST 18" OF VERTICAL CLEARANCE. LOCATE ONE FULL LENGTH OF STORM SEWER OVER WATER MAIN WITH STORM SEWER MADE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SPACE JOINTS AS FAR AS POSSIBLE FROM WATER MAIN CROSSING.
- 10. WATER MAIN VALVE OPERATIONS SHALL BE ONLY DONE BY CITY STAFF.
- 11. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

UTILITY NOTES

- 1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND.
- 2. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN.
- 3. RESPONSIBILITY OF CONTRACTOR TO CONTRACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- 3. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH S.U.D.A.S. AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- 5. SITE UTILITY CONTRACTOR SHALL COORDINATE BUILDING SERVICE CONNECTIONS WITH BUILDING MECHANICAL CONTRACTOR.
- 6. ALL UTILITY SERVICES TO BE LOCATED 5' FROM OUTSIDE BUILDING WALL.
- 7. ALL SITE UTILITY WORK SHALL HAVE PLUMBING PERMIT AND BE INSPECTED BY CITY OF GRIMES.
- 8. CONTRACTOR SHALL CAP ANY UNUSED WATER SERVICES. COORDINATE WITH GRIMES WATER DEPARTMENT.
- 9. SANITARY SEWER AND WATER MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED. STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 10. ANY CONNECTIONS TO PUBLIC INFRASTRUCTURE SHALL BE INSPECTED BY GRIMES PUBLIC WORKS.

AS-BUILT NOTES

- 1. ALL ADA STALLS AND ACCESS ROUTES SHALL BE FIELD VERIFIED TO CONFIRM CONFORMANCE. CONTRACTOR IS RESPONSIBLE FOR MAKING ANY NECESSARY CHANGES TO PAVEMENT TO BRING INTO CONFORMANCE.

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · mail@cecinc.com



|                 |                               |                              |                               |                              |            |      |     |
|-----------------|-------------------------------|------------------------------|-------------------------------|------------------------------|------------|------|-----|
| DATE:           | 2025-08-18 - FOURTH SUBMITTAL | 2025-08-15 - THIRD SUBMITTAL | 2025-08-06 - SECOND SUBMITTAL | 2025-07-10 - FIRST SUBMITTAL | 2025-06-25 | CITY | LCM |
| DATE OF SURVEY: |                               |                              |                               |                              |            |      |     |
| DESIGNED BY:    |                               |                              |                               |                              |            |      |     |
| DRAWN BY:       |                               |                              |                               |                              |            |      |     |

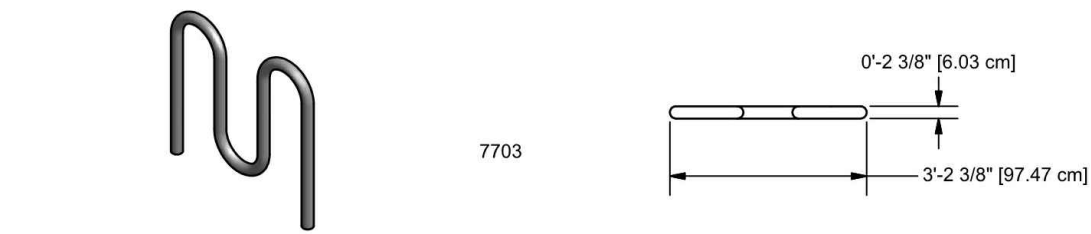
CHASE BANK GRIMES  
GRIMES, IOWA

GENERAL INFORMATION & NOTES

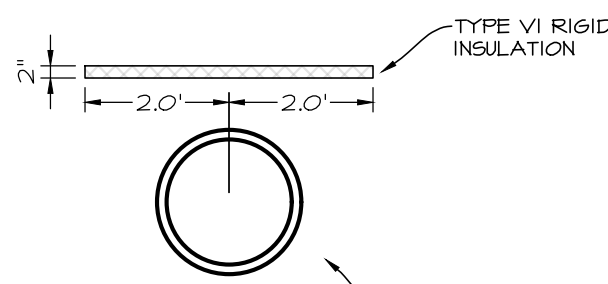
SHEET  
2  
OF 12  
A-2314

PRELIMINARY - NOT FOR CONSTRUCTION



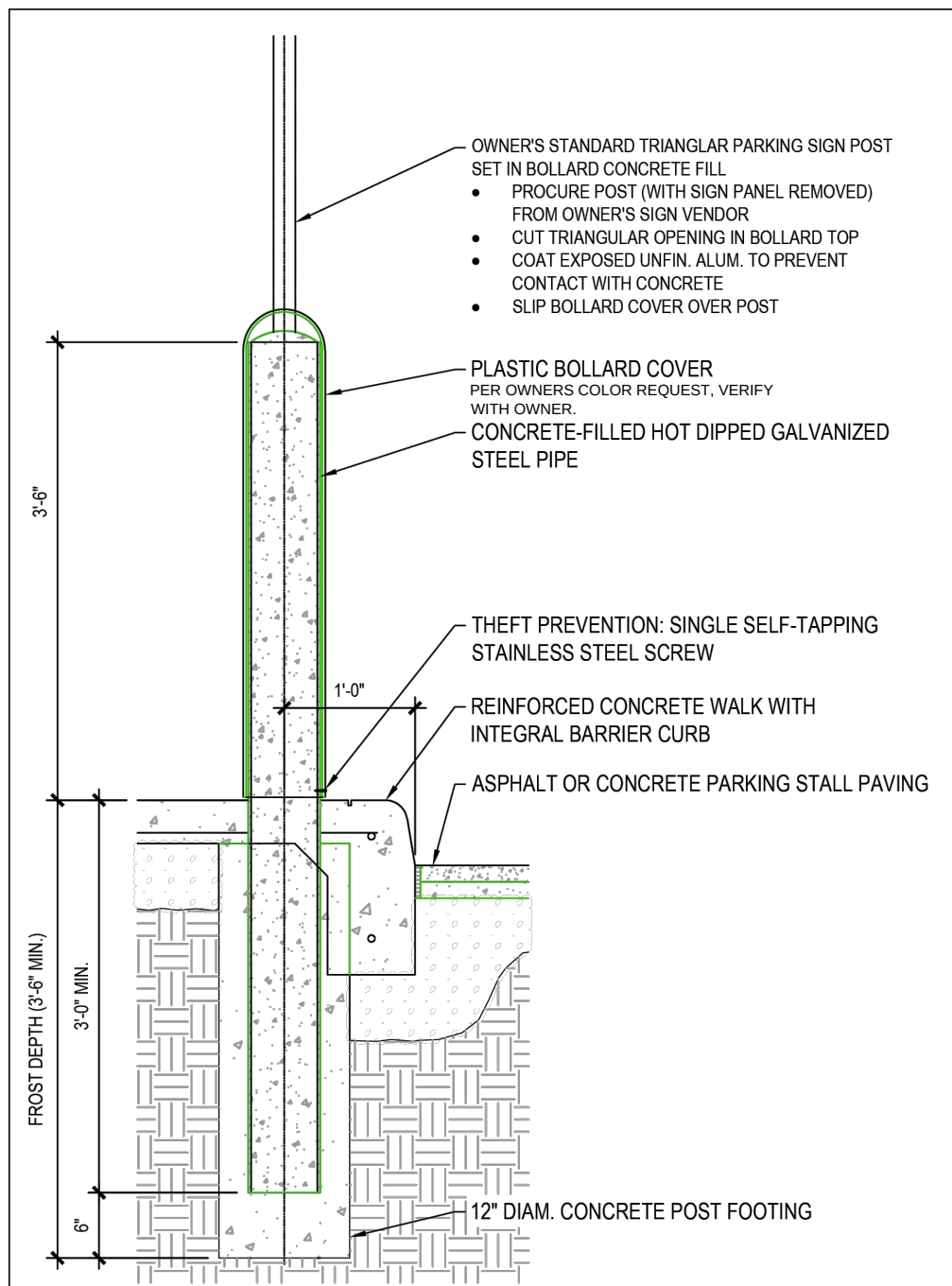


**BIKE RACK**  
NO SCALE  
GAME TIME F7703; COLOR-BLACK; IN-GROUND MOUNT

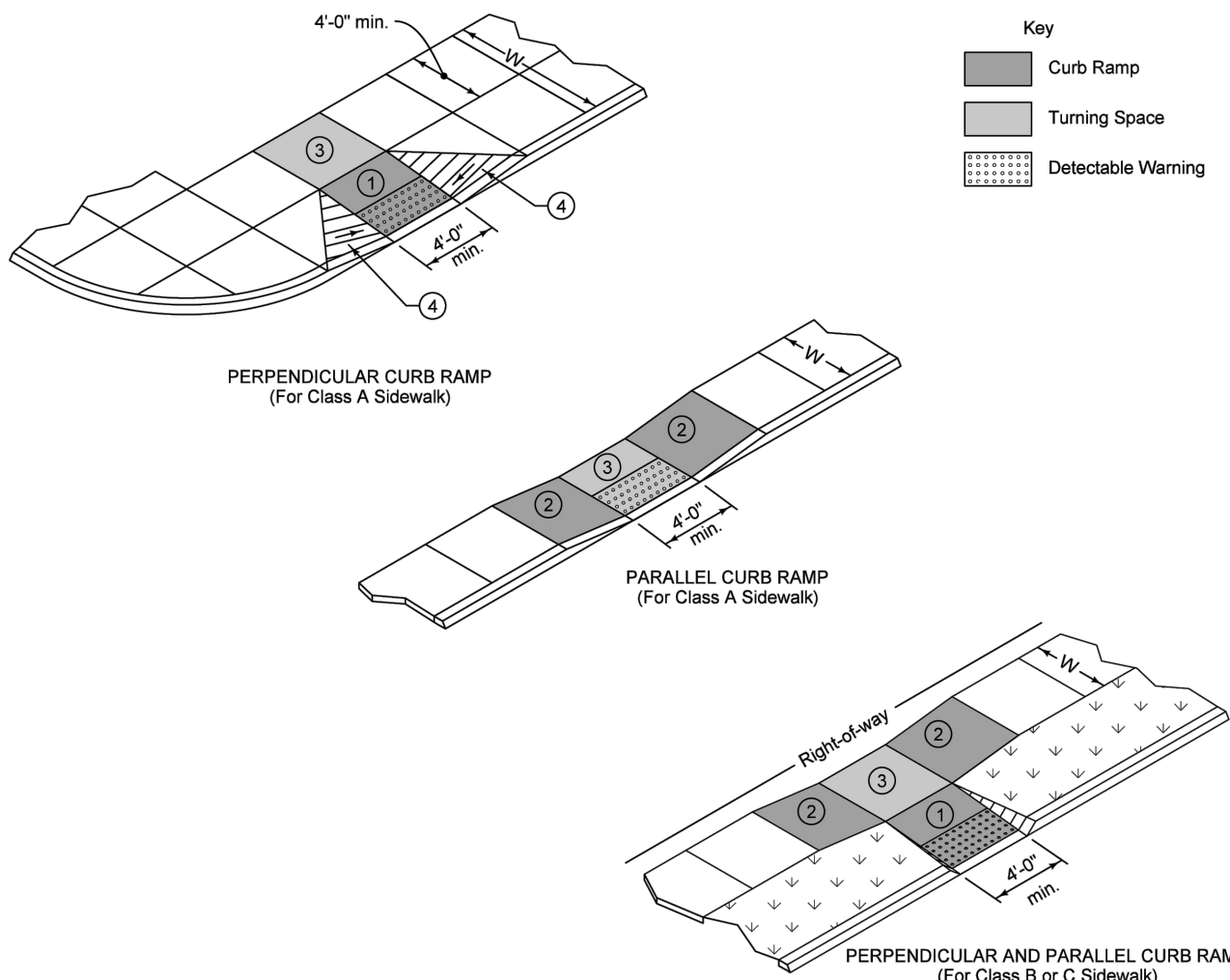


## PIPE INSULATION DETAIL

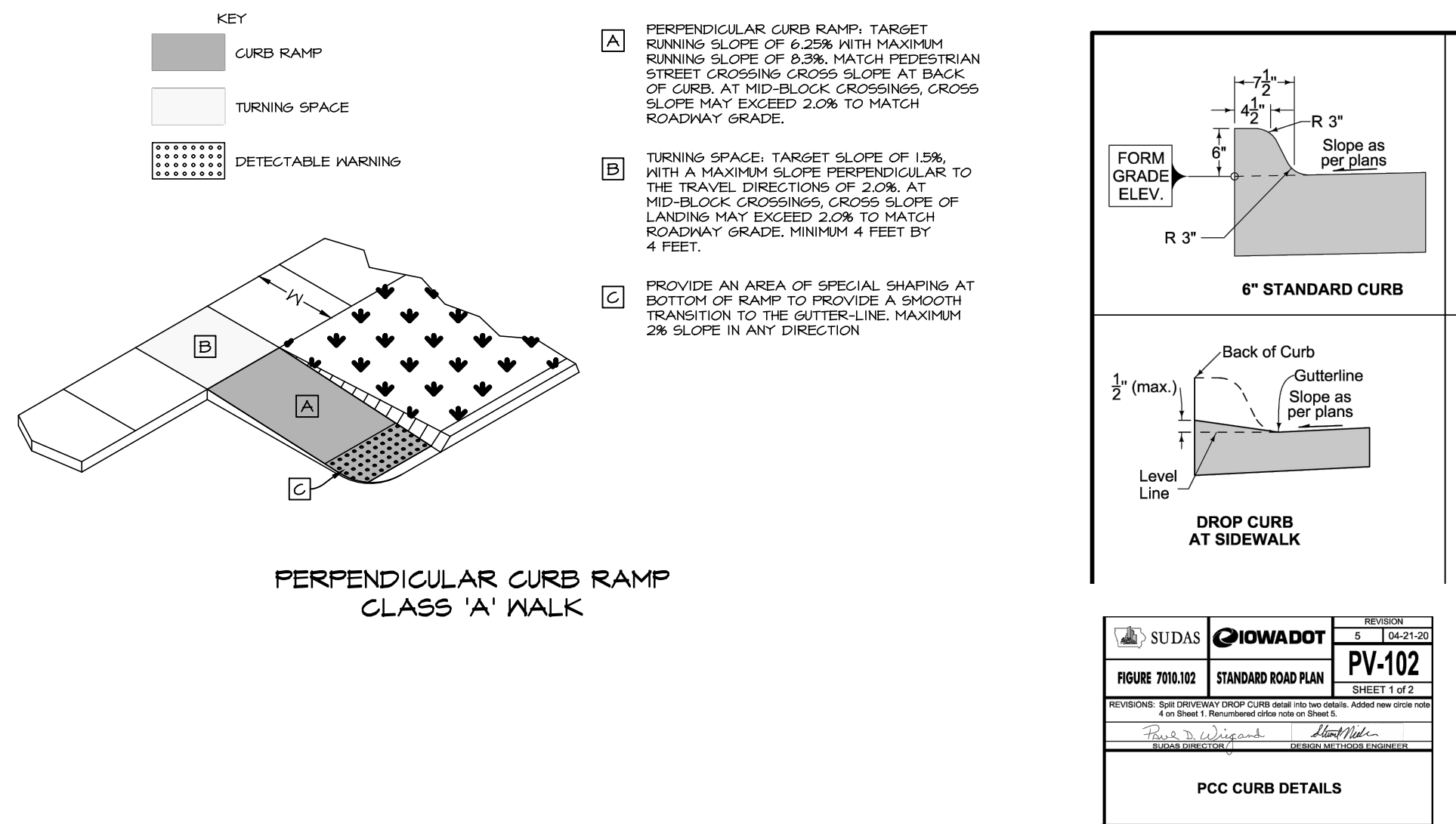
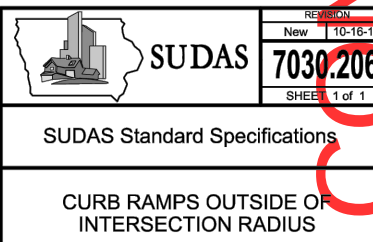
NO SCALE



VEHICLE STRIKE PROTECTION BOLLARD  
NO SCALE



- ① **Perpendicular Curb Ramp:** Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing curb slope at back of curb. At mid-block crossings, curb 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 be 10:1 max. 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 cross-block crossings, the width of the landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
- ④ **Flare (10:1 max.)** required if ramp is constructed with sidewalk.







LOT 1

OWNERS;  
MENARDS INC  
300 NE DESTINATION DR  
GRIMES, IA 50111

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-22-2011 BY 60322  
UCBAW/STP

**MENARDS AT  
DESTINATION  
MARKET PLAT I**  
(EX. 17325, PG. 813-821)

LOT 4

OWNERS:  
ALDI INC  
2055 E 1ST ST  
GRIMES, IA 50111

LOT 1  
50,548 S.F.  
1.16 AC.

OWNERS:  
M. J. REAL ESTATE LLC  
215 E 15<sup>TH</sup> ST  
GRIMES, IA 50111

DESTINATION MARKET PLACE  
(800-442-78 PG-321-332)

LOT 2

DRIVE  
(PRIVATE)

E 1ST STREET  
(PUBLIC)

SCALE: 1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")



0' 5' 10' 15' 20' 40'



PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA

# DEMOLITION PLAN

SHEET

4  
OF 12

A-2319

|                               |            |
|-------------------------------|------------|
| 2025-08-15 - THIRD SUBMITTAL  |            |
| 2025-08-06 - SECOND SUBMITTAL |            |
| 2025-07-10 - FIRST SUBMITTAL  |            |
| DATE OF SURVEY:               | 2025-06-25 |
| DESIGNED BY:                  | CTM        |
| DRAWN BY:                     | LKW        |

Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322  
515.276.4884 . mail@ceclac.com





MEVARD'S AT  
DESTINATION MARKET PLAT 1  
(BK. 17325, PG. 813-821)

OWNERS:  
MEVARD'S INC.  
300 NE DESTINATION DR  
GRIMES, IA 50111

MEVARD'S AT  
DESTINATION MARKET PLAT 1  
(BK. 17325, PG. 813-821)

OWNERS:  
M.Y. REAL ESTATE LLC  
2151 E 1ST ST  
GRIMES, IA 50111

OWNERS:  
AID INC  
2035 E 1ST ST  
GRIMES, IA 50111

ACCESS TO PUBLIC  
NE DESTINATION DRIVE  
VIA ACCESS EASEMENT

FOUND  
CUT 'X'  
NW CORNER, LOT 1  
DESTINATION MARKET PLAT 1

EX. 28.0' ACCESS EASE.  
(BK. 17340, PG. 103)  
(BK. 16441, 121)

EX. 30.0' STORM  
SEWER EASE.  
(BK. 16441, PG. 134)  
(BK. 17325, PG. 813)

EX. 20.0' SANITARY EASE.  
(BK. 17325, PG. 822)

FOUND  
CUT 'X'  
NE CORNER, LOT 1  
DESTINATION MARKET PLAT 1

EX. INGRESS/EGRESS EASE.  
(BK. 14218, PG. 341-370)

EX. PRIVATE WATER MAIN EASE.  
(BK. 14218, PG. 341-370)

DESTINATION MARKET PLAT 1  
(BK. 14218, PG. 321-332)

N00°22'18"E 274.35' M.  
N00°22'54"E 274.34' P.

S00°12'17"N 289.46' M.  
S00°18'15"E 289.37' P.

S84°19'10.4"E 125.12' M.  
S84°19'15"E 125.10' P.

N85°41'04"W 180.85' M.  
N85°42'27"E 180.72' P.

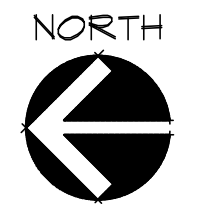
FOUND  
3/4" I.R. WYELLOW CAP #14175  
SE CORNER, LOT 1  
DESTINATION MARKET PLAT 1

EX. 10.0' P.U.E.  
(BK. 16421, PG. 321)

E 1ST STREET  
(PUBLIC)

| CURVE DATA |          |         |        |         |        |             |
|------------|----------|---------|--------|---------|--------|-------------|
| CURVE      | DELTA    | RADIUS  | LENGTH | TANGENT | CHORD  | CH. BEARING |
| CI M.      | 5°40'57" | 550.00' | 54.55' | 27.30'  | 54.52' | N87°32'27"E |
| CI P.      | 5°40'28" | 550.00' | 54.41' | 27.30'  | 54.45' | N87°32'06"E |

SCALE: 1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")



PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA

DIMENSION PLAN

SHEET  
OF 12

A-2319

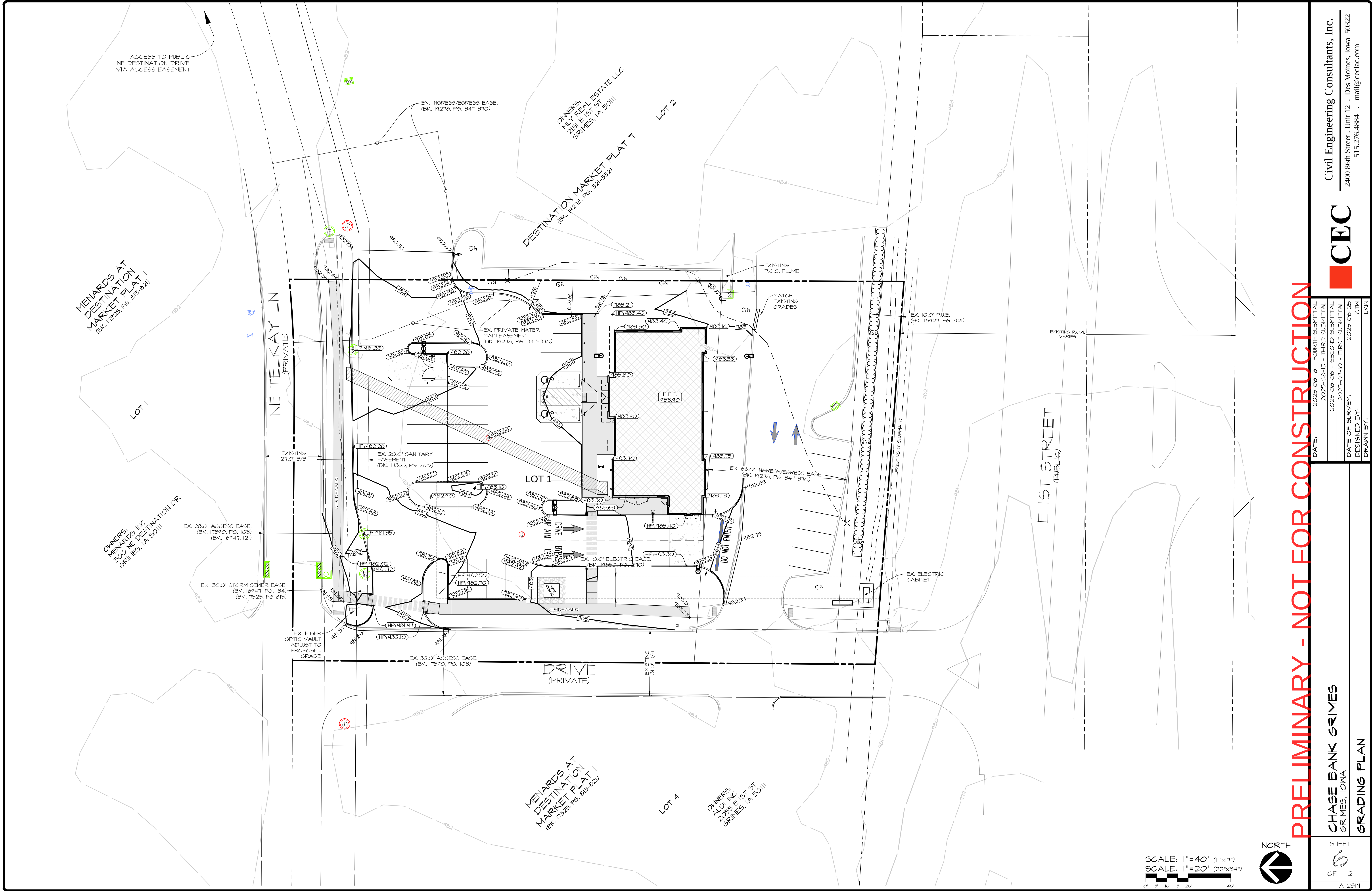
Civil Engineering Consultants, Inc.



2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · mail@cecinc.com

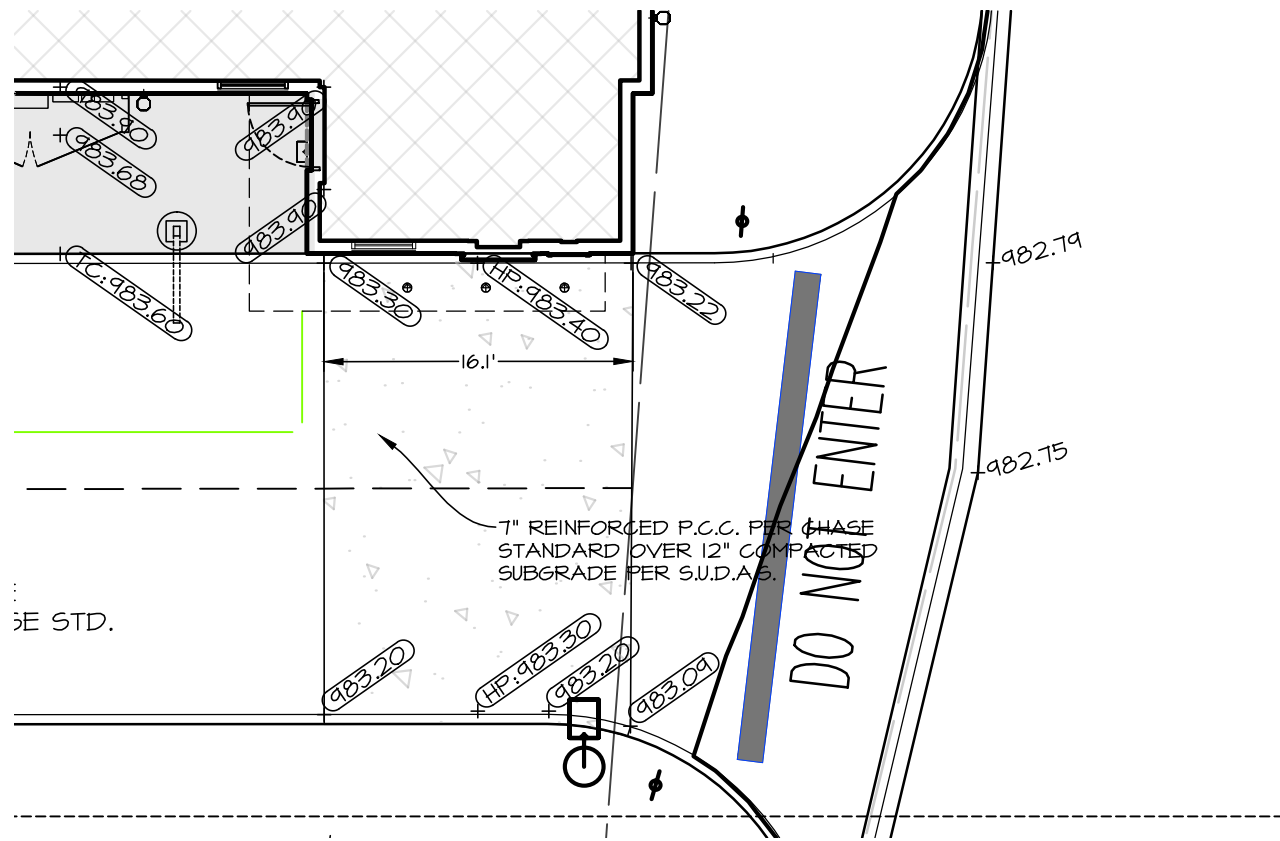
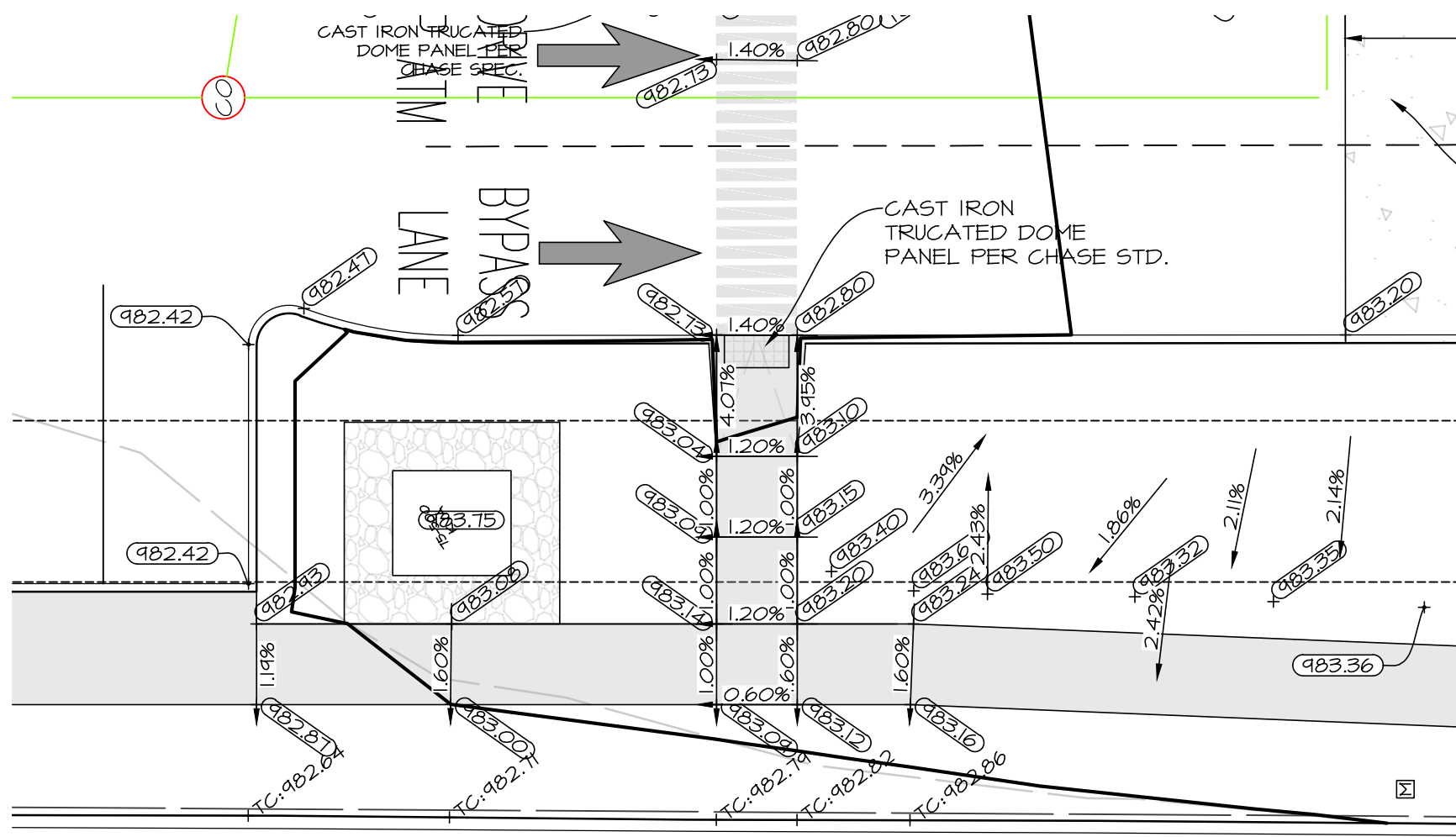
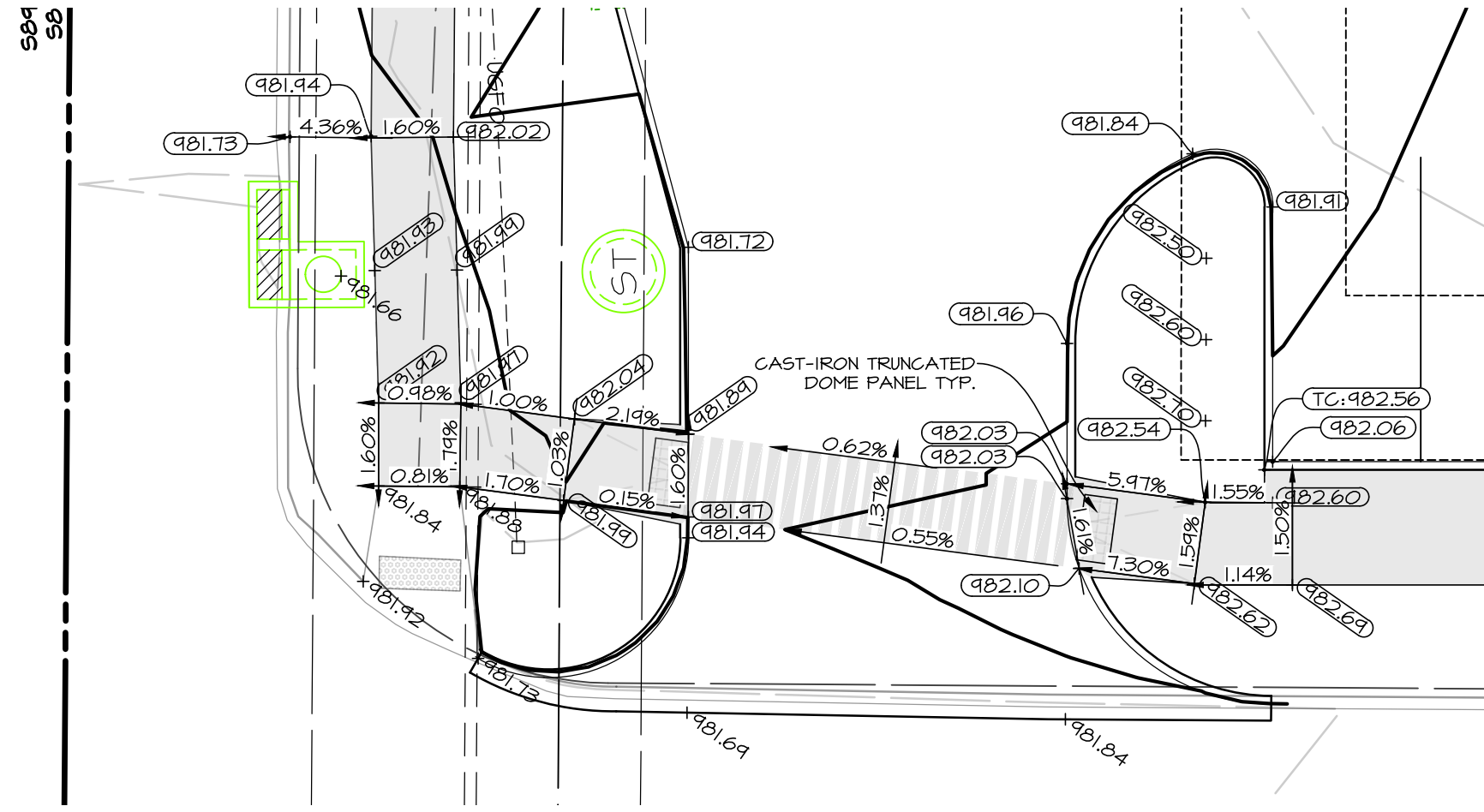
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DATE OF SURVEY: 2025-06-25  
DESIGNED BY: CTM  
DRAWN BY: LKM



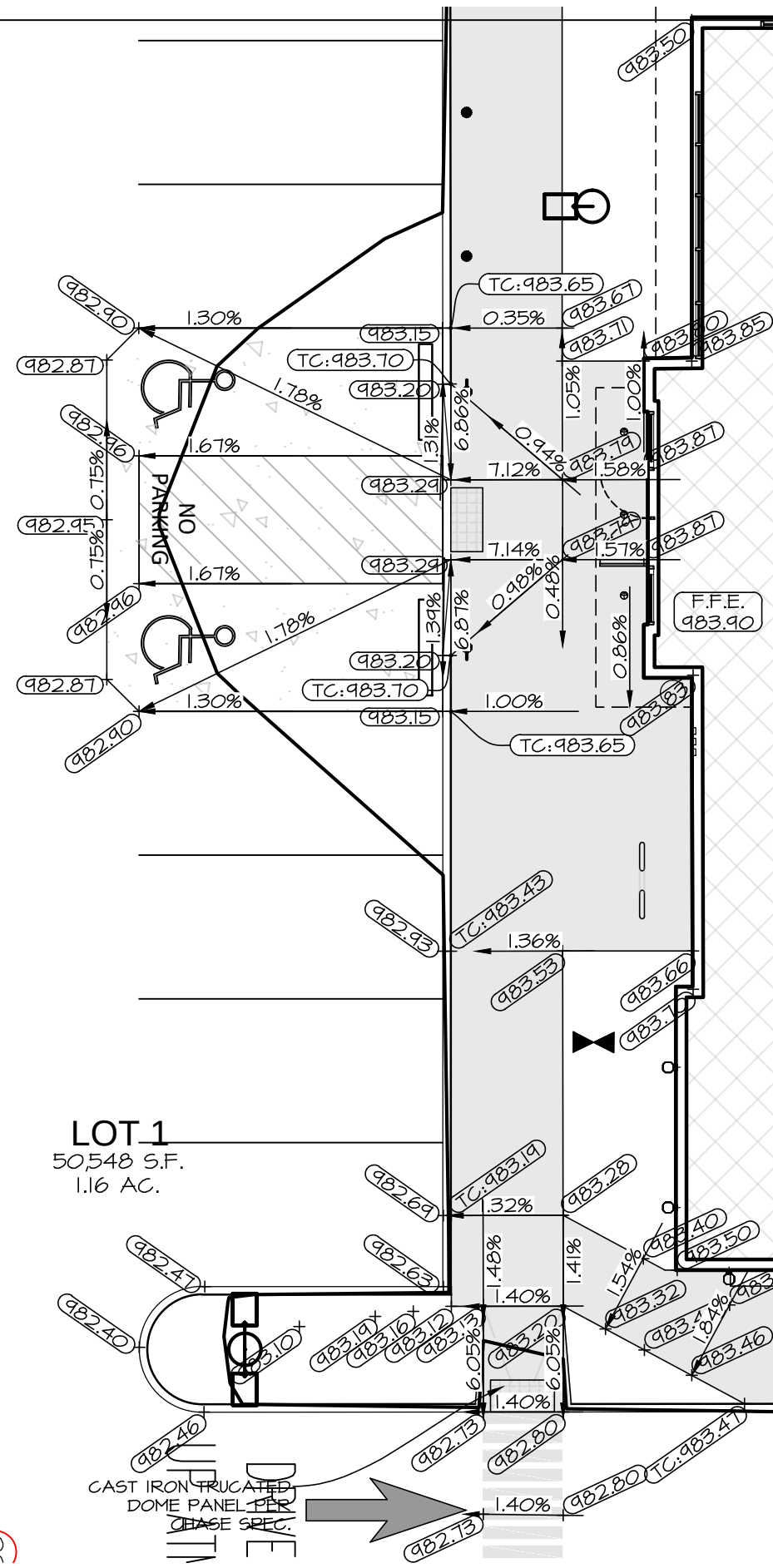
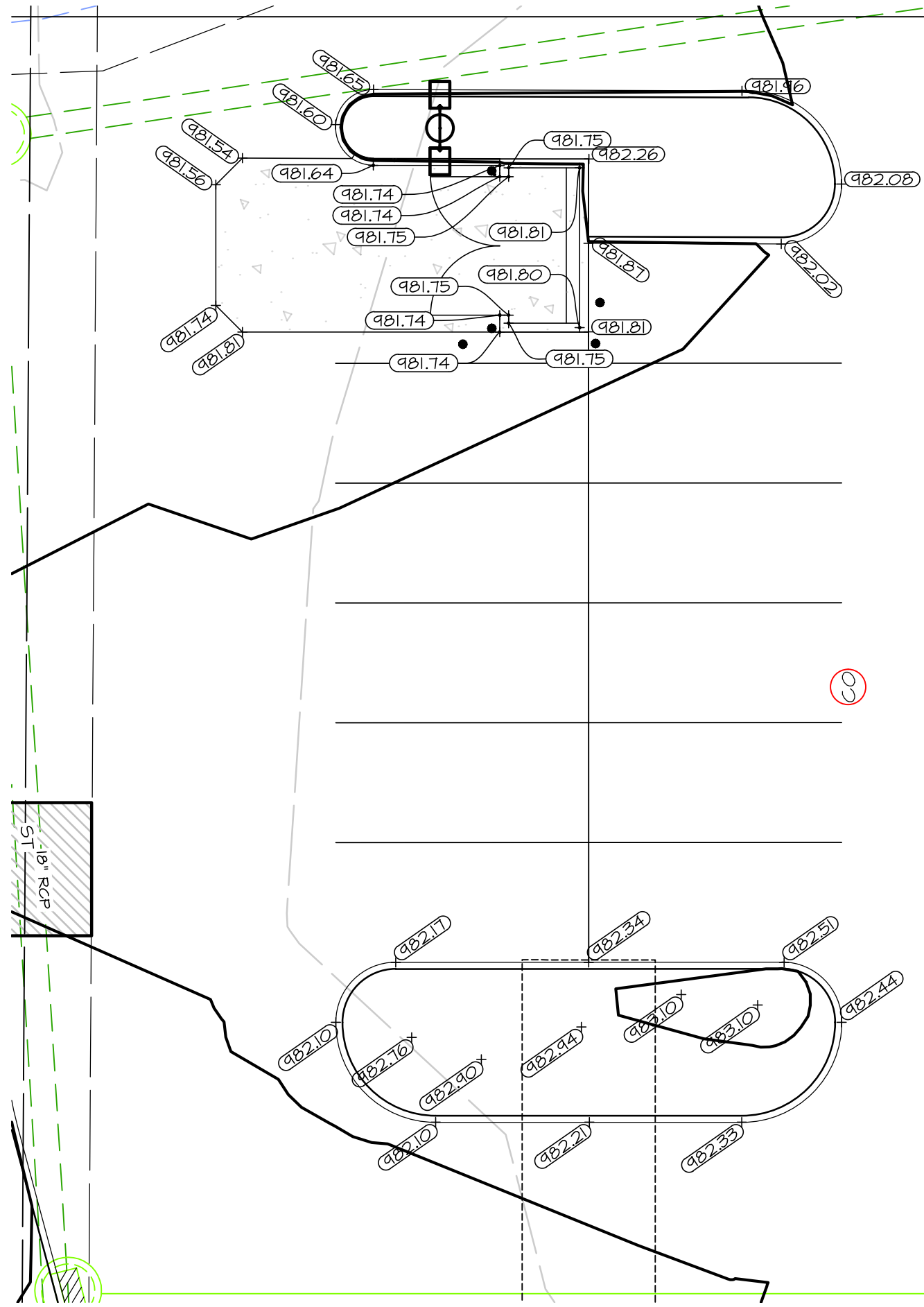
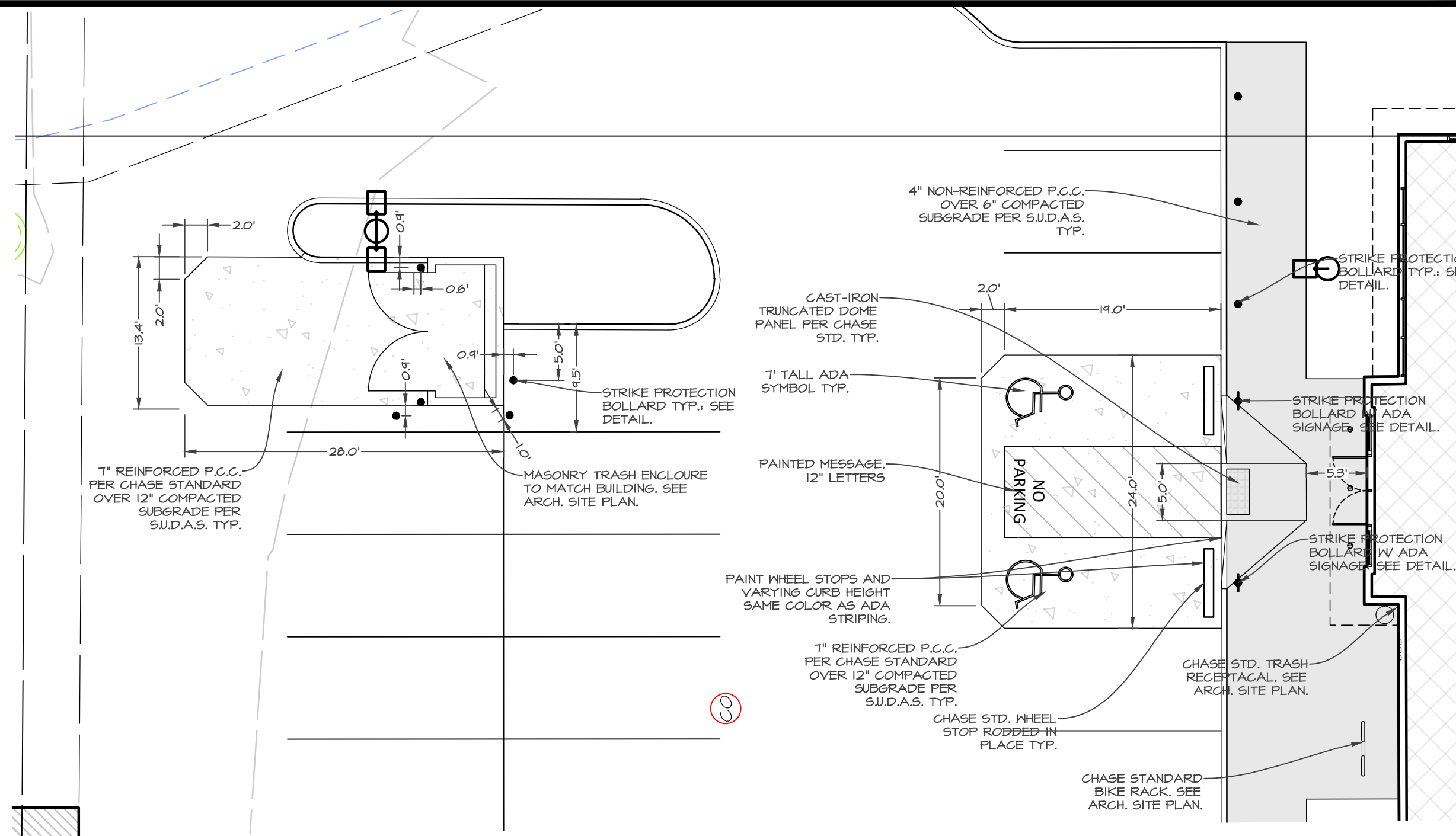


PRELIMINARY - NOT FOR CONSTRUCTION

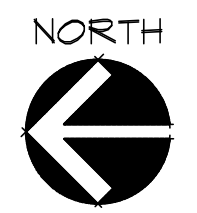




MAXIMUM AND PREFERRED ADA SLOPES: SEE DETAIL ON DRAWING 3.  
WHEEL STOPS PER CHASE STANDARD, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



SCALE: 1"=20' (11"x17")  
SCALE: 1"=10' (22"x34")



SHEET  
OF 12  
A-2319

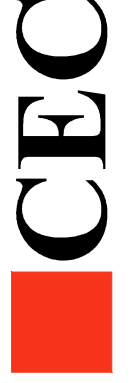
PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA

DIMENSION & GRADING DETAILS

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DESIGNED BY: CTK  
DRAWN BY: LKN

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MEYARDS AT  
DESTINATION MARKET PLAT 1  
(BK. 17323, PG. 83-821)

OWNERS:  
MEYARDS INC  
300 NE DESTINATION DR  
GRIMES, IA 50111

MEYARDS AT  
DESTINATION MARKET PLAT 1  
(BK. 17323, PG. 83-821)

OWNERS:  
M.Y. REAL ESTATE LLC  
2151 E 1ST ST  
GRIMES, IA 50111

OWNERS:  
ALD INC  
2035 E 1ST ST  
GRIMES, IA 50111

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA

UTILITY PLAN

SHEET  
OF 12  
A-2319

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SCALE: 1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")

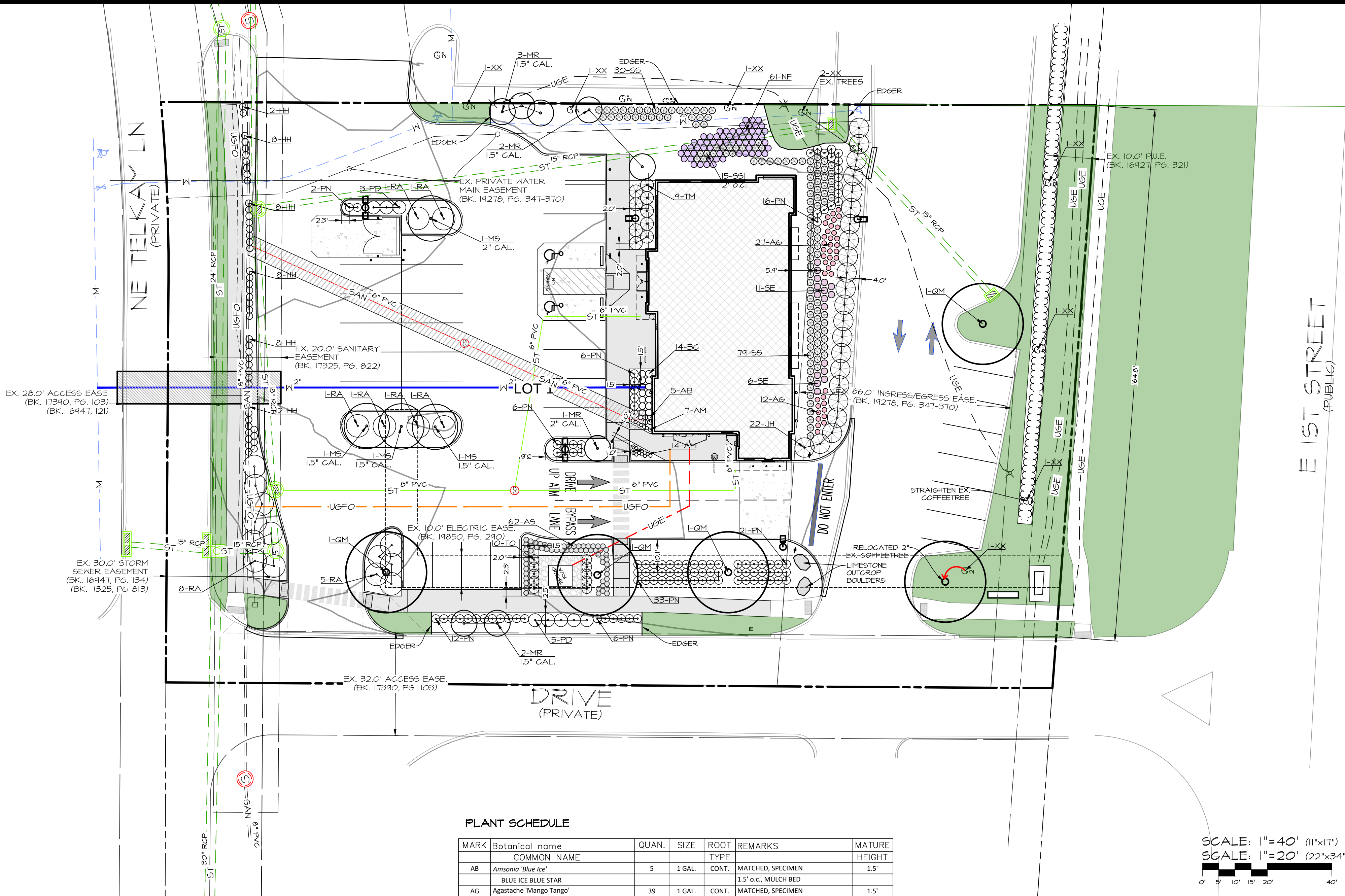


### QUANTITIES

- SANITARY SEWER**  
1 EA. SANITARY CLEANOUT  
184 L.F. 6-INCH SANITARY SEWER  
1 EA. CONNECTION
- STORM SEWER**  
1 EA. TYPE 'A'-1 CLEANOUT  
1 EA. SN-502  
161 L.F. 6-INCH PVC  
75 L.F. 8-INCH PVC
- WATER MAIN**  
1 EA. 2-INCH VALVE  
170 L.F. 2-INCH COPPER SERVICE  
1 EA. CONNECTION

\*VERIFY SANITARY CONNECTION POINT  
ELEVATION AND ADJACENT STORM  
SEWER PRIOR TO ANY CONSTRUCTION





GENERAL LANDSCAPING NOTES:

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH S.U.D.A.S. SPECIFICATIONS INCLUDING ALL APPLICABLE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. ALL PLANT MATERIAL SHALL COMPLY WITH MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED (SPECIES & LOCATION) WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY OF GRIMES.
6. ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD MULCH, NATURAL COLOR UNO. KEEP MULCH AWAY FROM PLANT TRUNK OR STEMS.
7. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM ROW, AND CONIFEROUS TREES AT LEAST 10' FROM ROW.
11. ALL DISTURBED AREAS SHALL BE SODDED AS NOTED ON LANDSCAPE PLAN (AREAS IN GREEN ON PLAN).
12. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF GROUND COVER ENSURING ADEQUATE VEGETATIVE COVER IS PRESERVED.
13. EACH FIRE HYDRANT TO HAVE A 5' RADIUS VEGETATION FREE ZONE. NO WOODY LANDSCAPING GREATER THAN 18" TO BE WITHIN 5' OF ANY FIRE HYDRANT.
14. MINIMUM PLANT SIZES ARE AS SCHEDULED. A 1.5"-2" CALIPER TREE IS NOT NECESSARILY A 2" CALIPER TREE.
15. TURF AREA IS SHADED GREEN. RESTORE ALL TURF AREAS PER S.U.D.A.S. IF DISTURBED.
16. ALL UNSHADOWED SOFT SPACES ARE TO BE MULCH BEDS. 3" SHREDDED HARDWOOD MULCH - NATURAL COLOR.
17. BOULDERS TO BE: 5' x 3' LIMESTONE OUTCROP, SUMMIT PHOTOS FOR APPROVAL.
18. EDGERS: PERMALOC PROSLIDE ALUMINUM EDGERS, 1/8"x5.5", BLACK FINISH. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

PLANT SCHEDULE

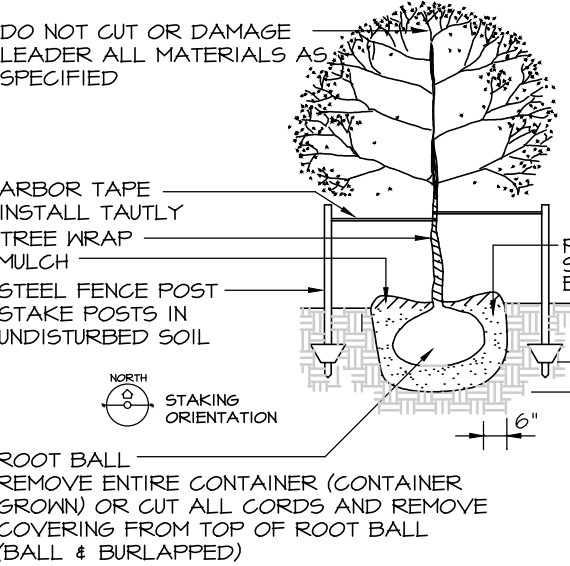
| MARK | Botanical name<br>COMMON NAME                                            | QUAN. | SIZE    | ROOT TYPE | REMARKS                                                 | MATURE HEIGHT |
|------|--------------------------------------------------------------------------|-------|---------|-----------|---------------------------------------------------------|---------------|
| AB   | Amsania 'Blue Ice'<br>BLUE ICE BLUE STAR                                 | 5     | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>1.5' o.c., MULCH BED               | 1.5'          |
| AG   | Agastache 'Mango Tango'<br>MANGO TANGO HYSSOP                            | 39    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2' o.c., MULCH BED                 | 1.5'          |
| AM   | Armeria maritima<br>SEA THRIFT                                           | 21    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN, MULCH BED<br>1.0' o.c., 1' FROM WALK | 1.5'          |
| AS   | Artemisia schmidtiana 'Nana'<br>SILVER MOUND ARTEMISIA                   | 62    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2' o.c., MULCH BED                 | 1'            |
| BC   | Bergenia cordifolia 'Winterglut'<br>WINTER GLOW PIG SQUEAK               | 14    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2.0' o.c., MULCH BED               | 2.5'          |
| HH   | Hemerocallis 'Happy Returns'<br>HAPPY RETURNS DAYLILY                    | 46    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2' o.c., MULCH BED                 | 1.5'          |
| JH   | Juniperus horizontalis<br>HAPPY RETURNS DAYLILY                          | 22    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>5' o.c., MULCH BED                 | 1.5'          |
| MR   | Malus 'Raspberry Spear'<br>RASPBERRY SPEAR CRABAPPLE                     | 8     | VARIES  | B&B       | MATCHED, SPECIMEN<br>7' o.c., MULCH BED                 | 18'           |
| MS   | Malus 'Sutzyam'<br>SUGAR TYME CRABAPPLE                                  | 4     | VARIES  | B&B       | MATCHED, SPECIMEN<br>10' o.c., MULCH BED                | 20'           |
| NF   | Nepeta frassensis 'Kitten Around'<br>KITTEEN AROUND CATMINT              | 61    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2' o.c., MULCH BED                 | 1.5'          |
| PD   | Physocarpus opulifolia 'Donna May'<br>LITTLE DEVIL NINEBARK              | 8     | 5 GAL.  | CONT.     | MATCHED, SPECIMEN<br>4' o.c., MULCH BED                 | 4'            |
| PN   | Physocarpus opulifolia 'Nanus'<br>DWARF NINEBARK                         | 102   | 3 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2.5' o.c., MULCH BED               | 2.5'          |
| QM   | Quercus macrocarpa 'JFS-KW3'<br>URBAN PINNACLE OAK                       | 4     | 2" CAL. | B&B       | MATCHED, SPECIMEN                                       | 55'           |
| RA   | Rhus aromatica 'Gra-Low'<br>GRO-LOW FRAGRANT SUMAC                       | 19    | 3 GAL.  | CONT.     | MATCHED, SPECIMEN                                       | 2'            |
| SE   | Sedum 'Autumn Fire'<br>AUTUMN FIRE STONECROP                             | 17    | 1 GAL.  | CONT.     | MATCHED, SPECIMEN                                       | 2'            |
| SS   | Schizachyrium scoparium 'Brush Strokes'<br>BRUSH STROKES LITTLE BLUESTEM | 124   | 1 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2.5' o.c. U.N.O., MULCH BED        | 3'            |
| TM   | Taxus x media 'Everlow'<br>EVERLOW YEW                                   | 9     | 5 GAL.  | CONT.     | MATCHED, SPECIMEN<br>4' o.c., MULCH BED                 | 2'            |
| TO   | Thuja occidentalis 'Skinner Dwarf'<br>SKINNER DWARF ARBORVITAE           | 10    | 7 GAL.  | CONT.     | MATCHED, SPECIMEN<br>2.3' o.c., MULCH BED               | 7'            |
| XX   | Existing plant material                                                  | 9     | 2" CAL. |           |                                                         |               |

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL TREE WRAP TO BE ATTACHED WITH COTTON STRING, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

IRRIGATION TO BE BYPASSED FOR ALL MULCH BEDS AFTER THE TWO YEAR ESTABLISHMENT PERIOD.



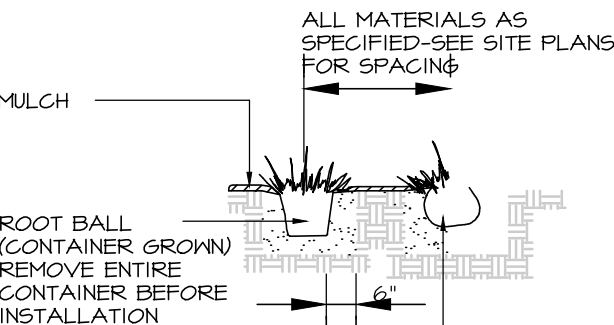
DECIDUOUS TREE PLANTING AND STAKING DETAIL  
NO SCALE

OPEN SPACE REQUIREMENT:  
LOT AREA \* 20%  
50548 \* 20% = 10110 S.F. REQUIRED  
13476 PROVIDED = 26.76

OPEN SPACE LANDSCAPING REQUIREMENT:  
2 TREES / 1000 S.F. REQUIRED OPEN SPACE  
10.11 \* 2 = 21 REQUIRED (50% 2" CAL. MIN)  
1 SHRUB / 500 S.F. REQUIRED OPEN SPACE  
10110 / 500 = 21 REQUIRED

SOUTH BUFFER REQUIREMENT:  
1 TREE PER 50 L.F. FRONTAGE + 1 SHRUB 4" O.C.  
165 L.F. FRONTAGE / 50 = 4 TREES REQUIRED  
165 L.F. / 4 = 41 SHRUBS REQUIRED

EXISTING TREES: 4 INCL. 1 RELOCATED.  
EXISTING SHRUBS: 42



SHRUB & HERBACEOUS PLANTING DETAIL  
NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES  
GRIMES, IOWA  
LANDSCAPING PLAN

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SHEET

OF 12

A-2319



STORM WATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION/APPLICANT/SCHEDULE

- APPLICANT: THE ARCHITECTURAL PARTNERSHIP  
200 SOUTH MICHIGAN AVE., STE 1020, CHICAGO, IL 60604  
CONTACT: TERRON WRIGHT, PHONE: (312) 583-4800
- LOCATION: LOT 1, DESTINATION MARKET PLAT 7, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
- AREAS:
  - TOTAL SITE AREA = 116 ACRES
  - SITE AREA AFFECTED = 0.19 ACRES
- RUNOFF COEFFICIENT = 0.90 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
- 100 YEAR RUNOFF: APPROX. 6.5 CFS
- RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO BEAVER CREEK AND TO THE DES MOINES RIVER
- SOILS:
  - NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
  - WEBSTER CLAY LOAM, BERMIS MORaine WITH SLOPES BETWEEN 0% TO 2%
- ESTIMATED DATE WORK IS TO COMMENCE: SEPTEMBER 2025
- ESTIMATED DATE WORK IS TO BE COMPLETED: JUNE 2026

2. CONTROLS (ALL SEDIMENT AND EROSION CONTROLS TO BE INSTALLED, MAINTAINED AND REPLACED PER SUDAS SECTION 9040)

- EROSION AND SEDIMENT CONTROLS
- STABILIZATION PRACTICES
- EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- STRUCTURAL PRACTICES
- SILT FENCES - TEMPORARY DEVICE TO REMOVE SEDIMENT FROM RUNOFF
- TEMPORARY SEDIMENTATION BASIN - TEMPORARY STRUCTURE TO DETAIN RUNOFF AND ALLOW SEDIMENTATION TO SETTLE OUT
- RIP RAP - PLACED AT OUTLET OF STORM SEWER TO PREVENT DOWNSTREAM EROSION
- DRAINAGE SHALES - STABILIZES SURFACE FROM EROSION WHILE CARRYING SURFACE RUNOFF
- INLET PROTECTION - FILTERS SEDIMENT FROM RUNOFF PRIOR TO ENTERING STORM SEWER SYSTEM
- STORM WATER MANAGEMENT
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SHALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- WASTE DISPOSAL
- ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE ENTRANCE WITH 8-INCHES OF LIMESTONE IN ORDER TO PREVENT MUD FROM TRACKING OUT ONTO ROADWAY
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

3. CONTRACTORS

- GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. SEE CERTIFICATION THIS SHEET.
- PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

4. IMPLEMENTATION / MAINTENANCE

- MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN PLAN.
- CURB CUT SHALL BE ONE OF THE FIRST ITEMS OF CONSTRUCTION IN ORDER TO ACCESS SITE. "JUMPING THE CURB" IS NOT ALLOWED.
- PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
- DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
- INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
- TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER. INTAKE BASKETS SHALL BE PLACED IN STRUCTURE ONCE CASTINGS ARE IN PLACE.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY CONTRACTOR IMMEDIATELY. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN STREET GUTTER.
- MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING SYSTEM.
- DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR PERIOD EXCEEDING 14 DAYS, STABILIZATION OF THE DISTURBED AREAS SHALL INITIATE IMMEDIATELY.
- PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREA OF SEEDING SHALL BE RESEED - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- DRAINAGE SHALES REMAIN UNDISTURBED.
- ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
- PERMANENT FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE 70% MIN. COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- WORK REQUIRING ENTERING AND LEAVING SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS CERTAIN.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
- EROSION CONTROL CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE SITE HAS BEEN PERMANANTLEY ESTABLISHED WITH GROUND COVER.
- CONCRETE WASHOUT AREA SHALL BE DESIGNED AND CONSTRUCTED PER SUDAS SECTION 11,050 AND SHALL HAVE AN IMPERMEABLE LINER TO CONTAIN ALL WASTE CONCRETE MATERIALS. WHEN CONTAINER IS ¾ FULL (AVOID SPILLOVER) PCC WASTE SHALL BE DISPOSED BY PROPERLY GENT TO AN APPROPRIATE RECYCLING FACILITY). PCC WASTE SHALL NOT BE BURIED ON SITE.
- TRASH SHALL BE CLEANED UP DAILY OR PUT INTO COVERED DUMPSTER.

5. INSPECTIONS

- CONTRACTOR SHALL KEEP A COPY OF SWPPP ONSITE
- QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST EVERY SEVEN CALENDAR DAYS.
- INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN THE FOLLOWING:
  - SUMMARY OF SCOPE OF INSPECTION
  - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
  - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
  - ANY ACTIONS TAKEN
  - SIGNATURE
- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER
- CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

6. NON-STORM WATER DISCHARGES

- WATER MAIN FLUSHING
- FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
  - SILTATION BASIN
  - ROCK OUTLET PROTECTION (RIPRAP)
  - SILT FENCING
  - EXISTING VEGETATION
- FLUSHED WATER CONTAINING CHEMICALS (I.E. CHLORINE AND/OR DETERGENTS) NEED TO BE NEUTRALIZED PRIOR TO DISCHARGE TO THE CONTROLS LISTED.
- PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
- CONCRETE WASHOUT AREAS SHALL BE DESIGNED IN COMPLIANCE WITH SUDAS SPECIFICATION 11,050.
- PORTABLE TOILETS SHALL BE SECURED FROM OVERTURNING AND SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL CONTAIN AND PROPERLY DISPOSE OF ALL CONCRETE SAWCUTTINGS AND GRINDING.
- DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS SUCH AS DEWATERING BAGS OR EQUAL.
- FOLLOWING DISCHARGES ARE PROHIBITED:
  - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO
  - PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
  - FUELS, OILS, OR POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
  - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
- DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
- EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
- DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS SHALL BE MINIMIZED.

7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN

- IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
- MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE REALEASE AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURANCE OF SUCH RELEASES.

8. NOTICE OF DISCONTINUATION (NOD)

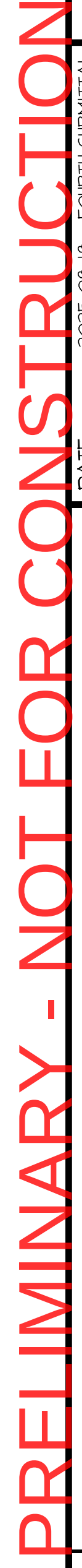
- WITHIN 30 DAYS OF FINAL SITE STABILIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. NOD SHALL INCLUDE:
  - NAME OF THE OWNER OR OPERATOR TO WHICH COVERAGE UNDER GENERAL PERMIT WAS ISSUED
  - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
  - DATE CONSTRUCTION SITE REACHED FINAL STABILIZATION
  - SIGNED CERTIFICATION
- NOD SHALL BE MAILED TO:  
STORM WATER COORDINATOR  
IOWA DEPARTMENT OF NATURAL RESOURCES  
502 E. 9TH STREET  
DES MOINES, IOWA 50319-0034

SEQUENCE OF MAJOR ACTIVITIES

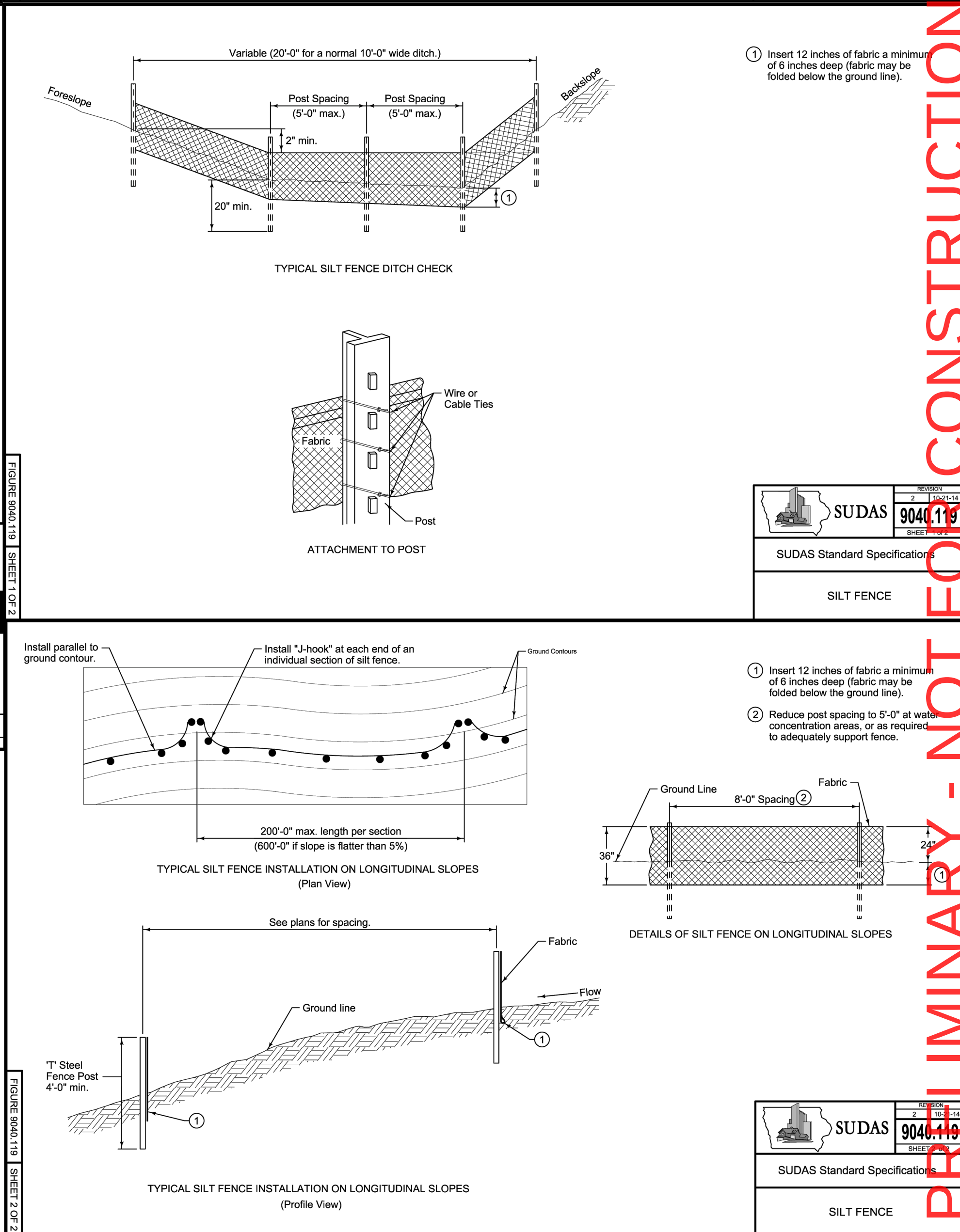
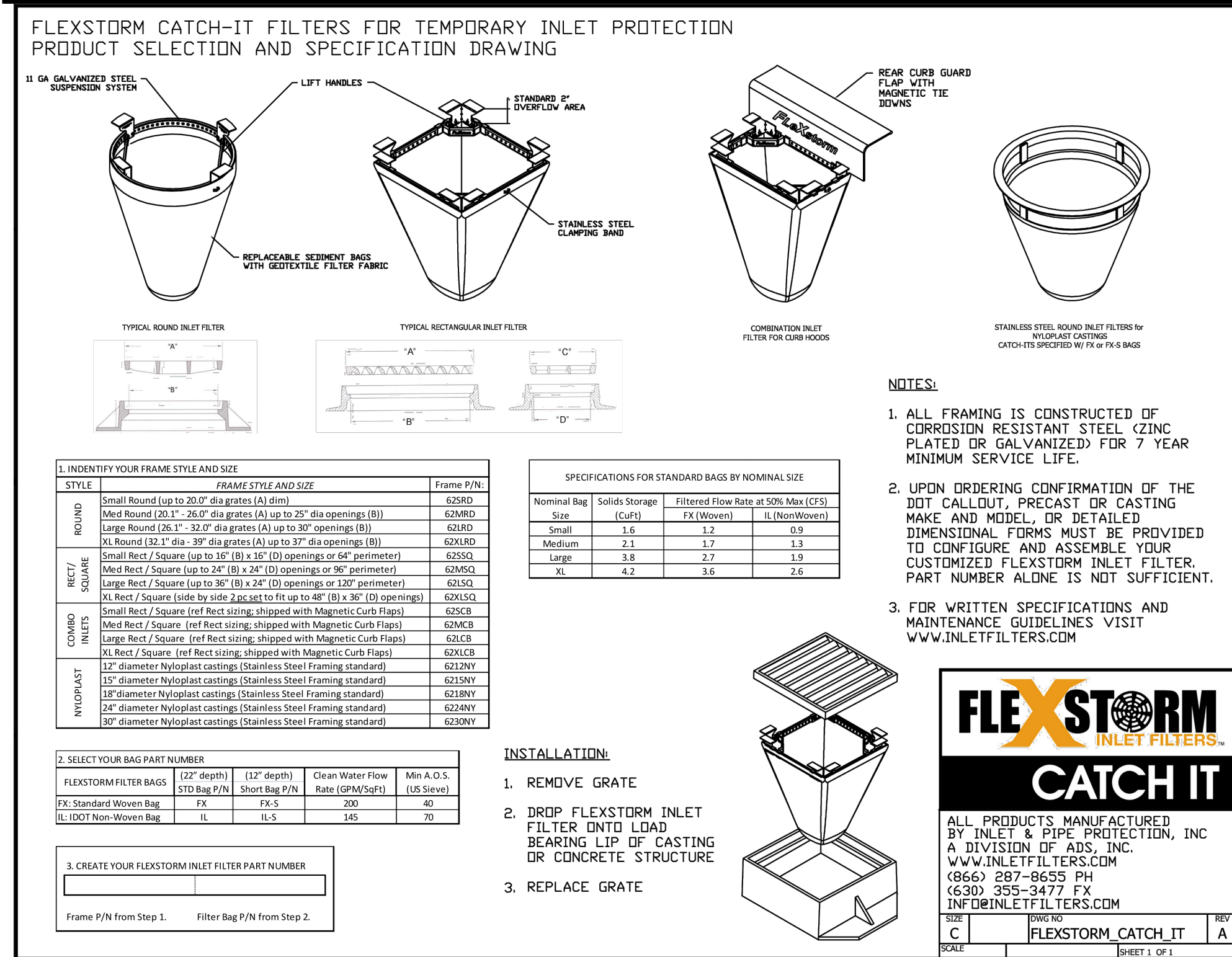
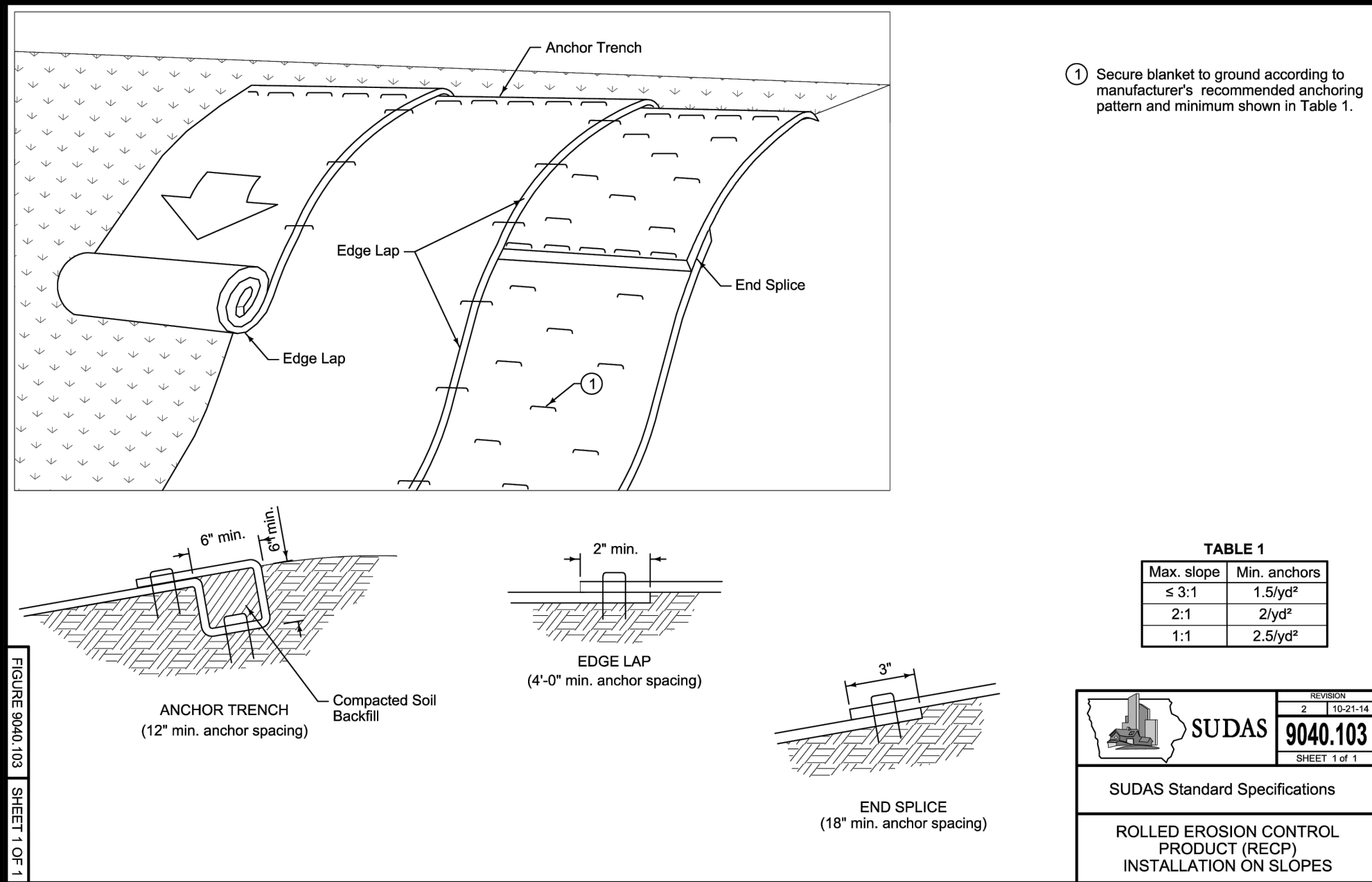
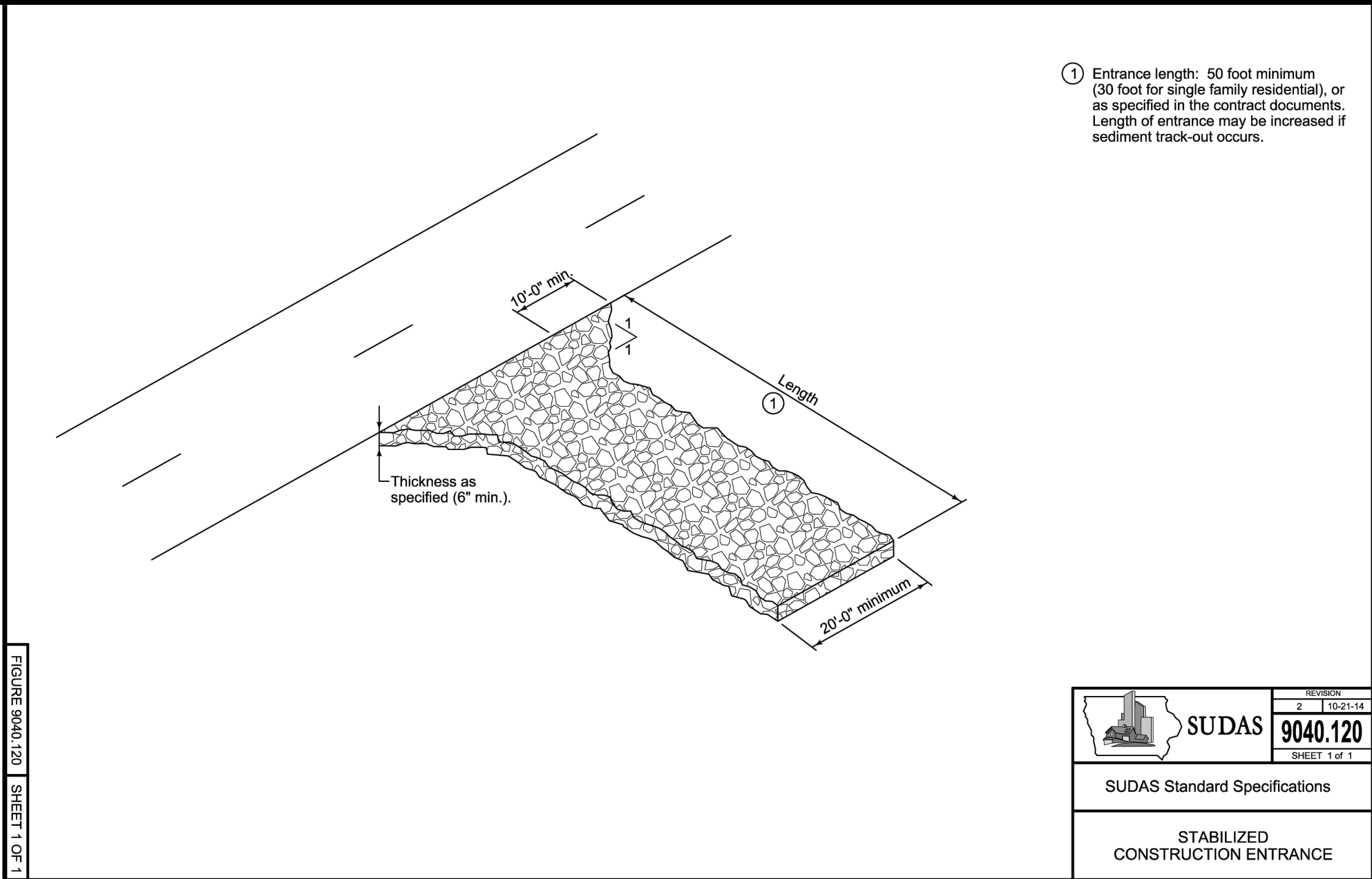
1. **PRE-CONSTRUCTION:** SOIL STABILIZATION AND EROSION CONTROL MEASURES WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE COMMENCING LAND DISTURBING ACTIVITIES.
3. DO NOT DISTURB AN AREA UNLESS IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
6. IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
7. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
8. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE.
9. NOTICE OF DISCONTINUATION WILL BE FILED ONCE SITE IS STABILIZED.





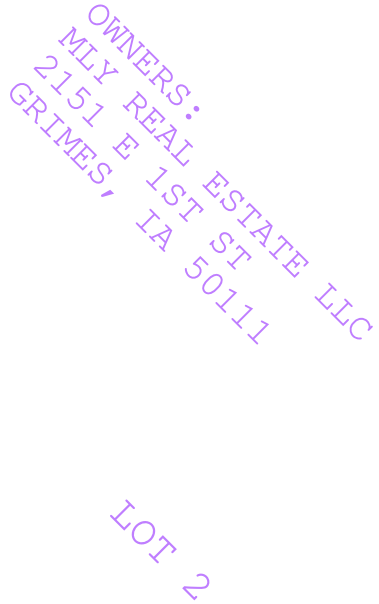








| Luminaire Schedule                                                               |         |     |                                                           |                                       |
|----------------------------------------------------------------------------------|---------|-----|-----------------------------------------------------------|---------------------------------------|
| Symbol                                                                           | Label   | Qty | Part Number                                               | Description                           |
|  | EX2     | 2   | EXISTING FIXTURE                                          | EXISTING FIXTURE CONTROLLED BY OTHERS |
|  | L7      | 6   | 5811-SAT20L8040W                                          | RECESSED DOWN LIGHT                   |
|  | EX1     | 1   | EXISTING FIXTURE                                          | EXISTING FIXTURE CONTROLLED BY OTHERS |
|  | W1      | 6   | 9004-W1-RW-LED3090-W-BK-L1-UNV                            | WALL MOUNT DN LIGHT                   |
|  | L21-ALT | 1   | AFF FCT                                                   | EMERGENCY WALL LIGHT                  |
|  | SL1     | 3   | EACL010E4AF740-DIMMING-D1-FINISH WITH<br>ELS-EAC-RBL-BLCK | FULL CUTOFF AREA LIGHT W/SHIELD       |
|  | SL2     | 2   | EACL010E4AF740-DIMMING-D1-FINISH                          | FULL CUTOFF AREA LIGHT                |



- [illegible]





**AGENDA ITEM:**

**BACKGROUND:** The applicant, M&K Investments, is requesting approval of a site plan located at 1400 SE 25th Street to construct 14,400 sf building, detention basins, dumpster enclosure, and parking lot on the 2.35 acre property. Access to the site will be provided by a full access point on SE 25th Street. Surface parking will be provided on the north side of the building. A future building and parking lot will also be on site and will be reviewed through a future site plan amendment process at such time the property owner is wanting to construct.

The building will be constructed with textured concrete panels and gray and white metal wall panels with glazing, lighting, and a sloped roof. No rooftop mounted equipment is proposed on the building.

A sidewalk agreement is required as part of the project approval regarding the future installation of public sidewalk along SE 25th Street. The agreement is on the September 23, 2025, Council Consent Agenda.

**BUDGETARY CONSIDERATIONS:** N/A

**STRATEGIC PLANNING:**

Prioritized: No

**BOARD/COMMISSION ACTIONS:**

Planning and Zoning Commission recommendation of approval - 09/02/2025

**STAFF RECOMMENDATION:** Staff recommend approval subject to remaining staff comments.

**RESPONSIBLE STAFF/CONTACT INFORMATION:**

Alivia Hoodjer, Assistant Planner , [ahoodjer@grimesiowa.gov](mailto:ahoodjer@grimesiowa.gov)

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

DATE

September 23, 2025

PROJECT NAME

American Mechanical Site Plan

APPLICANT

M&K Investments

REQUESTED ACTION

Approval of site plan to construct a 14,400 sf building, detention basins, parking lot, pavement, and trash enclosure on the 2.35 acre property.

LOCATION

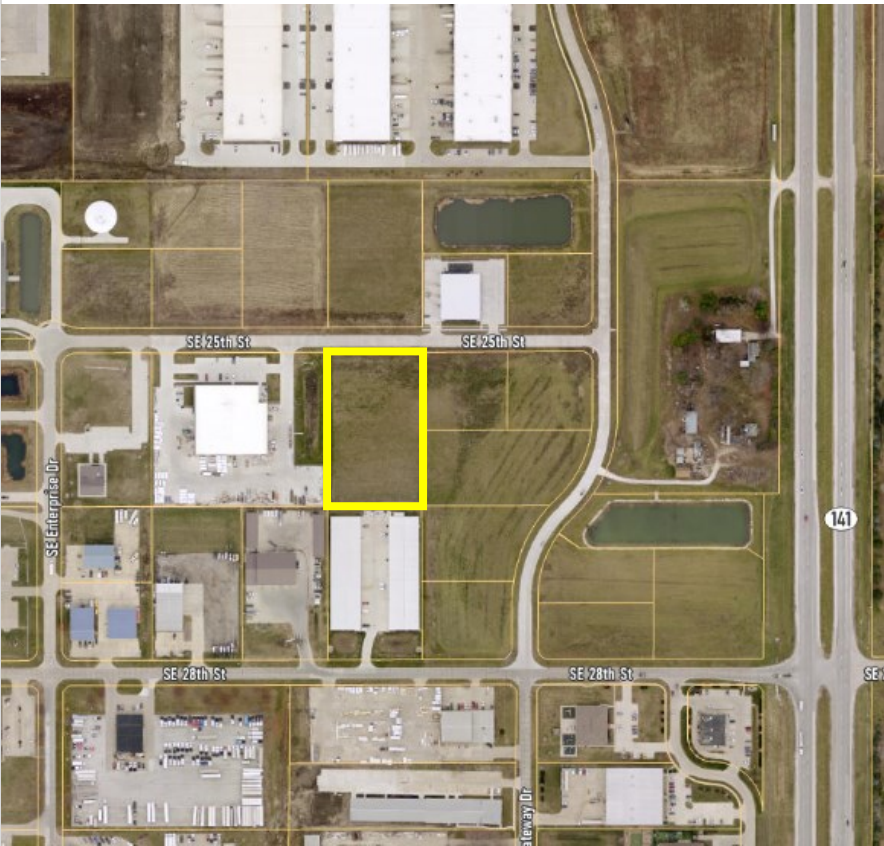
1400 SE 25th Street

ZONING

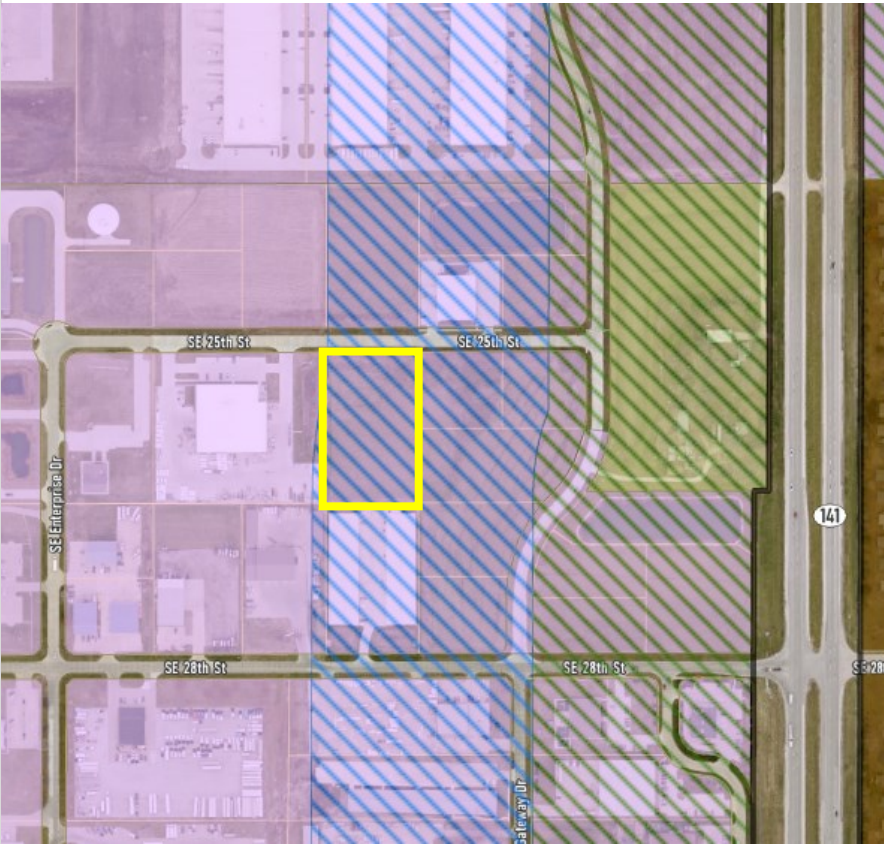
M1-A Commercial and Limited Light Industrial  
Highway 141 Mixed Use Development Corridor Overlay  
District Zone 2

PLANNER

Alivia Hoodjer  
ahoodjer@grimesiowa.gov  
515-986-4050



Location Map



Zoning Map

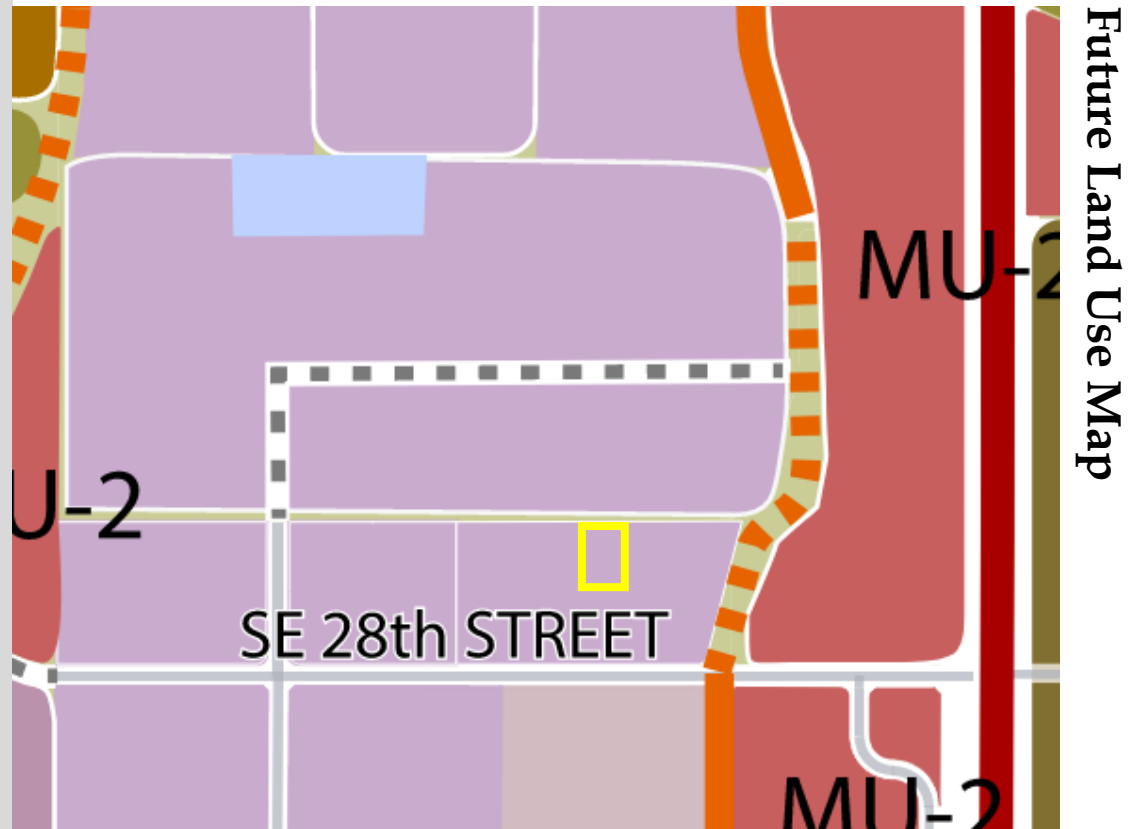
# Relation to Comprehensive & Neighborhood Plans

## LAND USES & ZONING

| Location     | Existing Land Use   | Land Use Plan Designation | Current Zoning                         |
|--------------|---------------------|---------------------------|----------------------------------------|
| Subject Site | Vacant, undeveloped | Light industrial          | M1-A; Hwy 141 Mixed use Overlay Zone 2 |
| North        | Vacant, undeveloped | Light industrial          | M1-A; Hwy 141 Mixed use Overlay Zone 2 |
| South        | Light industrial    | Light industrial          | M1-A; Hwy 141 Mixed use Overlay Zone 2 |
| East         | Vacant, undeveloped | Light industrial          | M1-A; Hwy 141 Mixed use Overlay Zone 2 |
| West         | Light industrial    | Light industrial          | M1-A                                   |

## PARKS

The site is industrial, therefore no dedication is required



# Legal

A sidewalk agreement is required as part of the project approval to establish a formal understanding between the City and the property owner(s) regarding the future installation of a public sidewalk along SE 25th Street.

The agreement will be recorded with Polk County Recorder's Office following Council approval of the project and would be bound to the property.

# Site Layout

## Site Layout

### ACCESS

Access to the site will be provided from a full access on SE 25th Street.

### SIDEWALK CONNECTIONS

The site will provide a sidewalk connection to the public sidewalk along SE 25th Street. A sidewalk agreement is proposed for the future public sidewalk along SE 25th Street.

### LIGHTING

One parking lot light fixture is proposed on site. All other lighting fixtures are wall-mounted. There is no light spillage onto neighboring properties with the proposed lighting.

### BUILDING SETBACKS

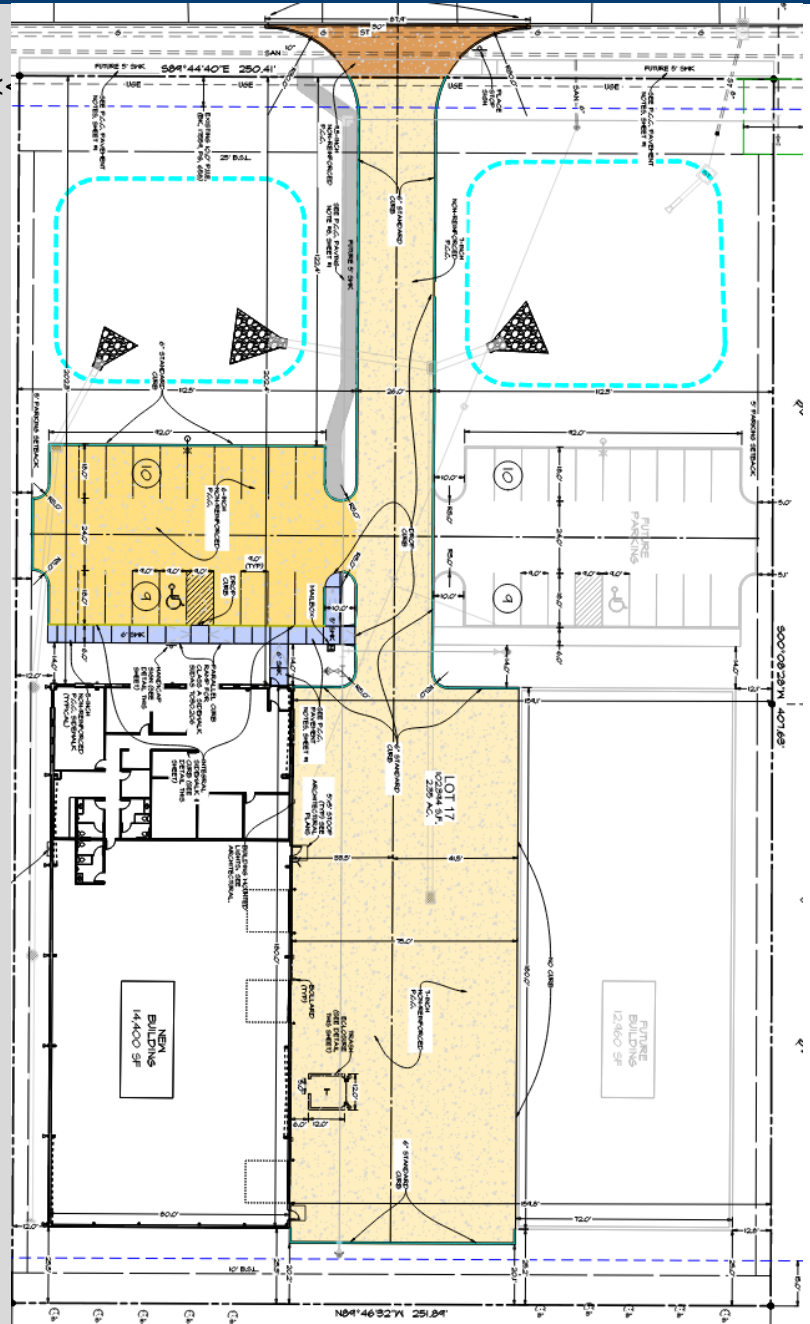
Front: 25 feet

Side: 0 feet, except when adjoining an "R" district or street, then 25 feet

Rear: 25 feet; however for every foot the front yard is increased over 25 feet, the rear yard may be decreased in direct proportion thereto, but in no case shall the rear yard be less than 10 feet.

### FUTURE SITE IMPROVEMENTS

Future building and parking lot shown on the east side of the site are proposed to be constructed at a later date through a site plan amendment process.



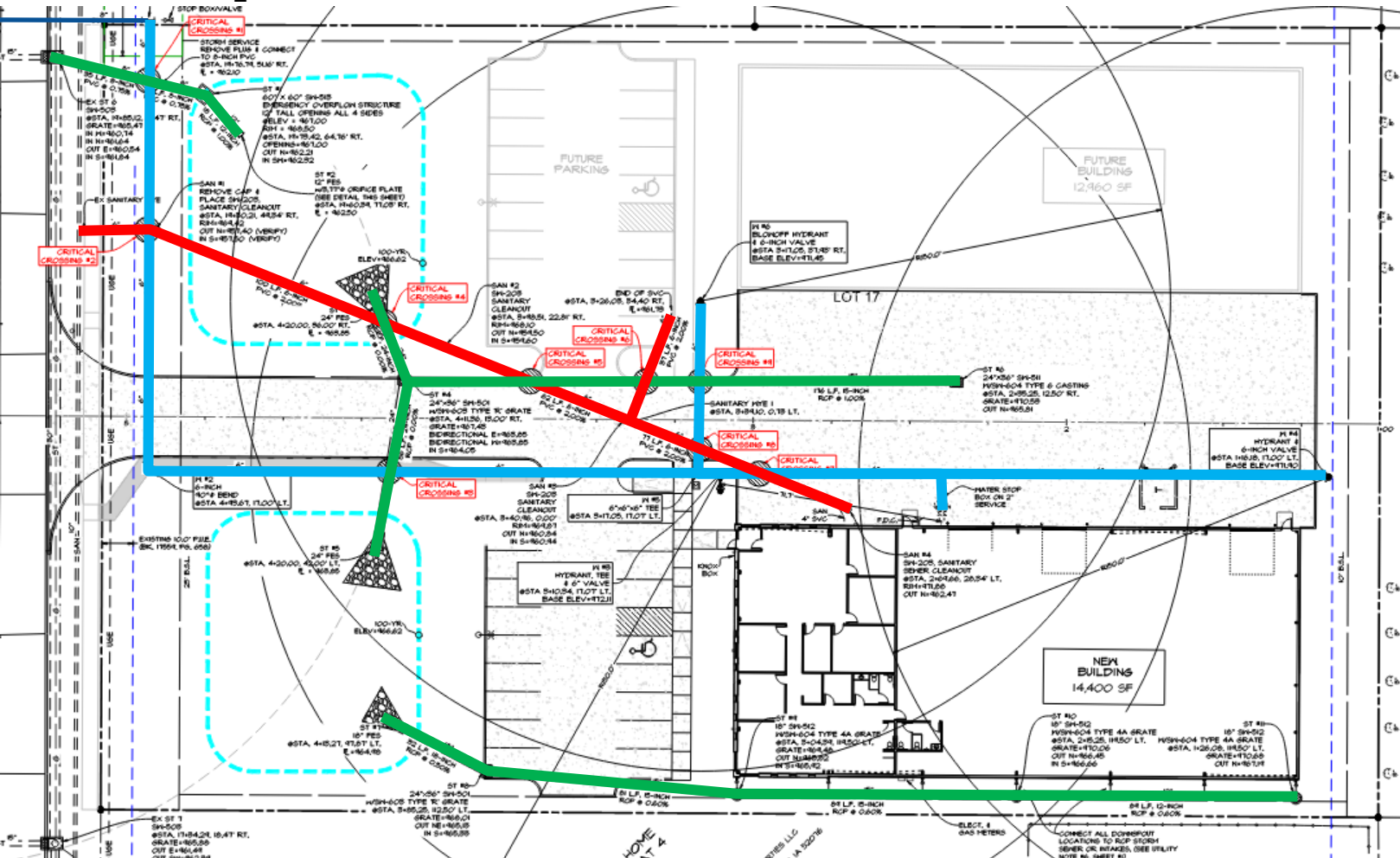
Parking Calculation Table

| Required                                | Proposed                        |
|-----------------------------------------|---------------------------------|
| Office: 3 stalls / 1000 sf = 13 stalls  | 19 stalls including 1 ADA stall |
| Warehouse: 1 stall / 2000 sf = 6 stalls |                                 |
| 1 ADA stall                             |                                 |
| 19 total stalls required                |                                 |



# Utilities Plan

## Utilities Map



### SANITARY (RED)

The sanitary line will extend from an existing service stub on the north side of the property and connect to the primary building.

### WATER (BLUE)

Water service will connect from an existing service stub on the northeast side of the property and connect to three fire hydrants and the building.

### STORM WATER (GREEN)

Roof drains will connect into the storm sewer and discharge to the proposed detention basins. The drainage from the pavement and future improvements will also discharge into the proposed basins. The overflow of the basins will discharge into the public storm sewer system. That ultimately outlets to the immediate detention basin north of the site.

# Utilities & Landscaping

## LANDSCAPING

Landscaping on site meets the open space planting requirements and the street tree requirements. Four trees (shown in red) are proposed as future and will be installed with the future phase/site plan amendment.

### Required:

Open Space: 2 trees / 1000 sf (31 trees) and 1 shrub / 500 sf (31 shrubs)

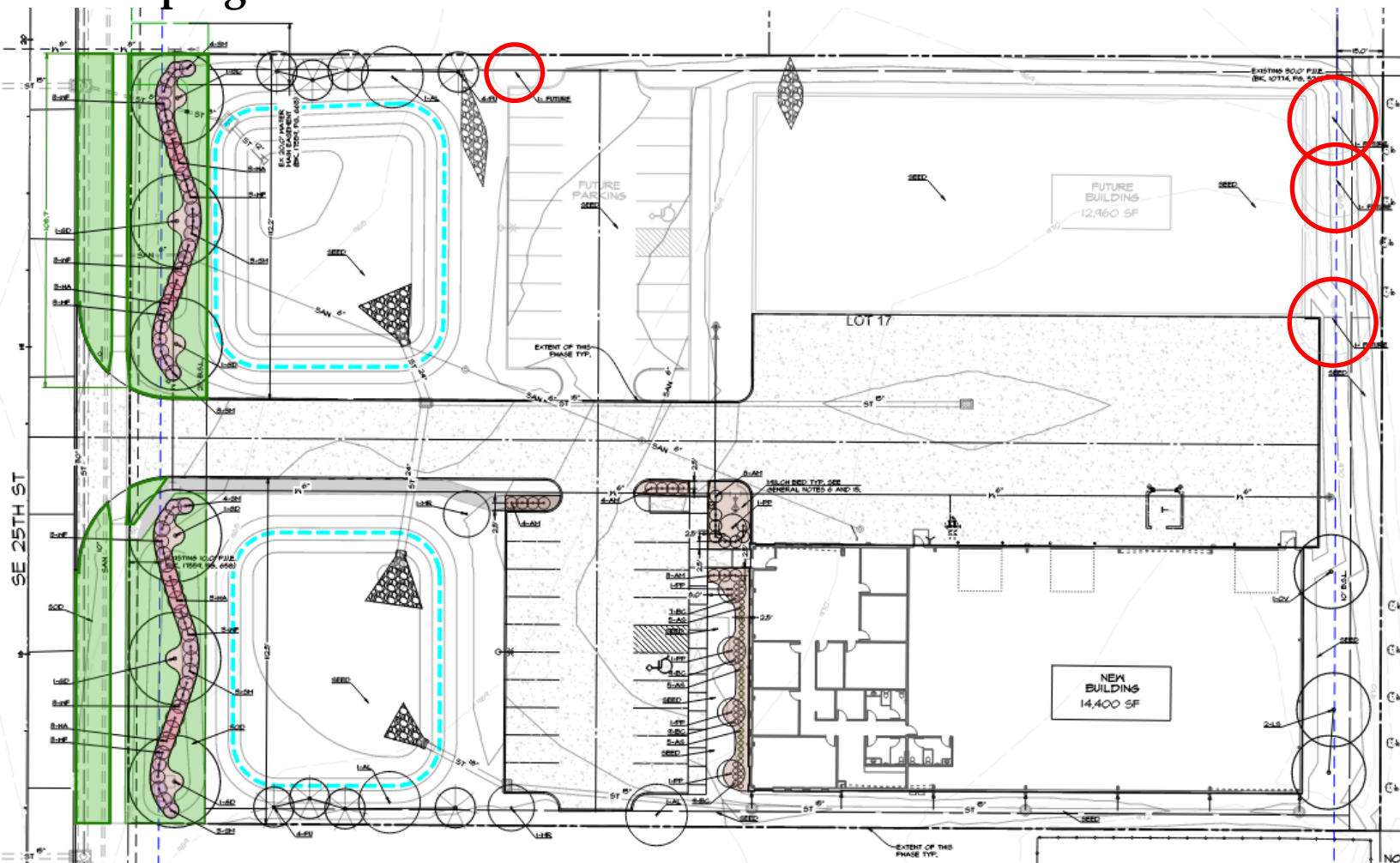
Street Trees: 1 overstory tree / 50 lineal feet (5 trees)

### Provided:

27 trees and 4 future trees (6 of which are street trees)

75 shrubs

## Landscaping Plan



# Architecture

## Material Board

### BUILDING & ELEVATIONS

The building will be constructed with textured concrete panels, gray and white metal panels, and glazing. No roof mounted equipment is proposed.

### DUMPSTER ENCLOSURE

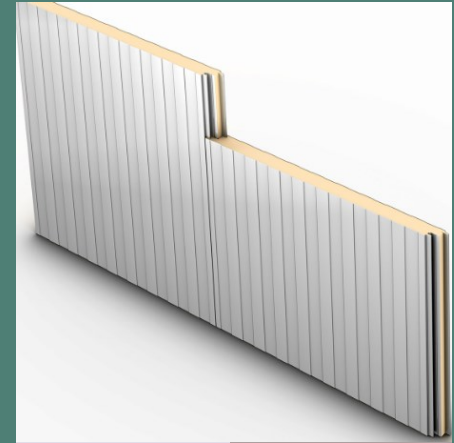
The dumpster enclosure will be constructed with split face block that will match the colors of the building and a cedar board gate with a metal frame.

### LIGHTING

Wall mounted lighting fixtures are proposed on 3 out of the 4 sides of the building. No proposed lighting is spilling onto neighboring properties.



Textured concrete



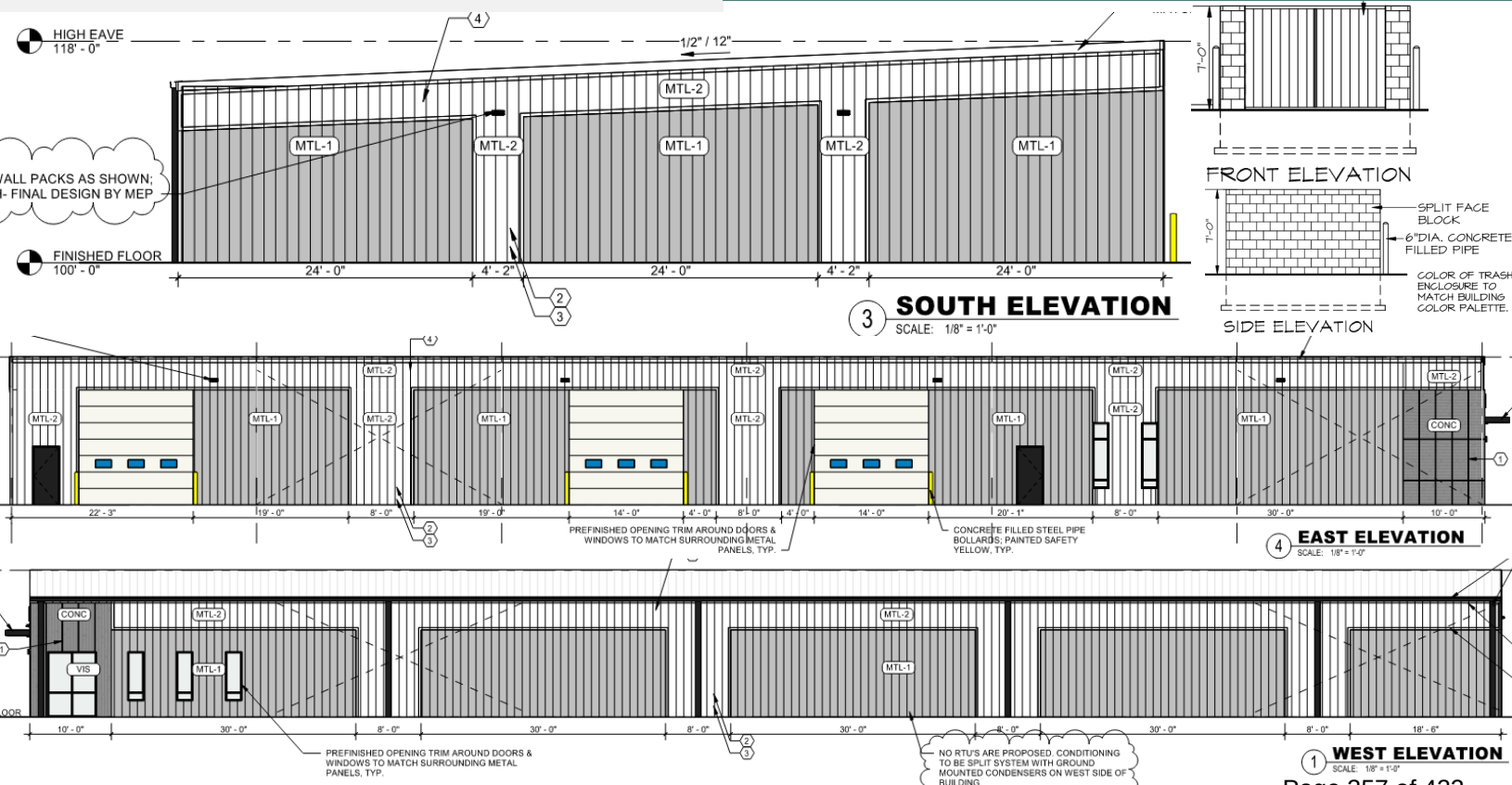
Regal White

Ash Gray

Metal wall panels



Light fixtures



# Conclusion

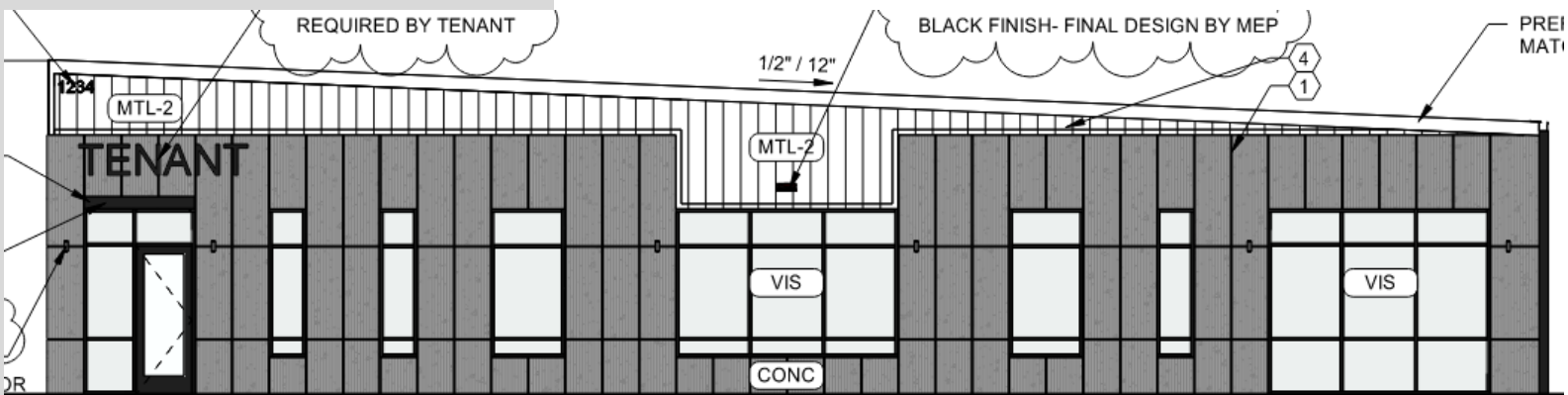
## STAFF RECOMMENDATION

Staff recommends approval of the American Mechanical Site Plan subject to remaining staff comments.

## Conclusion

Construction of 14,400 sf building, detention basins, parking lot, pavement, and trash enclosure on the 2.35 acre property.

The proposed building is to be composed of textured concrete, white and gray metal wall panels, and glazing materials to meet the architecture requirements for M1-A and Highway 141 Mixed Use Development Corridor Overlay District Zone 2.



**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

August 26, 2025

**Civil Engineering Consultants, Inc.**

Attn: Melissa Hills  
2400 86th Street, Unit 12  
Des Moines, IA 50322



**Development Services**

410 SE Main St, Unit 102  
Grimes, IA 50111  
(515)986-4050  
[www.grimesiowa.gov](http://www.grimesiowa.gov)

**RE: American Mechanical Site Plan**

Dear Ms. Hills:

The Development Services Department is in receipt of a proposed Site Plan for the American Mechanical Site Plan. Based on the review of the provided submittal materials, staff have the following comments:

**General Comments:**

- ~~1. Please provide review fees. Note that all plan review fees shall be paid prior to Council approval (\$2000 site plan review, \$1,200 SWMP, \$250 SWPPP).~~
2. Note that observation fee template will be sent after the final plans have been completed.
3. Note that the preconstruction packet will be sent after the final plans have been completed.
4. Note that CAD files will be required with the final plans. All new utilities to be installed and any removed.
  - a. Pavement within the project site
  - b. Finished grade surface of grading area (XML file)
  - c. All trees that are to be added or removed.
  - d. Survey file of existing conditions with any private utilities located.
  - e. Sign locations and pavement markings
  - f. Any recorded easements
5. Note that as-builts will be required to be provided after the completions of construction.
6. A sidewalk agreement will be provided for the future public sidewalk. This agreement will need to be notarized by the property owner(s) and will be approved by Council. There are two options: The property owner can install the sidewalk upon notice from the City in the future or the property owner can provide the cost of the sidewalk now to the City for the City to construct the sidewalk in the future. Please let me know what option is preferred so the agreement can be drafted accordingly. Attached is the agreement for review and signature. Please let us know which option is preferred and staff will draft the agreement accordingly. The property owner elects to install the sidewalk upon notice in the future, as stated in Submittal 2 response.
- ~~7. Provide SWMP for review. SWMP comments are provided.~~
  - ~~a. Intake spreadsheet: what is the depth and spread of water at ST#8, #6, and #4?~~



- ~~b. Storm sewer spreadsheet: Update structure numbers to match the plans. Update pipe sizes to match the plans. There does not appear to be storm sewer between DDA1 and DDA2. DDA6 to DDA10 us 15" on the plans.~~
  - ~~c. Update drainage maps to match the site plan. Some of the storm sewer has shifted.~~
  - ~~d. Storm sewer spreadsheet: I believe run ST#7 to ST#5 should be ST#5 to ST#4.~~
  - ~~e. Submit signed copy of SWMP.~~
8. Provide SWPPP and filled out SWPPP review checklist.
- a. Include SWPPP and filled out SWPPP review checklist in submittal.
  - b. Keep maps in SWPPP up to date with each plan submittal
  - c. **Total area disturbed cannot be greater than total area of the site**
  - d. Include a **signed** affidavit of publication.
  - e. All contractors/ subcontractors must sign certification statement prior to working on site.
  - f. All certification statements must be kept in SWPPP
  - g. Include a signed copy of the owner's certification statement
  - h. Include a site supervisor contact once known
  - i. Include a swppp monitoring contact once known
  - j. Include notification to City of Grimes Public Works in spill reporting
  - k. Include signature on NOI
  - l. Include affidavit of publication for public notice
  - m. Include IDNR letter of authorization once available
  - n. Include signature on City of Grimes SWPPP certification
  - o. Provide construction schedule once known
  - p. Include filled out copy of inspector qualifications sheet once known
  - q. Include filled out stormwater pollution prevention training log once known
  - r. Include blank inspection report from company responsible for SWPPP monitoring
9. ~~If combustible high stack storage is located within the structure, the fire department access doors are required for the storage area in accordance with seecetion 3206.7 of the IFC. **facility will not contain any combustible high stack storage, and all pallet racking will be limited to a maximum height of 8 feet above finised floor.**~~
10. ~~Provide photometric plan.~~
11. ~~Provide lighting speecs for parkinglot and building lighting. Shaded/hooded lightign Is required. No flood lights are permitted.~~
12. ~~Is colored lighting proposed on the building?~~
13. ~~Sheet 3: Any concern with the footing for ST#3 being on of the sanitary service?~~

**Photometric Comments:**

- ~~1. Does the W2 and W1 fixtures have any other difference besides the distribution of light? If the fixtures are different, please provide both.~~
- 2. **The W3 wall sconces are acceptable. The lighting cannot be up-lit and will need to be pointed downwards.**

**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:** September 3, 2025  
**(1 PDF of Rezoning Map and Concept Plan)**

**PLANNING & ZONING:** September 2, 2025, at 5:30

**COUNCIL MEETING:** September 23, 2025, at 5:30

Please feel free to contact me at [ahoodjer@grimesiowa.gov](mailto:ahoodjer@grimesiowa.gov) or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer  
Assistant Planner



SITE PLAN

AMERICAN MECHANICAL GRIMES, IOWA

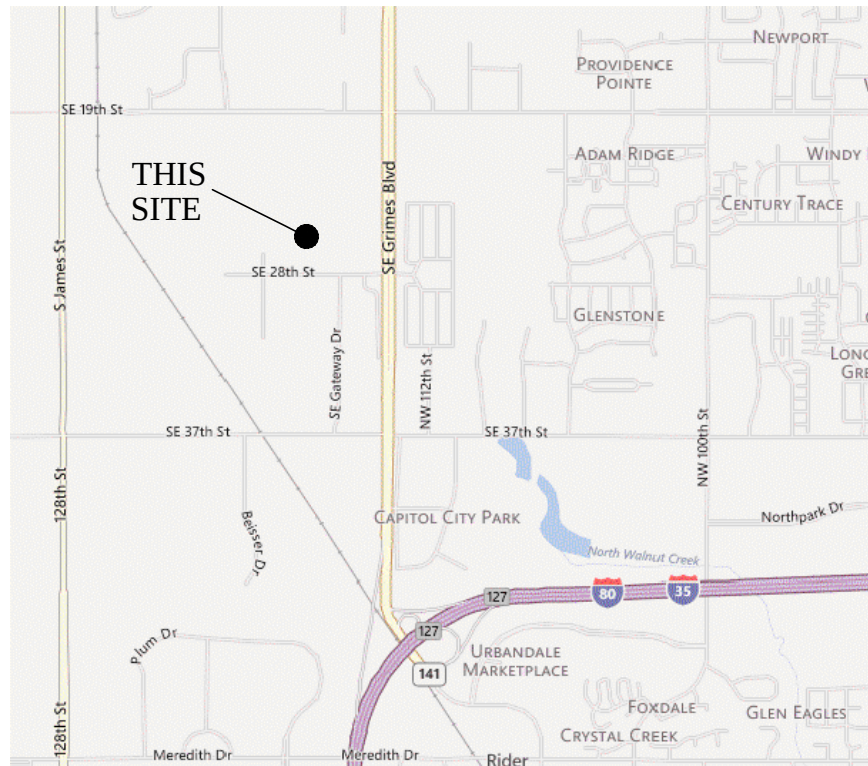
1400 SE 25TH STREET, GRIMES, IOWA 50111

The site plans shows two buildings with the first building getting parcel address. The second one will likely be 1410 SE 25th St depending on what is submitted

Building Comments Complete

Planner Comments Complete

Addressing Comments Complete





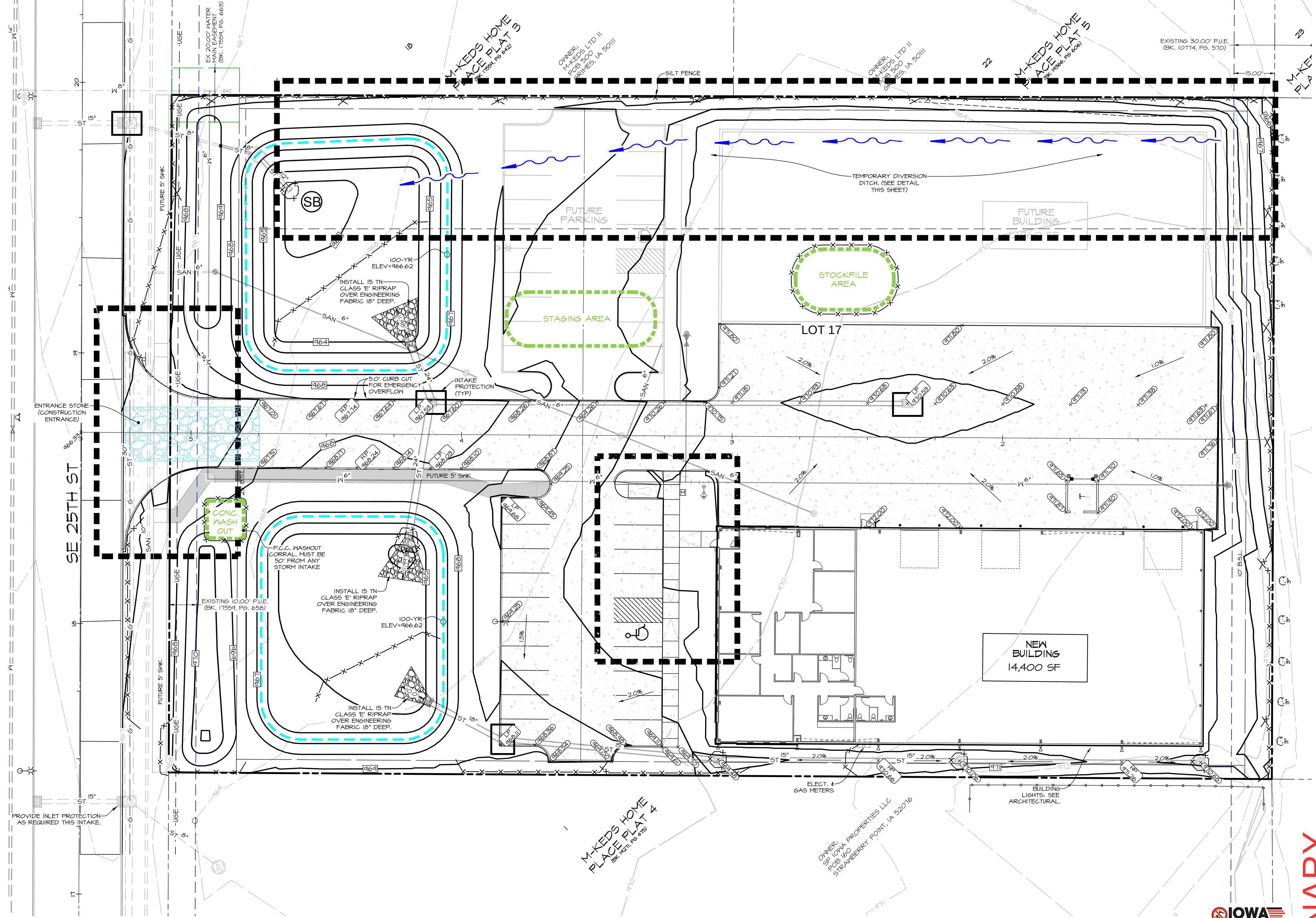
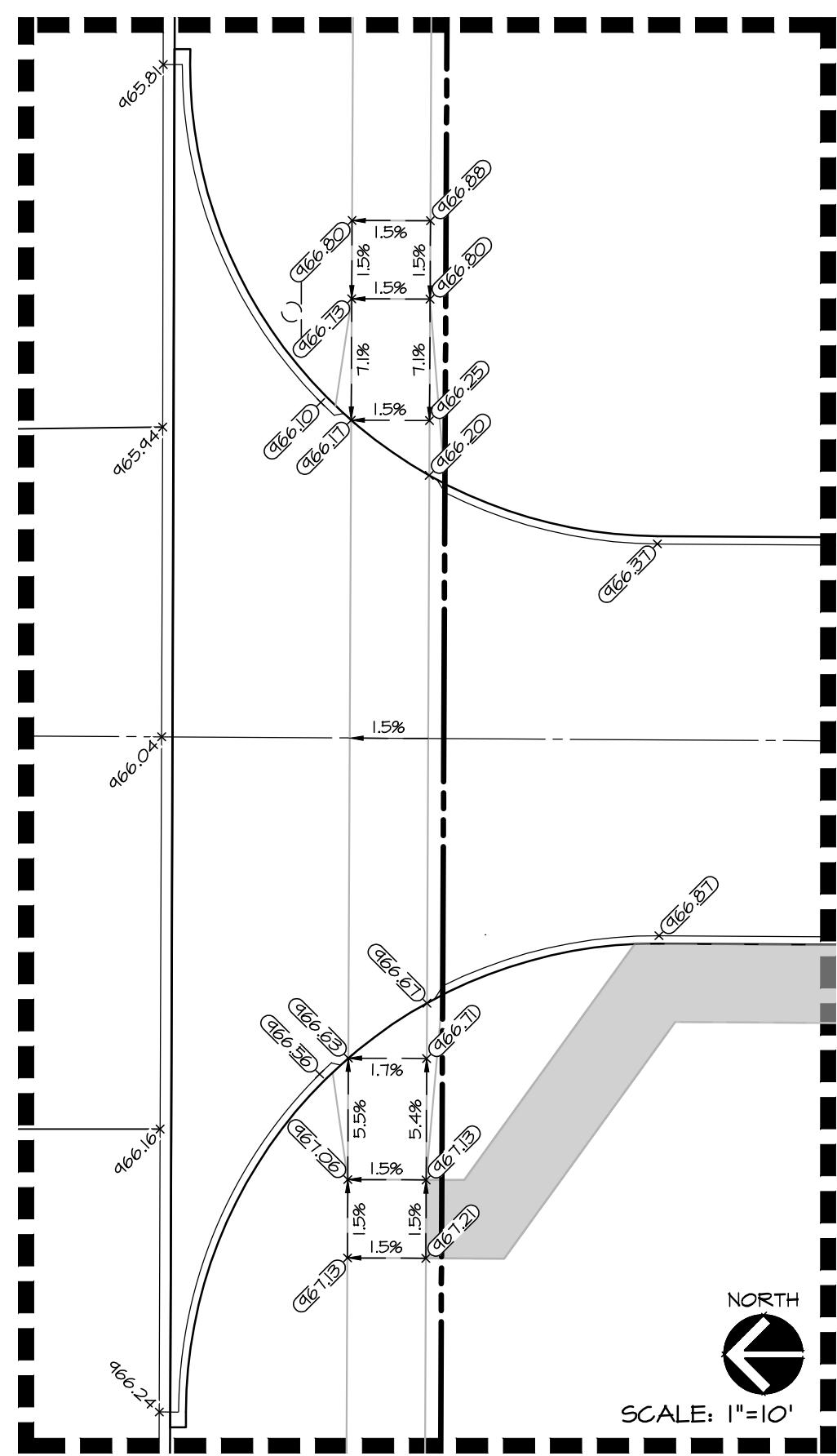
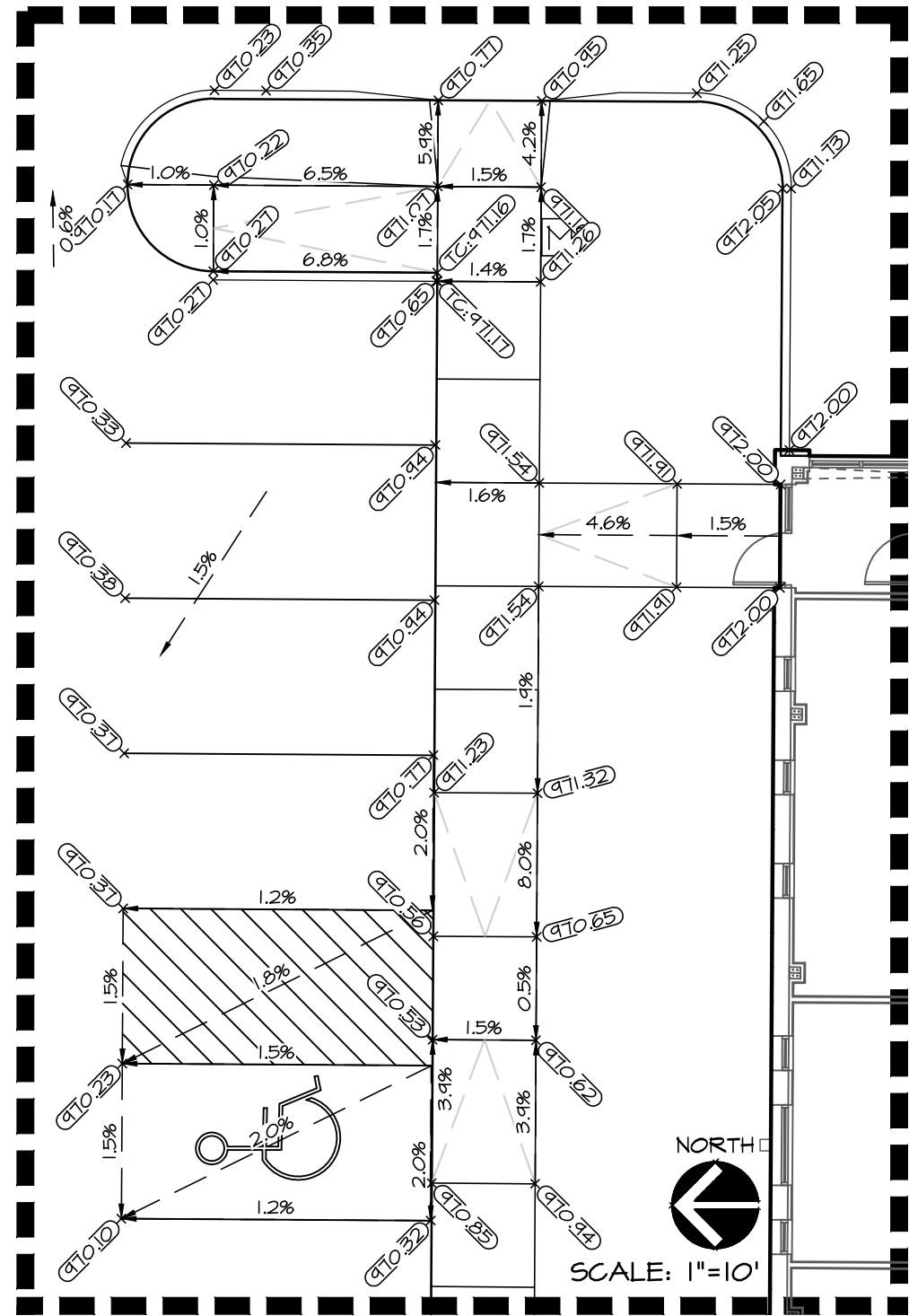
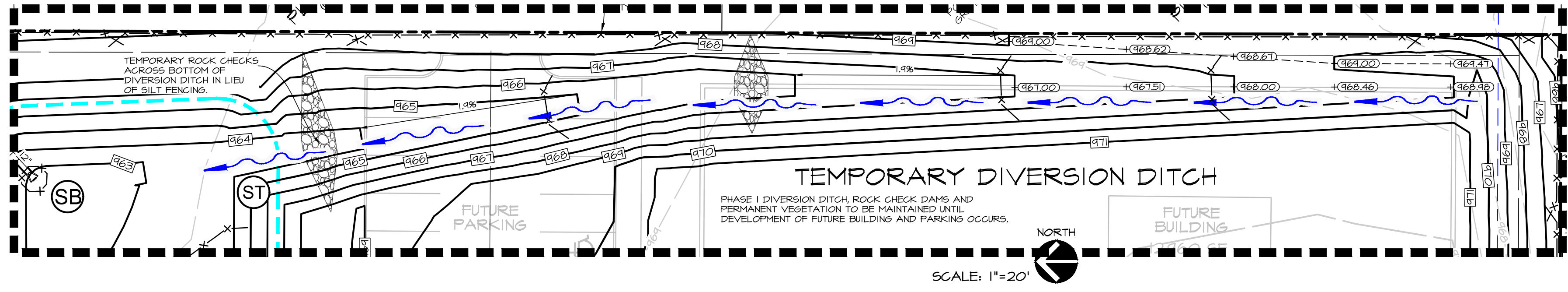








G:\REFILE-2008\2008-08-08\DRAWING\CONSTRUCTION\PLAN\04 GRADING, CHICAGO, IL 08/02/2025 2:26:34 PM



#### QUANTITIES

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| 65,454 SF | SEEDING (TYPE II EROSION CONTROL MIX)                                       |
| 1606 LF   | SILT FENCE                                                                  |
| 38 TN     | CLASS 'E' RIPRAP                                                            |
| 3 TN      | DRY STRAW OR HAY MULCH (2 TN / ACRE)                                        |
| 3 EA      | INLET PROTECTION (FILTER SOCK)                                              |
| 1 EA      | ENTRANCE STONE (IOWA DOT SECTION 4122, GRADATION 13, MACADAM CRUSHED STONE) |
| 1 LS.     | MOBILIZATION                                                                |
| 5 EA.     | ROCK CHECK DAMS                                                             |

#### LEGEND

| EXISTING/PROPOSED |                          |     |                                |
|-------------------|--------------------------|-----|--------------------------------|
| ---               | PLAT BOUNDARY            | --- | EXISTING CONTOURS              |
| ---               | SANITARY SEWER # & SIZE  | --- | PROPOSED CONTOURS              |
| ---               | WATER MAIN # & SIZE      | --- | INLET PROTECTION (FILTER SOCK) |
| ---               | STORM SEWER # & SIZE     | --- | SILT FENCE                     |
| ---               | MANHOLE                  | --- | 100-YR ELEVATION               |
| ---               | STORM INTAKE             | --- |                                |
| ---               | FIRE HYDRANT             | --- |                                |
| ---               | VALVE                    | --- |                                |
| ---               | TEMPORARY SEDIMENT TRAP  | --- |                                |
| ---               | TEMPORARY SEDIMENT BASIN | --- |                                |

PRELIMINARY

AMERICAN MECHANICAL  
GRIMES, IOWA

GRADING & SWPPP PLAN

DATE: Aug. 19, 2025  
3RD SUBMIT 04-19-2025  
2ND SUBMIT 08-06-2025  
1ST SUBMIT 06-26-2025  
DATE OF SURVEY: 04/04/2025  
DESIGNED BY: MHH  
DRAWN BY: CM

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12 Urbandale, Iowa 50322  
515.276.4884 · mail@cecinc.com

CEC

SHEET  
4  
OF  
6  
E-4380



STORM WATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION/APPLICANT/SCHEDULE

- OWNER/APPLICANT: M&K INVESTMENTS, 11803 NW 102ND AVENUE GRANGER, IA 50111
- LOCATION: PART OF NE 1/4, SECTION 8, TOWNSHIP 74 NORTH, RANGE 25 WEST OF THE 5TH P.M.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING FOR AND CONSTRUCTION OF AN OFFICE/WAREHOUSE BUILDING AND PARKING LOT.
- AREAS: TOTAL SITE AREA = 2.35 ACRES  
SITE AREA AFFECTED = 2.35 ACRES
- RUNOFF COEFFICIENT = 0.80 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1, OR FLATTER.
- RUNOFF FROM THIS PROJECT WILL FLOW INTO NORTH WALNUT CREEK
- SOILS: CLARION LOAM WITH BEMIS MORRAINE WITH SLOPES BETWEEN 2-6% AND NICOLLET LOAM WITH SLOPES BETWEEN WITH A MODERATE INFILTRATION RATE
- ESTIMATED DATE WORK IS TO COMMENCE: SUMMER 2025
- ESTIMATED DATE WORK IS TO BE COMPLETED: SPRING 2026

PART III D 2 CONTROLS

- 2A1 STABILIZATION PRACTICES
- MINIMIZE DISTURBANCE OF STEEP SLOPES
  - EXISTING VEGETATION IS TO BE PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
  - TEMPORARY SEEDING DURING CONSTRUCTION, AND PERMANENT SEEDING (S.U.D.A.S. 9040.9010) AND/OR SODDING (S.U.D.A.S. 9020) AFTER CONSTRUCTION.
  - VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT (S.U.D.A.S. SECTION 7E-26).
  - PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- 2B2 STRUCTURAL PRACTICES
- ROCK OUTLET PROTECTION (S.U.D.A.S. SECTION 7E-10; RIP RAP)
  - SILT FENCES - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND (S.U.D.A.S. SECTION 72-14).
  - EARTH DIKES
  - BRUSH PILES
  - DRAINAGE SHALES (S.U.D.A.S. SECTION 7E-23)
  - SEDIMENT TRAPS (S.U.D.A.S. SECTION 7E-12 AND 7E-13)
  - CHECK DAMS - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND.
  - STORM WATER MANAGEMENT (S.U.D.A.S. SECTION 7E-7)
  - FLOW ATTENUATION BY USE OF OPEN VEGETATED SHALES AND NATURAL DEPRESSIONS.
  - INFILTRATION OF RUNOFF ON SITE
  - INLET PROTECTION (S.U.D.A.S. 7E-20)
  - VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- 2C WASTE DISPOSAL
- C1 ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
  - C2 OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
  - STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
  - C3 TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
  - CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.
  - C4 USE OF COVERED TRASH RECEPTACLES ARE REQUIRED.

PART III D 7 CONTRACTORS

- GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT). SEE CERTIFICATION THIS SHEET.

D7B PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

- THE BUILDING SUBCONTRACTORS ARE REMINDED TO ALSO COMPLY WITH THE SWPPP REQUIREMENTS, PLUMBERS SHALL TAKE CARE TO CATCH ALL AND PROPERLY DISPOSE OF TRIMMINGS FROM PIPE THREADING ACTIVITIES, PAINTERS, DRYWALLERS AND MASONS SHALL NOT CLEANING EQUIPMENT ON GRADE, ETC.

PART II 6 NOTICE OF DISCONTINUATION (N.O.D.):

- WITHIN 30 DAYS OF FINAL STABILIZATION, OWNER SHALL SUBMIT AN N.O.D. TO I.D.N.R. WHICH INCLUDES ITEMS AS FOLLOWS:
    - NAME OF OWNER TO WHICH PERMIT WAS ISSUED;
    - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER;
    - DATE OF CONSTRUCTION SITE STABILIZATION;
    - SIGNED CERTIFICATION AS FOLLOWS:
- "I CERTIFY UNDER PENALTY OF LAW THAT DISTURBED SOILS AT THE IDENTIFIED FACILITY HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. I UNDERSTAND THAT BY SUBMITTING THIS NOTICE OF DISCONTINUATION, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES BY IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL NPDES PERMIT NO. 2, AND THAT DISCHARGING POLLUTANTS FROM STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY TO WATERS OF THE UNITED STATES IS UNLAWFUL UNDER THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY AN NPDES PERMIT."
- N.O.D. SHALL BE MAILED TO: STORM WATER COORDINATOR, IOWA DEPARTMENT OF NATURAL RESOURCES, 502 E. 4th STREET, DES MOINES, IOWA 50314-0034.

PART III NON-STORM WATER DISCHARGES:

- ALL DISCHARGES AUTHORIZED BY PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT FOR NON-STORM DISCHARGES TREATED WITH APPROPRIATE CONTROL MEASURES FOR NON-STORM WATER DISCHARGES LISTED BELOW.
- A2 DISCHARGES FROM FIRE FIGHTING ACTIVITY;
- FIRE HYDRANT FLUSHINGS;
  - NON-DETERGENT LADEN WATER FROM WASHING VEHICLES;
  - POTABLE WATER SOURCES IE: WATER LINE FLUSHING, AND IRRIGATION DRAINAGE;
  - ROUTINE EXTERIOR BUILDING WASHDOWN WITHOUT DETERGENTS;
  - PAVEMENT WASHWATERS WHERE THERE HAS BEEN NO UNCLEANEED LEAKS OR SPILLS OF TOXIC OR HAZARDOUS MATERIALS; AND WHERE DETERGENTS ARE NOT USED;
  - AIR CONDITIONING CONDENSATE;
  - SPRINGS OR UNCONTAMINATED GROUNDWATER;
  - UNCONTAMINATED FOUNDATION AND FOOTING DRAINS.

PART III B ANY OWNER OR OPERATOR IDENTIFIED IN POLLUTION PREVENTION PLAN IS SUBJECT TO SPILL NOTIFICATION REQUIREMENTS SPECIFIED IN 455B.386 OF IOWA CODE. IOWA LAW REQUIRES THAT WITHIN SIX (6) HOURS AFTER THE BEGINNING OF A HAZARDOUS CONDITION, THE I.D.N.R. AND LOCAL SHERIFF OFFICE BE NOTIFIED. STORM WATER POLLUTION PREVENTION PLAN MUST BE MODIFIED WITHIN FIVE (5) CALENDAR DAYS OF KNOWLEDGE OF TOXIC RELEASE, TO PROVIDE A DESCRIPTION OF RELEASE, CIRCUMSTANCES LEADING TO RELEASE, AND PROVIDE FOR IMPLEMENTATION OF STEPS TO PREVENT ANY REOCCURRENCE OF SUCH RELEASE, AND TO RESPOND TO SUCH RELEASES.

- PART III C FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINESFOR ALL SITES AND ACTIVITIES REQUIRING THIS PERMIT SHALL COMPLY WITH FEDERAL EFFLUENT GUIDELINES APPLICABLE TO EACH SITE:
- AT MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO:
    - 1A4B CONTROL STORM WATER AND VELOCITY TO MINIMIZE POLLUTANT DISCHARGES, INCLUDING PEAK FLOW AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL/STREAMBANK EROSION AND SCOUR IN IMMEDIATE VICINITY OF DISCHARGE POINTS;
    - 1AC MINIMIZE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY;
    - 1AD MINIMIZE DISTURBANCE OF STEEP SLOPES;
    - 1AE MINIMIZE SEDIMENT DISCHARGE FROM SITE DUE TO FREQUENCY, DURATION AND INTENSITY OF PRECIPITATION, AND SOIL CHARACTERISTICS;
    - 1AF PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND WATERS OF UNITED STATES.
  - 243 DIRECT STORM WATER INTO VEGETATED AREAS UNLESS UNFEASIBLE; TOPSOIL PRESERVED; STABILIZE DISTURBED AREAS IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE CEASED ON ANY PORTION OF SITE, OR TEMPORARILY CEASED ON ANY PORTION EXCEEDING 14 CALENDAR DAYS. DUE TO DROUGHT OR HEAVY RAIN, WHICH MAKES SEEDING WITH FIELD EQUIPMENT IMPOSSIBLE, CONTACT I.D.N.R. FOR ALTERNATIVE STABILIZATION MEASURES.
  - 4 DISCHARGES FROM DEMATERING MUST BE MANAGED BY APPROPRIATE CONTROLS;
  - 5A MINIMIZE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH, AND OTHER WASH WATERS. WASH WATERS ARE TO BE TREATED IN SEDIMENT BASIN. MINIMUM, SECONDARY CONTAINMENT FACILITIES ARE REQUIRED FOR ANY PETROLEUM, SOLVENTS, ECT. THAT ARE STORED ON-SITE.
  - 5B MINIMIZE EXPOSURE OF BUILDING MATERIALS, PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER WASTE TO PRECIPITATION AND STORM WATER;
  - 5C MINIMIZE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES;
  - 6 PROHIBITED DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS OR SOLVENTS.

- PART IV C & PART V B PERMITTEE MUST AMEND PLAN WHEN THERE IS CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAVING SIGNIFICANT EFFECT ON POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WATERS OF UNITED STATES WHICH HAVE NOT BEEN ADDRESSED IN PLAN OR WHERE PLAN IS INEFFECTIVE IN ELIMINATING OF MINIMIZING POLLUTANT DISCHARGE. PLAN MUST BE UPDATED TO INCLUDE CHANGES AT SITE INCLUDING CONTRACTORS IDENTIFIED AFTER SUBMITTAL OF NOTICE OF INTENT. COPY OF SWPPP IS TO BE MAINTAINED AND KEPT ON SITE IN A CONSTRUCTION TRAILER, SHED, OR OTHER COVERED STRUCTURE ie: MAILBOX.
- 4C4 QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE NOT FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
  - 4A INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
    - OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
    - LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
  - INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACT TO RECEIVING WATER.
  - 4B ANY MODIFICATIONS TO PLAN AS RESULT OF INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION.
  - 4C AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. REPORT WILL CONTAIN THE FOLLOWING:
    - SUMMARY OF SCOPE OF INSPECTION.
    - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
    - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
    - ANY ACTION TAKEN
    - SIGNATURE
  - REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA D.N.R. COPIES OF REPORTS SHALL BE FORWARDED TO OWNER.
  - CONTRACTOR IS TO TAKE NECESSARY ACTION TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVENTY-TWO (72) HOURS AFTER INSPECTION.
- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION AND AN N.O.D. HAS BEEN FILED WITH I.D.N.R.

GRADING AND EROSION CONTROL NOTES

- I. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
- a. CITY OF GRIMES
  - b. M&K INVESTMENTS
  - c. CIVIL ENGINEERING CONSULTANTS, INC.
  - d. IOWA ONE-CALL
2. WEEKLY INSPECTION REPORTS AND FOLLOW-UP DOCUMENTATION AS REQUIRED BY 6P2 SHALL BE SUBMITTED TO GRIMES DEVELOPMENT SERVICES.
3. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
4. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, EROSION, INTERFERENCE OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
5. CONTRACTOR SHALL PROTECT SHALES WITH STAKED COMPOST FILTER SOCKS PRIOR TO ANTICIPATED RAINFALL EVENTS.
6. STRIP ALL VISIBLE TOPSOIL ONSITE AND STOCKPILE FOR RESPAED ON NON-PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION. MUST HAVE AT LEAST 8 INCHES OF TOPSOIL AT TIME OF FINAL STABILIZATION.
7. UNLESS GRADING FOR DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
8. FINAL SOIL STABILIZATION SHALL BE 70% DENSITY OF 100% OF THE DISTURBED AREAS.
9. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20- FEET OF PLAN GRADE.
10. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB UNLESS NOTED OTHERWISE.
11. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
12. GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.
13. ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED TO CITY WITH LETTER OF CERTIFICATION FROM ENGINEER THAT POND WAS CONSTRUCTED TO DESIGN.
14. CONTRACTOR SHALL CERTIFY ON AS-BUILT PLAN THAT STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN DEVELOPMENT.
15. ALL LOTS SHALL HAVE MINIMUM OF 2% SLOPE ACROSS LOT.
16. S.U.D.A.S. EROSION CONTROL MIX (TYPE 4) SHALL BE USED ON ALL DISTURBED AREAS. ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.
17. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
18. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
19. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
20. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
21. ALL STRUCTURAL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH SUDAS STANDARD.
22. SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
23. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

GENERAL NOTES

- I. THE SWPPP SHOULD BE UPDATED EXPEDITIOUSLY.

S.U.D.A.S. REFERENCES

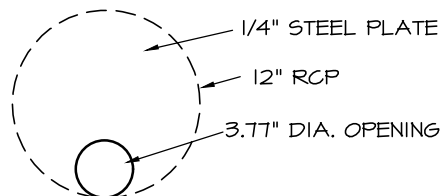
1. SILT FENCE: S.U.D.A.S. FIGURE 9040.119
2. SEDIMENTATION BASIN: S.U.D.A.S. FIGURES 9040.113, 9040.114, 9040.115
3. SEDIMENTATION LOGS: S.U.D.A.S. FIGURE 9040.105
4. RIP RAP: S.U.D.A.S. FIGURES 9040.110, 9040.111
5. COMPOST BLANKET: S.U.D.A.S. FIGURE 9040.101
6. STABILIZED CONSTRUCTION ENTRANCE: S.U.D.A.S. FIGURE 9040.120
7. CHECK DAM: S.U.D.A.S. FIGURE 9040.106

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SILT FENCE WILL BE PLACED BY THE CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS ALONG THE PERIMETER OF THE PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. THIS SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. **GRADING:** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED.
3. **CONSTRUCTION:** SUBGRADE PREPARATIONS, PARKING LOT PAVING AND BUILDING CONSTRUCTION.
4. **FINISH GRADING AND SEEDING:** FINISH GRADING, MULCHING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS IT IS PRACTICAL.
5. SUBMIT N.O.D. TO I.D.N.R. UPON FINAL STABILIZATION.

BENCHMARKS

- a. 64D-001 - BURY BOLT ON FH. 5. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 2800 (NATIONAL WATERWORKS BUILDING). ELEV. = 962.04 (City of Grimes Datum)
- b. 64D-002 - BURY BOLT ON FH. AT SE. CORNER OF GATEWAY DR. AND SE 28th ST INTERSECTION. ELEV. = 962.75 (City of Grimes Datum)
- c. 64C-004 - BURY BOLT ON FH. 5. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 1200. ELEV. = 967.15 (City of Grimes Datum)



ORIFICE DETAIL: ST#02

NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

SUBCONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

SUBCONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

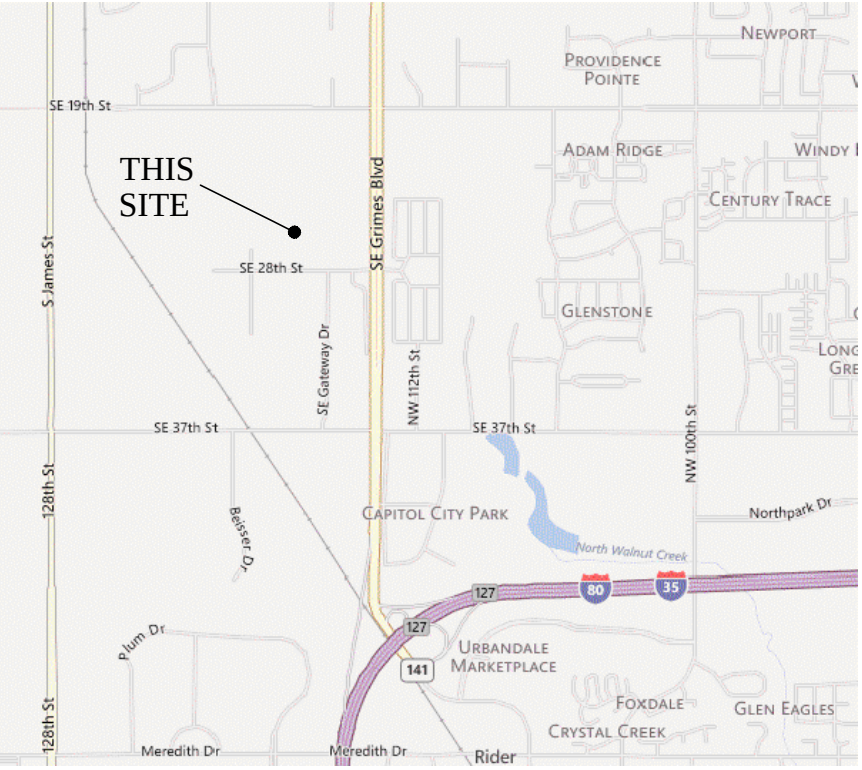
TELEPHONE NUMBER: \_\_\_\_\_

OTHER

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_



LOCATION MAP

NO SCALE



PRELIMINARY

AMERICAN MECHANICAL  
GRIMES, IOWA

GRADING & SWPPP NOTES

SHEET  
OF 02







| EXTERIOR MATERIAL LEGEND |                                                                                                                                                      |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| MAT. LABEL               | MATERIAL DESCRIPTION                                                                                                                                 |
| CAN-1                    | PRE-ENGINEERED, PREFINISHED ALUMINUM CANOPY; COLOR: BLACK                                                                                            |
| CONC                     | CAST IN PLACE CONCRETE; FORM-BOARD PATTERN; UNPAINTED                                                                                                |
| MTL-1                    | PREFINISHED INSULATED METAL WALL PANEL; MESALINE GREEN SPAN (OR APPROVED EQUAL); COLOR: ASH GRAY; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS    |
| MTL-2                    | PREFINISHED INSULATED METAL WALL PANEL; MESALINE GREEN SPAN (OR APPROVED EQUAL); COLOR: REGAL WHITE; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS |
| VIS                      | 1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING SET IN PREFINISHED, THERMALLY BORKEN ALUMINUM STOREFRONT FRAMING; COLOR: BLACK                     |

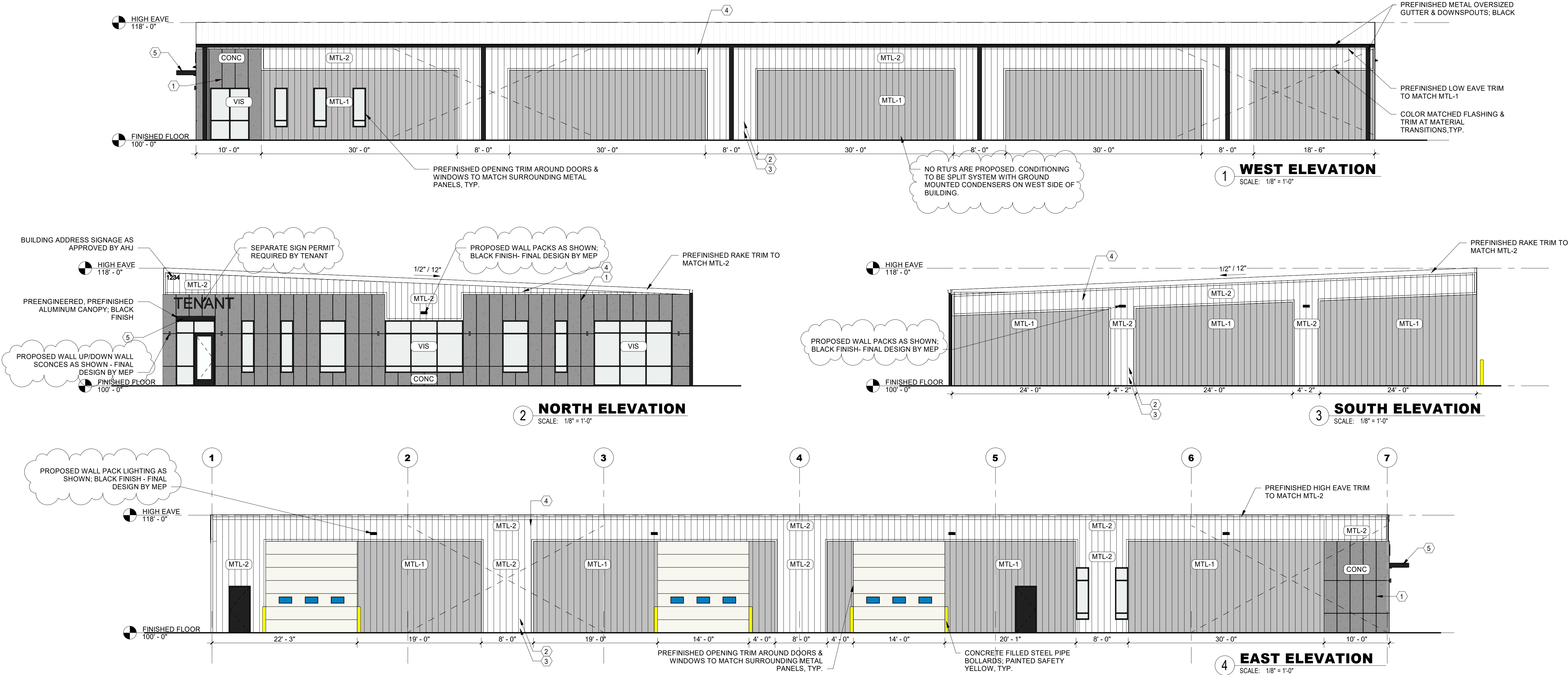
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
  - FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
  - GUTTERS & DOWNSPOUTS: METAL PREFINISHED BLACK.
  - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
  - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
  - OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE.
  - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
  - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS BLACK.
  - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

| MATERIAL CALCULATIONS (CITY OF GRIMES - 141 CORRIDOR) |             |                   |                               |
|-------------------------------------------------------|-------------|-------------------|-------------------------------|
| NORTH ELEVATION (FRONT)                               |             | 1,340.22 SF TOTAL | EXCL. GLAZING: 976.22 SF 100% |
| GLASS / OPENINGS =                                    | 396.00 SF   | 30.0%             | 0.00 SF 0.00%                 |
| CIP CONCRETE =                                        | 705.33 SF   | 53.0%             | 373.33 SF 75.0%               |
| METAL PANEL =                                         | 238.89 SF   | 17.0%             | 238.89 SF 25.0%               |
| WEST ELEVATION                                        |             | 2,793.01 SF TOTAL |                               |
| GLASS / OPENINGS =                                    | 84.00 SF    | 03.0%             |                               |
| CIP CONCRETE =                                        | 194.50 SF   | 07.0%             |                               |
| METAL PANEL =                                         | 2,514.41 SF | 90.0%             |                               |

|                    |             |                   |  |
|--------------------|-------------|-------------------|--|
| SOUTH ELEVATION    |             | 1,361.91 SF TOTAL |  |
| GLASS / OPENINGS = | 0.00 SF     | 0.00%             |  |
| PRECAST CONCRETE = | 0.00 SF     | 0.00%             |  |
| METAL PANEL =      | 1,361.91 SF | 100%              |  |
| EAST ELEVATION     |             | 3,413.36 SF TOTAL |  |
| GLASS / OPENINGS = | 84.00 SF    | 02.0%             |  |
| CIP CONCRETE =     | 140.00 SF   | 04.0%             |  |
| METAL PANEL =      | 2,553.58 SF | 75.0%             |  |
| METAL DOORS =      | 635.78 SF   | 19.0%             |  |

- LIST OF 5 APPROVED ARCHITECTURAL TREATMENTS:
1. REVEALS.
  2. A VERTICAL ARCHITECTURAL TREATMENT A MINIMUM OF 12" IN WIDTH.
  3. COLOR, TEXTURE, OR MATERIAL CHANGE.
  4. ARCHITECTURAL BANDING.
  5. AWNINGS.
- NO BLANK WALL AREA OR FACADE SHALL EXCEED 30 FEET IN HORIZONTAL OR VERTICAL DIRECTION



NOT FOR CONSTRUCTION

|                          |                                 |            |
|--------------------------|---------------------------------|------------|
| Rev. #                   | Issue / Revision                | Date       |
|                          | ISSUED FOR SITE PLAN REVIEW     | 2025-06-26 |
|                          | 1 REISSUED FOR SITE PLAN REVIEW | 2025-08-13 |
| Proj. No. SAA Proj. Mgr. |                                 |            |
| 25015 BLS                |                                 |            |
| Sheet Title              |                                 |            |
| COLORED ELEVATIONS       |                                 |            |
| Sheet No.                |                                 |            |
| M-201                    |                                 |            |

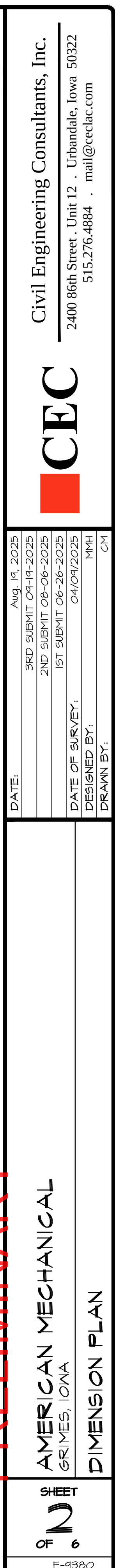
AMERICAN MECHANICAL  
GRIMES, IA

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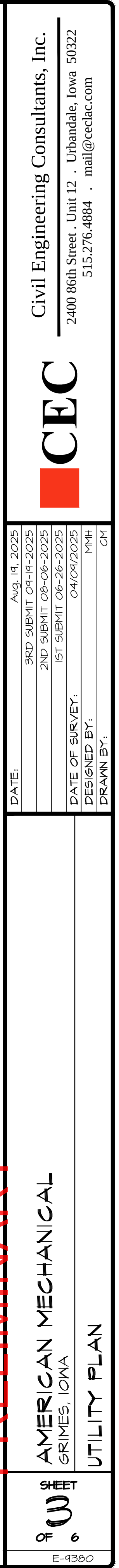


















STORM WATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION/APPLICANT/SCHEDULE

- OWNER/APPLICANT: M&K INVESTMENTS, 11803 NW 102ND AVENUE GRANGER, IA 50111
- LOCATION: PART OF NE 1/4, SECTION 8, TOWNSHIP 74 NORTH, RANGE 25 WEST OF THE 5TH P.M.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING FOR AND CONSTRUCTION OF AN OFFICE/WAREHOUSE BUILDING AND PARKING LOT.
- AREAS: TOTAL SITE AREA = 2.35 ACRES  
SITE AREA AFFECTED = 2.35 ACRES
- RUNOFF COEFFICIENT = 0.80 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1, OR FLATTER.
- RUNOFF FROM THIS PROJECT WILL FLOW INTO NORTH WALNUT CREEK
- SOILS: CLARION LOAM WITH BEMIS MORRAINE WITH SLOPES BETWEEN 2-6% AND NICOLLET LOAM WITH SLOPES BETWEEN WITH A MODERATE INFILTRATION RATE
- ESTIMATED DATE WORK IS TO COMMENCE: SUMMER 2025
- ESTIMATED DATE WORK IS TO BE COMPLETED: SPRING 2026

PART III D 2 CONTROLS

2A1 STABILIZATION PRACTICES

- MINIMIZE DISTURBANCE OF STEEP SLOPES
- EXISTING VEGETATION IS TO BE PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
- TEMPORARY SEEDING DURING CONSTRUCTION, AND PERMANENT SEEDING (S.U.D.A.S. 9040.9010) AND/OR SODDING (S.U.D.A.S. 9020) AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT (S.U.D.A.S. SECTION 7E-26).
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.

2B2 STRUCTURAL PRACTICES

- ROCK OUTLET PROTECTION (S.U.D.A.S. SECTION 7E-10; RIP RAP)
- SILT FENCES - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND (S.U.D.A.S. SECTION 72-14).
- EARTH DIKES
- BRUSH PILES
- DRAINAGE SHALES (S.U.D.A.S. SECTION 7E-23)
- SEDIMENT TRAPS (S.U.D.A.S. SECTION 7E-12 AND 7E-13)
- CHECK DAMS - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND.
- STORM WATER MANAGEMENT (S.U.D.A.S. SECTION 7E-7)
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SHALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- INLET PROTECTION (S.U.D.A.S. 7E-20)
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.

2C WASTE DISPOSAL

- C1 ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
- C2 OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
- C3 TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.
- C4 USE OF COVERED TRASH RECEPTACLES ARE REQUIRED.

PART III D 1 CONTRACTORS

- GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT). SEE CERTIFICATION THIS SHEET.

D7B PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

- THE BUILDING SUBCONTRACTORS ARE REMINDED TO ALSO COMPLY WITH THE SWPPP REQUIREMENTS, PLUMBERS SHALL TAKE CARE TO CATCH ALL AND PROPERLY DISPOSE OF TRIMMINGS FROM PIPE THREADING ACTIVITIES, PAINTERS, DRYWALLERS AND MASONS SHALL NOT CLEANING EQUIPMENT ON GRADE, ETC.

PART II G NOTICE OF DISCONTINUATION (N.O.D.):

- WITHIN 30 DAYS OF FINAL STABILIZATION, OWNER SHALL SUBMIT AN N.O.D. TO I.D.N.R. WHICH INCLUDES ITEMS AS FOLLOWS:
  - NAME OF OWNER TO WHICH PERMIT WAS ISSUED;
  - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER;
  - DATE OF CONSTRUCTION SITE STABILIZATION;
  - SIGNED CERTIFICATION AS FOLLOWS:

"I CERTIFY UNDER PENALTY OF LAW THAT DISTURBED SOILS AT THE IDENTIFIED FACILITY HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. I UNDERSTAND THAT BY SUBMITTING THIS NOTICE OF DISCONTINUATION, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES BY IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL NPDES PERMIT NO. 2, AND THAT DISCHARGING POLLUTANTS FROM STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY TO WATERS OF THE UNITED STATES IS UNLAWFUL UNDER THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY AN NPDES PERMIT."

- N.O.D. SHALL BE MAILED TO: STORM WATER COORDINATOR, IOWA DEPARTMENT OF NATURAL RESOURCES, 502 E. 4th STREET, DES MOINES, IOWA 50314-0034.

PART III NON-STORM WATER DISCHARGES:

- ALL DISCHARGES AUTHORIZED BY PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT FOR NON-STORM DISCHARGES TREATED WITH APPROPRIATE CONTROL MEASURES FOR NON-STORM WATER DISCHARGES LISTED BELOW.

A2 DISCHARGES FROM FIRE FIGHTING ACTIVITY;

- FIRE HYDRANT FLUSHINGS;
- NON-DETERGENT LADEN WATER FROM WASHING VEHICLES;
- POTABLE WATER SOURCES IE: WATER LINE FLUSHING, AND IRRIGATION DRAINAGE;
- ROUTINE EXTERIOR BUILDING WASHDOWN WITHOUT DETERGENTS;
- PAVEMENT WASHWATERS WHERE THERE HAS BEEN NO UNCLEANED LEAKS OR SPILLS OF TOXIC OR HAZARDOUS MATERIALS; AND WHERE DETERGENTS ARE NOT USED;
- AIR CONDITIONING CONDENSATE;
- SPRINGS OR UNCONTAMINATED GROUNDWATER;
- UNCONTAMINATED FOUNDATION AND FOOTING DRAINS.

PART III B

- ANY OWNER OR OPERATOR IDENTIFIED IN POLLUTION PREVENTION PLAN IS SUBJECT TO SPILL NOTIFICATION REQUIREMENTS SPECIFIED IN 455B.386 OF IOWA CODE. IOWA LAW REQUIRES THAT WITHIN SIX (6) HOURS AFTER THE BEGINNING OF A HAZARDOUS CONDITION, THE I.D.N.R. AND LOCAL SHERIFF OFFICE BE NOTIFIED. STORM WATER POLLUTION PREVENTION PLAN MUST BE MODIFIED WITHIN FIVE (5) CALENDAR DAYS OF KNOWLEDGE OF TOXIC RELEASE, TO PROVIDE A DESCRIPTION OF RELEASE, CIRCUMSTANCES LEADING TO RELEASE, AND PROVIDE FOR IMPLEMENTATION OF STEPS TO PREVENT ANY REOCCURRENCE OF SUCH RELEASE, AND TO RESPOND TO SUCH RELEASES.

- PART III C FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINESFOR ALL SITES AND ACTIVITIES REQUIRING THIS PERMIT SHALL COMPLY WITH FEDERAL EFFLUENT GUIDELINES APPLICABLE TO EACH SITE:
  - AT MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO:

- 1A4B CONTROL STORM WATER AND VELOCITY TO MINIMIZE POLLUTANT DISCHARGES, INCLUDING PEAK FLOW AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL/STREAMBANK EROSION AND SCOUR IN IMMEDIATE VICINITY OF DISCHARGE POINTS;
- 1AC MINIMIZE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY;
- 1AD MINIMIZE DISTURBANCE OF STEEP SLOPES;
- 1AE MINIMIZE SEDIMENT DISCHARGE FROM SITE DUE TO FREQUENCY, DURATION AND INTENSITY OF PRECIPITATION, AND SOIL CHARACTERISTICS;
- 1AF PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND WATERS OF UNITED STATES.
- 243 DIRECT STORM WATER INTO VEGETATED AREAS UNLESS UNFEASIBLE; TOPSOIL PRESERVED; STABILIZE DISTURBED AREAS IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE CEASED ON ANY PORTION OF SITE, OR TEMPORARILY CEASED ON ANY PORTION EXCEEDING 14 CALENDAR DAYS. DUE TO DROUGHT OR HEAVY RAIN, WHICH MAKES SEEDING WITH FIELD EQUIPMENT IMPOSSIBLE, CONTACT I.D.N.R. FOR ALTERNATIVE STABILIZATION MEASURES.
- 4 DISCHARGES FROM DEMATERING MUST BE MANAGED BY APPROPRIATE CONTROLS;
- 5A MINIMIZE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH, AND OTHER WASH WATERS. WASH WATERS ARE TO BE TREATED IN SEDIMENT BASIN. MINIMUM, SECONDARY CONTAINMENT FACILITIES ARE REQUIRED FOR ANY PETROLEUM, SOLVENTS, ECT. THAT ARE STORED ON-SITE.
- 5B MINIMIZE EXPOSURE OF BUILDING MATERIALS, PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER WASTE TO PRECIPITATION AND STORM WATER;
- 5C MINIMIZE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES;
- 6 PROHIBITED DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS OR SOLVENTS.

- PART IV C & PART V B PERMITTEE MUST AMEND PLAN WHEN THERE IS CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAVING SIGNIFICANT EFFECT ON POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WATERS OF UNITED STATES WHICH HAVE NOT BEEN ADDRESSED IN PLAN OR WHERE PLAN IS UNEFFECTIVE IN ELIMINATING OF MINIMIZING POLLUTANT DISCHARGE. PLAN MUST BE UPDATED TO INCLUDE CHANGES AT SITE INCLUDING CONTRACTORS IDENTIFIED AFTER SUBMITTAL OF NOTICE OF INTENT. COPY OF SWPPP IS TO BE MAINTAINED AND KEPT ON SITE IN A CONSTRUCTION TRAILER, SHED, OR OTHER COVERED STRUCTURE IE: MAILBOX.

4C4 QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE NOT FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.

4A INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.

- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACT TO RECEIVING WATER.

4B ANY MODIFICATIONS TO PLAN AS RESULT OF INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION.

- 4C AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. REPORT WILL CONTAIN THE FOLLOWING:
  - SUMMARY OF SCOPE OF INSPECTION.
  - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
  - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
  - ANY ACTION TAKEN
  - SIGNATURE

- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA D.N.R. COPIES OF REPORTS SHALL BE FORWARDED TO OWNER.
- CONTRACTOR IS TO TAKE NECESSARY ACTION TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVENTY-TWO (72) HOURS AFTER INSPECTION.

- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION AND AN N.O.D. HAS BEEN FILED WITH I.D.N.R.

GRADING AND EROSION CONTROL NOTES

- I. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
  - a. CITY OF GRIMES
  - b. M&K INVESTMENTS
  - c. CIVIL ENGINEERING CONSULTANTS, INC.
  - d. IOWA ONE-CALL

- 2. WEEKLY INSPECTION REPORTS AND FOLLOW-UP DOCUMENTATION AS REQUIRED BY 6P2 SHALL BE SUBMITTED TO GRIMES DEVELOPMENT SERVICES.

- 3. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.

- 4. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, EROSION, INTERFERENCE OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.

- 5. CONTRACTOR SHALL PROTECT SHALES WITH STAKED COMPOST FILTER SOCKS PRIOR TO ANTICIPATED RAINFALL EVENTS.

- 6. STRIP ALL VISIBLE TOPSOIL ONSITE AND STOCKPILE FOR RESPAED ON NON-PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION. MUST HAVE AT LEAST 8 INCHES OF TOPSOIL AT TIME OF FINAL STABILIZATION.

- 7. UNLESS GRADING FOR DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.

- 8. FINAL SOIL STABILIZATION SHALL BE 70% DENSITY OF 100% OF THE DISTURBED AREAS.

- 9. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20- FEET OF PLAN GRADE.

- 10. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB UNLESS NOTED OTHERWISE.

- 11. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.

- 12. GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.

- 13. ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED TO CITY WITH LETTER OF CERTIFICATION FROM ENGINEER THAT POND WAS CONSTRUCTED TO DESIGN.

- 14. CONTRACTOR SHALL CERTIFY ON AS-BUILT PLAN THAT STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN DEVELOPMENT.

- 15. ALL LOTS SHALL HAVE MINIMUM OF 2% SLOPE ACROSS LOT.

- 16. S.U.D.A.S. EROSION CONTROL MIX (TYPE 4) SHALL BE USED ON ALL DISTURBED AREAS. ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.

- 17. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.

- 18. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.

- 19. ALL AREAS TO RECEIVE FILL TO BE BENCHED.

- 20. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.

- 21. ALL STRUCTURAL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH SUDAS STANDARD.

- 22. SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.

- 23. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

GENERAL NOTES

- I. THE SWPPP SHOULD BE UPDATED EXPEDITIOUSLY.

S.U.D.A.S. REFERENCES

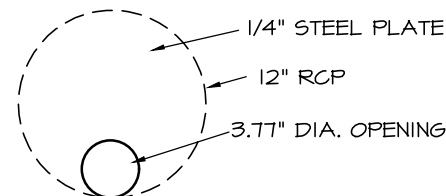
- 1. SILT FENCE: S.U.D.A.S. FIGURE 9040.119
- 2. SEDIMENTATION BASIN: S.U.D.A.S. FIGURES 9040.113, 9040.114, 9040.115
- 3. SEDIMENTATION LOGS: S.U.D.A.S. FIGURE 9040.105
- 4. RIP RAP: S.U.D.A.S. FIGURES 9040.110, 9040.111
- 5. COMPOST BLANKET: S.U.D.A.S. FIGURE 9040.101
- 6. STABILIZED CONSTRUCTION ENTRANCE: S.U.D.A.S. FIGURE 9040.120
- 7. CHECK DAM: S.U.D.A.S. FIGURE 9040.106

SEQUENCE OF MAJOR ACTIVITIES

- 1. **PRE-CONSTRUCTION:** SILT FENCE WILL BE PLACED BY THE CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS ALONG THE PERIMETER OF THE PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. THIS SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
- 2. **GRADING:** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED.
- 3. **CONSTRUCTION:** SUBGRADE PREPARATIONS, PARKING LOT PAVING AND BUILDING CONSTRUCTION.
- 4. **FINISH GRADING AND SEEDING:** FINISH GRADING, MULCHING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS IT IS PRACTICAL.
- 5. SUBMIT N.O.D. TO I.D.N.R. UPON FINAL STABILIZATION.

BENCHMARKS

- a. 64D-001 - BURY BOLT ON FH. 5. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 2800 (NATIONAL WATERWORKS BUILDING). ELEV. = 962.04 (City of Grimes Datum)
- b. 64D-002 - BURY BOLT ON FH. AT SE. CORNER OF GATEWAY DR. AND SE 28th ST INTERSECTION. ELEV. = 962.75 (City of Grimes Datum)
- c. 64C-004 - BURY BOLT ON FH. 5. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 1200. ELEV. = 967.15 (City of Grimes Datum)



ORIFICE DETAIL: ST#02

NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

SUBCONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

SUBCONTRACTOR

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

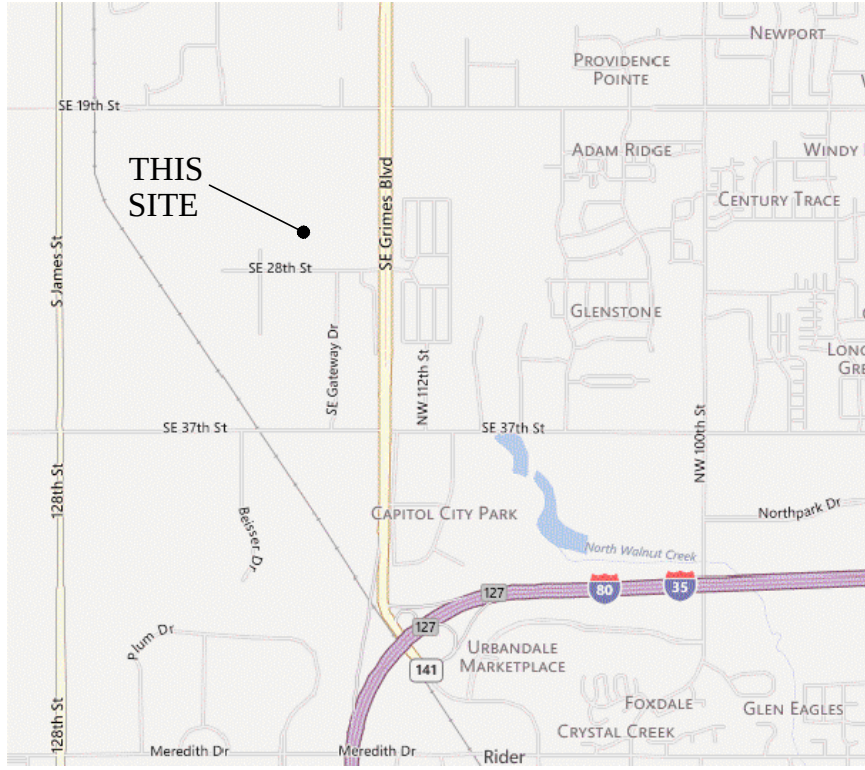
TELEPHONE NUMBER: \_\_\_\_\_

OTHER

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_



LOCATION MAP

NO SCALE















**AGENDA ITEM:**

**BACKGROUND:** The applicant, Signature Ernst Holdings, LLC, is requesting a preliminary plat for the future subdivision of approximately 6.35 acres located generally east of Highway 141, south of NE Beaverbrooke Blvd, and west of NE Destination Drive. The plat proposes 3 commercial development lots. The development will have multiple access points from NE Destination Drive.

**BUDGETARY CONSIDERATIONS:** N/A

**STRATEGIC PLANNING:**

Prioritized: No

**BOARD/COMMISSION ACTIONS:** Planning and Zoning Commission recommendation for approval - 08/05/2025

**STAFF RECOMMENDATION:** Staff recommends the Brookside Village Plat 2 Preliminary Plat for approval, subject to any remaining staff comments.

**RESPONSIBLE STAFF/CONTACT INFORMATION:**

Alivia Hoodjer, Assistant Planner , [ahoodjer@grimesiowa.gov](mailto:ahoodjer@grimesiowa.gov)

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner



DATE

September 23, 2025

PROJECT NAME

Brookside Village Plat 2  
Preliminary Plat

APPLICANT

Signature Ernst Holdings, LLC

REQUESTED ACTION

To subdivide 6.35 acres into  
three lots for development

LOCATION

Generally located east of  
Highway 141, south of NE  
Beaverbrooke Blvd, and west of  
NE Destination Drive

ZONING

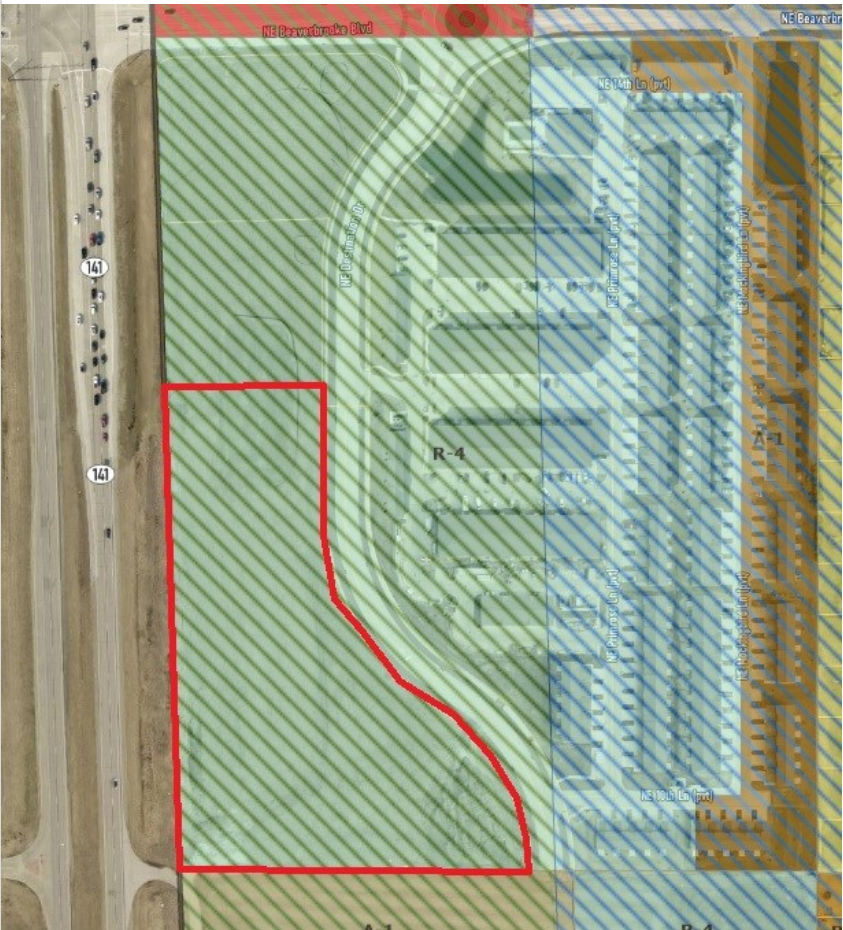
R-4 (Brookside Village/Fagen  
Property Rezone)

PLANNER

Evann Martin  
emartin@grimesiowa.gov  
515-986-4050



Location Map



Zoning Map

# Relation to Comprehensive & Neighborhood Plans

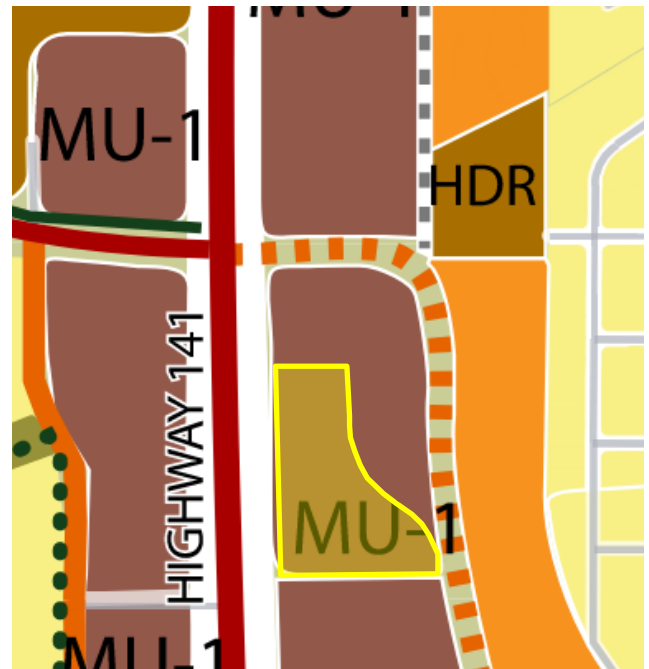
## LAND USES & ZONING

| Location     | Existing Land Use | Land Use Plan Designation    | Current Zoning    |
|--------------|-------------------|------------------------------|-------------------|
| Subject Site | Vacant            | Commercial/Mixed-Use Pending | R-4               |
| North        | Vacant            | Commercial                   | R-4               |
| South        | Utility           | Commercial                   | A-1               |
| East         | Multi-Family      | High-density Residential     | R-4               |
| West         | Highway 141       | N/A (Highway 141)            | N/A (Highway 141) |

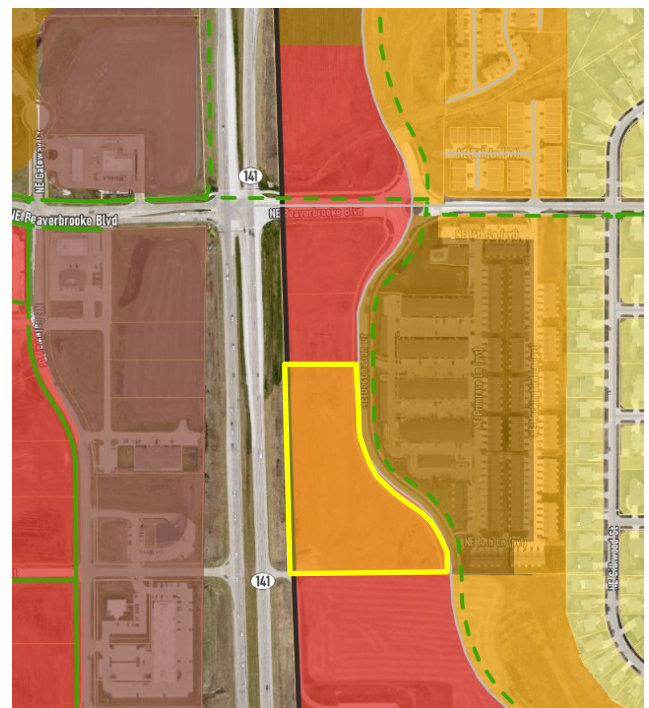
## PARKS

The Parks and Trails Master Plan shows a trail along NE Destination Drive. The trail was constructed with the NE Destination Drive improvements. No additional parks were planned on the property.

With the original rezone, known as the Fagen Property rezone, the developer provided fee in lieu of land dedication to be used for improvements to North Pointe Park. This site is currently zoned commercial.



Future Land Use Map



Future Land Use Area Planning Map

## Legal

The plat is subject to the existing Fagen Property Zoning Change and Development Agreement.



# Plat Layout & Utilities

## ACCESS

Access will be provided on NE Destination Drive. No access will be permitted from Highway 141.

## PLAT LAYOUT

The plat consists of three development lots for commercial development use.

## PUBLIC IMPROVEMENTS

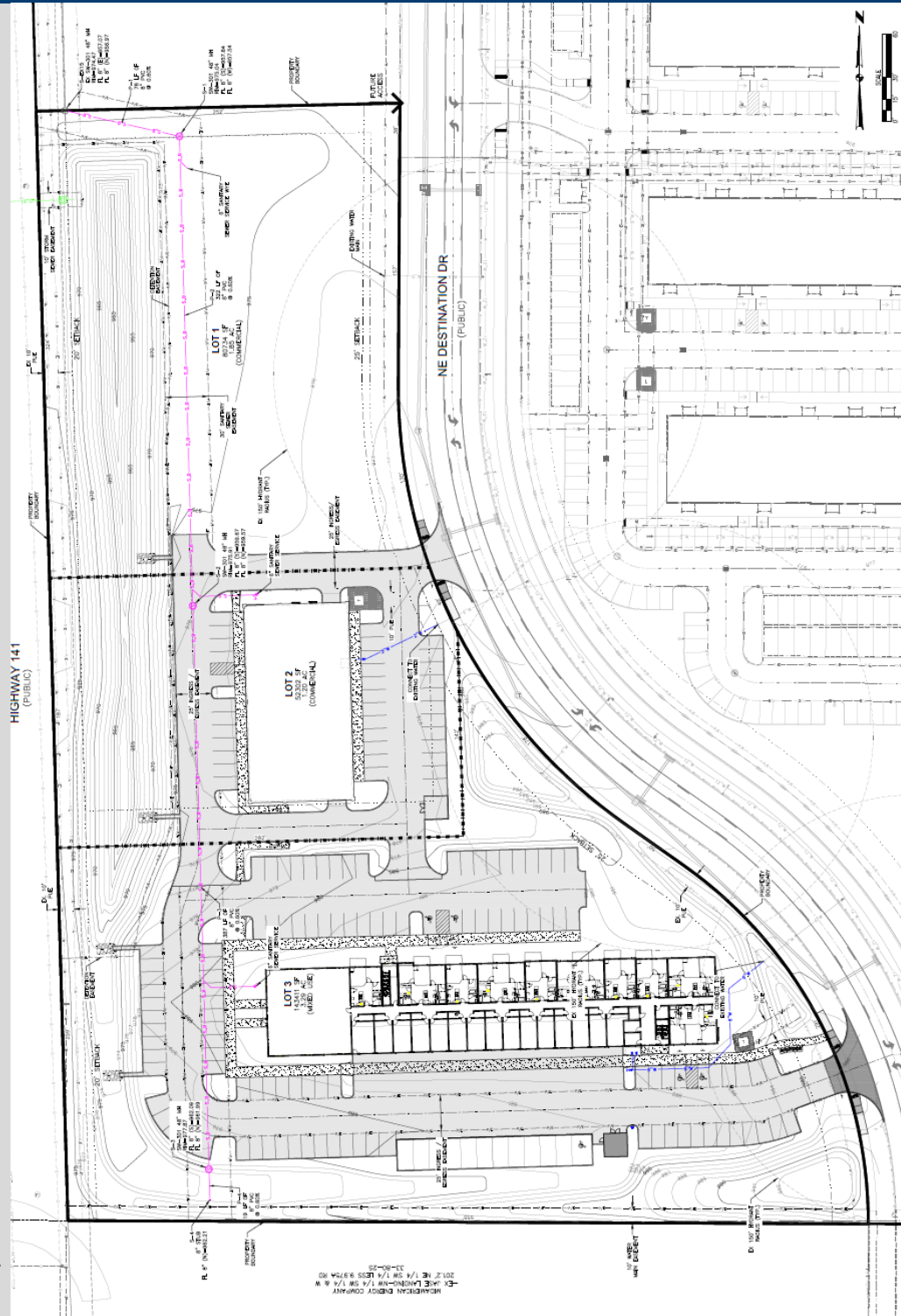
The developer will extend sanitary sewer along the west side of the plat to serve the plat and future development to the south. The City has future plans to construct water main along the south side of the plat to provide additional connection across Highway 141.

## WATER AND STORMWATER

A shared private detention basin will be provided to serve all three lots. All lots will connect to existing water along NE Destination Drive.

## EASEMENTS

Easements for sanitary sewer, water main, private detention and ingress-egress will be established.



# Conclusion

## STAFF RECOMMENDATION

Staff recommend approval of Brookside Village Plat 2 Preliminary Plat.

### Conclusion

The applicant is requesting approval of a preliminary plat to subdivide 6.35 acres into three lots for development.

All three lots will be used for commercial development.

Sanitary sewer will be constructed through the development to serve the lots and future development to the south.

Easements for sanitary sewer, water, detention, and ingress-egress will be reserved.

Private detention will be shared by all lots.





**Development Services**

410 SE Main St, Unit 102  
Grimes, IA 50111  
(515)986-4050  
[www.grimesiowa.gov](http://www.grimesiowa.gov)

September 12, 2025

**Civil Design Advantage**

Attn: Jared Murray  
4121 NW Urbandale Drive  
Urbandale, Iowa 50322

**RE: Brookside Village Plat 2 Preliminary Plat**

Dear Jared:

The Development Services Department is in receipt of a proposed Preliminary Plat for Brookside Village Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

**General Comments:**

- ~~1. Provide \$2000 preliminary plat review fee.~~

**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.**

**PRELIMINARY PLAT SUBMITTAL SCHEDULE:**

|                               |                                                                       |
|-------------------------------|-----------------------------------------------------------------------|
| <b>SUBMITTAL DATE:</b>        | September 19, 2025<br><b>(1 PDF of Rezoning Map and Concept Plan)</b> |
| <b>PLANNING &amp; ZONING:</b> | August 5, 2025, at 5:30                                               |
| <b>COUNCIL MEETING:</b>       | September 23, 2025, at 5:30                                           |

Please feel free to contact me at [emartin@grimesiowa.gov](mailto:emartin@grimesiowa.gov) or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin  
Senior Planner











**AGENDA ITEM:**

**BACKGROUND:** The applicant, Signature Ernst Holdings, LLC, is requesting approval of a site plan located generally east of Highway 141, south of NE Beaverbrooke Blvd, and west of NE Destination Drive to construct a 7,819 sf multi-tenant office building, shared detention basin, dumpster enclosure, sidewalks, and parking lot on the 1.2 acre property. Access to the site will be provided by a full access point on NE Destination Drive and shared drive connection to the south. The full access point on NE Destination Drive will be shared with future development to the north. Surface parking will be provided on the east side of the building with a shared parking lot on the north.

The shared detention basin will be constructed with this project and provide shared stormwater detention for future developments to the north and south of the site.

The building will be constructed with brick, Hardie board and batten, and a mix of Nichiha paneling with glazing, lighting, and a flat roof with parapets. No rooftop mounted equipment will be screened from the ROW and property lines.

**BUDGETARY CONSIDERATIONS:** N/A

**STRATEGIC PLANNING:**

Prioritized: No

**BOARD/COMMISSION ACTIONS:**

Planning and Zoning Commission recommendation of approval - 09/02/2025

**STAFF RECOMMENDATION:** Staff recommend approval subject to remaining staff comments.

**RESPONSIBLE STAFF/CONTACT INFORMATION:**

Alivia Hoodjer, Assistant Planner , [ahoodjer@grimesiowa.gov](mailto:ahoodjer@grimesiowa.gov)

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner





**Development Services**

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

[www.grimesiowa.gov](http://www.grimesiowa.gov)

~~July 3, 2025~~

~~July 29, 2025~~

~~August 29, 2025~~

September 19, 2025

**Civil Design Advantage**

Attn: Jared Murray

4121 NW Urbandale Drive

Urbandale, Iowa 50322

**RE: Brookside Village Multi-Tenant Site Plan**

Dear Jared:

The Development Services Department is in receipt of a proposed Site Plan for Brookside Village Multi-Tenant Site Plan. Based on the review of the submitted materials, staff have the following comments:

**General Comments:**

1. Please provide the \$2000 site plan review fee prior to Council approval.
- ~~2. The final plat will be required to be approved and recorded prior to Issuing certificate of occupancy.~~
3. Note that observation fees will be provided with final site plan review, if applicable.
4. A signed preconstruction packet is required and will be provided after site plan review completion.
5. Note that CAD and XML files will be required with the final plan set.
  - a. All new utilities to be installed and any removed.
  - b. Pavement within the project site
  - c. Finished grade surface of grading area (XML file)
  - 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

- ~~6. Note that as-builts are required to be provided.~~
- ~~7. Provide photometric plan.~~
- ~~8. Provide specs for parking lot and building lighting.~~
- ~~9. Is colored lighting proposed?~~
10. The site is subject to the maximum parking requirements. Provide a parking justification to demonstrate the need for additional parking in the front of the building and demonstrate that the site meets the open space requirements outlined in Section 12-15-4.5

**Multi-Tenant Site Plan** I am checking to make sure all SWMP items are addressed since the site changed and will send any comments your way.

- ~~1. Page 6.0: Add elevations to critical crossing.~~
- ~~2. Page 6.0: Should the revetment be placed around ST-8? Also, consider moving ST-8 or the flume so that runoff isn't directed at ST-8.~~
- ~~3. Page 6.0: Are roof drain connections needed?~~

**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:**

|                               |                                                                                |
|-------------------------------|--------------------------------------------------------------------------------|
| <b>SUBMITTAL DATE:</b>        | September 26, 2025<br><b>(1 PDF of Site plan with Elevation Plan included)</b> |
| <b>PLANNING &amp; ZONING:</b> | September 2, 2025 at 5:30                                                      |
| <b>COUNCIL MEETING:</b>       | TBD September 23, 2025 at 5:30                                                 |

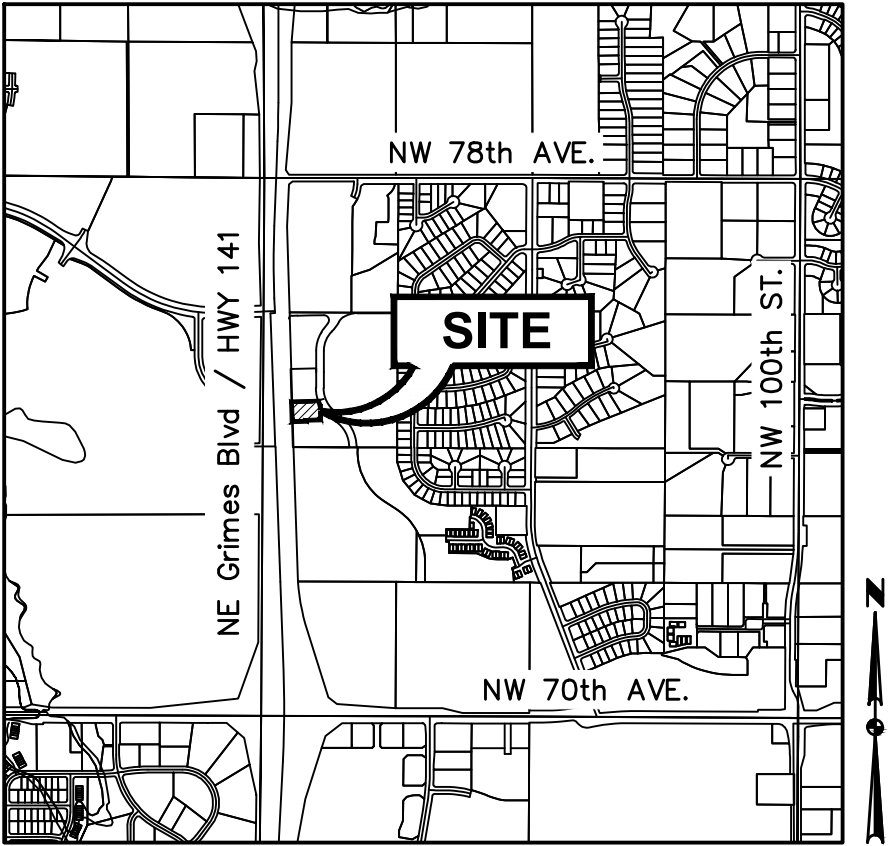
Please feel free to contact me at [ecoffey@grimesiowa.gov](mailto:ecoffey@grimesiowa.gov) or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Coffey  
Senior Planner

SITE PLAN FOR:  
**BROOKSIDE VILLAGE MULTI-TENANT**  
GRIMES, IOWA

VICINITY MAP  
NOT TO SCALE



GRIMES, IOWA

OWNER

SIGNATURE ERNST HOLDINGS, LLC  
CONTACT: BRIAN ATWOOD  
4800 E 57TH STREET  
SIOUX FALLS, SOUTH DAKOTA  
PH: (515) 630-6043  
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

APPLICANT

SIGNATURE COMPANIES, LLC  
CONTACT: BRIAN ATWOOD  
3430 SE DESTINATION DRIVE, SUITE #400  
GRIMES, IOWA 50111  
PH: (515) 630-6043  
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER

CIVIL DESIGN ADVANTAGE  
CONTACT: JARED MURRAY  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: (515) 369-4400  
EMAIL: JAREDM@CDA-ENG.COM

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: CHARLIE MCGLOTHLEN  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: (515) 369-4400  
EMAIL: CHARLIEM@CDA-ENG.COM

ARCHITECT

SIGNATURE COMPANIES, LLC  
CONTACT: TJ OLSON  
3430 SE DESTINATION DR, STE 400  
GRIMES, IOWA 50111  
PH: (605) 275-5888  
EMAIL: TJ@SIGNATURECOMPANIESLLC.COM

BENCHMARKS

- SET BM -- BURY BOLT ON HYDRANT AT THE NORTHWEST CORNER OF SITE  
ELEVATION=967.14
- SET BM -- BURY BOLT ON HYDRANT @ SE CORNER OF 1ST STREET & GATEWAY DRIVE  
ELEVATION=940.44

DATE OF SURVEY

02/17/2022

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2025  
ANTICIPATED FINISH DATE = FALL 2028

SUBMITTAL DATES

FIRST SUBMITTAL: 06/09/2025  
SECOND SUBMITTAL: 07/11/2025  
THIRD SUBMITTAL: 08/15/2025  
FINAL SUBMITTAL: 09/15/2025

PROJECT SITE ADDRESS

1100 NE DESTINATION DRIVE  
SUITES 100, 104, 108 AND 112

ZONING

EXISTING: R-4: PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL AND C-2: GENERAL COMMERCIAL LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

DEVELOPMENT SUMMARY

BULK REGULATIONS:  
R-4 (BROOKSIDE VILLAGE PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT (DOC. XXXX, PG. XXXX))

OPEN SPACE:  
TOTAL AREA = 1.15 ACRES (50,085 SF)  
OPEN SPACE REQUIRED = 10,017 SF (20%)  
OPEN SPACE PROVIDED = 19,224 SF (38%)

BUILDING SUMMARY:

BUSINESS, PROFESSIONAL OFFICE (7,819 SF)

BUILDING PARKING REQUIRED:  
BUSINESS, PROFESSIONAL OFFICE (7,819 SF)  
3 SPACE / 1,000 GFA = 24 SPACES

ACCESSIBLE SPACES REQUIRED (1-25 SPACES) = 1 SPACES

BUILDING PARKING PROVIDED:  
STANDARD SPACES = 49 SPACES  
ACCESSIBLE SPACES = 2 SPACES  
TOTAL PROVIDED = 51 SPACES

LEGAL DESCRIPTION

A PART OF OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 01°38'20" WEST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 258.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°38'20" WEST ALONG SAID WEST LINE, 178.79 FEET; THENCE NORTH 88°21'40" EAST, 266.48 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 370.50 FEET, WHOSE ARC LENGTH IS 40.01 FEET AND WHOSE CHORD BEARS SOUTH 24°09'34" EAST, 39.99 FEET; THENCE SOUTH 01°38'20" EAST, 141.85 FEET; THENCE SOUTH 88°21'40" WEST, 281.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.15 ACRES (50,085 SQUARE FEET).

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.

INDEX OF SHEETS

| NO.     | DESCRIPTION                       |
|---------|-----------------------------------|
| 1.0     | COVER SHEET                       |
| 2.0     | DETAILS                           |
| 3.0     | DIMENSION PLAN                    |
| 4.0-4.1 | GRADING PLAN                      |
| 5.0     | EROSION AND SEDIMENT CONTROL PLAN |
| 6.0     | UTILITY PLAN                      |
| 7.0     | LANDSCAPE PLAN                    |

GENERAL LEGEND

| PROPOSED                     | EXISTING                  |
|------------------------------|---------------------------|
| PROPERTY BOUNDARY            | SANITARY MANHOLE          |
| SECTION LINE                 | WATER VALVE BOX           |
| CENTER LINE                  | FIRE HYDRANT              |
| RIGHT OF WAY                 | WATER CURB STOP           |
| BUILDING SETBACK             | WELL                      |
| PERMANENT EASEMENT           | STORM SEWER MANHOLE       |
| TEMPORARY EASEMENT           | 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     | CONIFEROUS SHRUB          |
| TYPE SW-513 STORM INTAKE     | ELECTRIC POWER POLE       |
| TYPE SW-401 STORM MANHOLE    | GUY ANCHOR                |
| TYPE SW-402 STORM MANHOLE    | STREET LIGHT              |
| FLARED END SECTION           | POWER POLE W/ TRANSFORMER |
| TYPE SW-301 SANITARY MANHOLE | UTILITY POLE W/ LIGHT     |
| STORM/SANITARY CLEANOUT      | ELECTRIC BOX              |
| WATER VALVE                  | ELECTRIC TRANSFORMER      |
| FIRE HYDRANT ASSEMBLY        | ELECTRIC MANHOLE OR VAULT |
| SIGN                         | TRAFFIC SIGN              |
| DETECTABLE WARNING PANEL     | TELEPHONE JUNCTION BOX    |
| WATER CURB STOP              | TELEPHONE MANHOLE/VAULT   |
| SANITARY SEWER               | TELEPHONE POLE            |
| SANITARY SERVICE             | GAS VALVE BOX             |
| STORM SEWER                  | CABLE TV JUNCTION BOX     |
| STORM SERVICE                | CABLE TV MANHOLE/VAULT    |
| WATERMAIN WITH SIZE          | MAIL BOX                  |
| WATER SERVICE                | BENCHMARK                 |
| SAWCUT (FULL DEPTH)          | SOIL BORING               |
| SILT FENCE                   | UNDERGROUND TV CABLE      |
| USE AS CONSTRUCTED           | GAS MAIN                  |
| MINIMUM PROTECTION ELEVATION | FIBER OPTIC               |
|                              | UNDERGROUND TELEPHONE     |
|                              | OVERHEAD ELECTRIC         |
|                              | UNDERGROUND ELECTRIC      |
|                              | FIELD TILE                |
|                              | SANITARY SEWER W/ SIZE    |
|                              | STORM SEWER W/ SIZE       |
|                              | WATER MAIN W/ SIZE        |



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 SDAS 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.

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.

JARED MURRAY, P.E. DATE

23496

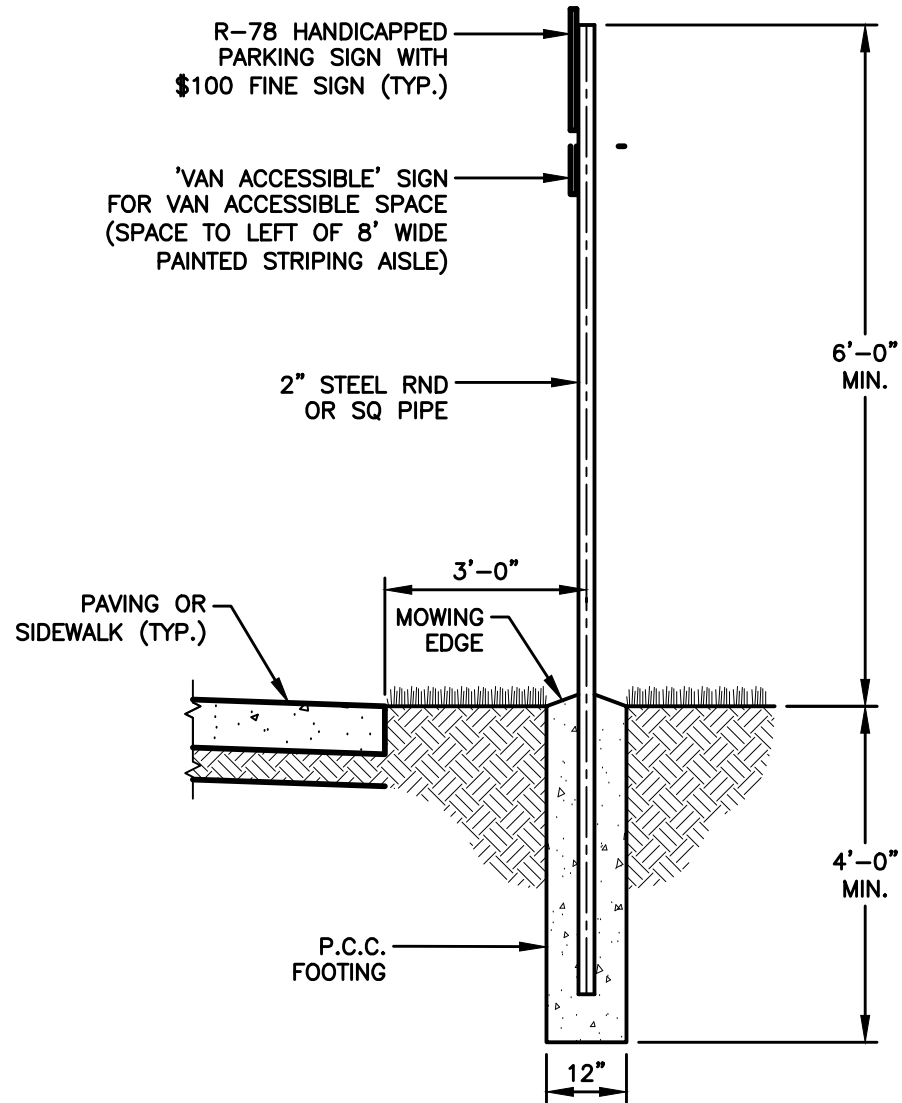
EXPIRATION DATE IS DECEMBER 31, 2025

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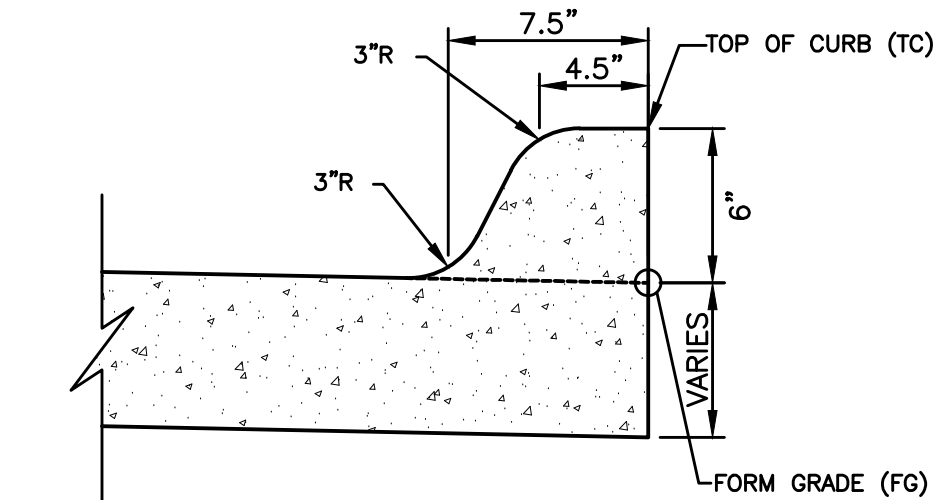
ALL SHEETS



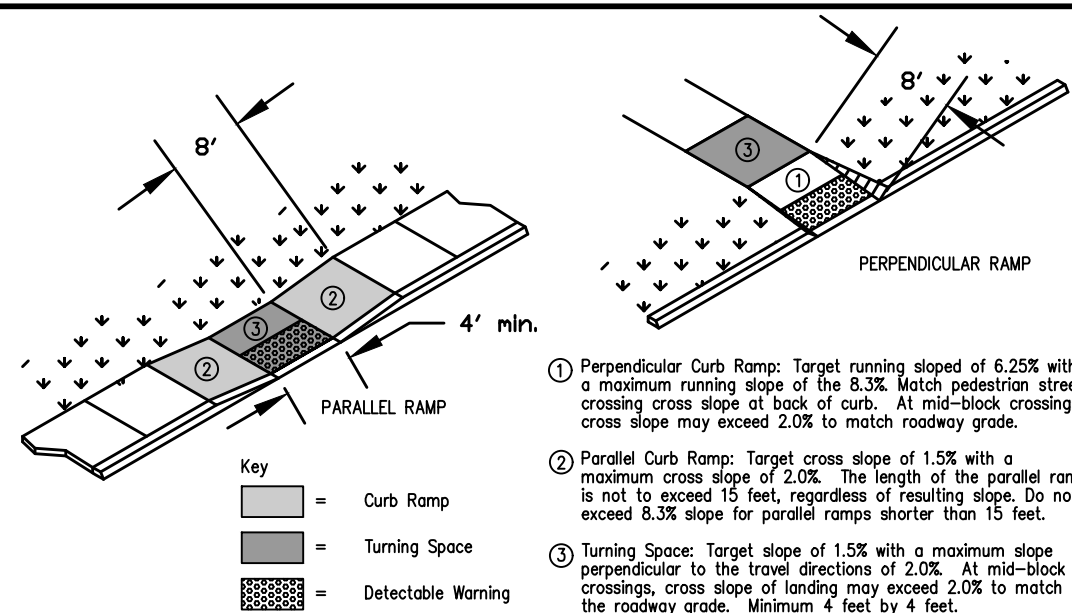
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DRAWN BY: JMM  
CHECKED BY: JMM  
COMMENTS:



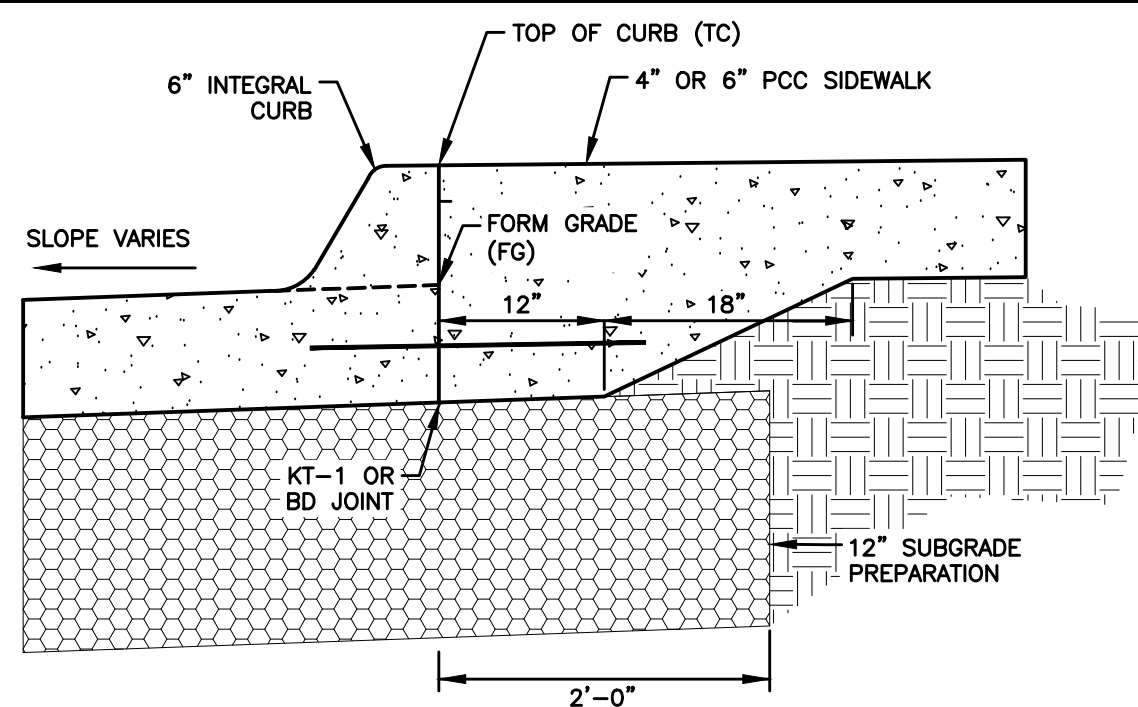
**ACCESSIBLE PARKING SIGN**  
NOT TO SCALE



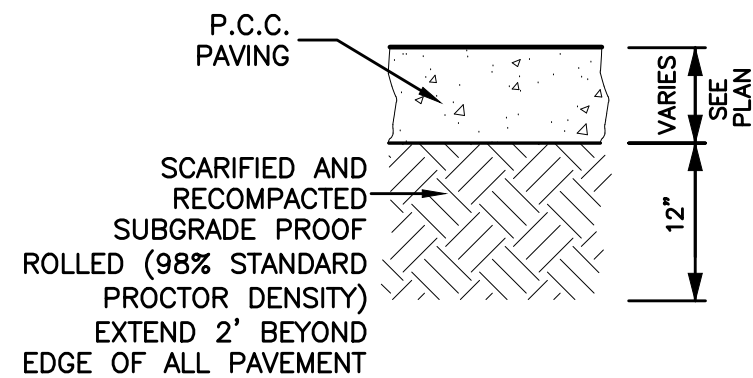
**6" PCC INTEGRAL CURB**  
NOT TO SCALE



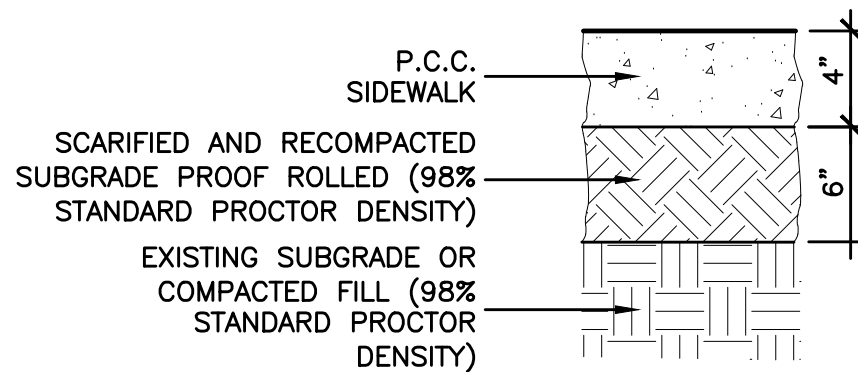
**CURB RAMPS**  
NOT TO SCALE



**6" INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE

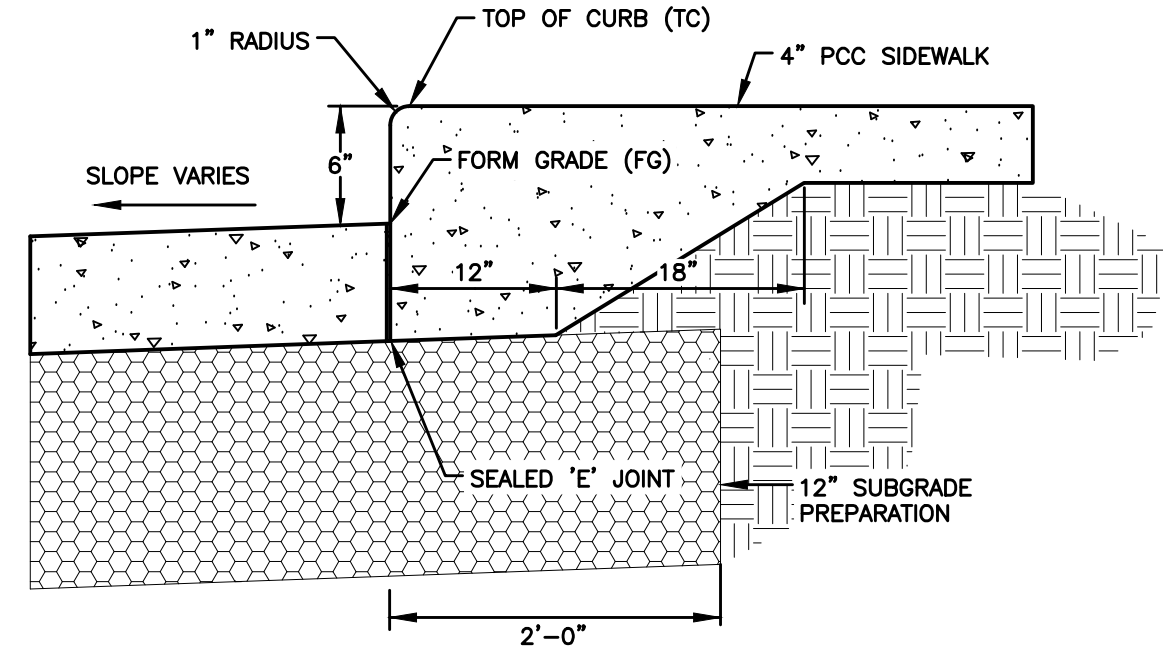


**PCC PAVEMENT DETAIL**

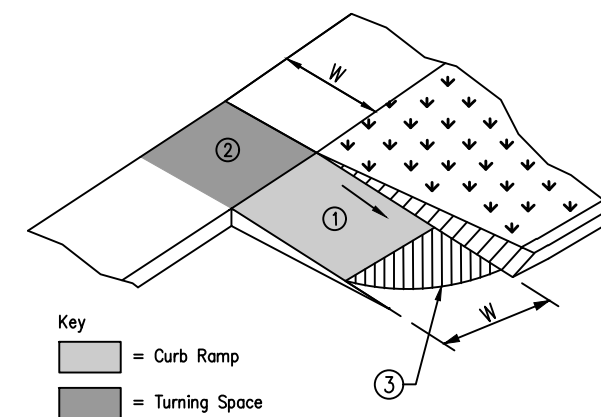


**PCC SIDEWALK DETAIL**

**PCC PAVEMENT AND SIDEWALK**  
NOT TO SCALE

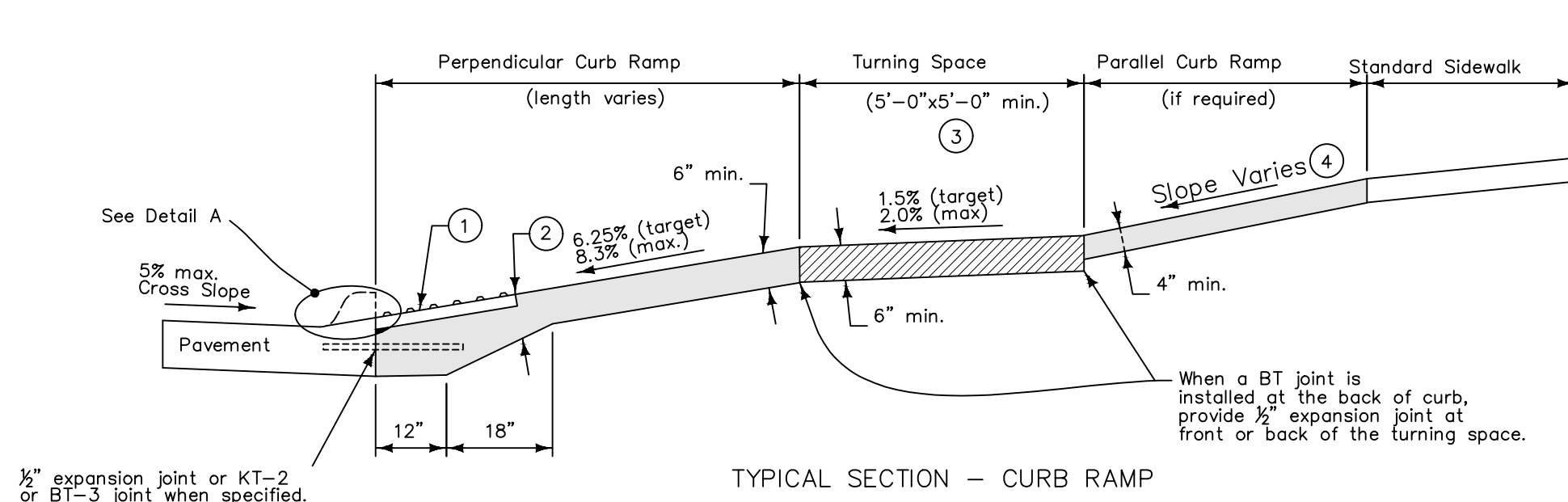


**CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE

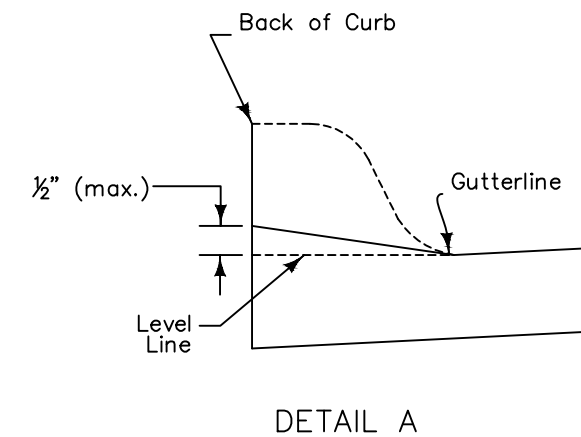


- 1 Perpendicular Curb Ramp: Target running slope of 6.25% with a maximum running slope of the 8.3%.
- 2 Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Min. 5'x5'.
- 3 Provide an area of special shaping at the bottom of the ramp to provide a smooth transition to the gutterline. 2% maximum slope in any direction.
- 4 The minimum pavement depth for ramps and landings shall be 6-inches.

**PERPENDICULAR CURB RAMP @ CLASS 'A' INTEGRAL CURB**  
NOT TO SCALE



**GENERAL SIDEWALK AND CURB RAMP DETAILS**  
NOT TO SCALE



- 1 Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
- 2 Provide a minimum of 6 inches of concrete below the detectable warning panel.
- 3 Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- 4 If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.  
  
The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

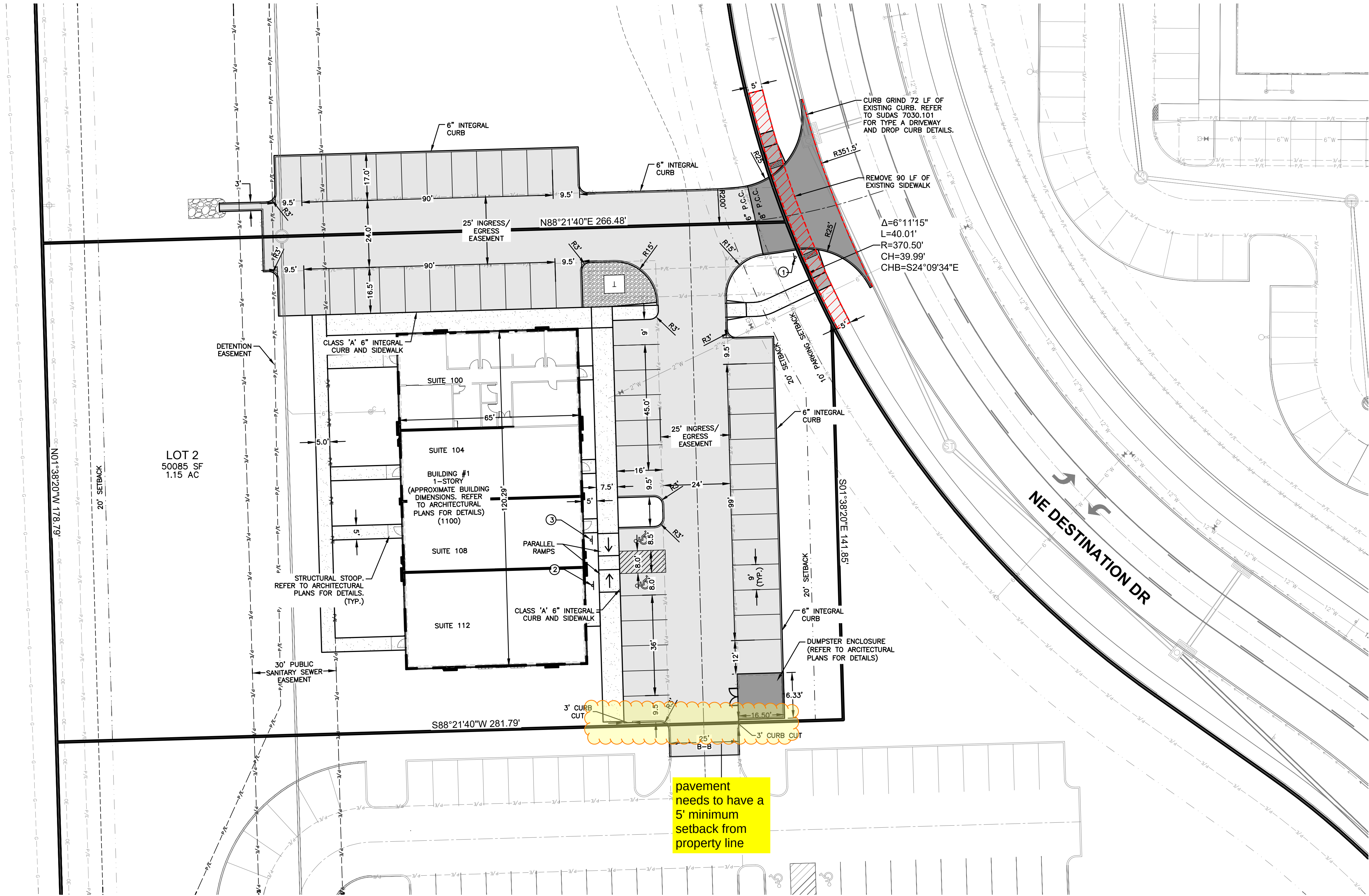


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COMMENTS: DIMENSION PLAN  
DATE PLOTTED: 9/16/2025 12:14 PM  
PLOTTER: B7 / MURRAY

CITY OF GRIMES STANDARD NOTES FOR PUBLIC IMPROVEMENTS

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. PROVIDE GEOTECHNICAL EXPLORATION FOR ALL PROPOSED STREET, SANITARY, STORM SEWER, AND WATER MAIN PROJECTS IN ACCORDANCE WITH THE SUDAS DESIGN MANUAL; SUBMIT WRITTEN REPORT AND TEST RESULTS TO THE CITY FOR REVIEW.
- C. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT THE CITY OF GRIMES ENGINEERING DIVISION (515.986.4050).
- D. ALL PERMITS (IDNR, SWPP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- E. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER THE CITY'S COMMERCIAL AS BUILT POLICY.
- F. 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.
- G. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
- H. 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.
- I. ALL SERVICES LOCATIONS ARE TO BE STAMPED IN THE CURB WITH LETTER IRONS AS PER CITY STANDARD PROCEDURES.
- J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.



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 AND FAIR HOUSING ACT 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, EXTERIOR OF BUILDING 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 BUILDINGS. 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. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. REFER TO SHEET 7.0 FOR DETAILS ON SCREENING OF TRANSFORMERS, GAS METERS, ELECTRIC METERS AND A/C UNITS.
20. NO PARKING IS ALLOWED WITHIN THE 24 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

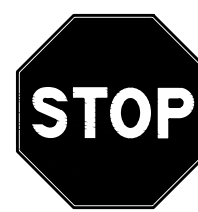
TRAFFIC CONTROL NOTES

1. 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.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. 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.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. 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.
7. 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.
8. ALL DEVELOPMENT SIGNAGE WILL BE REVIEWED AND APPROVED WITH A SEPARATE SIGN PERMIT.

PAVEMENT THICKNESS

- |                                                          |           |
|----------------------------------------------------------|-----------|
| 1. SIDEWALKS                                             | 4" P.C.C. |
| 2. PUBLIC SIDEWALK RAMPS                                 | 6" P.C.C. |
| 3. DRIVEWAYS AND PARKING STALLS                          | 6" P.C.C. |
| 4. DUMPSTER ENCLOSURE AND PUBLIC SUDAS TYPE 'A' DRIVEWAY | 8" P.C.C. |

SIGN LEGEND



R1-1  
①

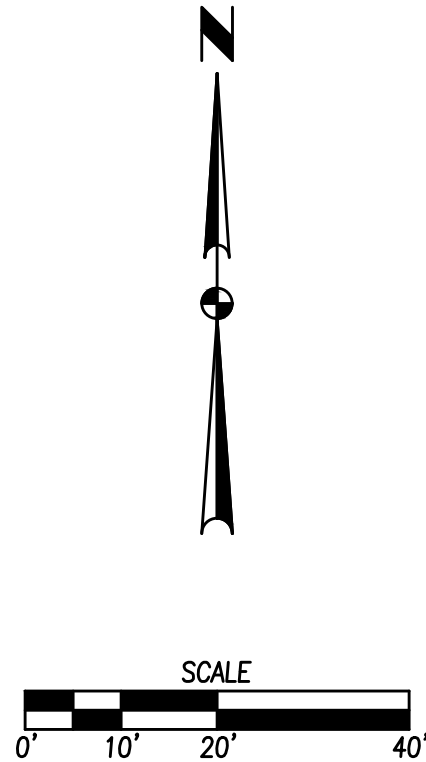


R7-8a  
②



R7-8  
③

\*\*\* NOTE \*\*\*  
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



BROOKSIDE VILLAGE MULTI-TENANT  
DIMENSION PLAN

3.0  
2301.070

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

ENGINEER: JMM  
TECH: JDS

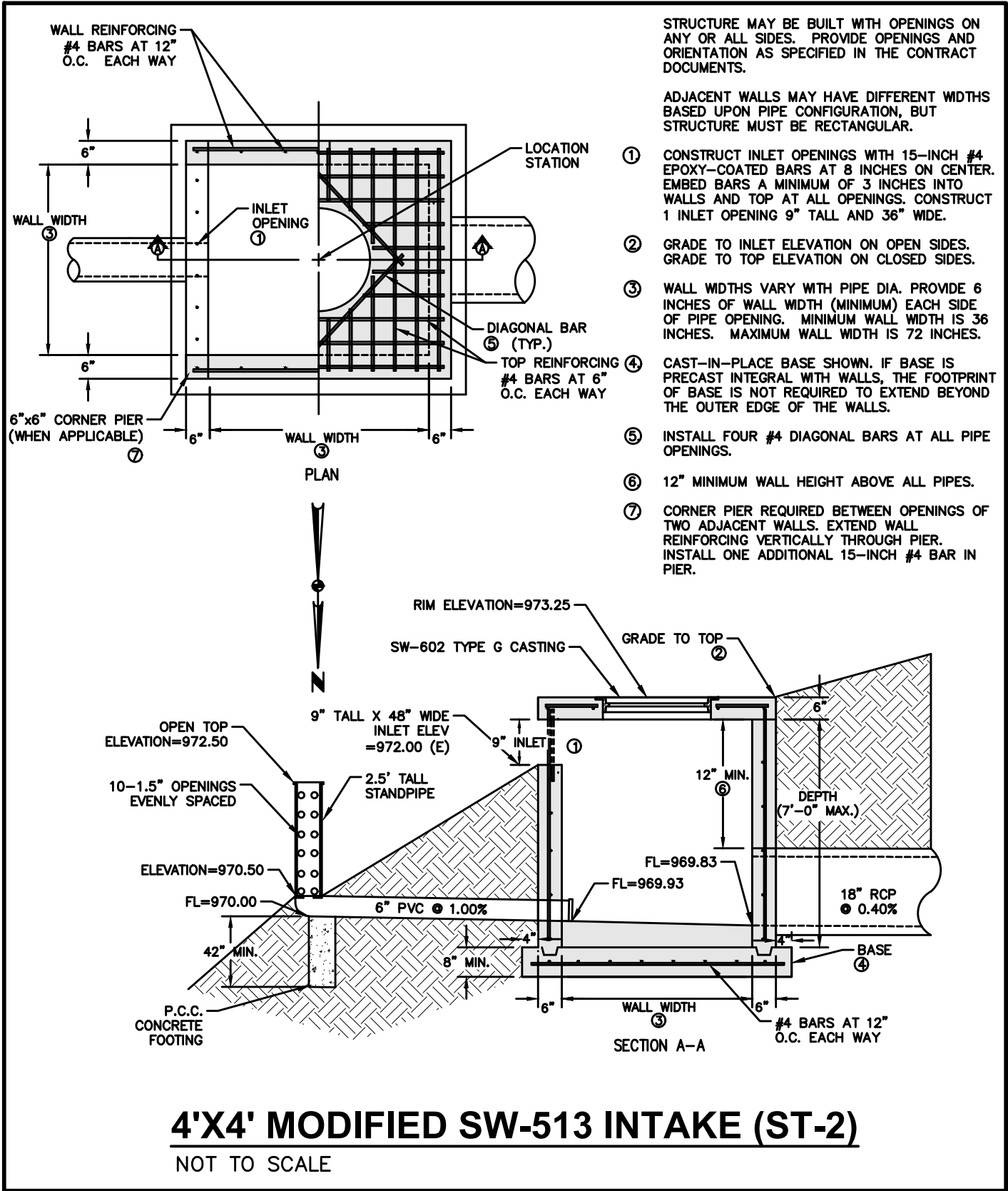
CIVIL DESIGN ADVANTAGE  
GRIMES, IOWA

| DATE       | REVISIONS       |
|------------|-----------------|
| 09/15/2025 | FINAL SUBMITTAL |
| 08/15/2025 | 3RD SUBMITTAL   |
| 07/11/2025 | 2ND SUBMITTAL   |
| 06/09/2025 | 1ST SUBMITTAL   |

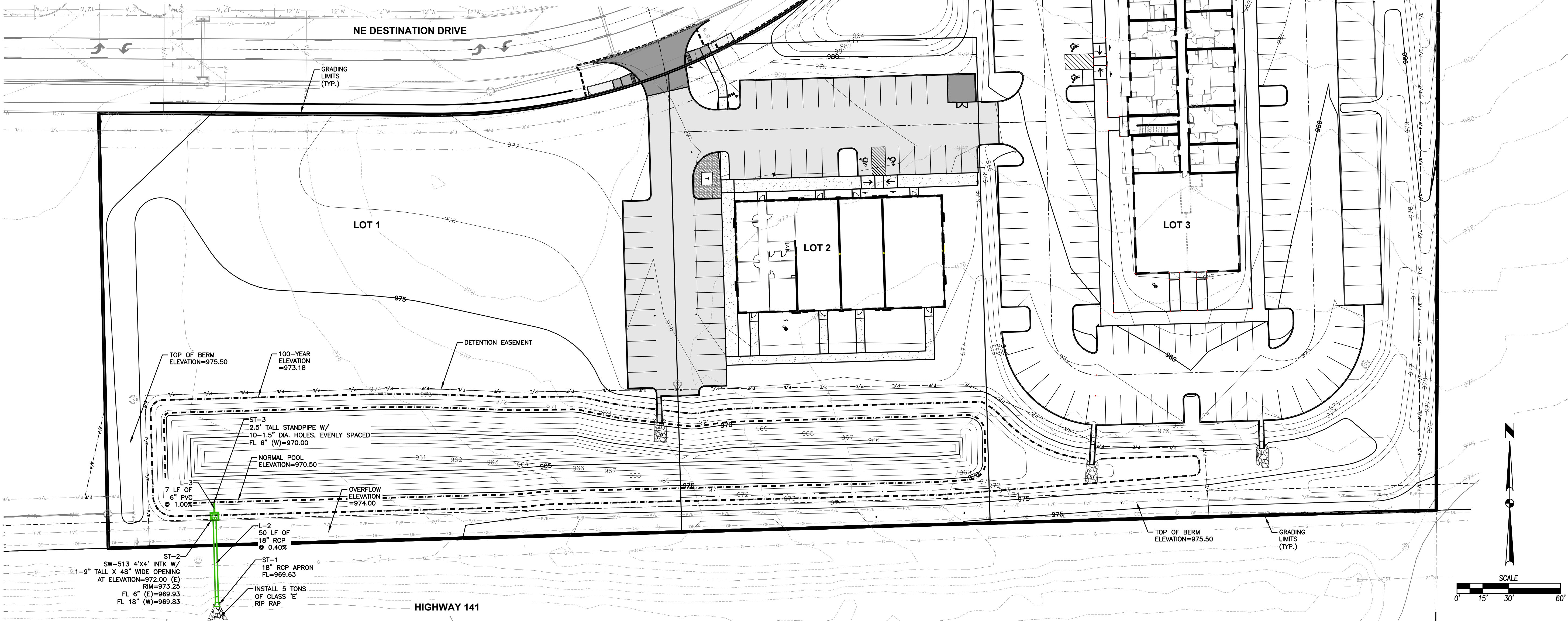


GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSECO PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
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 OF GRIMES STANDARD NOTES, 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 1.0% 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), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE 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 POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE WALES SHALL BE SUBMITTED TO THE CITY OF GRIMES UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WALES FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.



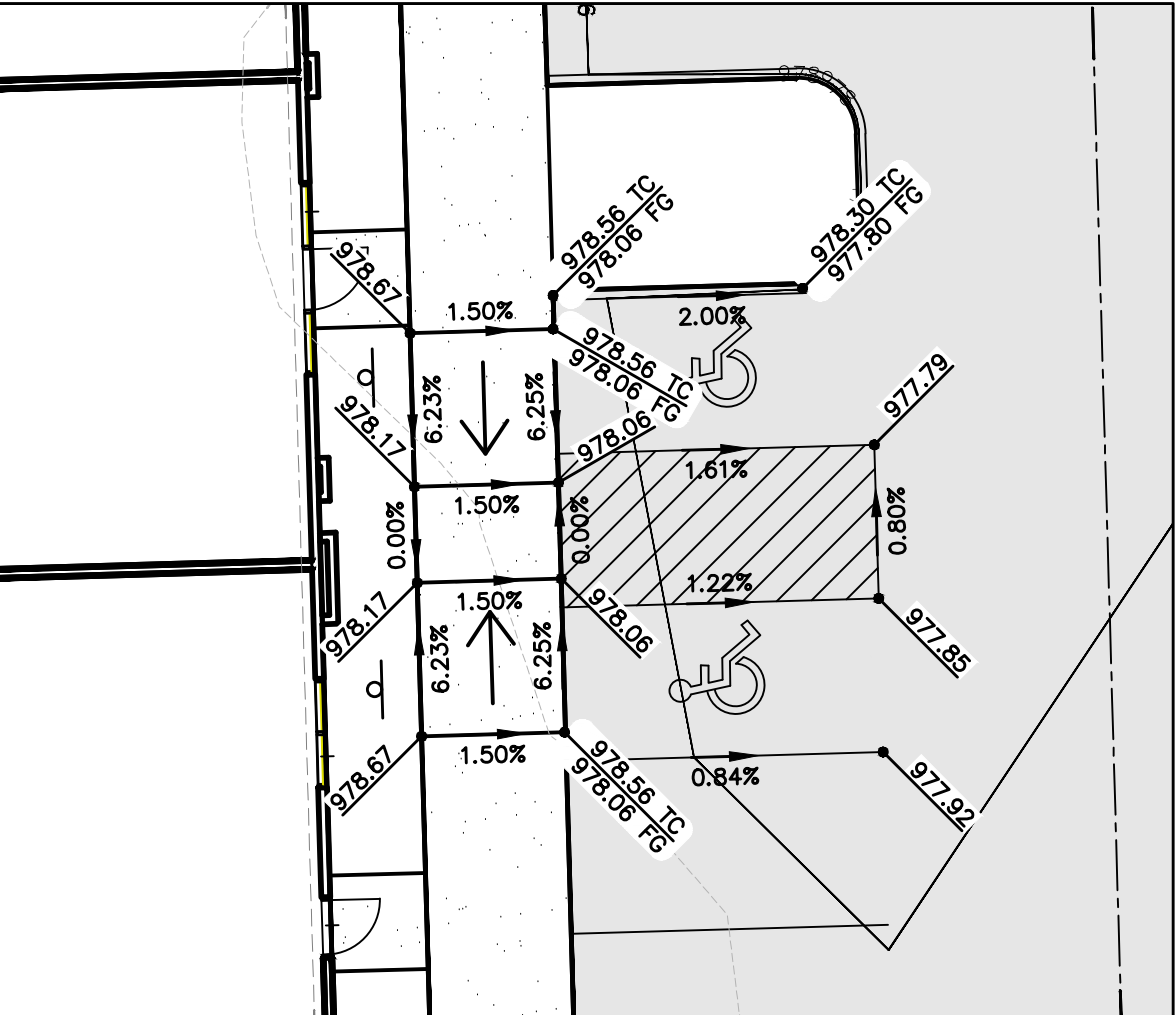
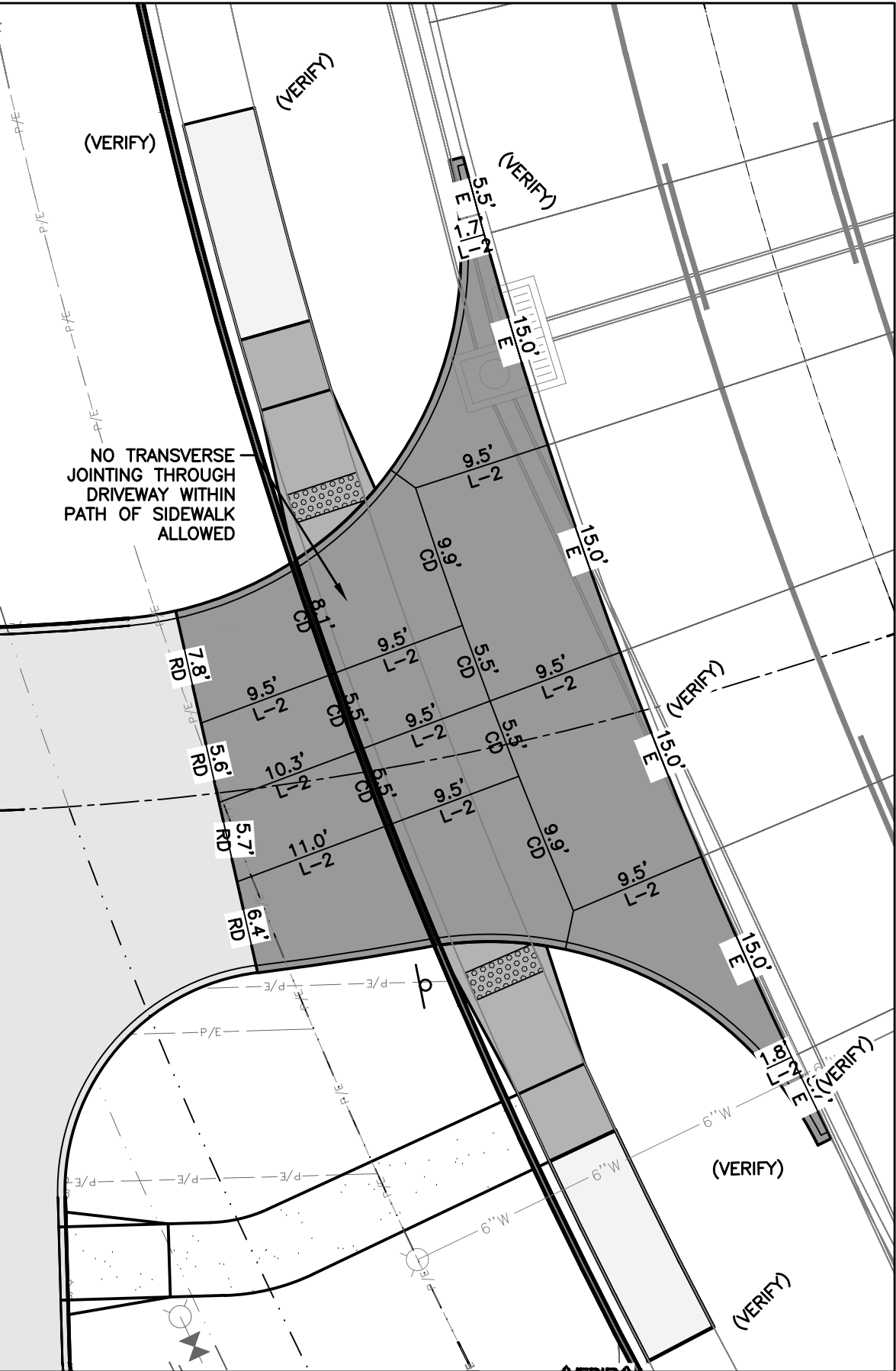
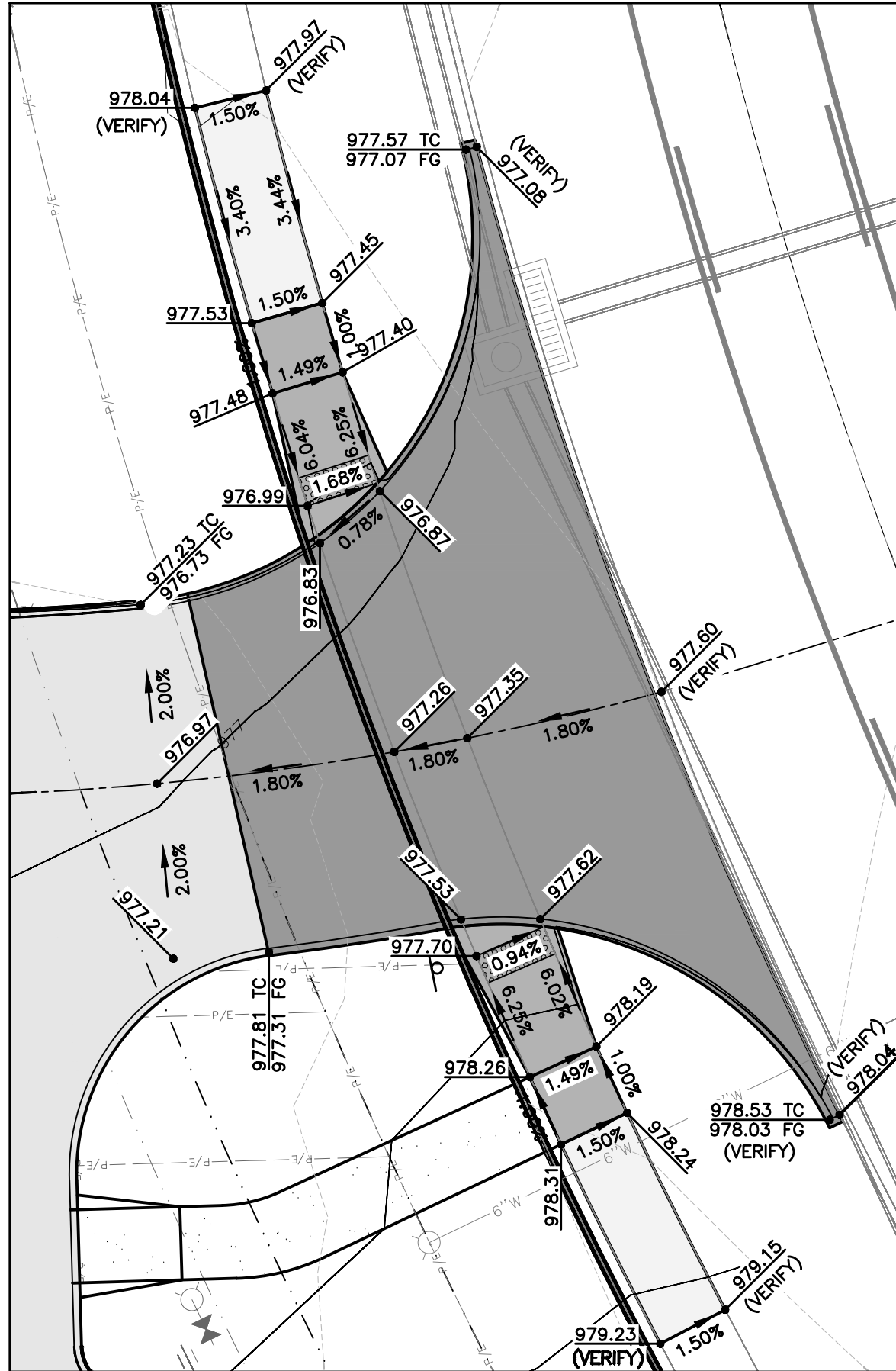
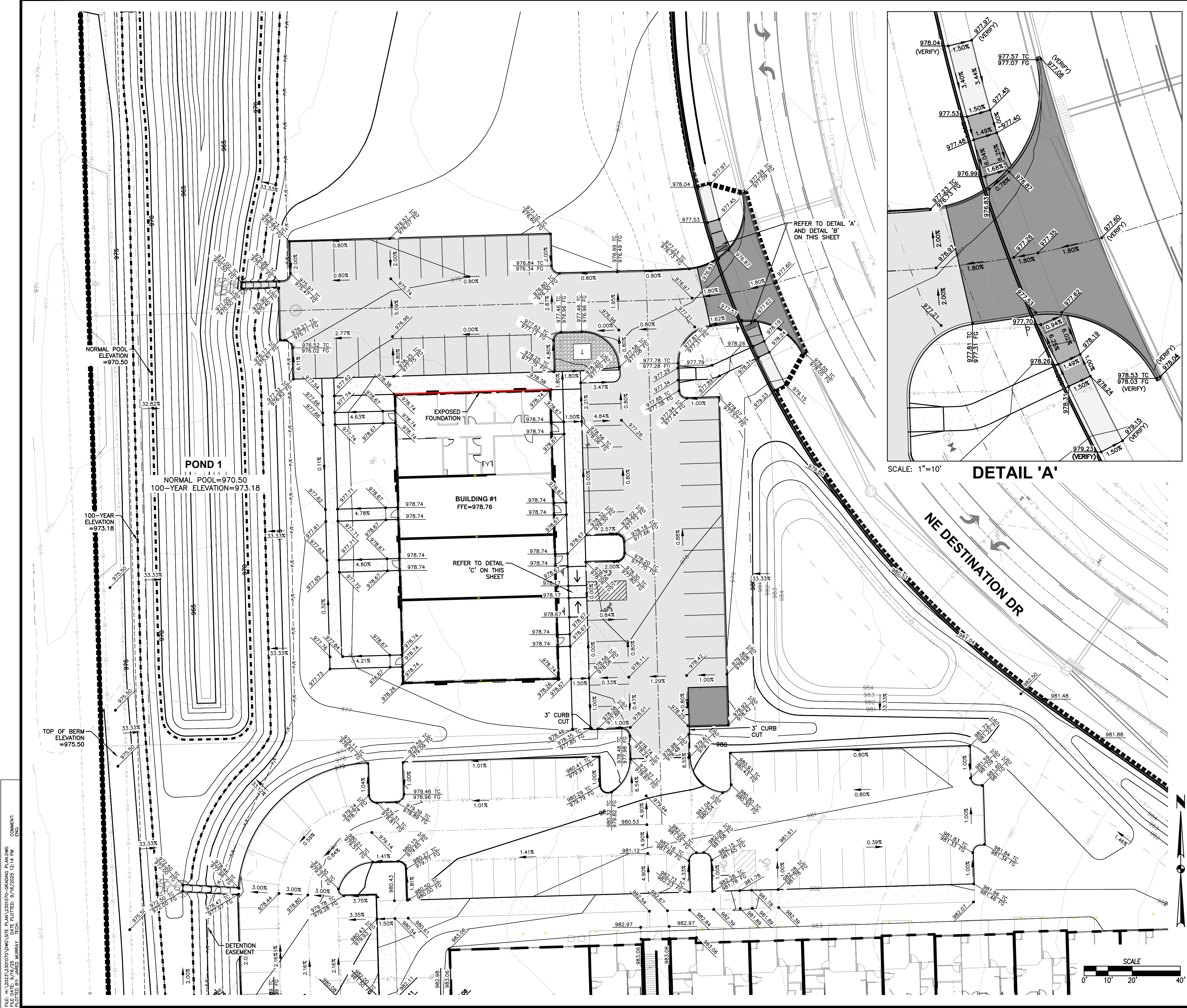
4'X4' MODIFIED SW-513 INTAKE (ST-2)  
NOT TO SCALE



FILE: H:\2025\2505400\WOW\SITE PLAN\2505400-GRADING PLAN.DWG  
DATE PLOTTED: 9/16/2025 12:14 PM  
PLOTTER: HP DesignJet T1200  
DRAWN BY: JMM  
CHECKED BY: JMM

|                                                                         |  |                 |  |               |  |               |  |               |  |
|-------------------------------------------------------------------------|--|-----------------|--|---------------|--|---------------|--|---------------|--|
| DATE                                                                    |  | 09/15/2025      |  | 08/15/2025    |  | 07/11/2025    |  | 06/09/2025    |  |
| REVISIONS                                                               |  | FINAL SUBMITTAL |  | 3RD SUBMITTAL |  | 2ND SUBMITTAL |  | 1ST SUBMITTAL |  |
| 4121 NW URBANDALE DRIVE<br>URBANDALE, IA 50322<br>PHONE: (515) 369-4400 |  |                 |  | TECH: JDS     |  | ENGINEER: JMM |  |               |  |
| BROOKSIDE VILLAGE MULTI-TENANT<br>GRADING PLAN                          |  |                 |  |               |  |               |  |               |  |
| 4.0<br>2301.070                                                         |  |                 |  |               |  |               |  |               |  |





4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: JDS

ENGINEER: JMM

4.1

2301.070

REVISIONS

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GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE MULTI-TENANT

GRADING PLAN

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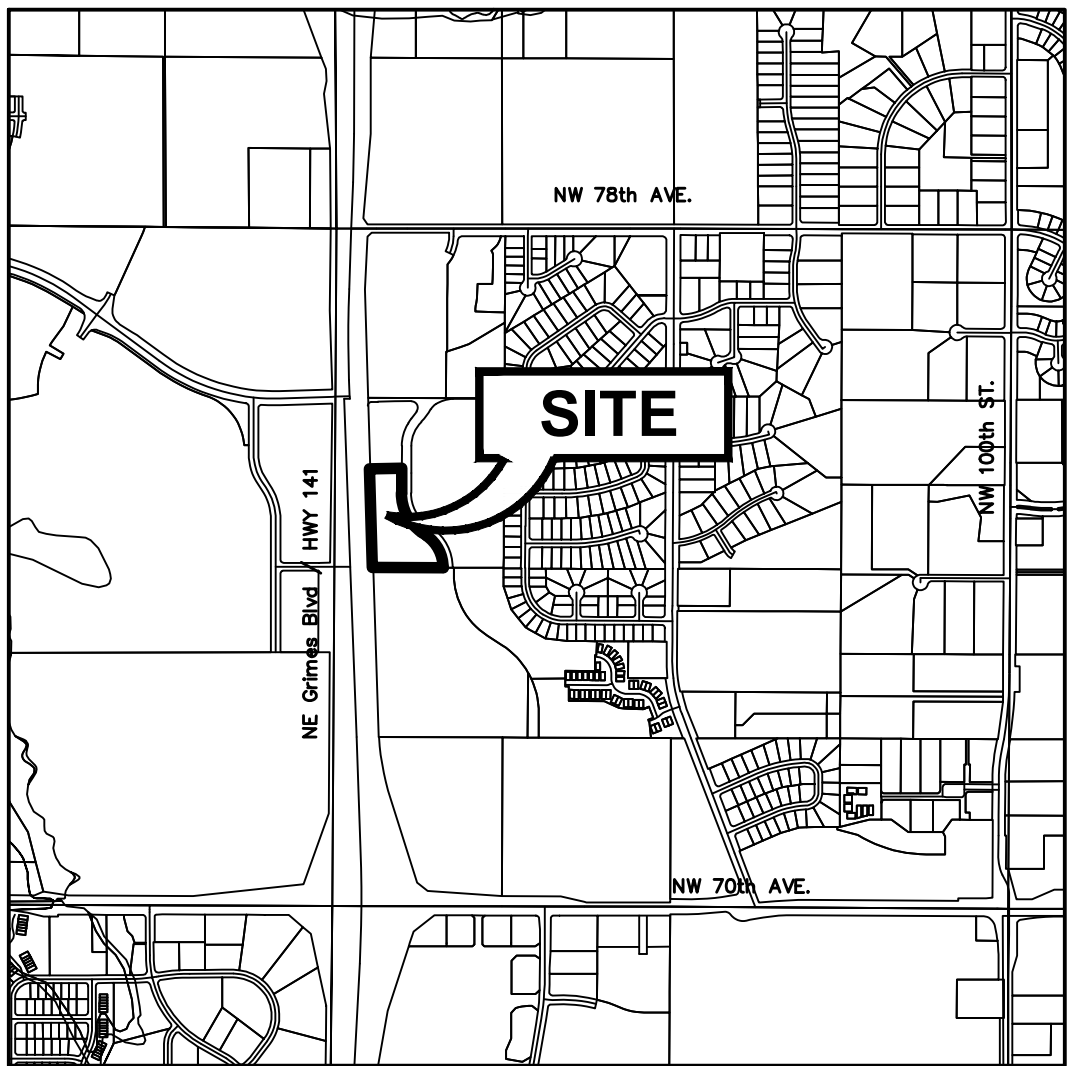


# BROOKSIDE VILLAGE MULTI-TENANT

## EROSION AND SEDIMENT CONTROL PLAN

### VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

### STABILIZATION QUANTITIES

| ITEM NO. | ITEM                               | UNIT | TOTAL |
|----------|------------------------------------|------|-------|
| 1        | SILT FENCE                         | LF   | 2,350 |
| 2        | DITCH CHECKS                       | LF   | 220   |
| 3        | SEEDING, FERTILIZING, AND MULCHING | AC   | 3.49  |
| 4        | INLET PROTECTION DEVICES           | EA   | 1     |
| 5        | CONCRETE WASHOUT PIT               | EA   | 1     |

### NOTES:

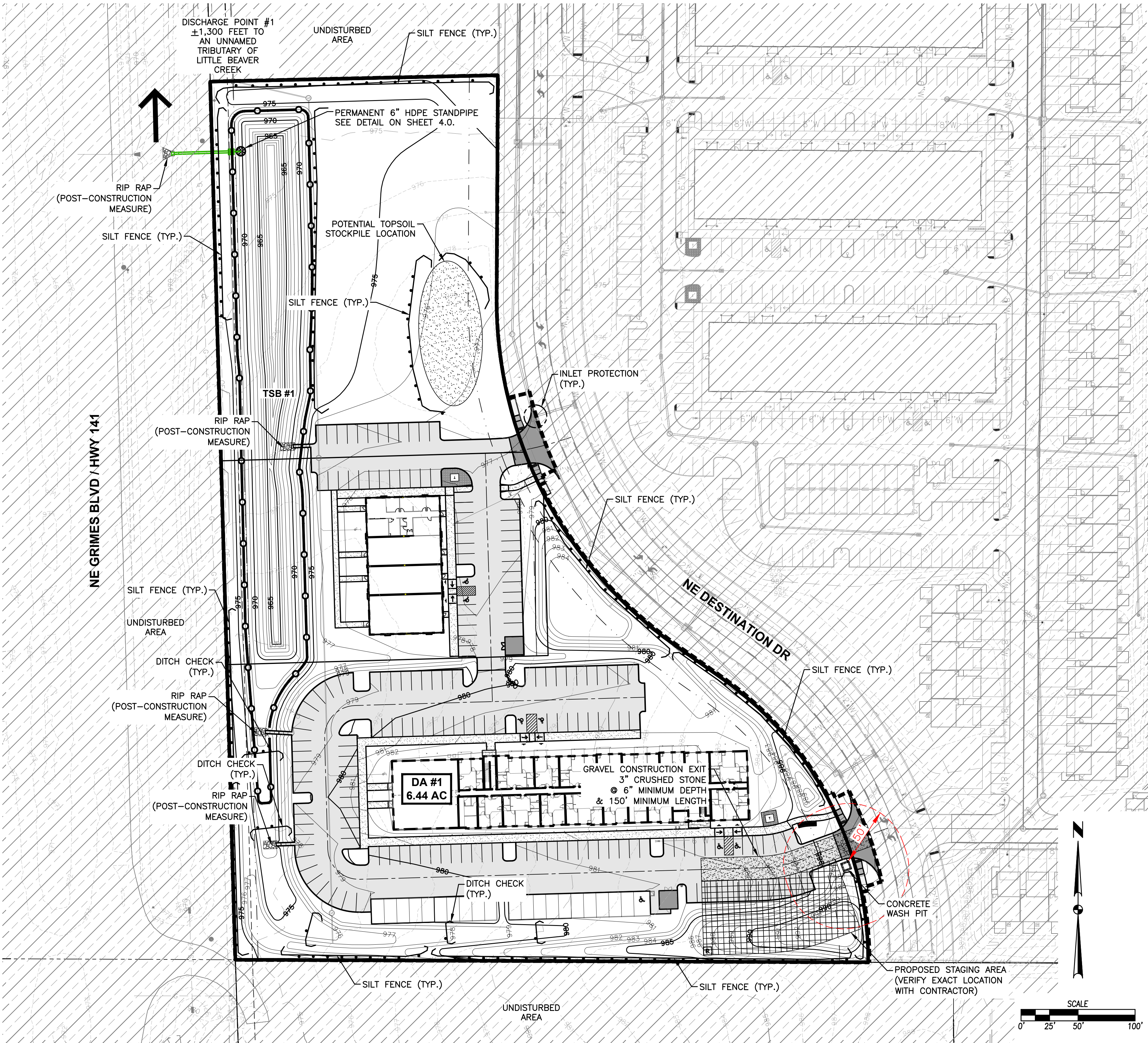
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

### DISCHARGE POINT SUMMARY

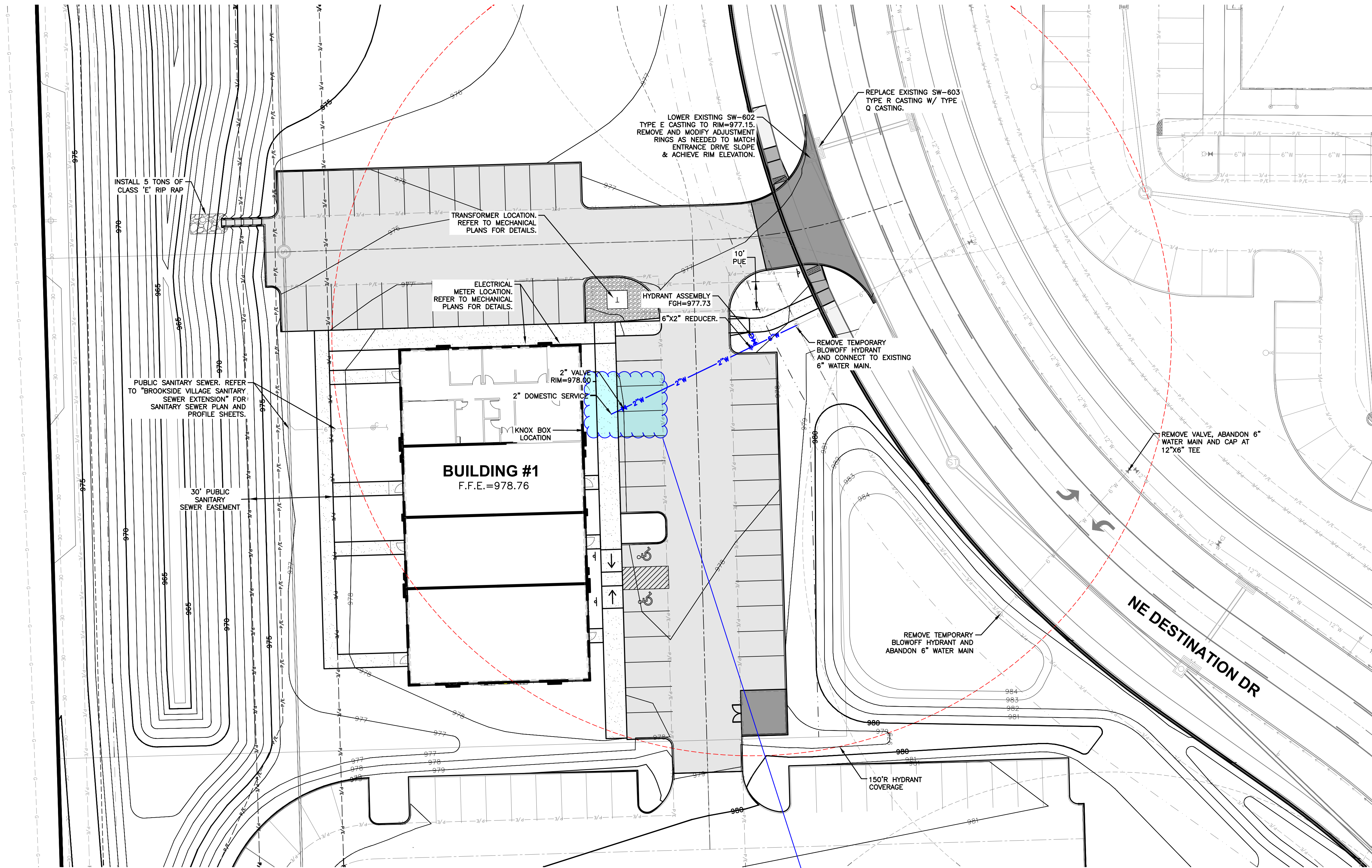
|                                                                             |               |
|-----------------------------------------------------------------------------|---------------|
| DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±1,300 FT |               |
| TOTAL AREA DISTURBED TO DISCHARGE POINT                                     | 6.44 ACRES    |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)                             | 23,184 CU FT  |
| VOLUME PROVIDED IN SILT FENCE (2,350 LF @ 4.5 CU FT/LF OF FENCE)            | 10,575 CU FT  |
| VOLUME PROVIDED IN DITCH CHECK (220 LF @ 15.0 CU FT/LF)                     | 3,300 CU FT   |
| VOLUME PROVIDED IN TSB #1                                                   | 93,959 CU FT  |
| TOTAL VOLUME PROVIDED                                                       | 107,834 CU FT |

### SWPPP LEGEND

|                      |        |                          |       |
|----------------------|--------|--------------------------|-------|
| DRAINAGE ARROW       | X.XX % | AREA TO BE SEEDED        |       |
| GRADING LIMITS       |        | STRAW MAT                |       |
| FILTER SOCK          |        | UNDISTURBED AREA         |       |
| SILT FENCE           |        | RIP-RAP                  |       |
| DITCH CHECK          |        | GRAVEL ENTRANCE          |       |
| INLET PROTECTION     |        | STAGING AREA             |       |
| PORTABLE RESTROOM    | R      | TEMPORARY SEDIMENT TRAP  | TST # |
| TEMPORARY STANDPIPE  |        | TEMPORARY SEDIMENT BASIN | TSB # |
| CONCRETE WASHOUT PIT |        |                          |       |





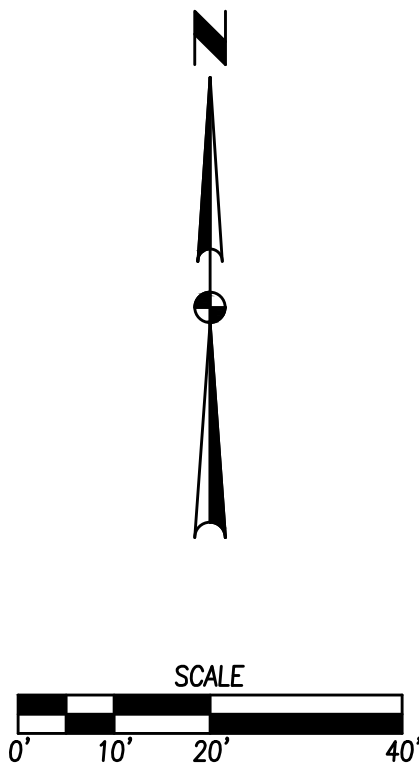


1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS 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 CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC UTILITIES.
5. MAINTAIN A MINIMUM OF 5'-5" COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.

|                  |       |
|------------------|-------|
| 2" VALVE         | 1 EA  |
| 2" SERVICE LINE  | 55 LF |
| 6" WATER MAIN    | 18 LF |
| HYDRANT ASSEMBLY | 1 EA  |
| 6"X2" REDUCER    | 1 EA  |

11. 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 PROVIDE 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 IF IT IS POSSIBLE FOR THE CONTRACTOR TO DETERMINE 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. CLAIMS FOR ADDITIONAL COMPENSATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY DAMAGE 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.
12. A WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUB-CONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE, CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS BEFORE ANY UTILITY INSTALLATION BEGINS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
17. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.

Should there be a separate line and shut off for a fire service?





| PLANT SCHEDULE  |           |                                    |                                   |                                          |
|-----------------|-----------|------------------------------------|-----------------------------------|------------------------------------------|
| CODE            | QTY       | COMMON NAME                        | BOTANICAL NAME                    | CONDITION AND SIZE                       |
| OVERSTORY TREES |           |                                    |                                   |                                          |
| BF              | 7         | DAKOTA PINNACLE® ASIAN WHITE BIRCH | BETULA PLATYPHYLLA 'FARGO'        | B4B, 1.5" CALIPER                        |
| GS              | 2         | SKYLINE HONEY LOCUST               | GLEDITSIA TRIACANTHOS 'SKYLINE'   | B4B, 2" CALIPER                          |
| QB              | 3         | SWAMP WHITE OAK                    | QUERCUS BICOLOR                   | B4B, 2" CALIPER                          |
| 12              | SUBTOTAL: |                                    |                                   |                                          |
| EVERGREEN TREES |           |                                    |                                   |                                          |
| PP              | 9         | BAKER COLORADO SPRUCE              | PICEA PUNGENS 'BAKERI'            | B4B, 6' HEIGHT                           |
| 9               | SUBTOTAL: |                                    |                                   |                                          |
| SHRUBS          |           |                                    |                                   |                                          |
| BA              | 5         | JAPANESE BARBERRY                  | BERBERIS THUNBERGII 'AUREA'       | CONT, 3 GAL                              |
| BSJ             | 4         | BLUE STAR JUNIPER                  | JUNIPERUS SQUAMATA 'BLUE STAR'    | CONT, 3 GAL, 18"-24" HIGH X 15"-18" WIDE |
| BW              | 10        | WINTERGREEN BOXWOOD                | BUXUS MICROPHYLLA 'WINTERGREEN'   | CONT, 3 GAL                              |
| EC              | 15        | COMPACT BURNING BUSH               | EUONYMUS ALATUS 'COMPACTUS'       | CONT, 3 GAL                              |
| GLS             | 4         | GRO-LOW FRAGRANT SUMAC             | RHUS AROMATICA 'GRO-LOW'          | CONT, 3 GAL, 18"-24" HIGH X 15"-18" WIDE |
| JC              | 8         | GOLD CONE COMMON JUNIPER           | JUNIPERUS COMMUNIS 'GOLD CONE'    | CONT, 3 GAL                              |
| JF              | 26        | SEA GREEN JUNIPER                  | JUNIPERUS CHINENSIS 'SEA GREEN'   | CONT, 3 GAL                              |
| JS              | 5         | SPARTAN JUNIPER                    | JUNIPERUS CHINENSIS 'SPARTAN'     | CONT, 3 GAL                              |
| PJ              | 9         | PJM COMPACT RHODODENDRON           | RHODODENDRON X P.J.M. 'COMPACT'   | CONT, 3 GAL                              |
| SK              | 3         | MISS KIM KOREAN LILAC              | SYRINGA PUBESCENS 'MISS KIM'      | CONT, 3 GAL                              |
| 29              | SUBTOTAL: |                                    |                                   |                                          |
| GRASSES         |           |                                    |                                   |                                          |
| MG              | 6         | EULALIA GRASS                      | MISCANTHUS SINENSIS 'GRACILLIMUS' | CONT, 3 GAL                              |
| 6               | SUBTOTAL: |                                    |                                   |                                          |
| PERENNIALS      |           |                                    |                                   |                                          |
| HS              | 28        | ELEGANS HOSTA                      | HOSTA SIEBOLDIANA 'ELEGANS'       | CONT, 1 GAL                              |
| 28              | SUBTOTAL: |                                    |                                   |                                          |

#### LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- 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.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- SOD ALL DISTURBED AREAS NOT SHOWN AS ROCK/MULCH.
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

#### LANDSCAPE REQUIREMENTS

##### INTERIOR OF LOT

ONE (1) SUCH LANDSCAPED ISLAND OR MEDIAN SHALL BE PLACED FOR EVERY TWELVE (12) PARKING SPACES.

ISLAND REQUIRED = 3  
ISLANDS PROVIDED = 3

##### PERIMETER OF LOT AJACENT TO ABUTTING PROPERTY

A CONTINUOUS, UNBROKEN BARRIER IS REQUIRED FOR THE PURPOSE OF BUFFERING SERVICE BAYS, LOADING AND UNLOADING AREAS, AND OFF-STREET PARKING OR OTHER VEHICULAR USE AREAS EXPOSED TO ABUTTING PROPERTY. AT A MINIMUM, ONE (1) TREE SHALL BE PROVIDED EVERY FIFTY (50) LINEAR FEET.

469 LF (SOUTH AND WEST)  
TREES REQUIRED = 10  
TREES PROVIDED = 10

##### PERIMETER OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY

A STRIP OF LAND OF AT LEAST TEN (10) FEET IN DEPTH LOCATED BETWEEN THE RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA SHALL BE LANDSCAPED TO INCLUDE ONE (1) TREE FOR EVERY FIFTY (50) FEET OR FRACTION THEREOF. SUCH TREES SHALL BE LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA AND SHALL BE PLANTED SINGULARLY OR GROUPED IN A PLANTING AREA OF AT LEAST TWENTY-FIVE (25) SQUARE FEET. IN ADDITION, A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT SHALL BE PLACED ALONG THE PERIMETER OF SUCH LANDSCAPE STRIP. IF SAID BARRIER CONSISTS OF PLANT-LIKE MATERIAL, ONE (1) SHRUB SHALL BE PLANTED EVERY FOUR (4) FEET AND ABUTTING THE BARRIER.

145 LF (OFF STREET PARKING FRONTAGE LENGTH)  
TREES REQUIRED = 3 (1 TREE/50 LF OF PARKING LOT FRONTAGE)  
TREES PROVIDED = 3

SHRUBS REQUIRED = 37  
SHRUBS PROVIDED = 38

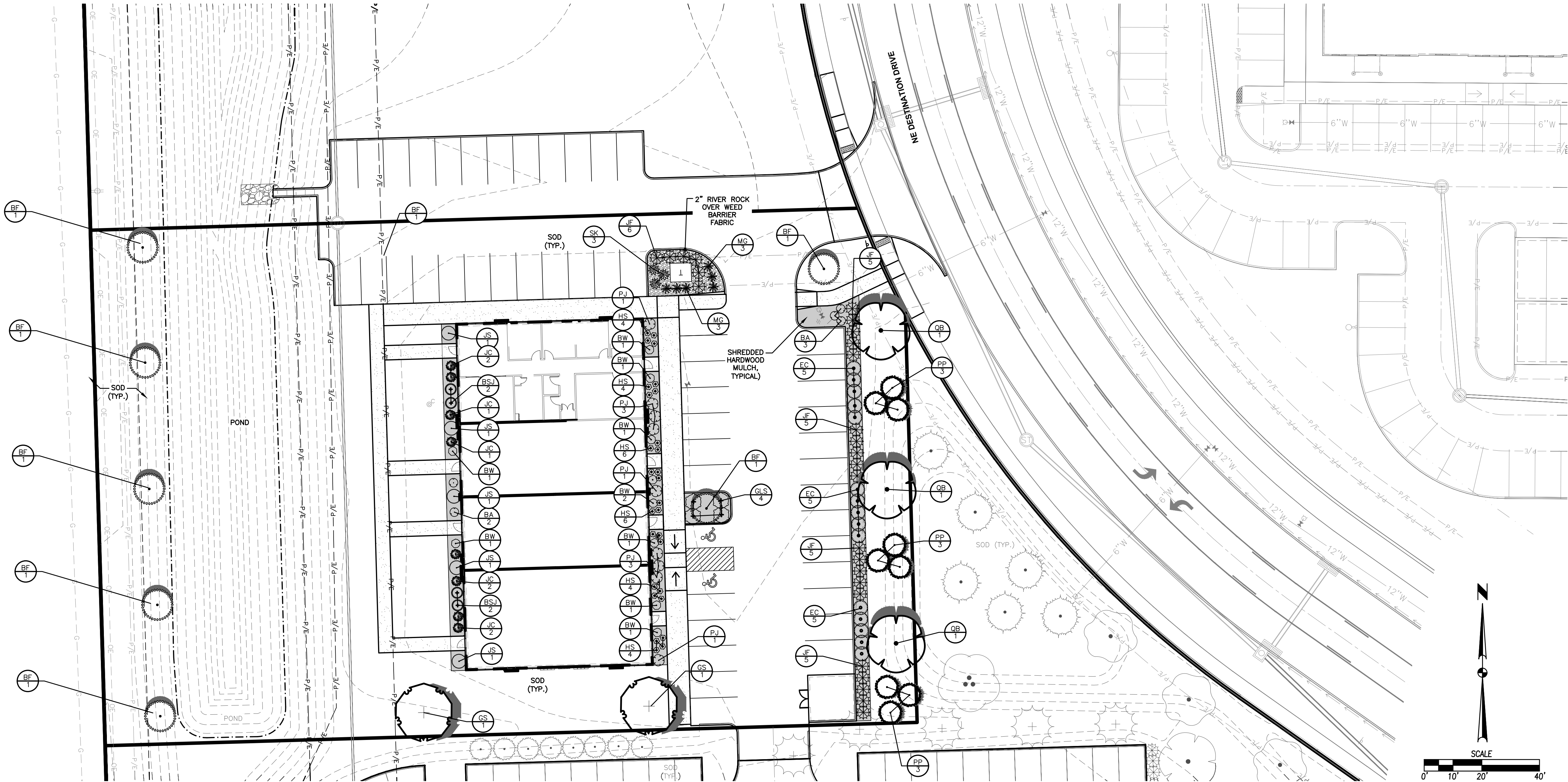
##### OPEN SPACE PLANTING REQUIREMENTS

OPEN SPACE:  
TOTAL AREA = 1.23 ACRES (53,444 SF)  
OPEN SPACE REQUIRED = 10,689 SF (20%)  
OPEN SPACE PROVIDED = 15,025 SF (28%)

REQUIRED:  
2 TREES/1,000 SF = 22 TREES  
1 SHRUB/500 SF = 22 SHRUBS

PROVIDED:  
TREES = 22 TREES  
SHRUBS = 95 SHRUBS

NOTE:  
INTERIOR/PERIMETER PLANTINGS ARE INCLUDED  
IN THE OPEN SPACE PLANTINGS PROVIDED.





DATE

September 23, 2025

PROJECT NAME

Brookside Village Multi-Tenant Building Site Plan

APPLICANT

Signature Ernst Holdings, LLC

REQUESTED ACTION

Approval of a site plan for a 7,819 sf multi-tenant office building

LOCATION

East of Highway 141, south of NE Beaverbrooke Blvd, and west of NE Destination Drive

ZONING

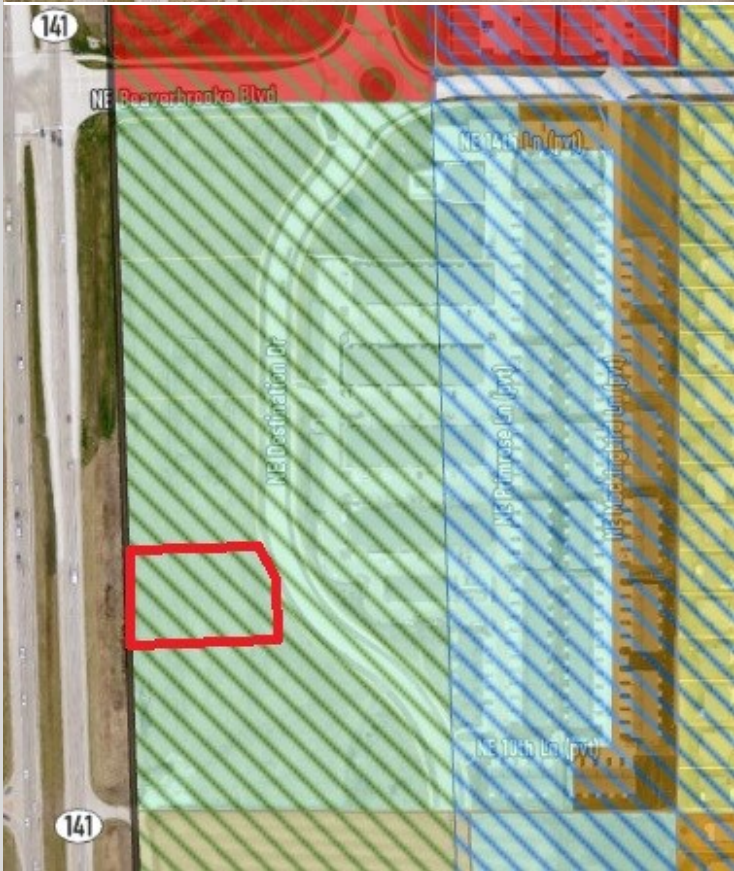
R-4 (Fagen Propoerty Rezone – General Commercial Area)

PLANNER

Evann Coffey  
ecoffey@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                   | Commercial                | R-4               |
| North        | Vacant                   | Commercial                | R-4               |
| South        | Vacant                   | Commercial                | R-4               |
| East         | N/A (Highway 141)        | N/A (Highway 141)         | N/A (Highway 141) |
| West         | High-Density Residential | High-Density Residential  | R-4               |

## PARKS

The site is commercial, therefore no parkland dedication is required.

## LEGAL & STUDIES

The site is subject to the Fagen Property Zoning Change and Development Agreement which establishes the zoning standards for the site.

The access for the site is in compliance with the Grimes Street Design Guide.

The proposed site plan is consistent with the future land use plan and area plan land use plan which allow commercial development on the property. The site plan is also consistent with the zoning requirements in the PUD.



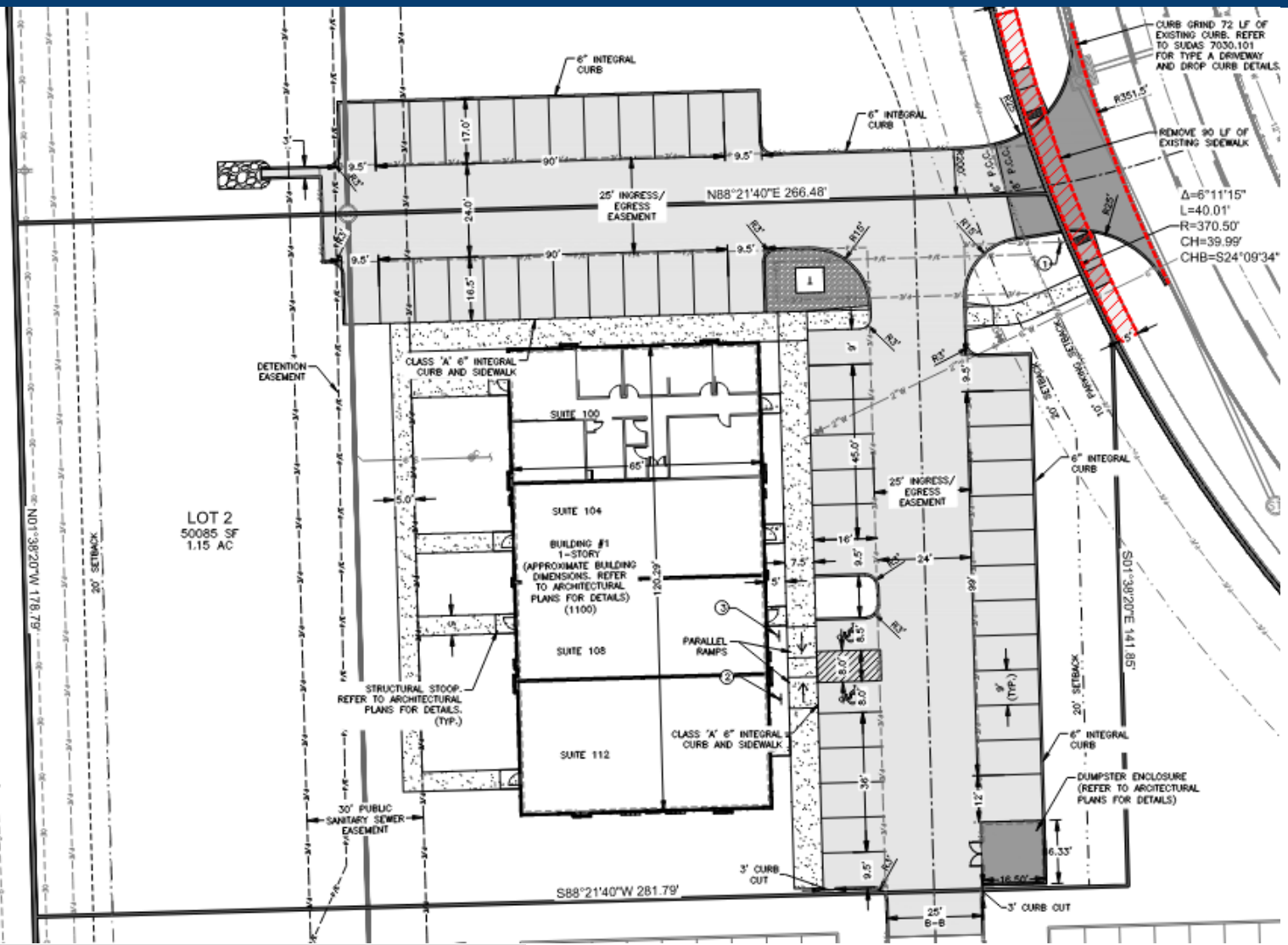
Area Plan Future Land Use



Future Plan Land Use



# Site Layout



## ACCESS

Access will be provided off NE Destination Drive to be shared with future development to the north. Internal drive connections will be stubbed to the north and south to future development.

5' sidewalk along NE Destination Drive is existing. Private sidewalk connections will be provided to the public sidewalk and to future development to the south.

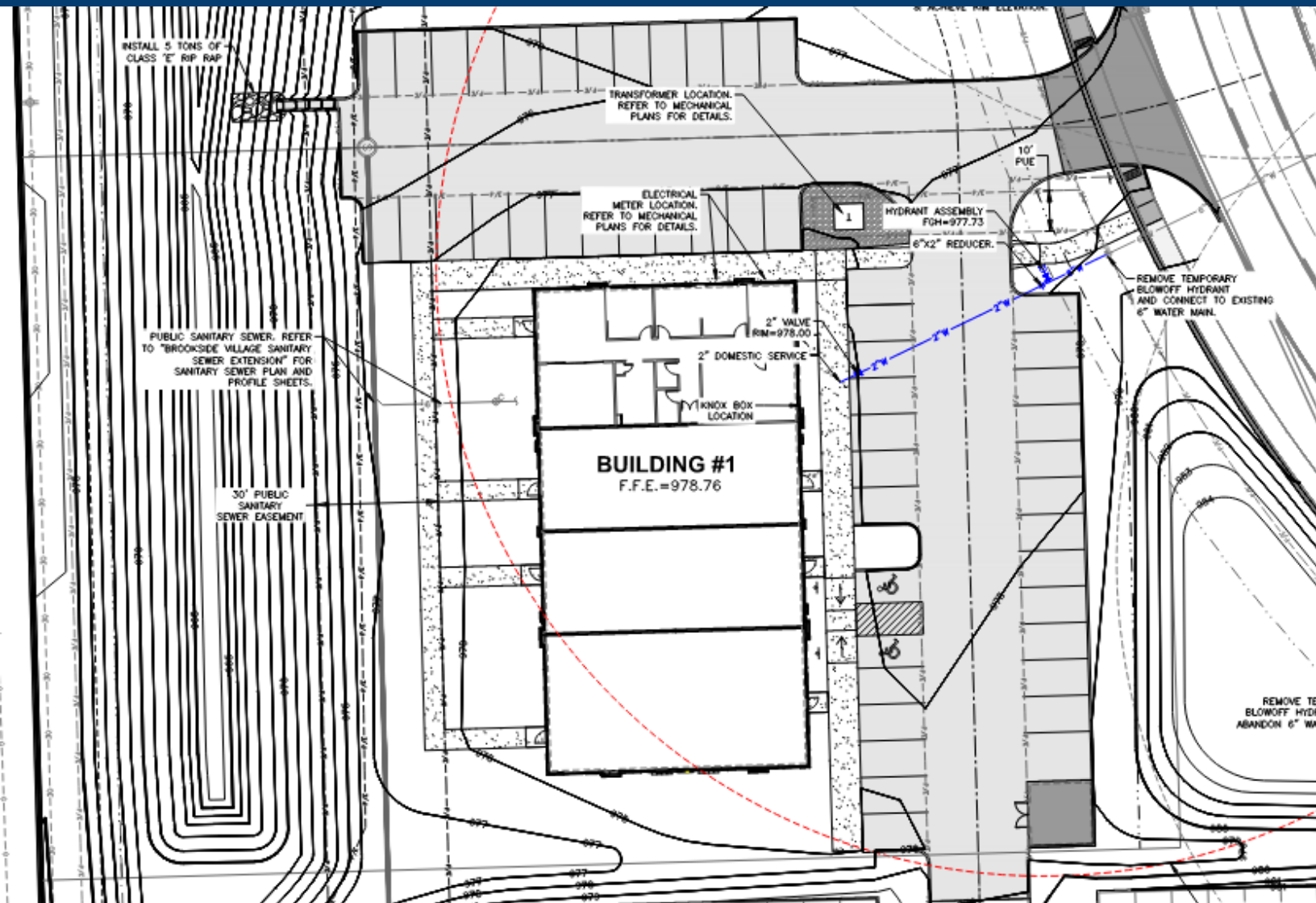
## PARKING

Parking will be provided on the north and east sides of the building. Additional parking will be installed with the project on the north side of the shared drive.

## Parking Calculation Table

| Required                    | Proposed                                                         |
|-----------------------------|------------------------------------------------------------------|
| 3 spaces/1000 sf            | 51 total stalls with 12 being on the north property to be shared |
| 24 spaces required          | 2 accessible stalls                                              |
| 1 accessible space required |                                                                  |

# Utilities & Landscaping



## SANITARY

A new public sanitary sewer is planned to be constructed on the west side of the property along to serve the lots within Brookside Village Plat 2 lots and future development to the south.

## WATER

A water service stub is available for the site and will be extended to the building.

## STORM WATER

A shared detention basin will be provided along the west side of the site to serve this site and the future development to the north and south within Brookside Village Plat 2.

## LANDSCAPING

Landscaping for the site is in compliance with the Highway 141 landscaping standards. Street frontage trees and foundation plantings are provided along NE Destination Drive and Highway 141.

# Architecture

## BUILDING & ELEVATIONS

The building is subject to the Highway 141 Zone 1 architecture standards, which require 20% glazing along the public streets and 75% primary material on all sides.

The building will be constructed with brick, Hardie board and batten, and a mix of Nichiha paneling. The storefronts will have canopies above the doors and wall-mounted lighting flanking the doors.

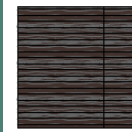
## DUMPSTER ENCLOSURE

A dumpster enclosure will be provided with materials consistent with the proposed building materials.

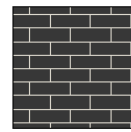
## LIGHTING

Decorative wall-mounted lighting will be provided on the east and west building faces along the public streets.

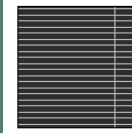
### Material Board



NICHIHA  
ROUGHSAWN  
ESPRESSO



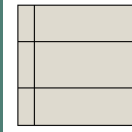
BRICK  
TENELY NORI



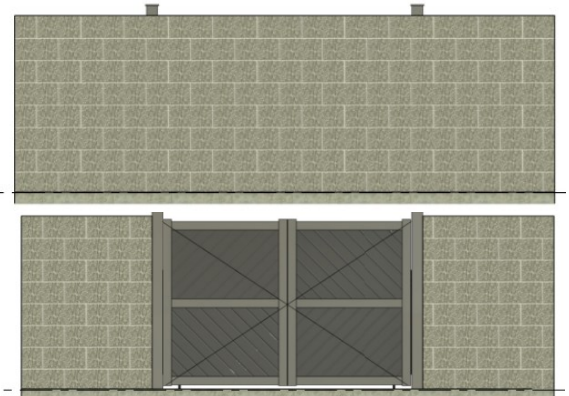
NICHIHA  
RIBBED  
BLACK



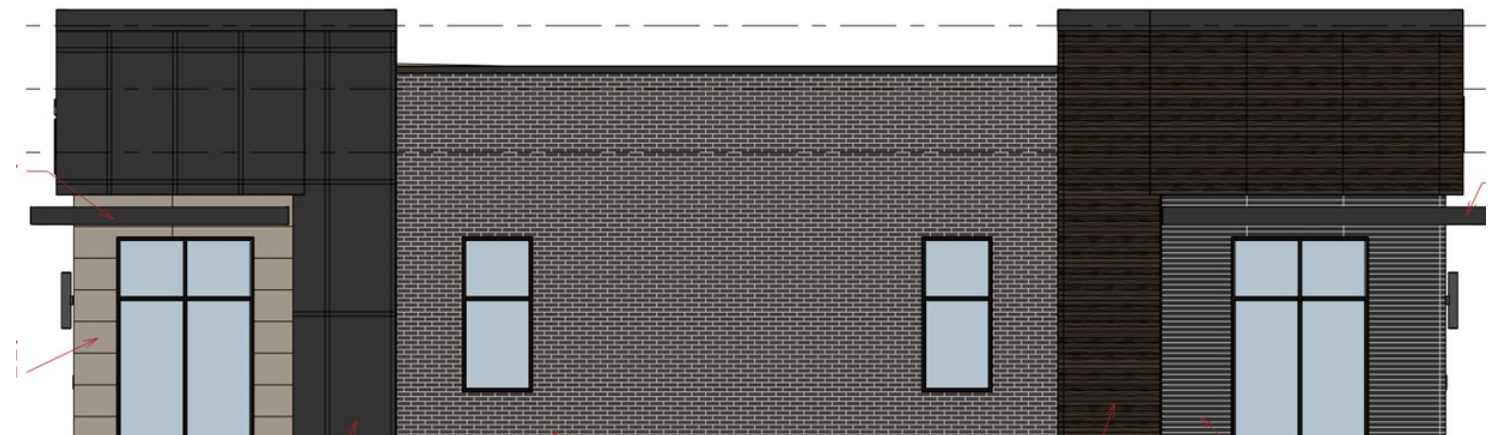
HARDIE BOARD  
PANEL BLACK



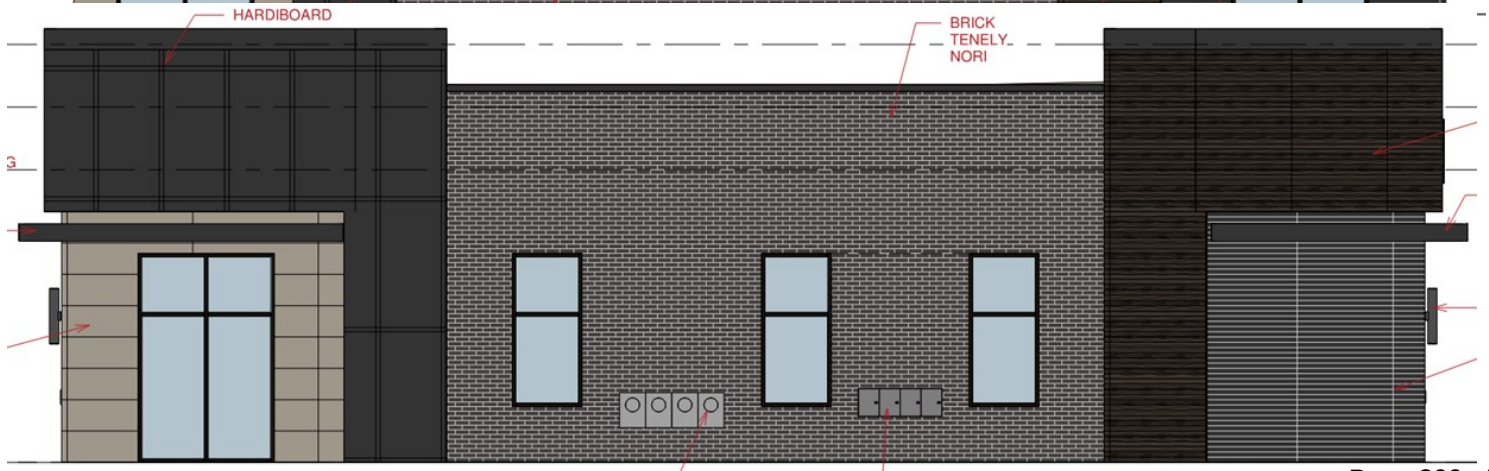
NICHIHA  
AUTUMN  
BROWN



Dumpster Enclosure



South Elevation



North Elevation



# Conclusion

## STAFF RECOMMENDATION

Staff recommend approval of the Brookside Village Multi-Tenant Building Site Plan subject to remaining staff comments.

## Conclusion

The applicant is proposing to construct a 7,819 sf multi-tenant office building.

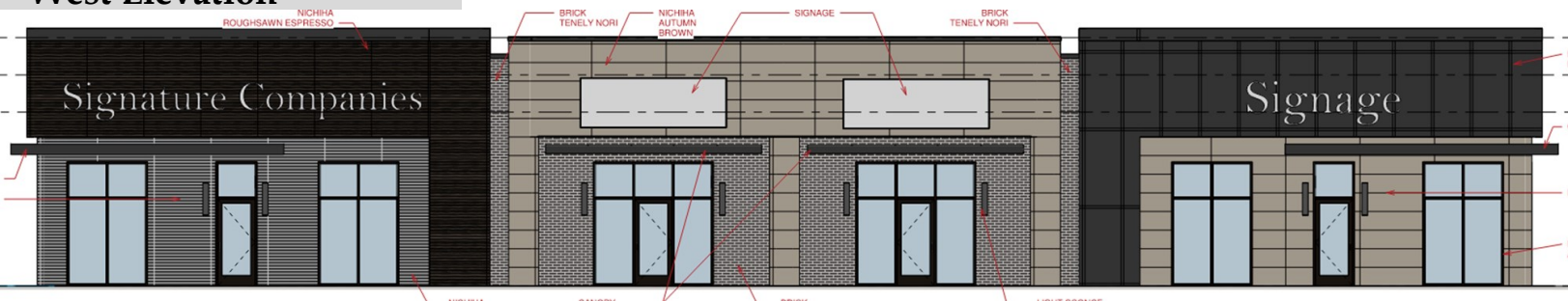
The site will provide shared access with future development to the north and will provide internal access connections to future development.

Private sidewalk connections will be provided to the public sidewalk.

Landscaping and architecture are provided in compliance with the Highway 141 Zone 1 requirements.

The proposed use is consistent with the future land use plans and the zoning standards within the PUD.

## West Elevation



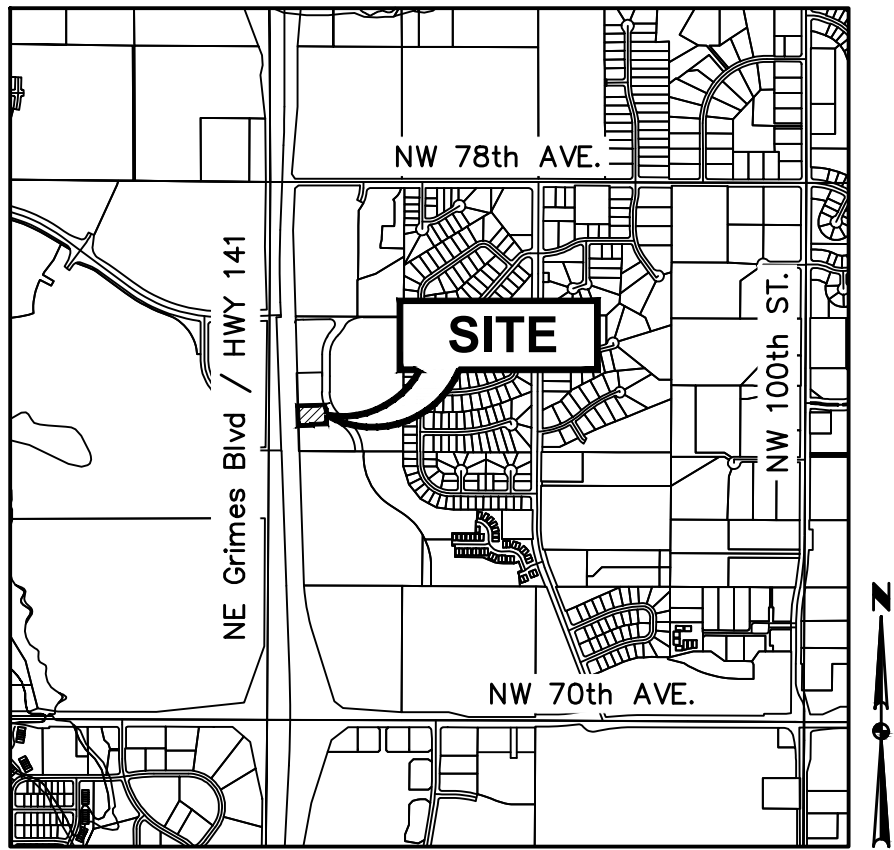
## East Elevation





SITE PLAN FOR:  
**BROOKSIDE VILLAGE MULTI-TENANT**  
GRIMES, IOWA

VICINITY MAP  
NOT TO SCALE



GRIMES, IOWA

OWNER

SIGNATURE ERNST HOLDINGS, LLC  
CONTACT: BRIAN ATWOOD  
4800 E 57TH STREET  
SIOUX FALLS, SOUTH DAKOTA  
PH: (515) 630-6043  
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

APPLICANT

SIGNATURE COMPANIES, LLC  
CONTACT: BRIAN ATWOOD  
3430 SE DESTINATION DRIVE, SUITE #400  
GRIMES, IOWA 50111  
PH: (515) 630-6043  
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER

CIVIL DESIGN ADVANTAGE  
CONTACT: JARED MURRAY  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: (515) 369-4400  
EMAIL: JAREDM@CDA-ENG.COM

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: CHARLIE MCGLOTHLEN  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: (515) 369-4400  
EMAIL: CHARLIEM@CDA-ENG.COM

ARCHITECT

SIGNATURE COMPANIES, LLC  
CONTACT: TJ OLSON  
3430 SE DESTINATION DR, STE 400  
GRIMES, IOWA 50111  
PH: (605) 275-5888  
EMAIL: TJ@SIGNATURECOMPANIESLLC.COM

BENCHMARKS

- SET BM -- BURY BOLT ON HYDRANT AT THE NORTHWEST CORNER OF SITE  
ELEVATION=967.14
- SET BM -- BURY BOLT ON HYDRANT @ SE CORNER OF 1ST STREET & GATEWAY DRIVE  
ELEVATION=940.44

DATE OF SURVEY

02/17/2022

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2025  
ANTICIPATED FINISH DATE = FALL 2028

SUBMITTAL DATES

FIRST SUBMITTAL: 06/09/2025  
SECOND SUBMITTAL: 07/11/2025  
THIRD SUBMITTAL: 08/15/2025  
FINAL SUBMITTAL: 09/15/2025

PROJECT SITE ADDRESS

1100 NE DESTINATION DRIVE  
SUITES 100, 104, 108 AND 112

ZONING

EXISTING: R-4: PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL AND C-2: GENERAL COMMERCIAL LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

DEVELOPMENT SUMMARY

BULK REGULATIONS:  
R-4 (BROOKSIDE VILLAGE PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT (DOC. XXXX, PG. XXXX))

OPEN SPACE:  
TOTAL AREA = 1.15 ACRES (50,085 SF)  
OPEN SPACE REQUIRED = 10,017 SF (20%)  
OPEN SPACE PROVIDED = 19,224 SF (38%)

BUILDING SUMMARY:

BUSINESS, PROFESSIONAL OFFICE (7,819 SF)

BUILDING PARKING REQUIRED:  
BUSINESS, PROFESSIONAL OFFICE (7,819 SF)  
3 SPACE / 1,000 GFA = 24 SPACES

ACCESSIBLE SPACES REQUIRED (1-25 SPACES) = 1 SPACES

BUILDING PARKING PROVIDED:  
STANDARD SPACES = 49 SPACES  
ACCESSIBLE SPACES = 2 SPACES  
TOTAL PROVIDED = 51 SPACES

LEGAL DESCRIPTION

A PART OF OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 01°38'20" WEST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 258.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°38'20" WEST ALONG SAID WEST LINE, 178.79 FEET; THENCE NORTH 88°21'40" EAST, 266.48 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 370.50 FEET, WHOSE ARC LENGTH IS 40.01 FEET AND WHOSE CHORD BEARS SOUTH 24°09'34" EAST, 39.99 FEET; THENCE SOUTH 01°38'20" EAST, 141.85 FEET; THENCE SOUTH 88°21'40" WEST, 281.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.15 ACRES (50,085 SQUARE FEET).

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.

INDEX OF SHEETS

| NO.     | DESCRIPTION                       |
|---------|-----------------------------------|
| 1.0     | COVER SHEET                       |
| 2.0     | DETAILS                           |
| 3.0     | DIMENSION PLAN                    |
| 4.0-4.1 | GRADING PLAN                      |
| 5.0     | EROSION AND SEDIMENT CONTROL PLAN |
| 6.0     | UTILITY PLAN                      |
| 7.0     | LANDSCAPE PLAN                    |

GENERAL LEGEND

| PROPOSED                     | EXISTING                  |
|------------------------------|---------------------------|
| PROPERTY BOUNDARY            | SANITARY MANHOLE          |
| SECTION LINE                 | WATER VALVE BOX           |
| CENTER LINE                  | FIRE HYDRANT              |
| RIGHT OF WAY                 | WATER CURB STOP           |
| BUILDING SETBACK             | WELL                      |
| PERMANENT EASEMENT           | STORM SEWER MANHOLE       |
| TEMPORARY EASEMENT           | 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     | CONIFEROUS SHRUB          |
| TYPE SW-513 STORM INTAKE     | ELECTRIC POWER POLE       |
| TYPE SW-401 STORM MANHOLE    | GUY ANCHOR                |
| TYPE SW-402 STORM MANHOLE    | STREET LIGHT              |
| FLARED END SECTION           | POWER POLE W/ TRANSFORMER |
| TYPE SW-301 SANITARY MANHOLE | UTILITY POLE W/ LIGHT     |
| STORM/SANITARY CLEANOUT      | ELECTRIC BOX              |
| WATER VALVE                  | ELECTRIC TRANSFORMER      |
| FIRE HYDRANT ASSEMBLY        | ELECTRIC MANHOLE OR VAULT |
| SIGN                         | TRAFFIC SIGN              |
| DETECTABLE WARNING PANEL     | TELEPHONE JUNCTION BOX    |
| WATER CURB STOP              | TELEPHONE MANHOLE/VAULT   |
| SANITARY SEWER               | TELEPHONE POLE            |
| SANITARY SERVICE             | GAS VALVE BOX             |
| STORM SEWER                  | CABLE TV JUNCTION BOX     |
| STORM SERVICE                | CABLE TV MANHOLE/VAULT    |
| WATERMAIN WITH SIZE          | MAIL BOX                  |
| WATER SERVICE                | BENCHMARK                 |
| SAWCUT (FULL DEPTH)          | SOIL BORING               |
| SILT FENCE                   | UNDERGROUND TV CABLE      |
| USE AS CONSTRUCTED           | GAS MAIN                  |
| MINIMUM PROTECTION ELEVATION | FIBER OPTIC               |
|                              | UNDERGROUND TELEPHONE     |
|                              | OVERHEAD ELECTRIC         |
|                              | UNDERGROUND ELECTRIC      |
|                              | FIELD TILE                |
|                              | SANITARY SEWER W/ SIZE    |
|                              | STORM SEWER W/ SIZE       |
|                              | WATER MAIN W/ SIZE        |



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 SDAS 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.

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.

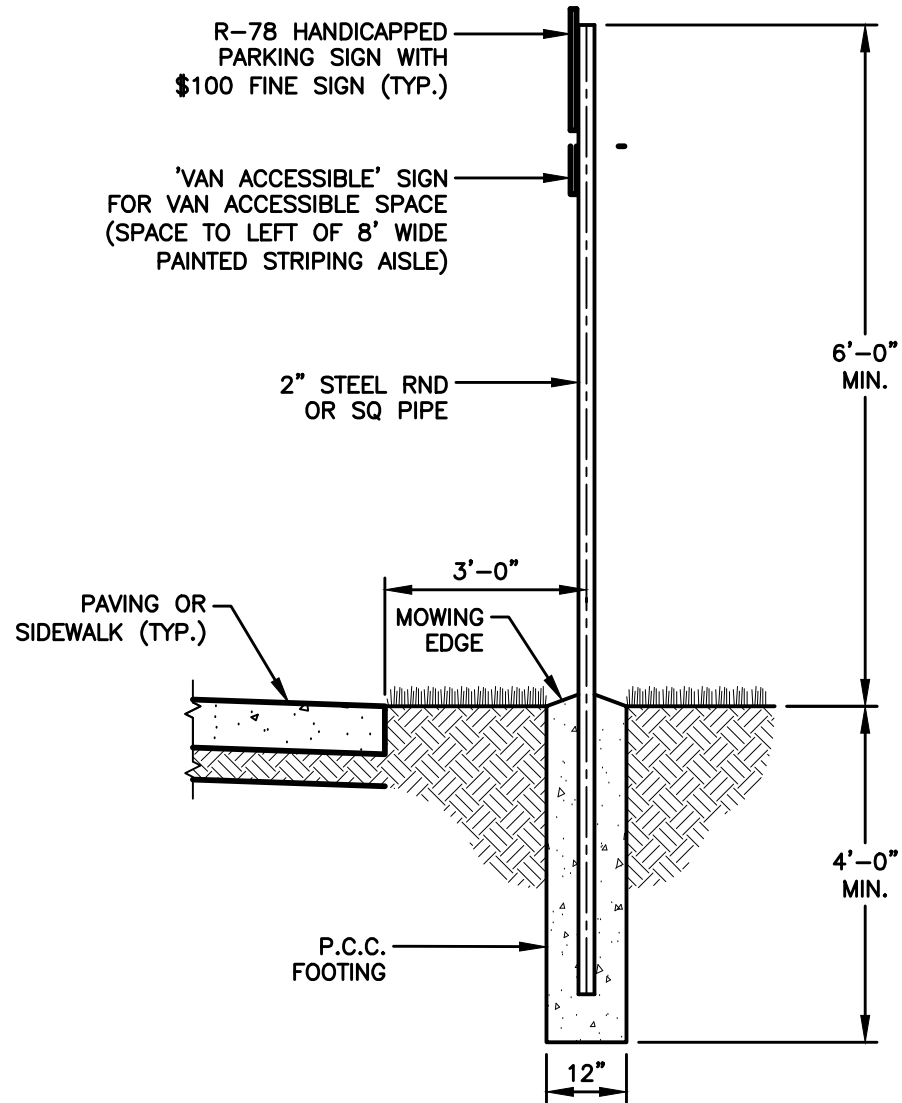
DATE

ALL SHEETS

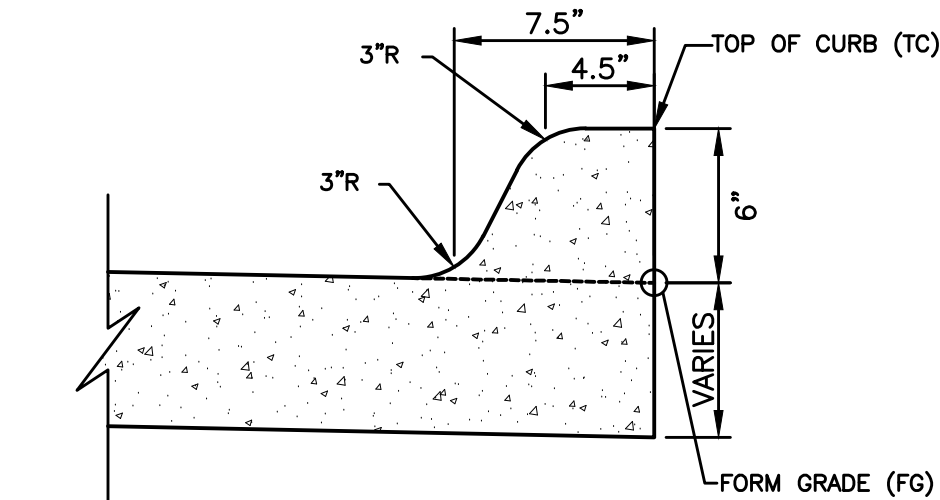
**PRELIMINARY**

**NOT FOR CONSTRUCTION**

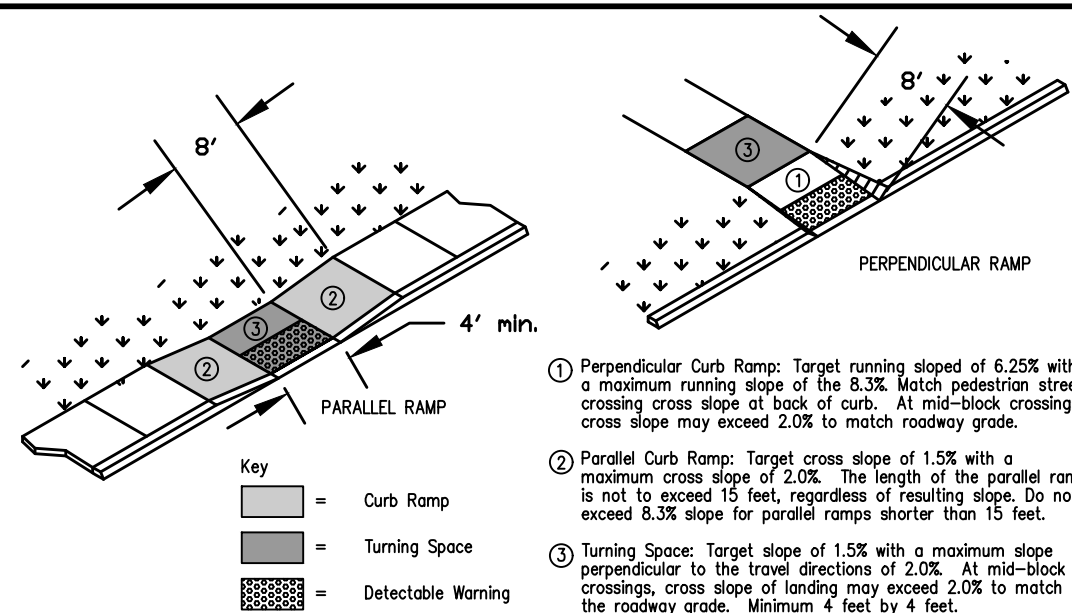




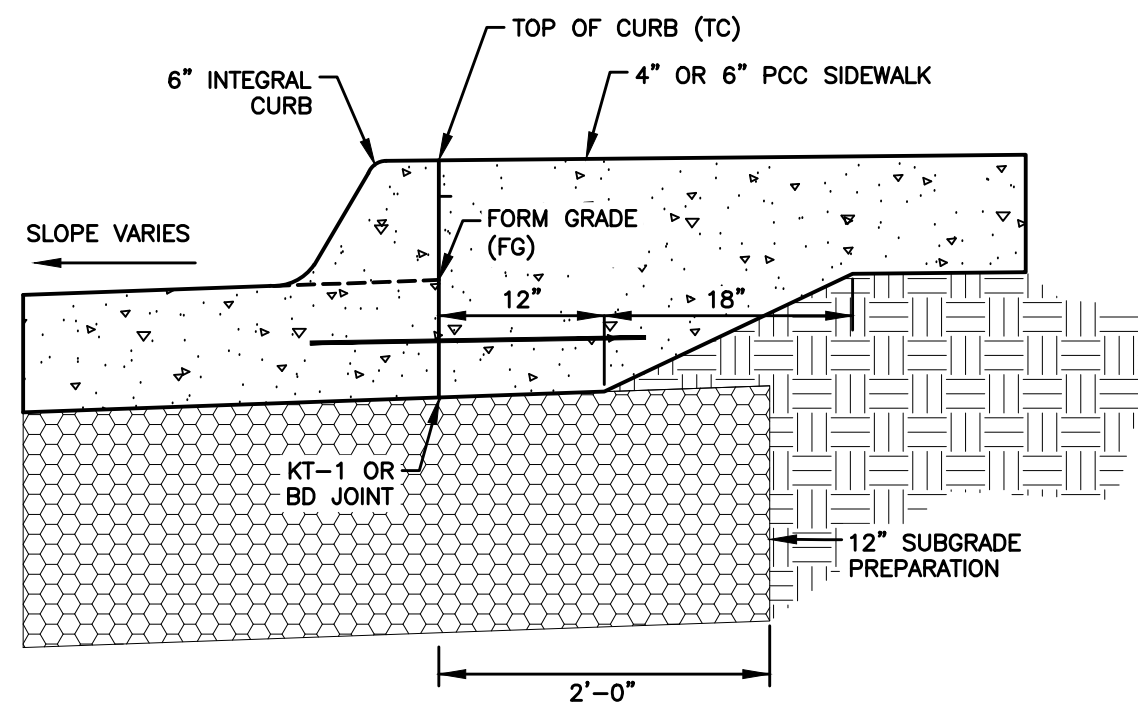
**ACCESSIBLE PARKING SIGN**  
NOT TO SCALE



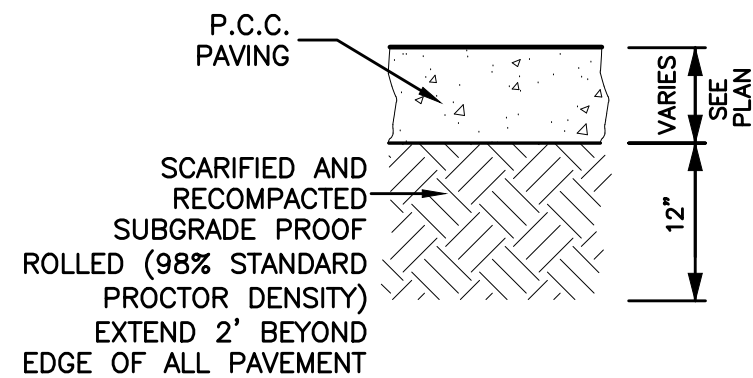
**6" PCC INTEGRAL CURB**  
NOT TO SCALE



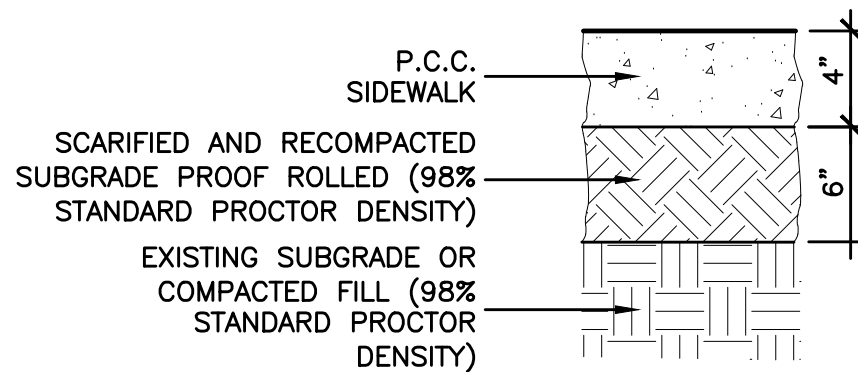
**CURB RAMPS**  
NOT TO SCALE



**6" INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE

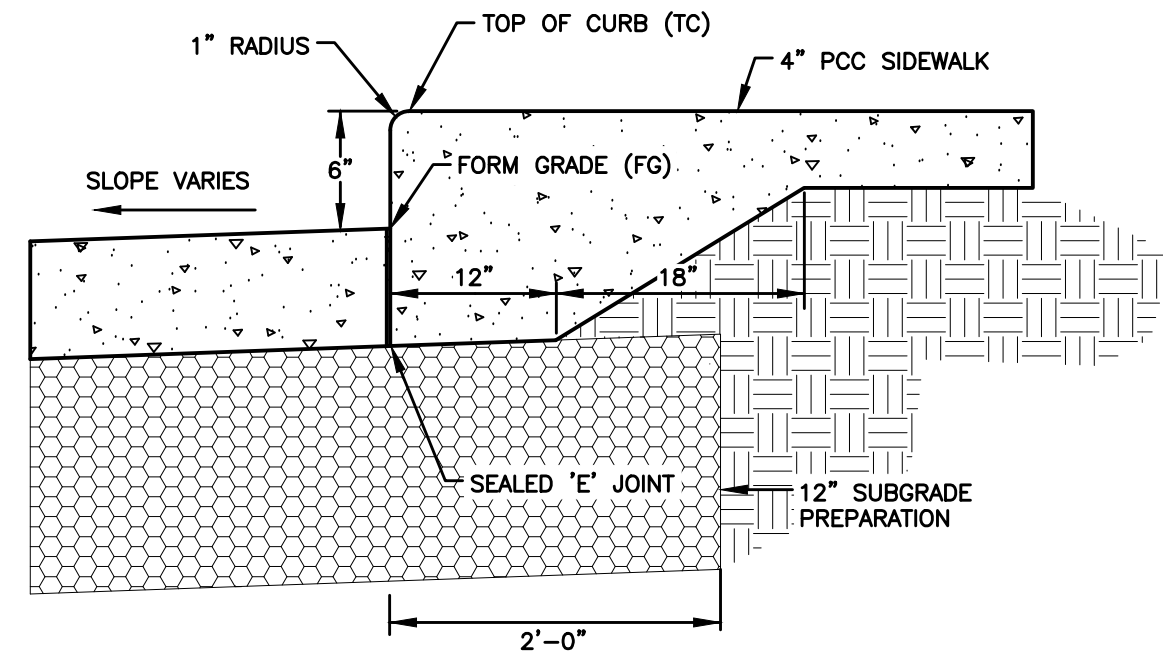


**PCC PAVEMENT DETAIL**

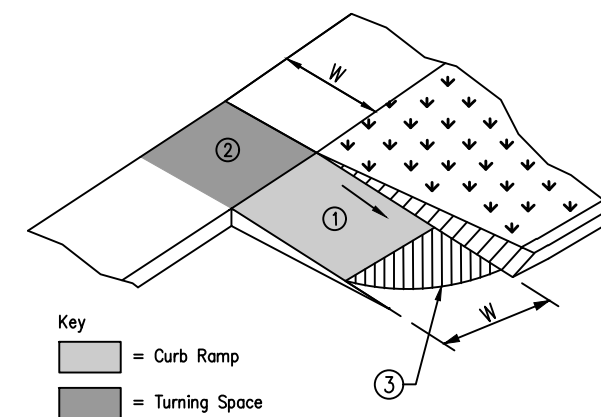


**PCC SIDEWALK DETAIL**

**PCC PAVEMENT AND SIDEWALK**  
NOT TO SCALE

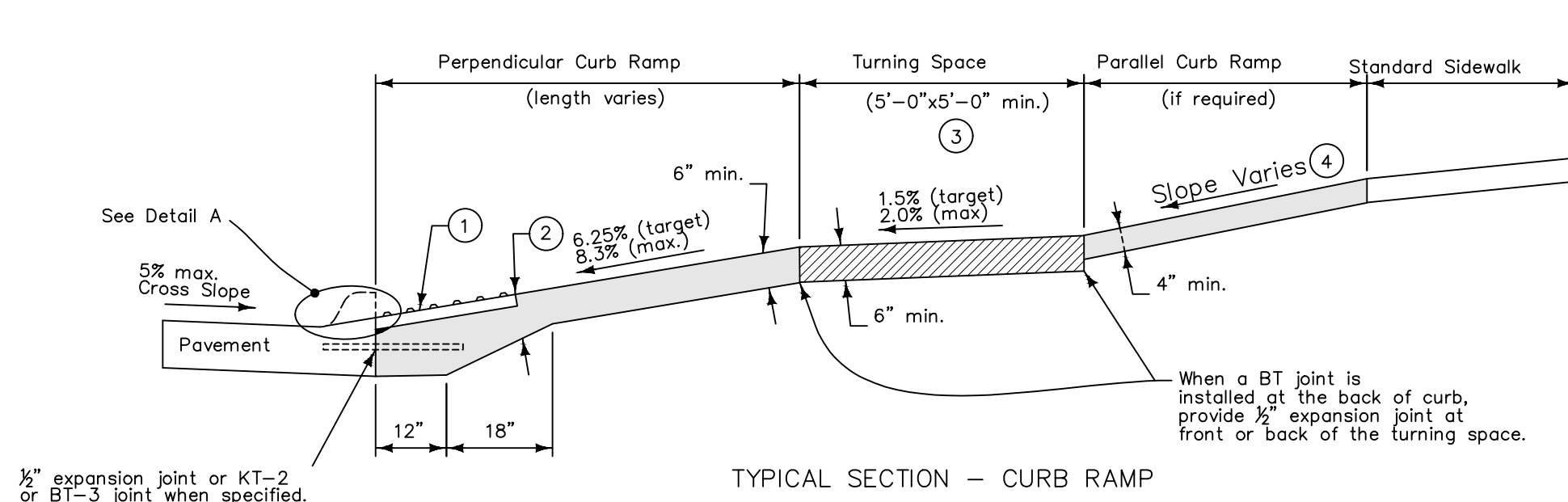


**CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE

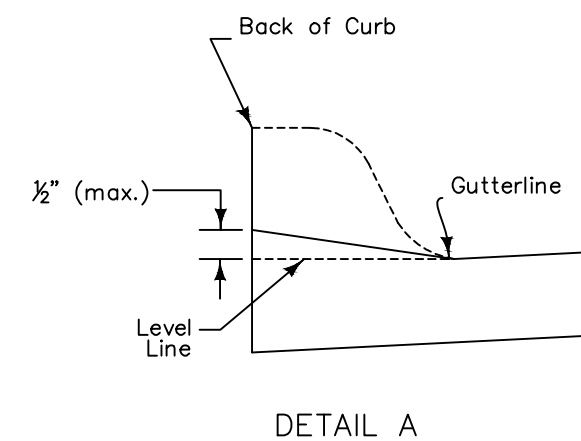


- 1 Perpendicular Curb Ramp: Target running slope of 6.25% with a maximum running slope of the 8.3%.
- 2 Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Min. 5'x5'.
- 3 Provide an area of special shaping at the bottom of the ramp to provide a smooth transition to the gutterline. 2% maximum slope in any direction.
- 4 The minimum pavement depth for ramps and landings shall be 6-inches.

**PERPENDICULAR CURB RAMP @ CLASS 'A' INTEGRAL CURB**  
NOT TO SCALE



**GENERAL SIDEWALK AND CURB RAMP DETAILS**  
NOT TO SCALE

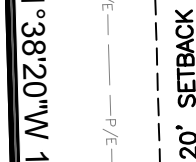


- 1 Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
- 2 Provide a minimum of 6 inches of concrete below the detectable warning panel.
- 3 Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- 4 If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.  
  
The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.



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. RECORD DRAWINGS SHALL EXPLICITLY CALL OUT THE RESPONSIBILITY FOR SANITARY, STORM, SEWER, AND WATER MAIN PROJECTS IN ACCORDANCE WITH THE SUDAS DESIGN MANUAL; SUBMIT WRITTEN REPORT AND TEST RESULTS TO THE CITY FOR REVIEW.
- C. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THIS MEETING. CONTACT THE CITY OF GRIMES ENGINEERING DIVISION (515.986.4050).
- D. ALL PERMITS (IDNR, SWPP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- E. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND CONVEYANCEMENTS AS PER THE CITY'S CONVEYANCE BUILT POLICY.
- F. 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 SHOWN ON THE RECORD DRAWINGS.
- G. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
- H. TYPICAL BUILDING SERVICE LAUNDRY 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.
- I. SANITARY LOCATIONS MUST BE STAMPED IN THE CURB WITH LETTER IRONS AS PER CITY STANDARD PROCEDURES.
- J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.



1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE DONE 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 CITY RECORDS, PLANS, AND/ OR RECORDS FROM THE 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. 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 CONSTRUCTION SHALL BE DONE WITHIN THE CURB, EXTERIOR OF BUILDING 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 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 MATERIALS TO BE PROTECTED FROM THE EFFECTS OF THE OPERATIONS.
12. ANY PINS DISTURBED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
13. 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. 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 MUST 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 OBTAINING ALL NECESSARY PERMITS AND DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCREENING OF TRANSFORMERS, GAS METERS, ELECTRIC METERS AND A/C UNITS.
20. NO PARKING IS ALLOWED WITHIN THE 24 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

1. 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.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. 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.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. 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 PROJECT.
7. 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.
8. ALL DEVELOPMENT SIGNING WILL BE REVIEWED AND APPROVED WITH A SEPARATE SIGN PERMIT.

|    |                                                          |           |
|----|----------------------------------------------------------|-----------|
| 1. | SIDEWALKS                                                | 4" P.C.C. |
| 4. | PUBLIC SIDEWALK RAMPS                                    | 6" P.C.C. |
| 5. | DRIVEWAYS AND PARKING STALLS                             | 6" P.C.C. |
| 6. | DUMPSTER ENCLOSURE AND PUBLIC<br>SUDAS TYPE 'A' DRIVEWAY | 8" P.C.C. |

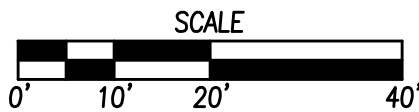
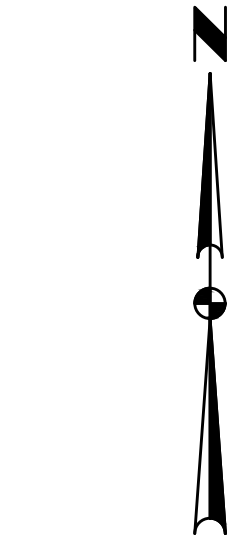


A black octagonal sign with a white border and the word "STOP" in white capital letters.



\*\*\* NOTE \*\*\*

THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

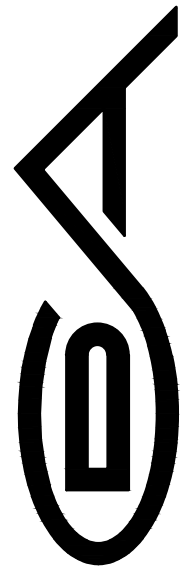


| REVIEWS         | DATE       |
|-----------------|------------|
| FINAL SUBMITTAL | 09/15/2025 |
| 3RD SUBMITTAL   | 08/15/2025 |
| 2ND SUBMITTAL   | 07/11/2025 |
| 1ST SUBMITTAL   | 06/09/2025 |

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

ENGINEER: JMM

TECH: JDS



CRIMES AGAINST WOMEN

# BROOKSIDE VILLAGE MULTI-TENANT

## DIMENSION PLAN

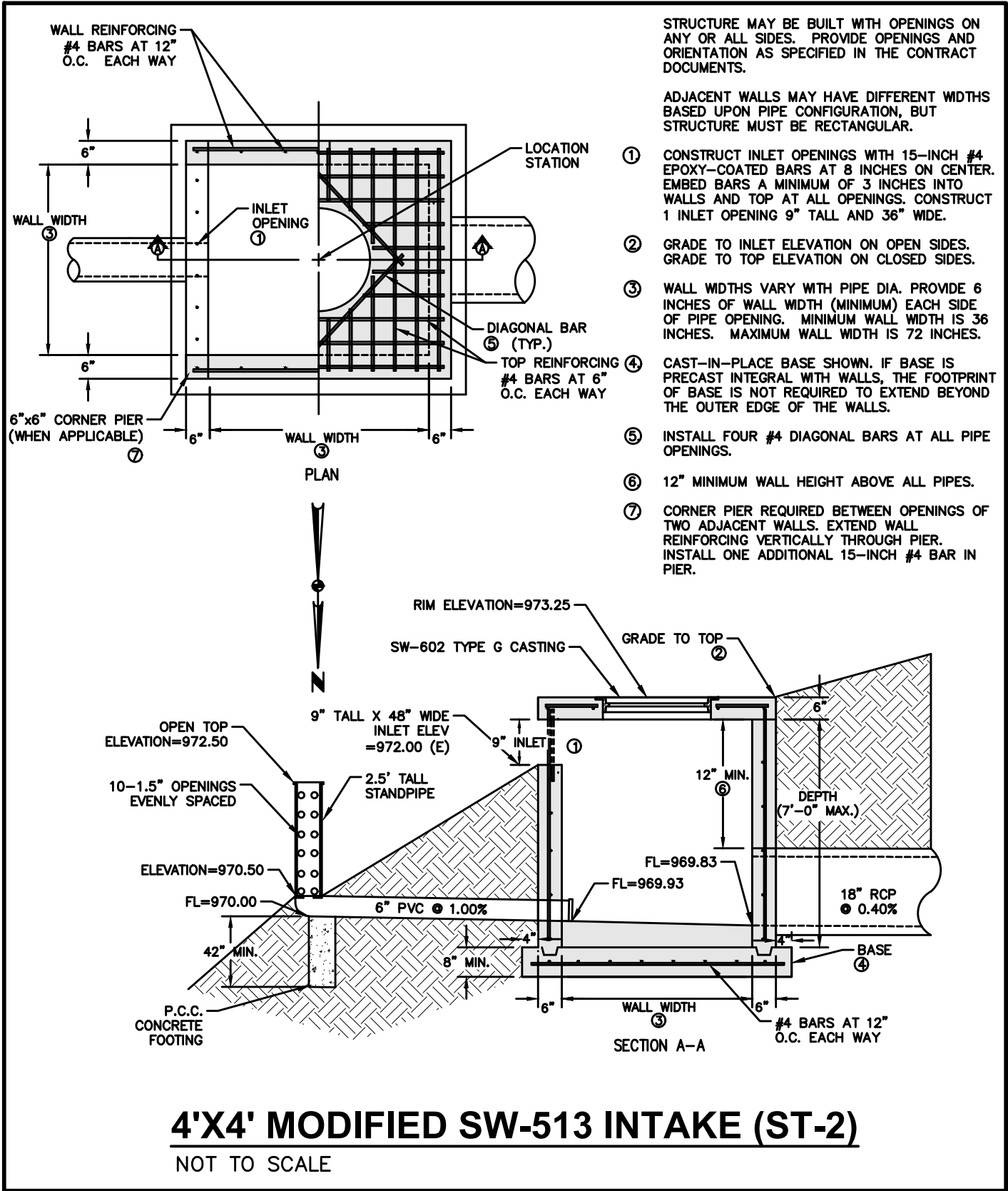
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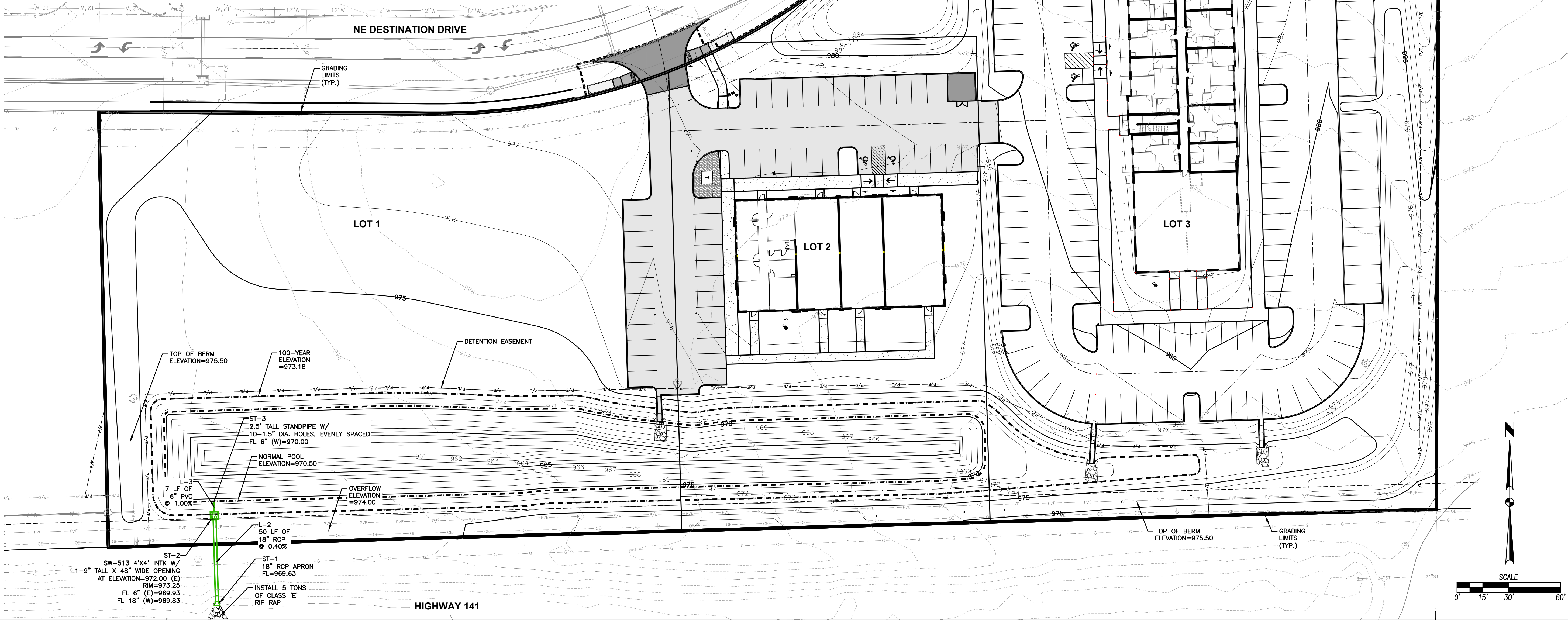


GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSECO PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
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 OF GRIMES STANDARD NOTES, 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 1.0% 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), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE 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 POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE WALES SHALL BE SUBMITTED TO THE CITY OF GRIMES UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WALES FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.



4'X4' MODIFIED SW-513 INTAKE (ST-2)  
NOT TO SCALE

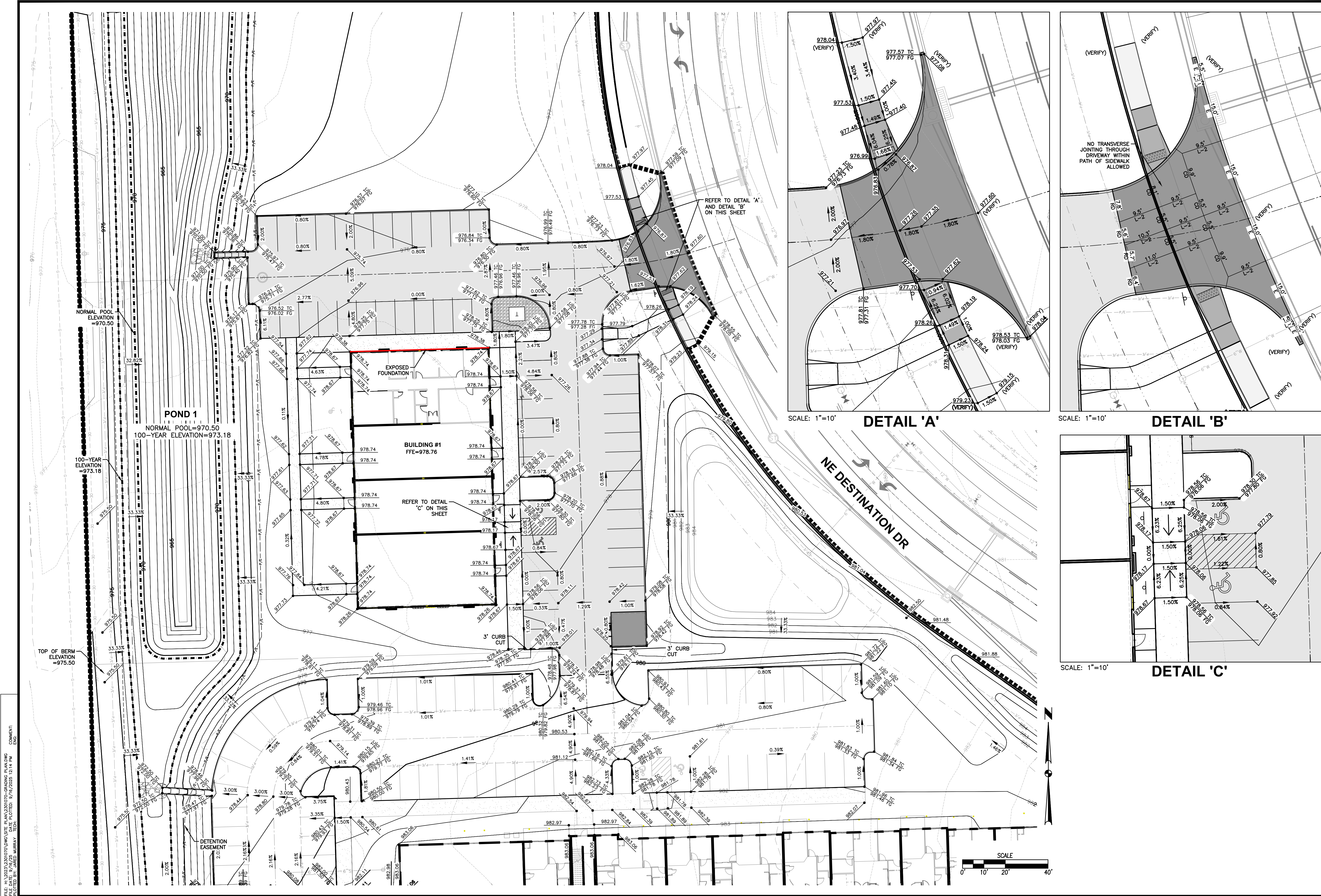


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PLOTTER: HP DesignJet 4000  
PLOTTER: HP DesignJet 4000

|                                                                         |  |                 |  |                        |  |               |  |               |  |
|-------------------------------------------------------------------------|--|-----------------|--|------------------------|--|---------------|--|---------------|--|
| DATE                                                                    |  | 9/15/2025       |  | 9/15/2025              |  | 9/15/2025     |  | 9/15/2025     |  |
| REVISIONS                                                               |  | FINAL SUBMITTAL |  | 3RD SUBMITTAL          |  | 2ND SUBMITTAL |  | 1ST SUBMITTAL |  |
| 4121 NW URBANDALE DRIVE<br>URBANDALE, IA 50322<br>PHONE: (515) 369-4400 |  |                 |  | TECH: JDS              |  |               |  | ENGINEER: JMM |  |
| BROOKSIDE VILLAGE MULTI-TENANT                                          |  |                 |  | CIVIL DESIGN ADVANTAGE |  |               |  | GRIMES, IOWA  |  |
| GRADING PLAN                                                            |  |                 |  |                        |  |               |  |               |  |
| 4.0                                                                     |  |                 |  |                        |  |               |  |               |  |
| 2301.070                                                                |  |                 |  |                        |  |               |  |               |  |



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PLOTTER: HP DesignJet 5000  
DRAWN BY: JMM



4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: JDS

ENGINEER: JMM

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GRIMES, IOWA

REVISIONS

| DATE       | DESCRIPTION     |
|------------|-----------------|
| 09/15/2025 | FINAL SUBMITTAL |
| 08/15/2025 | 3RD SUBMITTAL   |
| 07/11/2025 | 2ND SUBMITTAL   |
| 06/09/2025 | 1ST SUBMITTAL   |

BROOKSIDE VILLAGE MULTI-TENANT  
GRADING PLAN

CIVIL DESIGN ADVANTAGE

EA

GRIMES, IOWA

Page 405 of 422

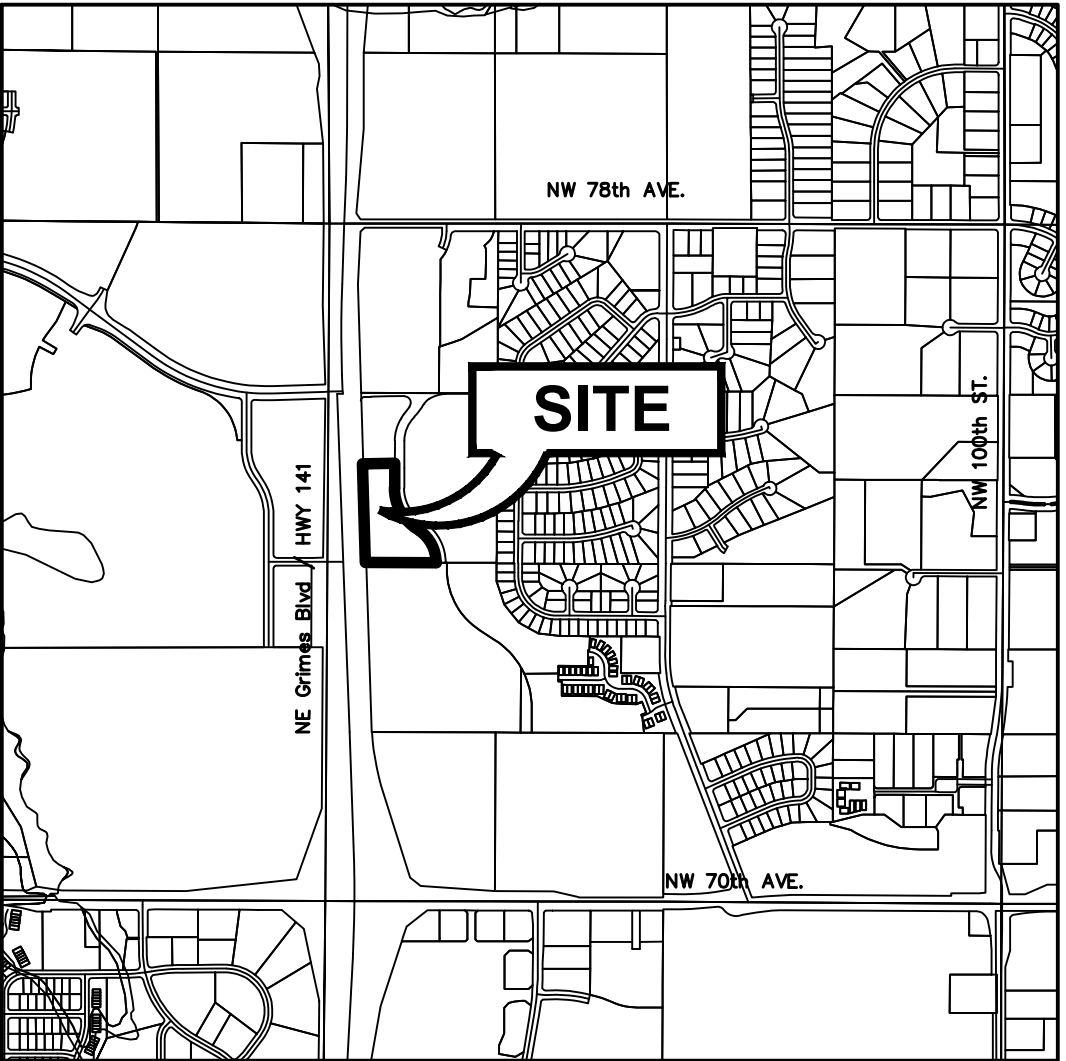


BROOKSIDE VILLAGE MULTI-TENANT

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

| ITEM NO. | ITEM                               | UNIT | TOTAL |
|----------|------------------------------------|------|-------|
| 1        | SILT FENCE                         | LF   | 2,350 |
| 2        | DITCH CHECKS                       | LF   | 220   |
| 3        | SEEDING, FERTILIZING, AND MULCHING | AC   | 3.49  |
| 4        | INLET PROTECTION DEVICES           | EA   | 1     |
| 5        | CONCRETE WASHOUT PIT               | EA   | 1     |

NOTES:

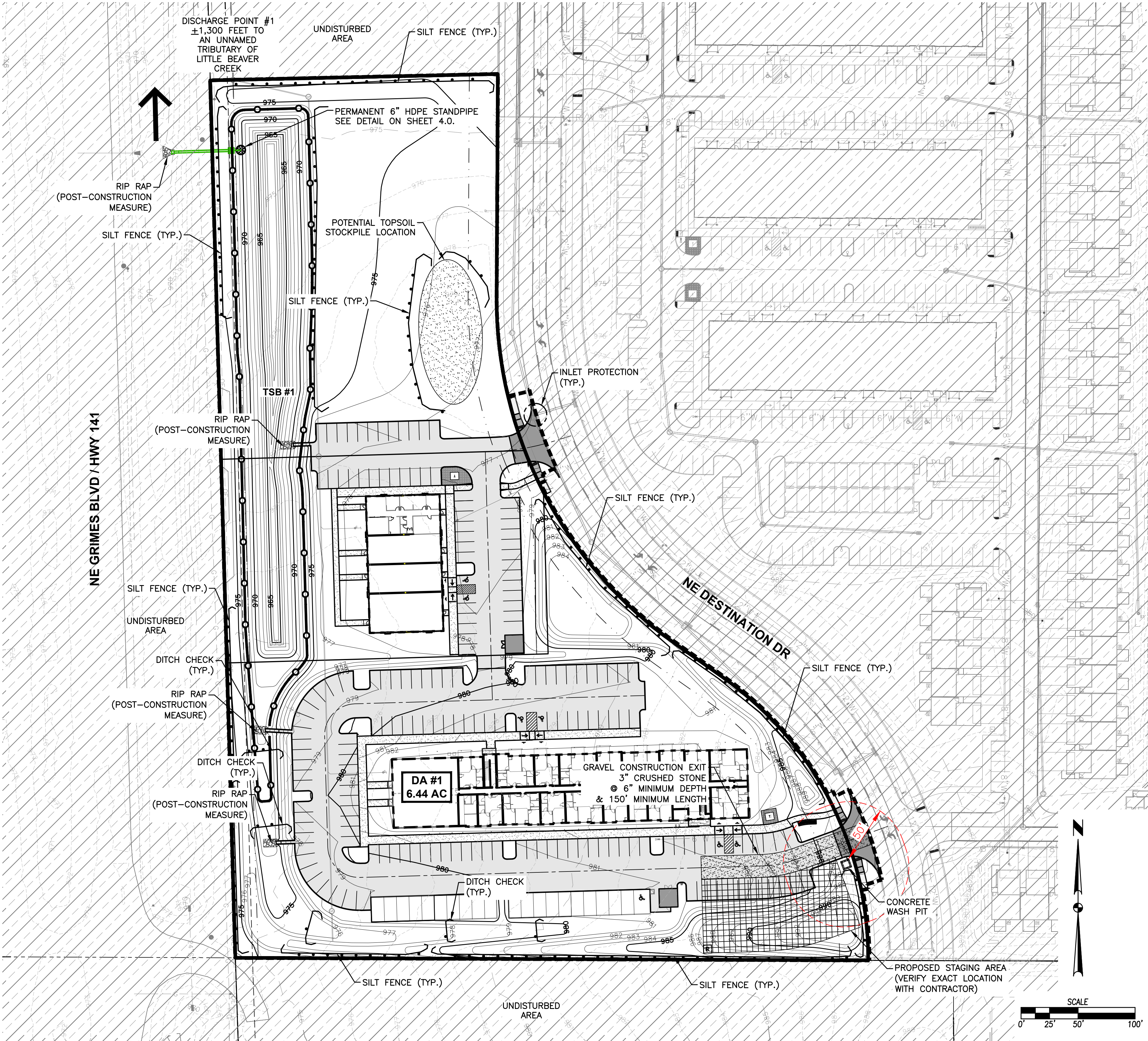
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

|                                                                             |               |
|-----------------------------------------------------------------------------|---------------|
| DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±1,300 FT |               |
| TOTAL AREA DISTURBED TO DISCHARGE POINT                                     | 6.44 ACRES    |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)                             | 23,184 CU FT  |
| VOLUME PROVIDED IN SILT FENCE (2,350 LF @ 4.5 CU FT/LF OF FENCE)            | 10,575 CU FT  |
| VOLUME PROVIDED IN DITCH CHECK (220 LF @ 15.0 CU FT/LF)                     | 3,300 CU FT   |
| VOLUME PROVIDED IN TSB #1                                                   | 93,959 CU FT  |
| TOTAL VOLUME PROVIDED                                                       | 107,834 CU FT |

SWPPP LEGEND

|                      |        |                          |      |
|----------------------|--------|--------------------------|------|
| DRAINAGE ARROW       | X.XX % | AREA TO BE SEEDED        |      |
| GRADING LIMITS       |        | STRAW MAT                |      |
| FILTER SOCK          |        | UNDISTURBED AREA         |      |
| SILT FENCE           |        | RIP-RAP                  |      |
| DITCH CHECK          |        | GRAVEL ENTRANCE          |      |
| INLET PROTECTION     |        | STAGING AREA             |      |
| PORTABLE RESTROOM    | R      | TEMPORARY SEDIMENT TRAP  | TS#  |
| TEMPORARY STANDPIPE  |        | TEMPORARY SEDIMENT BASIN | TSB# |
| CONCRETE WASHOUT PIT |        |                          |      |



DATE

09/15/2025

08/15/2025

07/11/2025

06/09/2025

REVISIONS

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4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH: JDS

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BROOKSIDE VILLAGE MULTI-TENANT

EROSION AND SEDIMENT CONTROL PLAN

5.0

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA



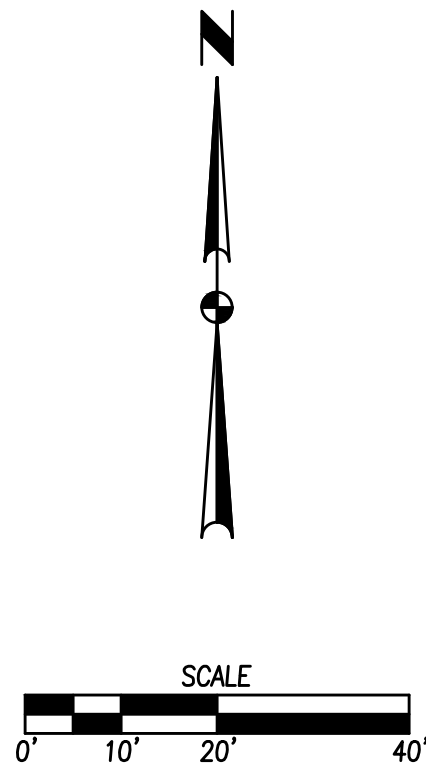
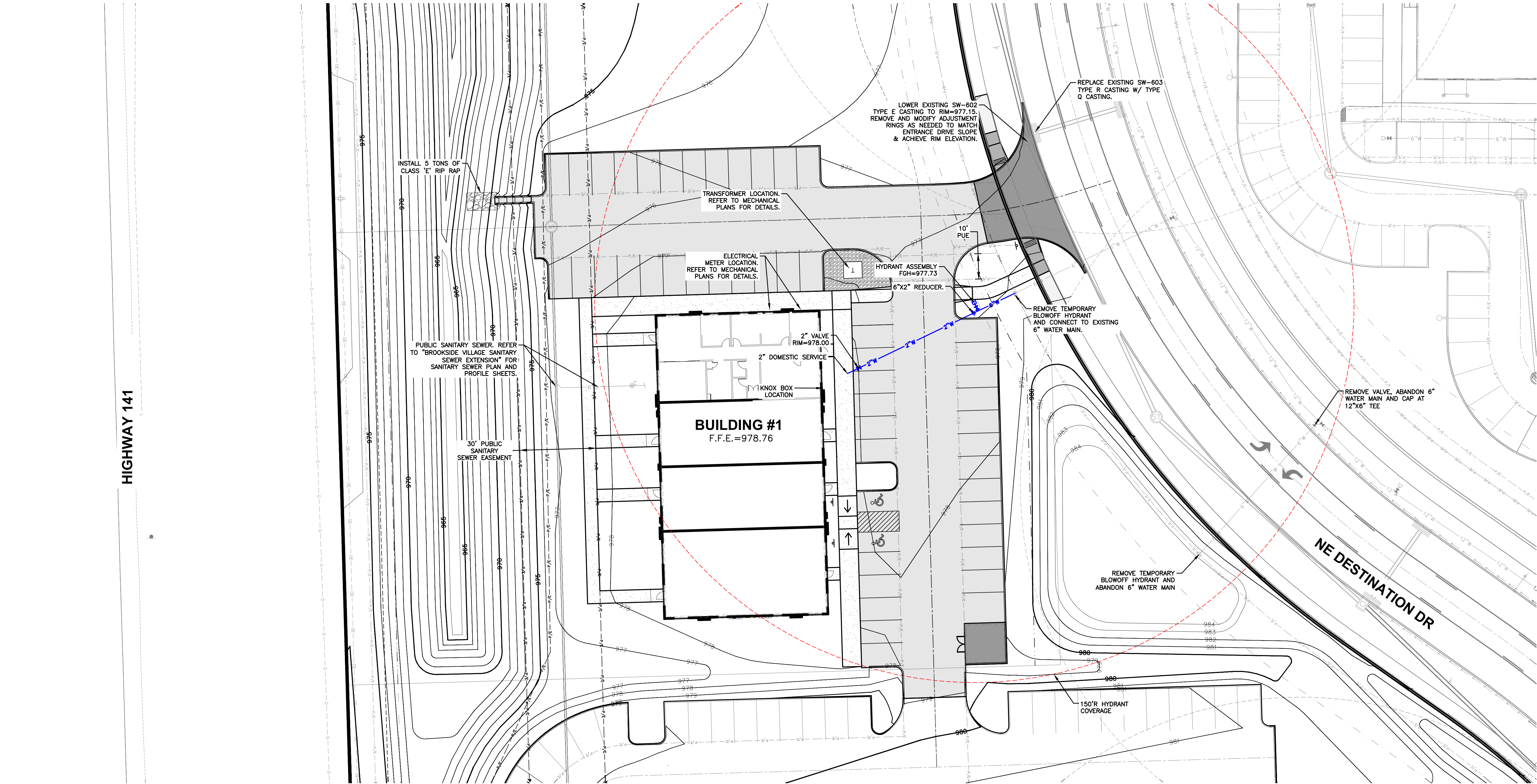
### UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.

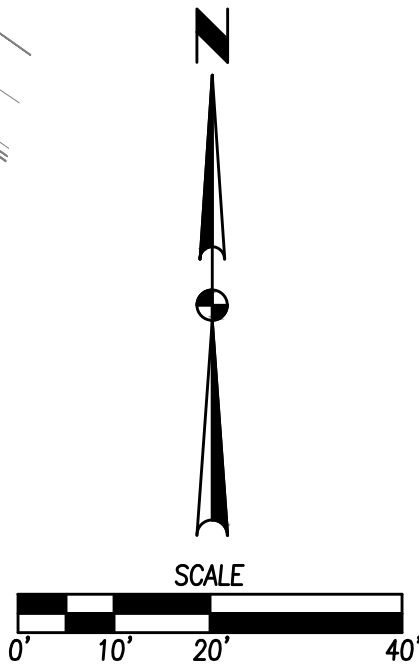
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
- ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
- ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.

### PRIVATE WATER MAIN QUANTITIES

|                  |       |
|------------------|-------|
| 2" VALVE         | 1 EA  |
| 2" SERVICE LINE  | 55 LF |
| 6" WATER MAIN    | 18 LF |
| HYDRANT ASSEMBLY | 1 EA  |
| 6"x2" REDUCER    | 1 EA  |







## LANDSCAPE NOTES

- ## LANDSCAPE REQUIREMENTS

INTERIOR OF LOT

ONE (1) SUCH LANDSCAPED ISLAND OR MEDIAN SHALL BE PLACED FOR EVERY TWELVE (12) PARKING SPACES.

|                  |    |
|------------------|----|
| ISLAND REQUIRED  | =3 |
| ISLANDS PROVIDED | =3 |

**PERIMETER OF LOT AJACENT TO ABUTTING PROPERTY**

A CONTINUOUS, UNBROKEN BARRIER IS REQUIRED FOR THE PURPOSE OF BUFFERING SERVICE BAYS, LOADING AND UNLOADING AREAS, AND OFF-STREET PARKING OR OTHER VEHICULAR USE AREAS EXPOSED TO ABUTTING PROPERTY. AT A MINIMUM, ONE (1) TREE SHALL BE PROVIDED EVERY FIFTY (50) LINEAR FEET.

469 LF (SOUTH AND WEST)  
TREES REQUIRED = 10  
TREES PROVIDED = 10

### **PERIMETER OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY**

A STRIP OF LAND OF AT LEAST TEN (10) FEET IN DEPTH LOCATED BETWEEN THE RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA SHALL BE LANDSCAPED TO INCLUDE ONE (1) TREE FOR EVERY FIFTY (50) FEET OR FRACTION THEREOF. SUCH TREES SHALL BE LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA AND SHALL BE PLANTED SINGULARLY OR GROUPED IN A PLANTING AREA OF AT LEAST TWENTY-FIVE (25) SQUARE FEET. IN ADDITION, A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT SHALL BE PLACED ALONG THE PERIMETER OF SUCH LANDSCAPE STRIP. IF SAID BARRIER CONSISTS OF PLANT-LIKE MATERIAL, ONE (1) SHRUB SHALL BE PLANTED EVERY FOUR (4) FEET AND ABUTTING THE BARRIER.

145 LF (OFF STREET PARKING FRONTAGE LENGTH)  
TREES REQUIRED: =3 (1 TREE/50 LF Of PARKING LOT FRONTAGE)  
TREES PROVIDED =3

SHRUBS REQUIRED = 37  
SHRUBS PROVIDED = 38

### OPEN SPACE PLANTING REQUIREMENTS

OPEN SPACE:

|                     |                          |
|---------------------|--------------------------|
| TOTAL AREA          | = 1.23 ACRES (53,444 SF) |
| OPEN SPACE REQUIRED | = 10,689 SF (20%)        |
| OPEN SPACE PROVIDED | = 15,025 SF (28%)        |

**REQUIRED:**

2 TREES/1,000 SF = 22 TREES  
1 SHRUB/500 SF = 22 SHRUBS

PROVIDED:

TREES = 22 TREES  
SHRUBS = 95 SHRUBS

**NOTE:**

INTERIOR/PERIMETER PLANTINGS ARE INCLUDED  
IN THE OPEN SPACE PLANTINGS PROVIDED.



# GRIMES SIGNATURE OFFICE

9/16/2025



| No. | Description | Date | Revision Sequence Number |
|-----|-------------|------|--------------------------|
|     |             |      |                          |
|     |             |      |                          |
|     |             |      |                          |
|     |             |      |                          |
|     |             |      |                          |
|     |             |      |                          |
|     |             |      |                          |



GRIMES RETAIL/OFFICE  
GRIMES, IA

SIGNATURE COMPANIES<sup>LLC</sup>

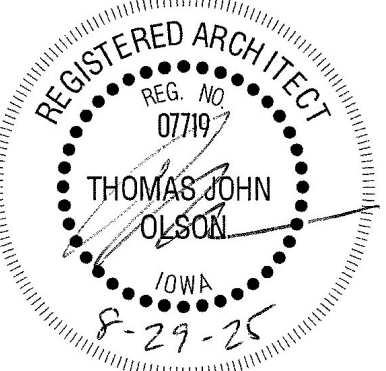
COVER

40.0 3/16" = 1'-0"

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHER DIMENSIONS FOR ACCURACY. THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND OPENINGS. TECHNICAL SUPPORT FOR STANDARD APPLICATIONS NOT SHOWN ON DRAWINGS. PLEASE CONSULT THE COMPANY ABOUT ANY APPLICATION FOR WHICH YOU ARE UNSURE.

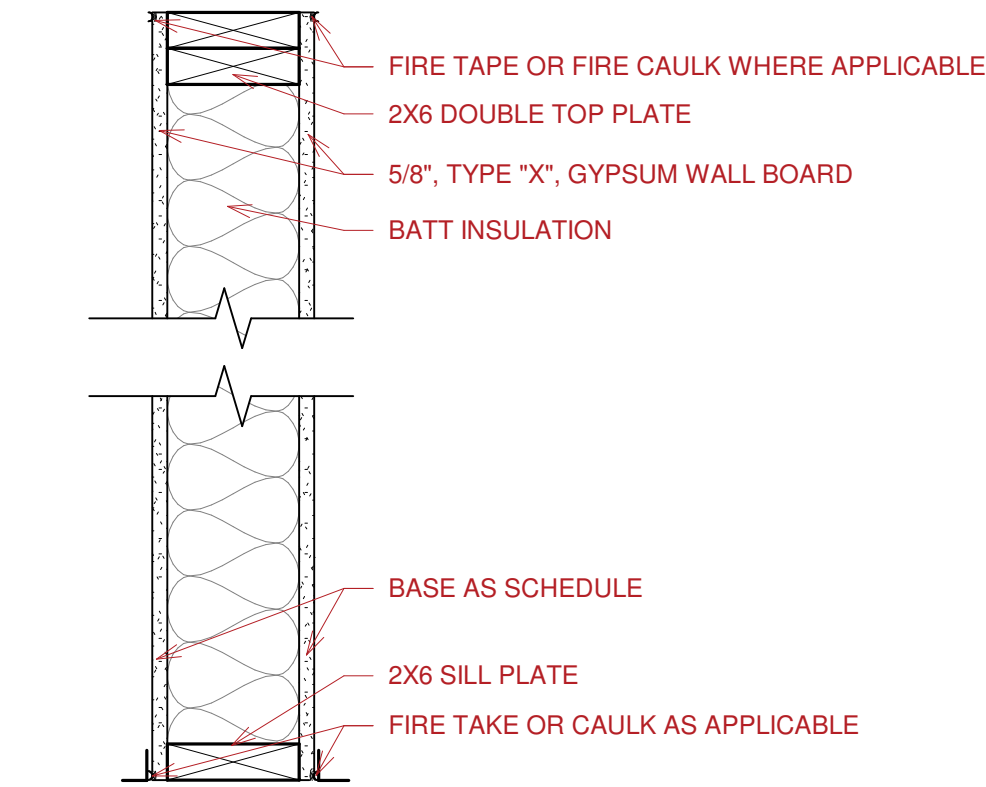
MNB Checker

9/16/2025





| CODE REVIEW                                          |                                                                                 |                                                                                                   |
|------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Brookside Office/Shop                                |                                                                                 |                                                                                                   |
| CITY PARCEL NO:                                      | A PART OF OUTLOT 2', BROOKSIDE VILLAGE PLAT 1                                   |                                                                                                   |
| SITE ADDRESS:                                        | 1100 NE DESTINATION DRIVE, SUITES 100, 104, 108 AND 112                         |                                                                                                   |
| SITE AREA:                                           | 382,805 SF (8.788 Acres)                                                        |                                                                                                   |
| APPLICABLE CODE:                                     | 2021 IBC                                                                        |                                                                                                   |
| AHJ:                                                 | AGENCY HAVING JURISDICTION                                                      |                                                                                                   |
| ZONE:                                                | R-4 (BROOKSIDE VILLAGE PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT)             |                                                                                                   |
| BUILDING SIZE:                                       | 7,820 SF                                                                        |                                                                                                   |
|                                                      | REQUIRED/AHJ                                                                    | PERMITTED/ACTUAL PROVIDED                                                                         |
| SETRACKS REQ                                         |                                                                                 |                                                                                                   |
| FRONT                                                | 25 ft                                                                           |                                                                                                   |
| REAR                                                 | 5 ft                                                                            |                                                                                                   |
| SIDE                                                 | 5 ft                                                                            |                                                                                                   |
| HEIGHT                                               | 3 Stories   45 ft.                                                              |                                                                                                   |
| LOT FRONTAGE                                         | 25 ft                                                                           |                                                                                                   |
| CLASSIFICATION                                       |                                                                                 |                                                                                                   |
| OCCUPANCY GROUP                                      |                                                                                 |                                                                                                   |
|                                                      | B (Business)                                                                    |                                                                                                   |
|                                                      | Type VB Non-Sprinkled (9,000 SF allowed per floor)                              |                                                                                                   |
|                                                      | 7,820 SF Total                                                                  |                                                                                                   |
| BUILDING HEIGHTS & AREAS                             |                                                                                 |                                                                                                   |
|                                                      | Non-Sprinkled                                                                   |                                                                                                   |
| BUILDING TYPE                                        | OFFICE / SHOP                                                                   |                                                                                                   |
| ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE        | 35 Feet                                                                         | 22'-0" Feet                                                                                       |
| ALLOWABLE NUMBER OF STORIES ABOVE GRADE              | 2 Stories                                                                       | 1 Story                                                                                           |
| ALLOWABLE AREA                                       | 9,000 SF per Floor                                                              | 7,820 SF Total                                                                                    |
| SEPARATION OF OCCUPANCIES IF REQUIRED                | N/A                                                                             | N/A                                                                                               |
| INCIDENTAL USES                                      | N/A                                                                             | N/A                                                                                               |
| SEPERATION IF REQUIRED                               | N/A                                                                             | N/A                                                                                               |
| HORIZONTAL BUILDING SEPARATION ALLOWANCE             | N/A                                                                             | N/A                                                                                               |
| CONSTRUCTION TYPE                                    |                                                                                 |                                                                                                   |
| TYPE VB                                              |                                                                                 |                                                                                                   |
| PRIMARY STRUCTURE                                    | 0 HR                                                                            | 0 HR                                                                                              |
| BEARING WALLS                                        | 0 HR                                                                            | 0 HR                                                                                              |
| EXTERIOR                                             | 0 HR                                                                            | 0 HR                                                                                              |
| INTERIOR                                             | 0 HR                                                                            | 0 HR                                                                                              |
| NONBEARING WALLS AND PARTITIONS                      |                                                                                 |                                                                                                   |
| EXTERIOR                                             | 0 HR                                                                            | 0 HR                                                                                              |
| NON BEARING WALLS AND PARTITIONS                     |                                                                                 |                                                                                                   |
| INTERIOR                                             | 0 HR                                                                            | 0 HR                                                                                              |
| FLOOR CONSTRUCTION                                   | 0 HR                                                                            | 0 HR                                                                                              |
| ROOF CONSTRUCTION                                    | 0 HR                                                                            | 0 HR                                                                                              |
| CORRIDOR RATING                                      | 0 HR                                                                            | 0 HR                                                                                              |
| FIRE & SMOKE PROTECTION                              |                                                                                 |                                                                                                   |
| EXTERIOR PROJECTIONS                                 | PROJECTIONS NOT PERMITTED                                                       | N/A                                                                                               |
| 0 FEET TO 2 FEET GREATER THAN 2 FEET TO 3 FEET       | 24 INCHES                                                                       | N/A                                                                                               |
| GREATER THAN 3 FEET TO LESS THAN 30 FEET             | 24 INCHES PLUS 8 INCHES FOR EVERY FOOT OF FSD BEYOND 3 FEET OR FRACTION THEREOF | N/A                                                                                               |
| 30 FEET OR GREATER                                   | 20 FEET                                                                         | 5 FEET MAX                                                                                        |
| BUILDING ON THE SAME LOT                             | YES                                                                             | NO                                                                                                |
|                                                      |                                                                                 | SEE TABLE 705.8                                                                                   |
| FIRE WALLS REQUIRED                                  | NO                                                                              | SEE SECTION 706                                                                                   |
| SEPARATION BETWEEN BUILDINGS                         | N/A                                                                             |                                                                                                   |
| FIRE PROTECTION SYSTEMS                              |                                                                                 |                                                                                                   |
| REVIEW INTERNATIONAL FIRE CODE (IFC)                 |                                                                                 |                                                                                                   |
| AUTOMATIC SPRINKLER SYSTEM                           | NO                                                                              |                                                                                                   |
| FIRE DEPARTMENT ACCESS                               | WITHIN 300 FT OF ALL PORTIONS OF THE FIRST FLOOR OF THE BUILDING                | YES                                                                                               |
| FIRE EXTINGUISHER REQUIREMENTS                       |                                                                                 |                                                                                                   |
| MAX TRAVEL DISTANCE                                  | 75 FT MAX TRAVEL DISTANCE                                                       |                                                                                                   |
| NUMBER REQUIRED                                      | 2 TOTAL                                                                         | 2 PER UNIT                                                                                        |
| CARBON MONOXIDE DETECTORS                            | N/A                                                                             |                                                                                                   |
| MEANS OF EGRESS                                      |                                                                                 |                                                                                                   |
| OCCUPANCY LOAD - FUNCTION OF SPACE (LIST BELOW)      |                                                                                 |                                                                                                   |
| LIST TYPE                                            | OCCUPANT LOAD FACTOR                                                            |                                                                                                   |
| Business Areas 150 SF Gross                          |                                                                                 | 7,820 SF / 150 SF = 52 Occupants TOTAL (15 Occupants (LARGE TENANT), 11 Occupants (SMALL TENANT)) |
|                                                      |                                                                                 | Total: 52 Occupants                                                                               |
| MEANS OF EGRESS SIZING                               |                                                                                 |                                                                                                   |
| DOORS                                                |                                                                                 | > 1/2 diagonal distance apart in fully sprinkled building                                         |
| DOOR SWINGS                                          | ≥ 50 OCCUPANT = SWING IN DIRECTION OF TRAVEL                                    |                                                                                                   |
| NUMBER OF EXITS & EXIT ACCESS DOORWAYS               | 2 Per Tenant                                                                    | 2 provided (per Tenant)                                                                           |
| REQUIRED                                             |                                                                                 |                                                                                                   |
| ACTUAL TOTAL EGRESS WIDTH                            | 36"                                                                             |                                                                                                   |
| EXIT ACCESS TRAVEL DISTANCE                          | B = 200' (Non-Sprinkled)                                                        |                                                                                                   |
| DEAD ENDS                                            | 20 Ft.                                                                          | None                                                                                              |
| ROOF HATCH REQUIRED                                  | NO                                                                              |                                                                                                   |
| MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY | 2                                                                               | 2 Provided                                                                                        |
| MEANS OF EGRESS ILLUMINATION REQUIRED?               | YES                                                                             |                                                                                                   |
| ACCESSIBILITY                                        |                                                                                 |                                                                                                   |
| REQUIREMENTS                                         | APPLICABLE EXCEPTIONS?                                                          |                                                                                                   |
| ACCESSIBLE ROUTE                                     | Req'd                                                                           |                                                                                                   |
| ACCESSIBLE ENTRANCES                                 | MINIMUM 60%                                                                     | All                                                                                               |
| ACCESSIBLE PARKING SPACES                            | 3 spaces                                                                        |                                                                                                   |
| PLUMBING SYSTEMS                                     |                                                                                 |                                                                                                   |
| MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES         | 103 occ                                                                         |                                                                                                   |
|                                                      | REQUIRED TYPE OF FIXTURES                                                       | PROVIDED TYPE OF FIXTURE                                                                          |
|                                                      | Plumbing Fixtures will be determined during tenant buildout.                    |                                                                                                   |



1-HR INT WALL  
U305 UL ASSEMBLY  
A1 - 2X4 INTERIOR WALLS  
A2 - 2X6 INTERIOR WALLS

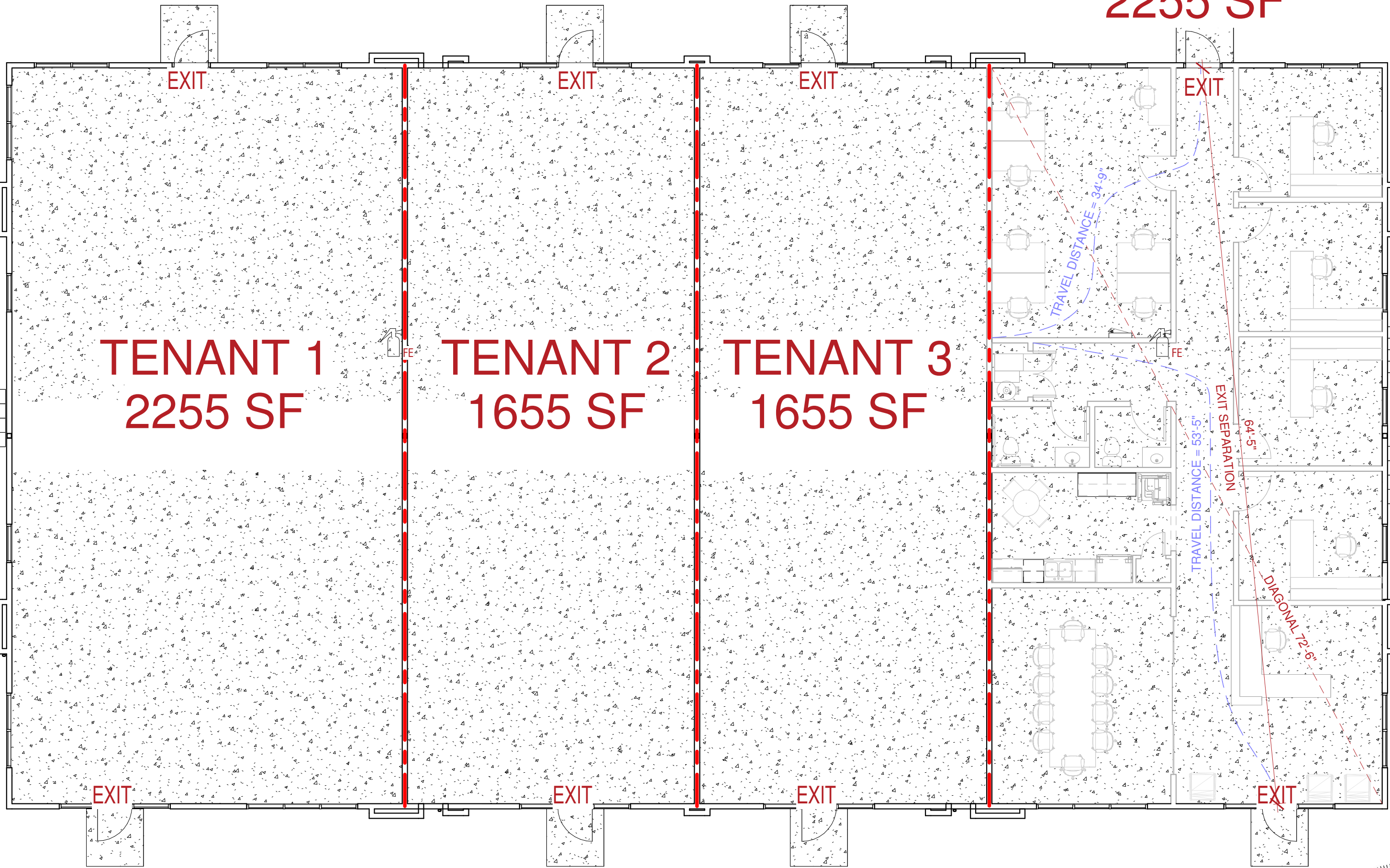
C4 Wall Types  
1 1/2" = 1'-0"

CODE PLAN LEGEND  
----- 1 HR. RATED WALL  
----- LONGEST EXIT ACCESS PATH (EAP)  
\*TRAVEL DISTANCE TO FIRE EXTINGUISHERS NOT TO EXCEED 75'-0"

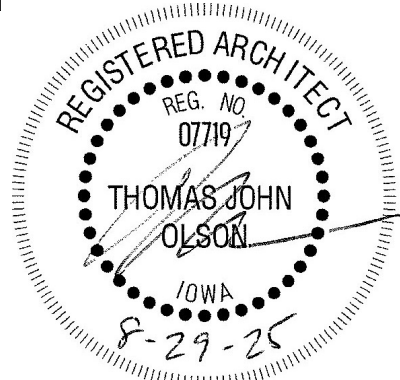
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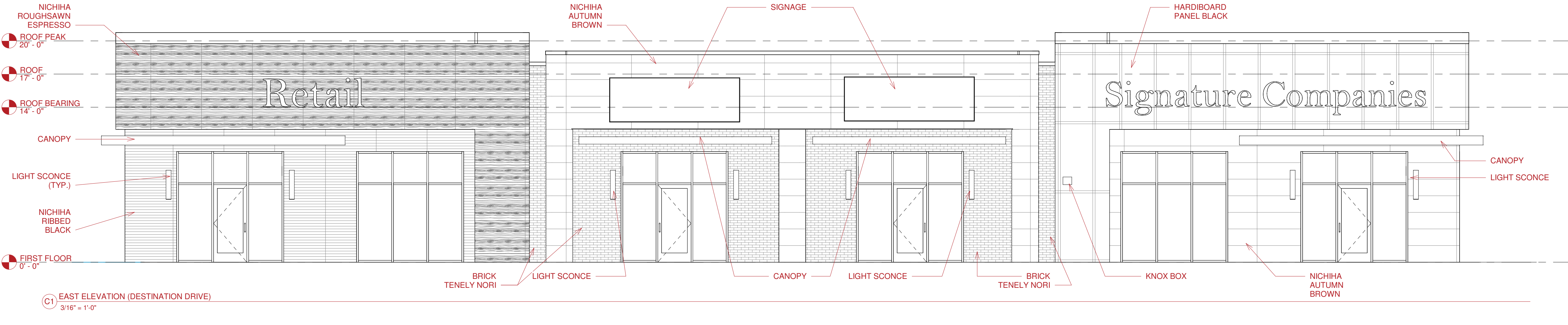
SIGNATURE OFFICE  
2255 SF



A4 FIRST FLOOR  
1/8" = 1'-0"







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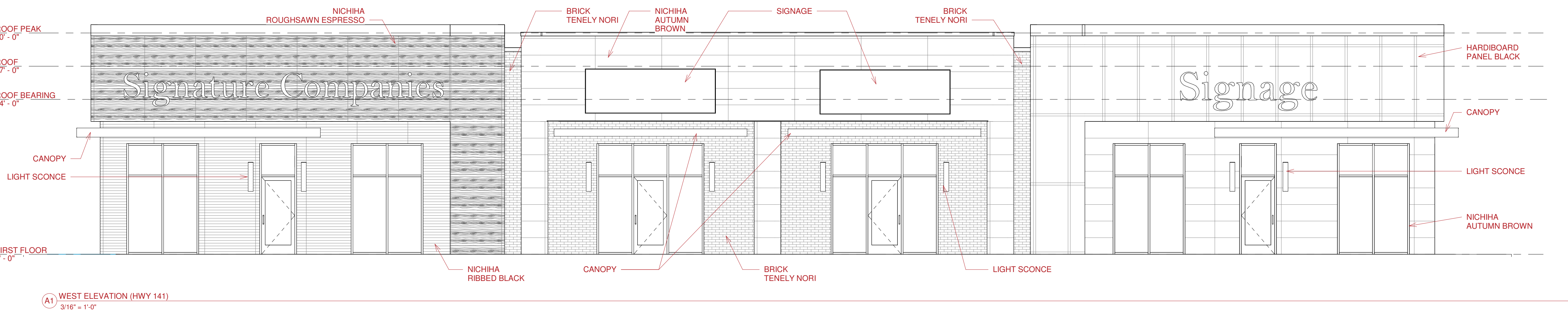
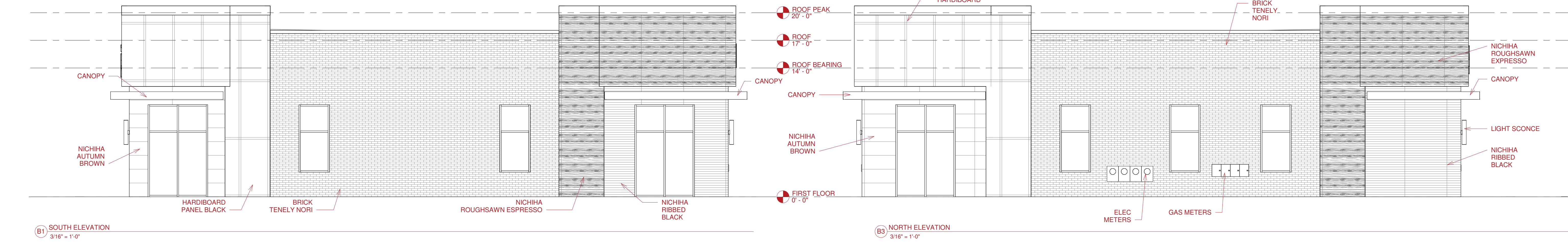
NICHIIHA ROUGHSAWN ESPRESSO

NICHIIHA RIBBED BLACK

NICHIIHA AUTUMN BROWN

BRICK TENELY NORI

HARDIE BOARD PANEL BLACK



- GENERAL UNIT NOTES:
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- B. Written dimensions take precedence over scaled dimensions. Do not scale the drawings.
- C. Contractor & Subcontractors to verify all existing conditions at the project site.
- D. All materials & equipment shall be installed per manufacturers instructions.
- E. Details shown are typical unless otherwise noted. Similar details apply in similar conditions.
- F. Downspout supplier to verify conditions
- G. All windows are Type A U.O.N.
- H. Board and Batten Standards:  
2" Batten 16" O.C. over Boards. Provide Flashing as required at top/bottom of Board Panels.
- I. ALL WINDOW IN BOARD AND BATTEN TO BE TRIMMED OUT WITH 1X6
- J. \*KEYNOTES denote Hardie Board Color Line
- K. Eave Distance = 12" Gable Side  
16" Slope Side

| Back Siding Percentage         |        |            |
|--------------------------------|--------|------------|
| Material                       | Area   | Percentage |
| Brick                          | 359 SF | 18%        |
| Hardie Panel                   | 395 SF | 20%        |
| Nichiha Ribbed Black           | 179 SF | 9%         |
| Nichiha Roughsawn Espresso     | 401 SF | 21%        |
| Nichiha Sandstone Autumn Brown | 607 SF | 31%        |

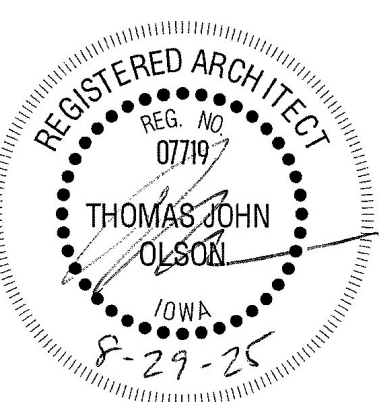
| Left Siding Percentage         |        |            |
|--------------------------------|--------|------------|
| Material                       | Area   | Percentage |
| Brick                          | 517 SF | 45%        |
| Hardie Panel                   | 228 SF | 20%        |
| Nichiha Ribbed Black           | 97 SF  | 8%         |
| Nichiha Roughsawn Espresso     | 255 SF | 22%        |
| Nichiha Sandstone Autumn Brown | 60 SF  | 5%         |

| Right Siding Percentage        |        |            |
|--------------------------------|--------|------------|
| Material                       | Area   | Percentage |
| Brick                          | 492 SF | 41%        |
| Hardie Panel                   | 255 SF | 21%        |
| Nichiha Ribbed Black           | 125 SF | 10%        |
| Nichiha Roughsawn Espresso     | 228 SF | 19%        |
| Nichiha Sandstone Autumn Brown | 97 SF  | 8%         |

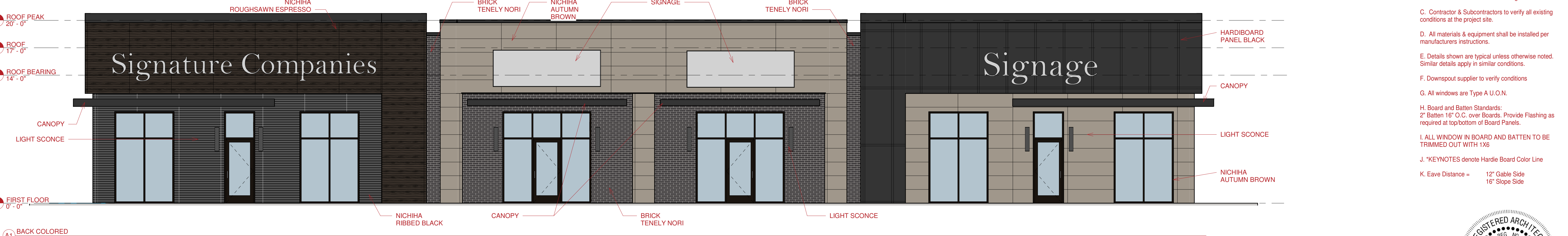
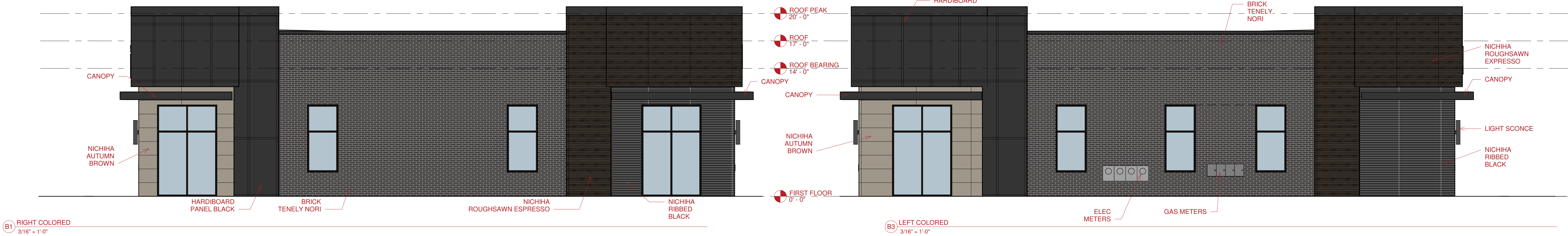
| Front Siding Percentage        |        |            |
|--------------------------------|--------|------------|
| Material                       | Area   | Percentage |
| Brick                          | 363 SF | 18%        |
| Hardie Panel                   | 401 SF | 20%        |
| Nichiha Ribbed Black           | 216 SF | 11%        |
| Nichiha Roughsawn Espresso     | 395 SF | 19%        |
| Nichiha Sandstone Autumn Brown | 676 SF | 33%        |

| Front Glazing Percentage |         |            |
|--------------------------|---------|------------|
| Material                 | Area    | Percentage |
| FACADE STOREFRONT        | 1715 SF | 77%        |
|                          | 520 SF  | 23%        |

| Back Glazing Percentage |         |            |
|-------------------------|---------|------------|
| Material                | Area    | Percentage |
| FACADE STOREFRONT       | 1685 SF | 74%        |
|                         | 580 SF  | 26%        |







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NICHIHA  
ROUGHSAWN  
ESPRESSO

NICHIHA  
RIBBED  
BLACK

NICHIHA  
AUTUMN  
BROWN

BRICK  
TENELY NORI

HARDIE BOARD  
PANEL BLACK

**GENERAL UNIT NOTES:**

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D. All materials & equipment shall be installed per manufacturers instructions.

E. Details shown are typical unless otherwise noted. Similar details apply in similar conditions.

F. Downspout supplier to verify conditions

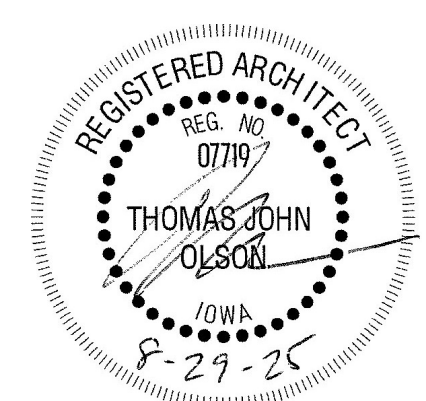
G. All windows are Type A U.O.N.

H. Board and Batten Standards:  
2" Batten 16" O.C. over Boards. Provide Flashing as required at top/bottom of Board Panels.

I. ALL WINDOW IN BOARD AND BATTEN TO BE TRIMMED OUT WITH 1X6

J. \*KEYNOTES denote Hardie Board Color Line

K. Eave Distance = 12" Gable Side  
16" Slope Side





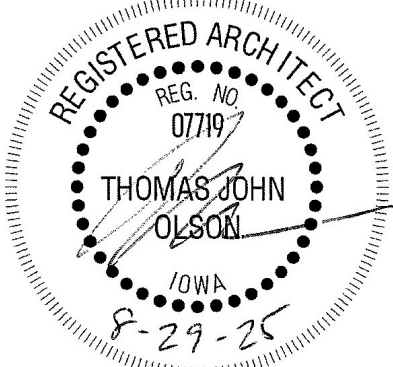


G1 NORTHWEST PERSPECTIVE



A1 SOUTHWEST AERIAL

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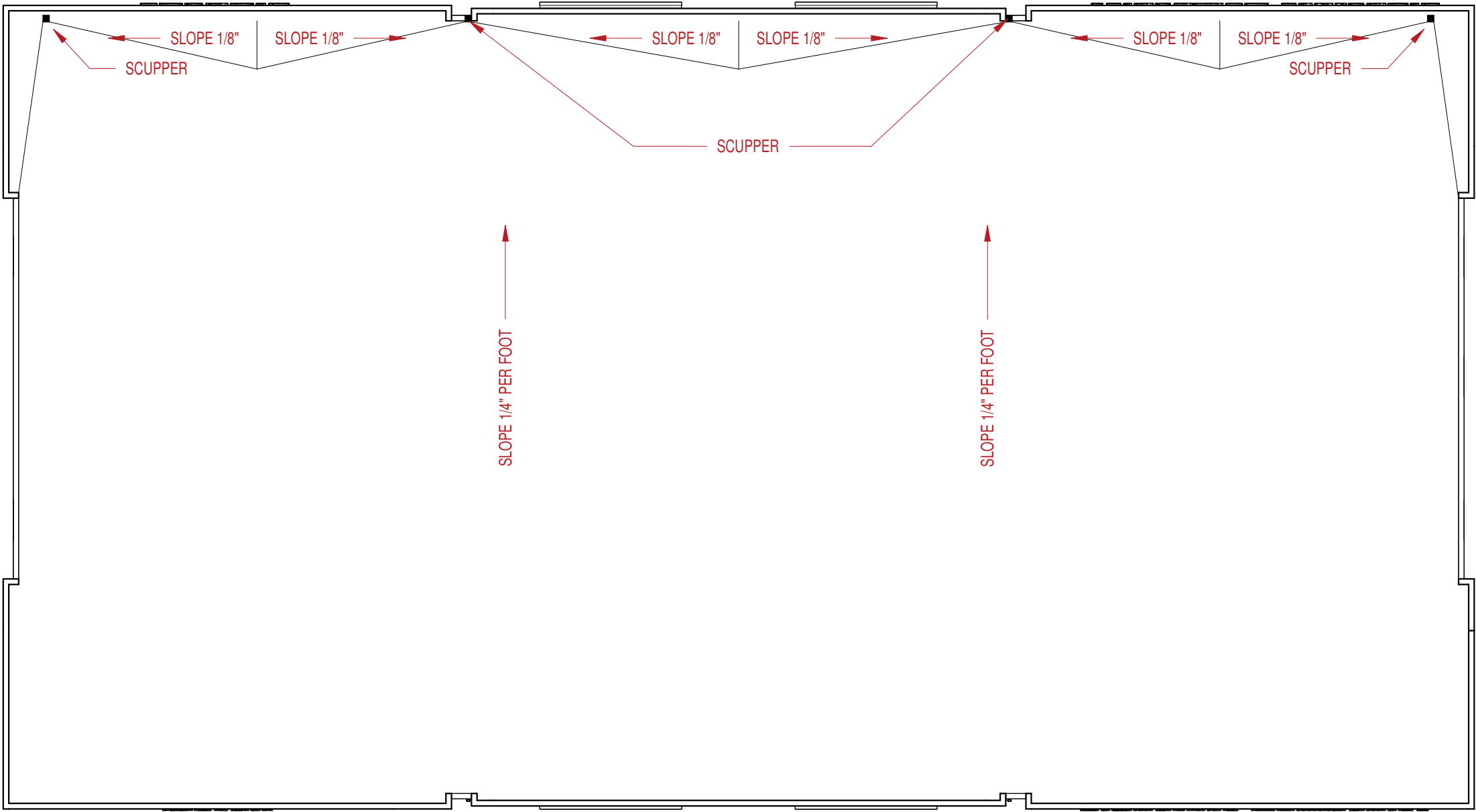
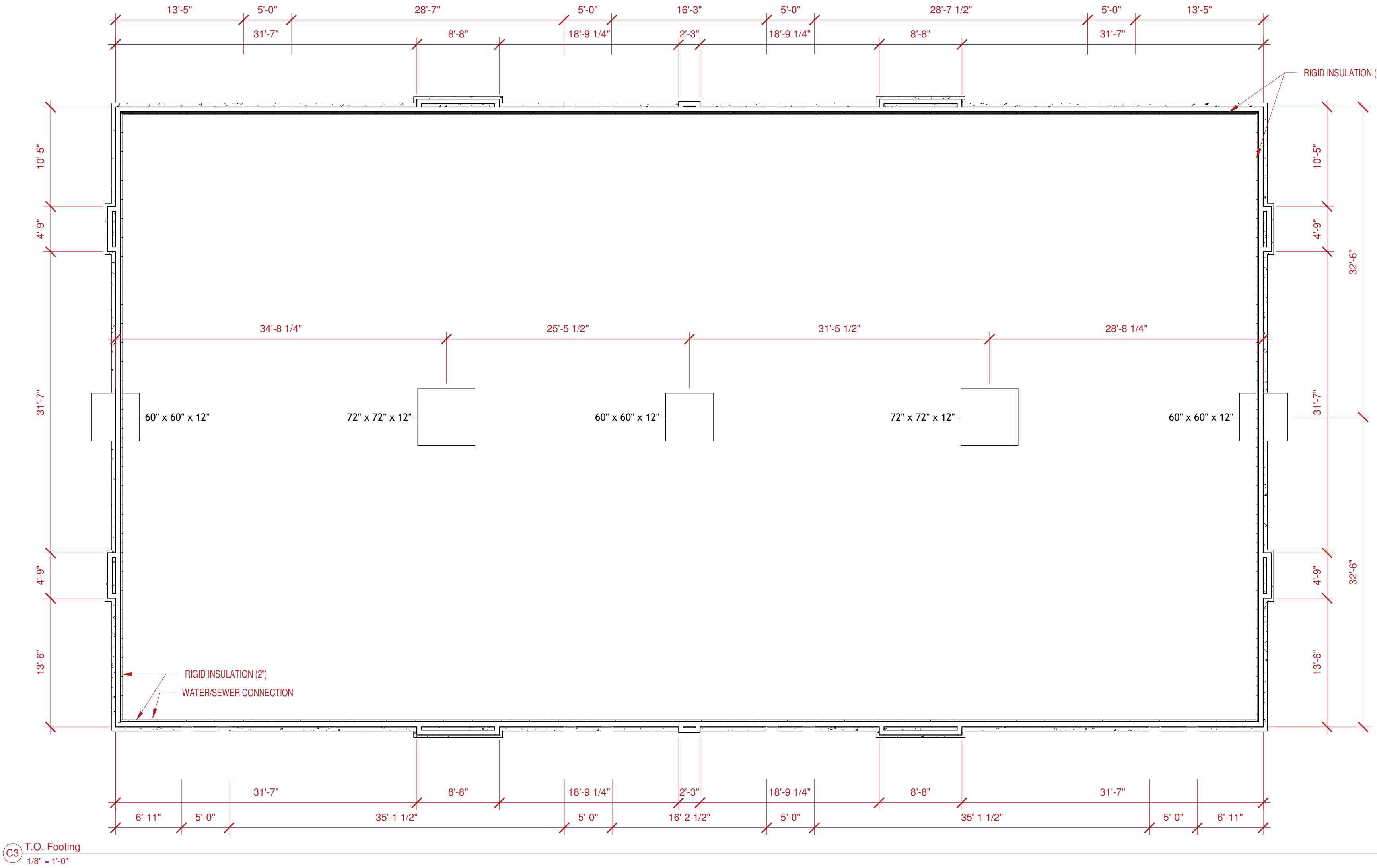




| Floor Slab    |         |
|---------------|---------|
| Type          | Area    |
| Concrete - 4" | 7144 SF |

| Stoop Slabs           |        |
|-----------------------|--------|
| Type                  | Area   |
| Concrete - 4" (stoop) | 199 SF |
| Grand total           | 199 SF |

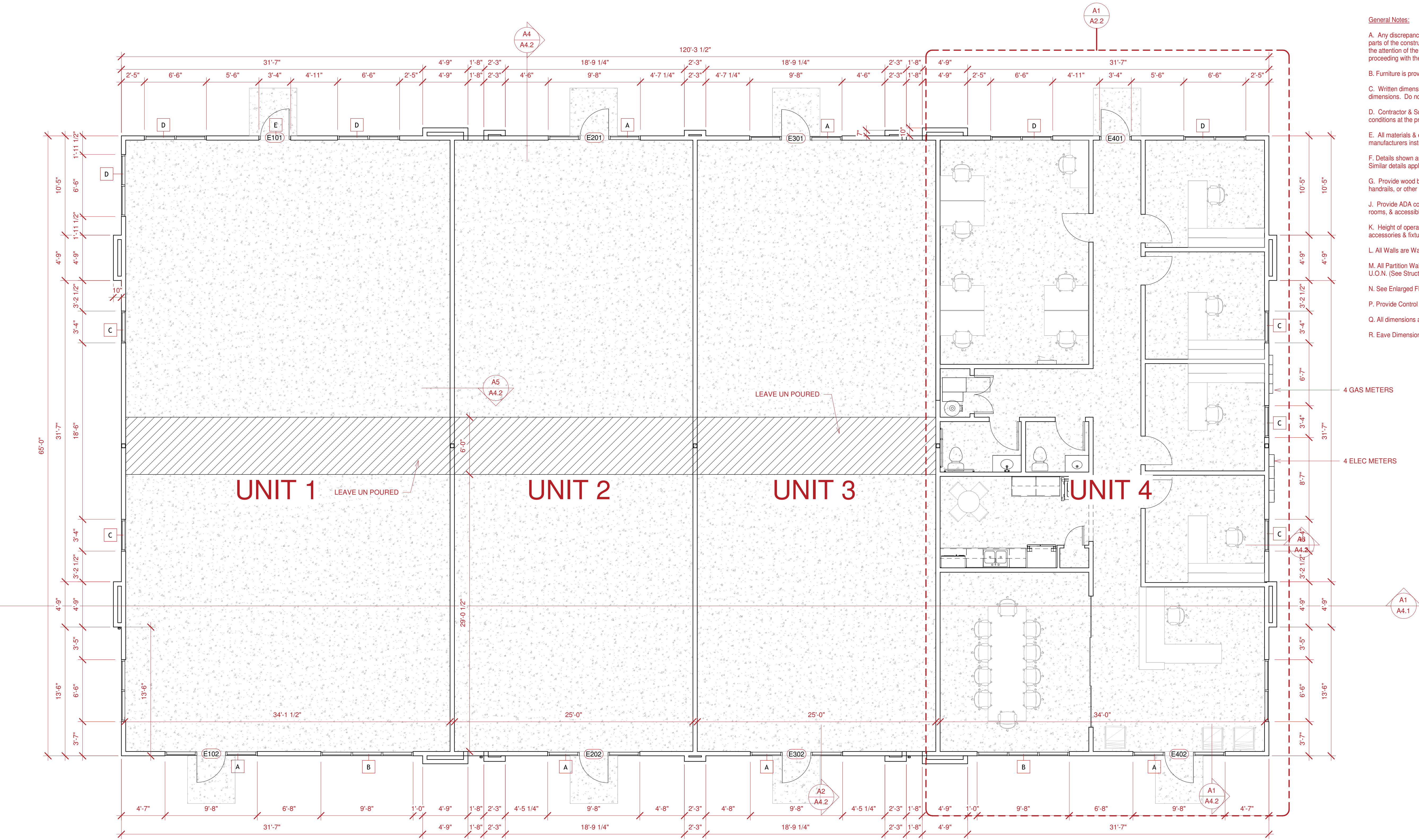
| Foundation Wall (14")           |               |
|---------------------------------|---------------|
| Type                            | Length        |
| Foundation - 14" Trench Footing | 107' - 1 1/4" |
| Grand total                     | 107' - 1 1/4" |



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  - D. Contractor & Subcontractors to verify all existing conditions at the project site.
  - E. All materials & equipment shall be installed per manufacturers instructions.

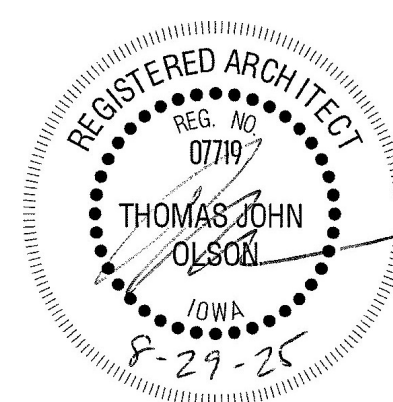




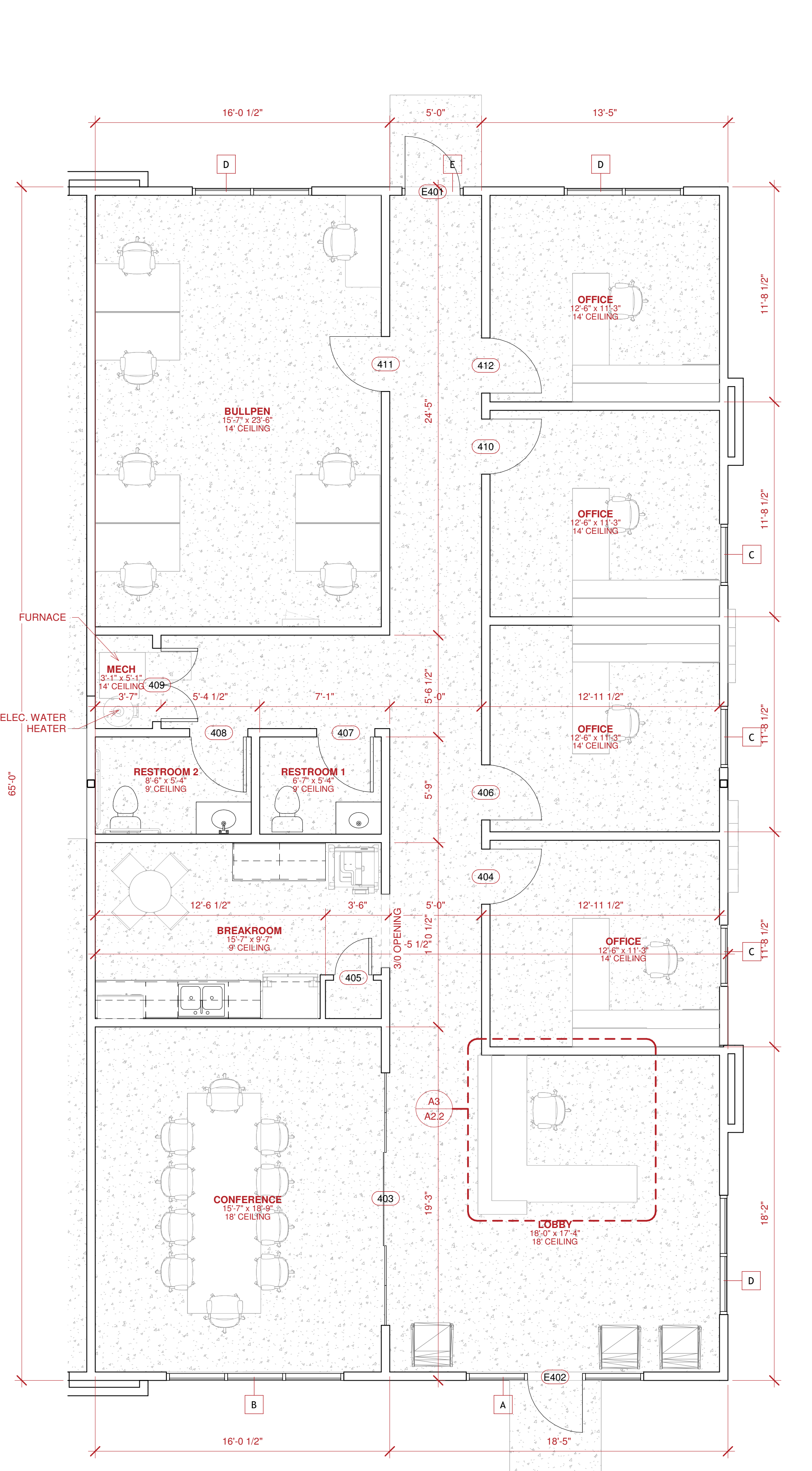
A1 FIRST FLOOR  
3/16" = 1'-0"

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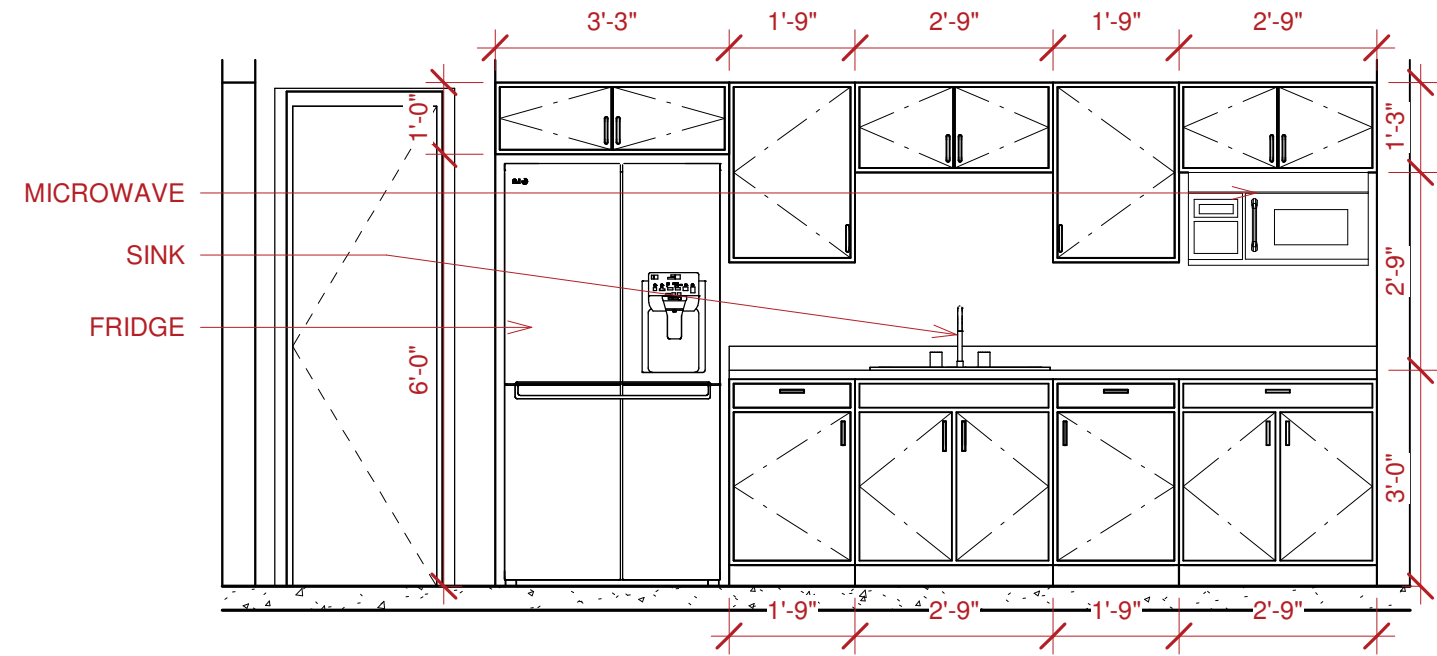
- General Notes:
- A. Any discrepancies or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner before proceeding with the work.
  - B. Furniture is provided and installed by others.
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  - F. Details shown are typical unless otherwise noted. Similar details apply in similar conditions.
  - G. Provide wood backing for all bath accessories, handrails, or other items attached to building walls.
  - J. Provide ADA compliant signage for all required areas, rooms, & accessible paths.
  - K. Height of operational or dispensing portion of accessories & fixtures not to exceed 48" A.F.F.
  - L. All Walls are Wall Type A4 U.O.N.
  - M. All Partition Walls between Units are Wall Type C1 U.O.N. (See Structural for C2 Wall Locations)
  - N. See Enlarged Floor Plans for Unit Wall Types
  - P. Provide Control Joints in Drywall every 30'-0"
  - Q. All dimensions are to outside of wall framing.
  - R. Eave Dimensions: 16" on Hipped Roof  
12" on Gable Roof



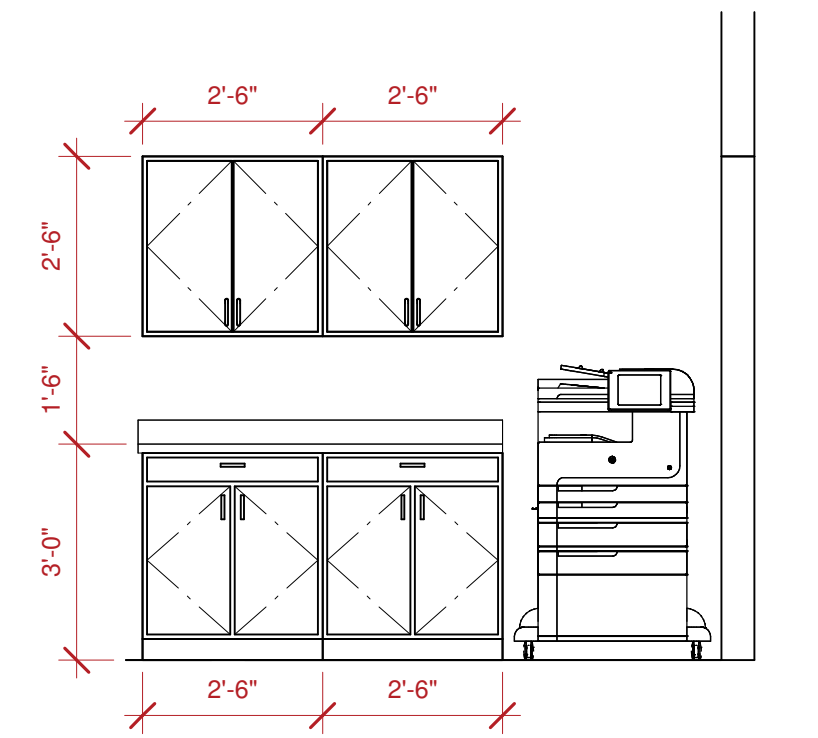




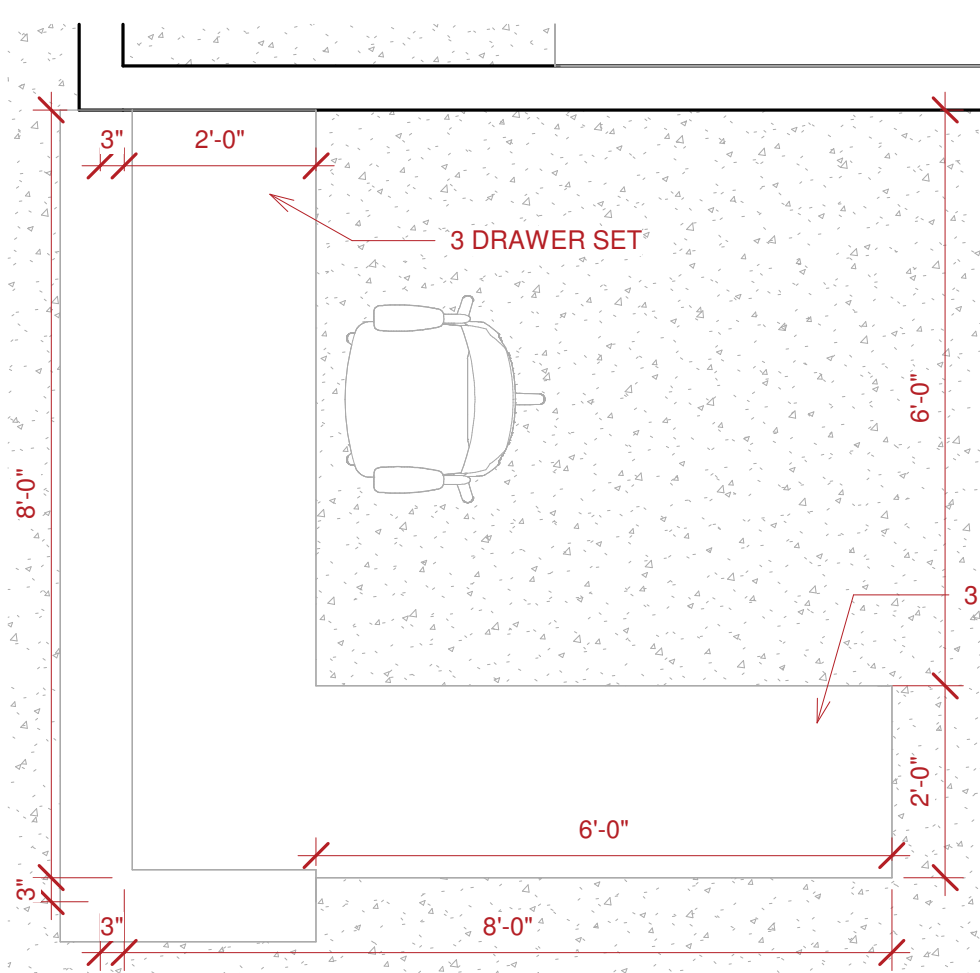
A1 SIGNATURE UNIT - FIRST FLOOR  
1/4" = 1'-0"



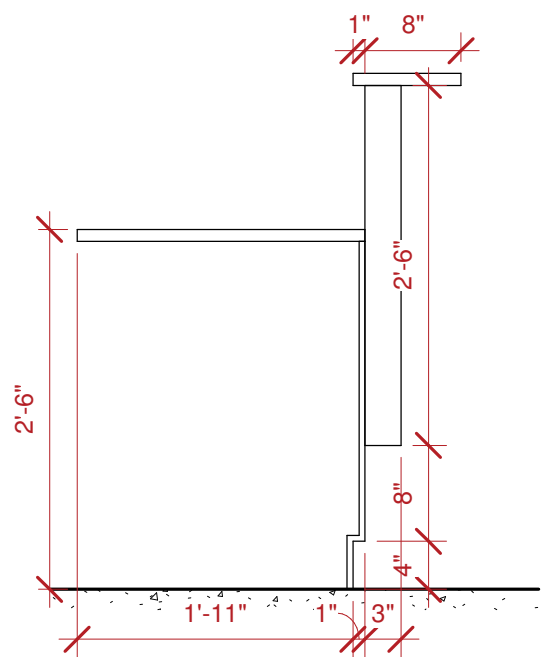
D3 KITCHENTTE  
3/8" = 1'-0"



C3 BREAK ROOM STORAGE  
3/8" = 1'-0"



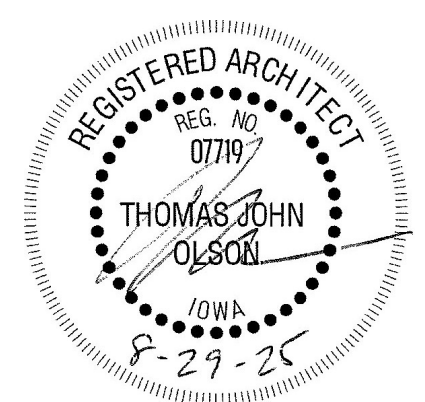
A3 SIGNATURE UNIT - FRONT DESK  
1/2" = 1'-0"



A4 DESK SECTION  
3/4" = 1'-0"

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  - J. Provide ADA compliant signage for all required areas, rooms, & accessible paths.
  - K. Height of operational or dispensing portion of accessories & fixtures not to exceed 48" A.F.F.
  - L. All Walls are Wall Type A4 U.O.N.
  - M. All Partition Walls between Units are Wall Type C1 U.O.N. (See Structural for C2 Wall Locations)
  - N. See Enlarged Floor Plans for Unit Wall Types
  - P. Provide Control Joints in Drywall every 30'-0"
  - Q. All dimensions are to outside of wall framing.
  - R. Eave Dimensions: 16" on Hipped Roof  
12" on Gable Roof







| No. | Description | Date | Revision Sequence Number |
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GENERAL NOTES:

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E. All materials & equipment shall be installed per manufacturers instructions.

F. Details shown are typical unless otherwise noted. Similar details apply in similar conditions.

G. Provide wood backing for all bath accessories, handrails, or other items attached to building walls.

H. Gypsum used in restrooms shall be water resistant gypsum board. Use Durock @ all porcelain & ceramic tile locations.

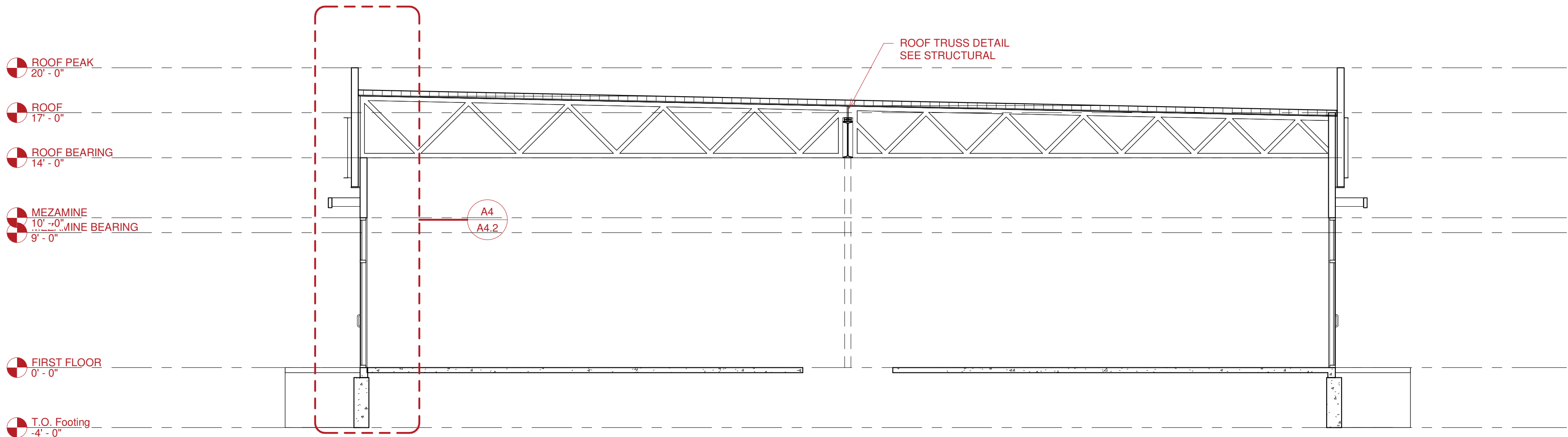
J. Provide ADA compliant signage for all required areas, rooms, & accessible paths.

K. Height of operational or dispensing portion of accessories & fixtures not to exceed 48" A.F.F.

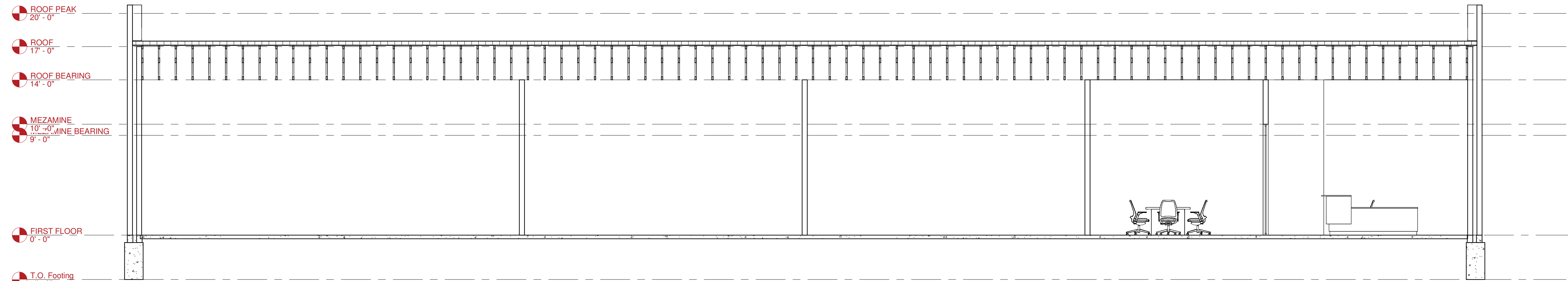
L. Floor assembly UL Design #L528 for Floors 2-4.

M. Standard 6" Energy Heal Trusses for Base Bid.

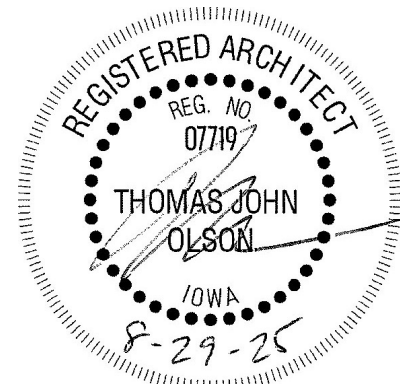
N. Provide Fire Blocking in Wall Cavities greater than 10'-0"



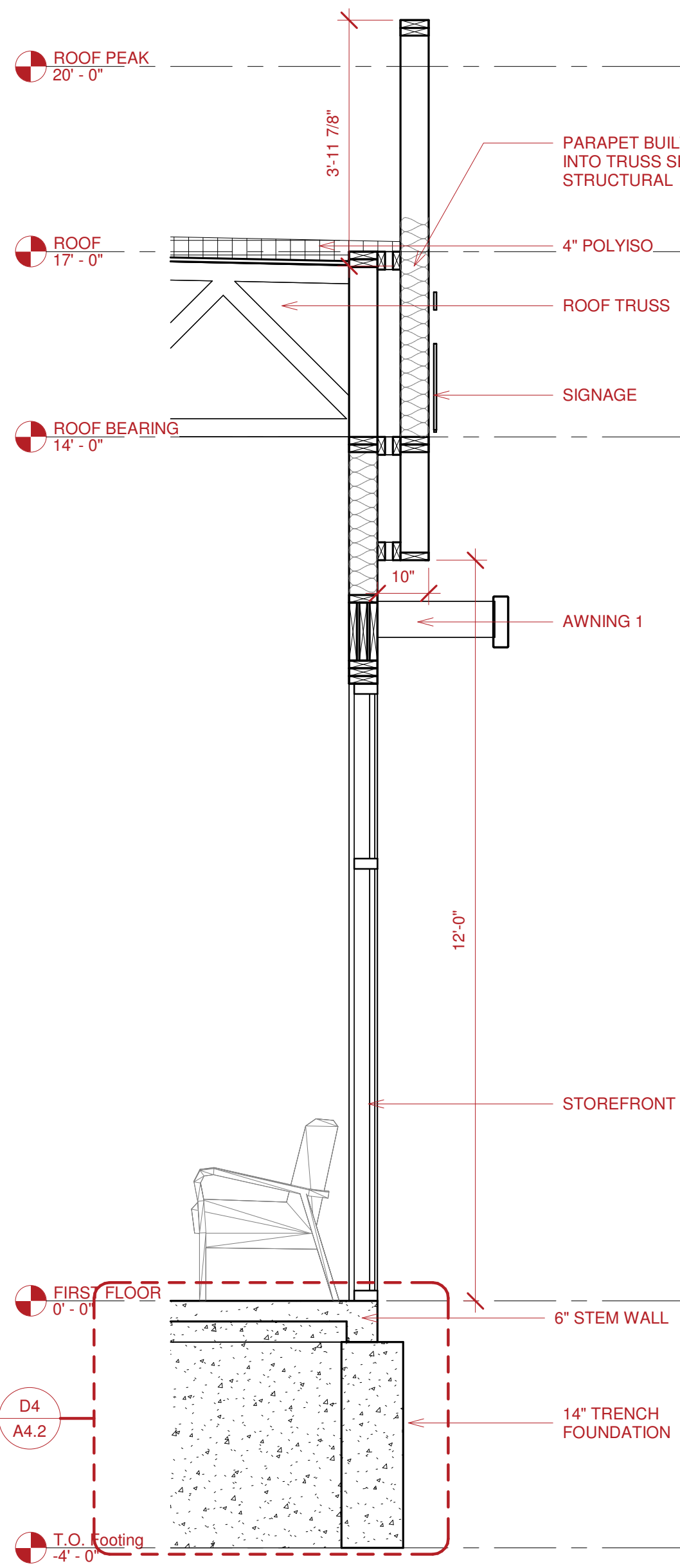
C) SHORT BUILDING SECTION  
3/16" = 1'-0"



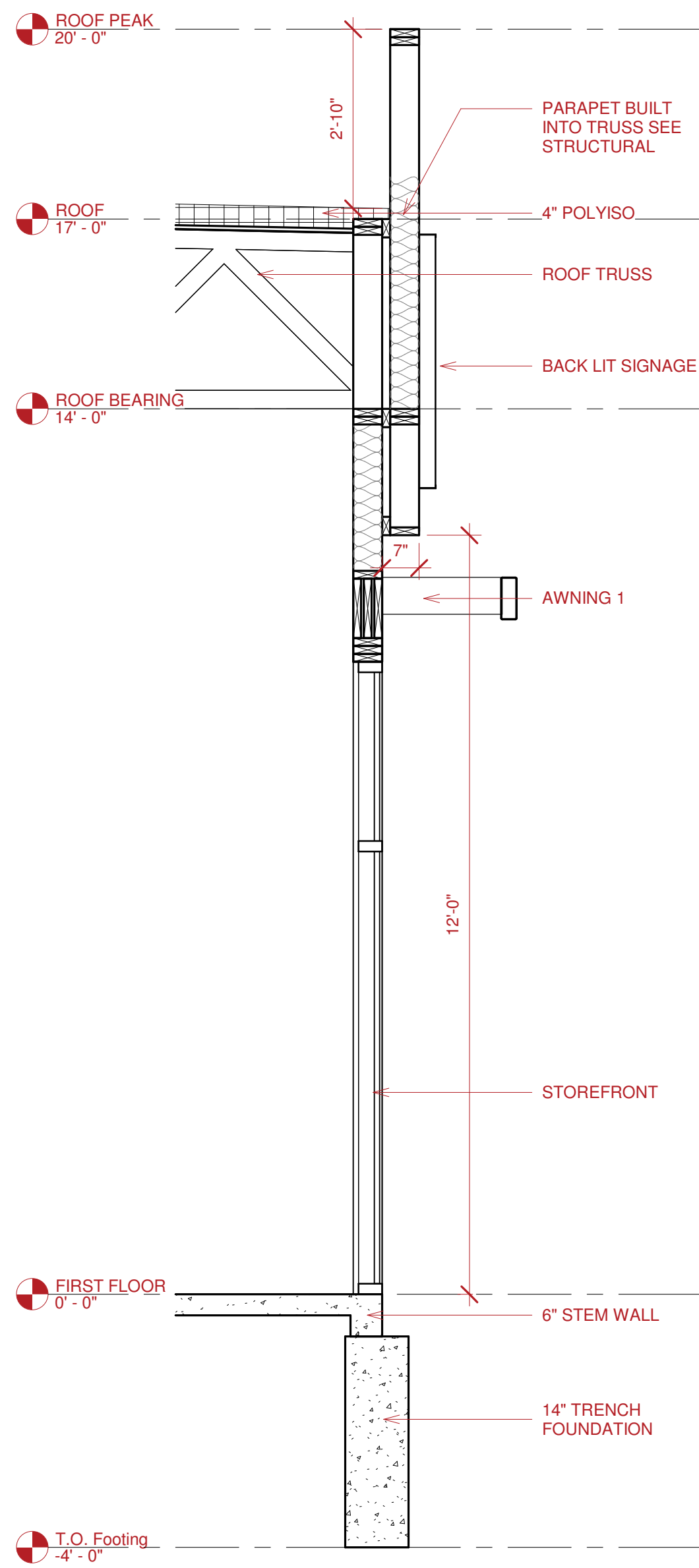
A1) LONG BUILDING SECTION  
3/16" = 1'-0"



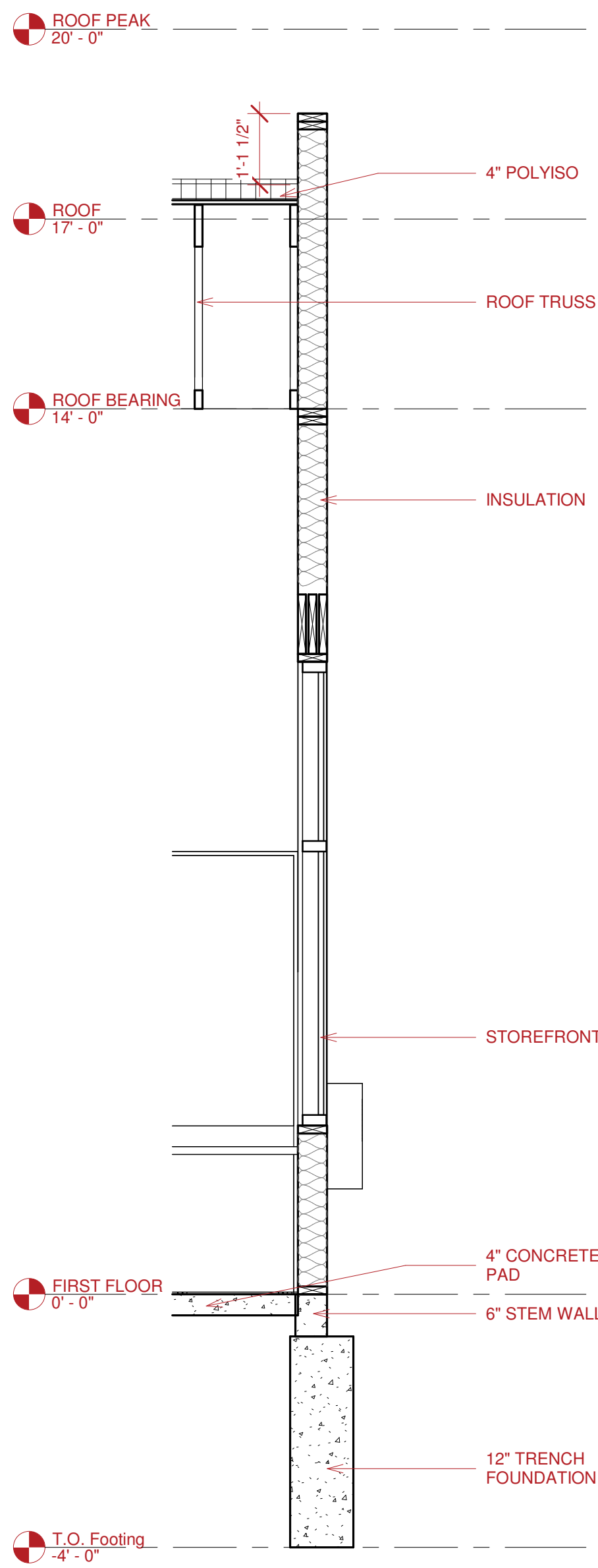




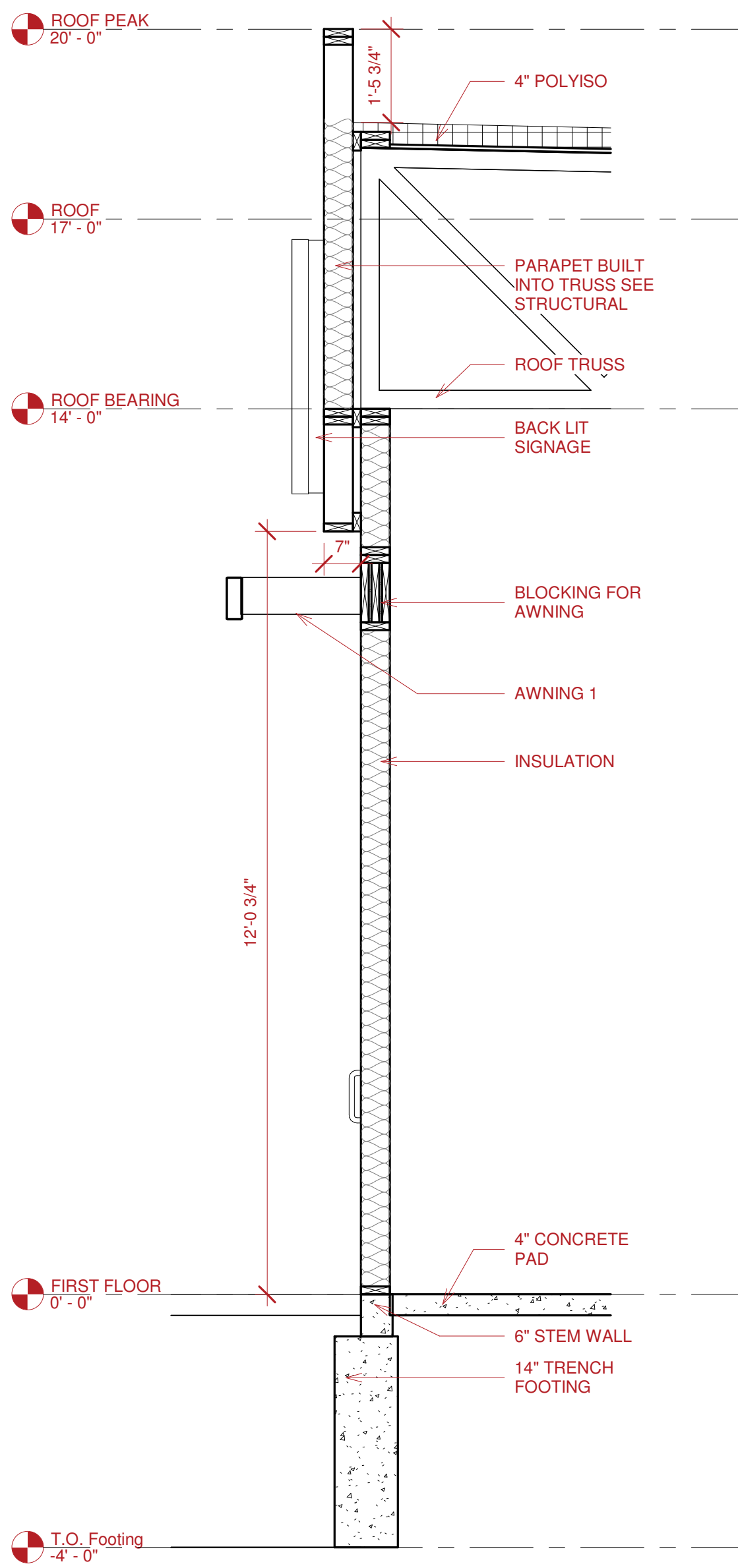
A1 UNIT 1 & 4 ENTRY  
1/2" = 1'-0"



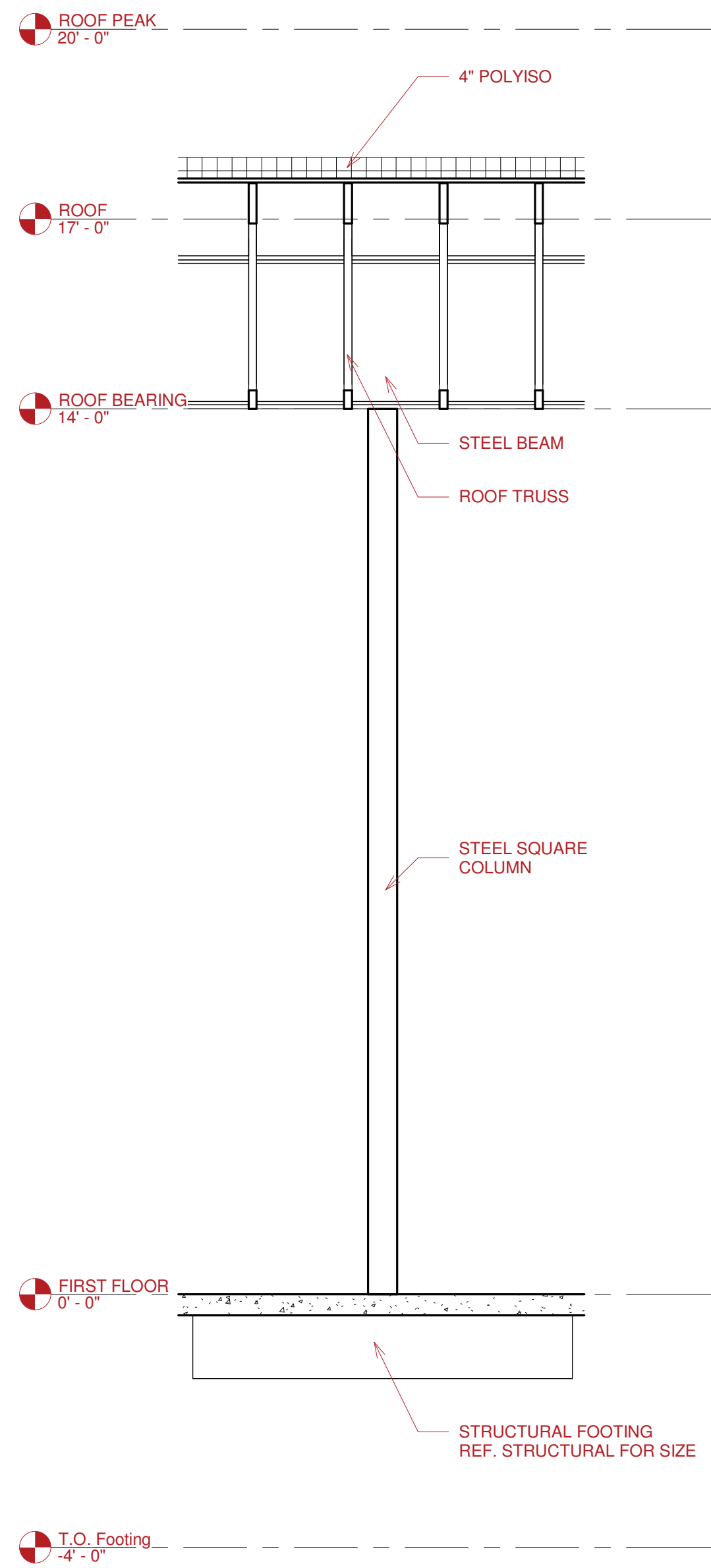
A2 UNIT 2 & 3 ENTRY  
1/2" = 1'-0"



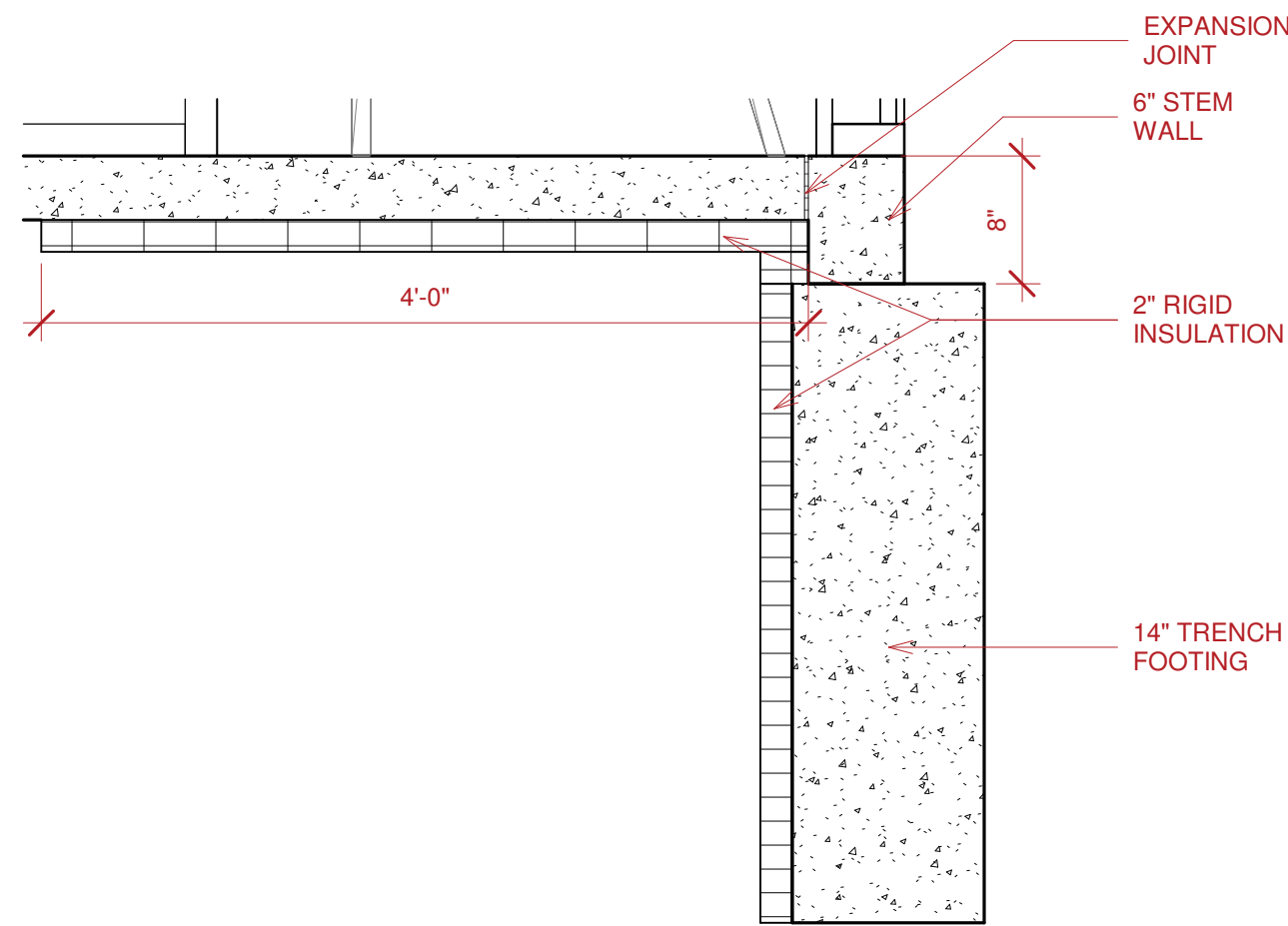
A3 WALL SECTION  
1/2" = 1'-0"



A4 WALL SECTION - WALL CENTER UNIT  
1/2" = 1'-0"



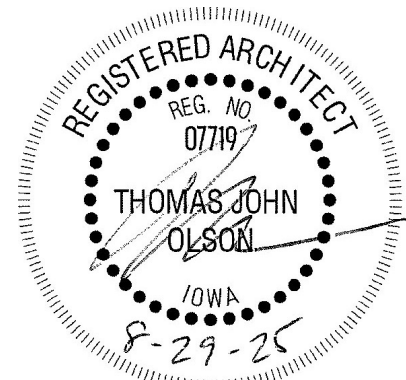
A5 Section 1  
1/2" = 1'-0"



D4 FOUNDATION DETAIL  
1" = 1'-0"

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- F. Provide ADA compliant signage for all required areas, rooms, & accessible paths.
- G. Height of operational or dispensing portion of accessories & fixtures not to exceed 48" A.F.F.
- H. Provide Fire Blocking in Wall Cavities greater than 10'-0"





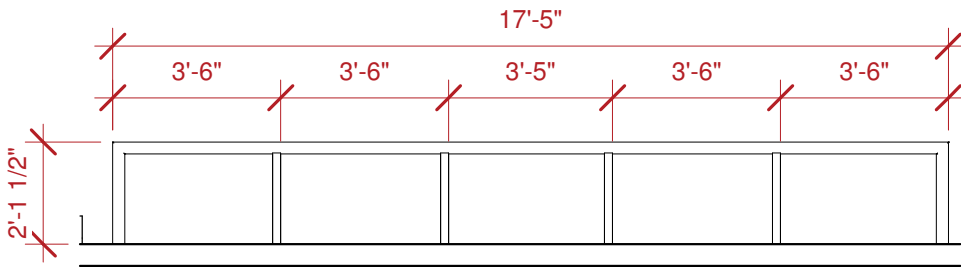
| EXTERIOR UNIT 4 DOOR SCHEDULE |           |          |         |         |               |              |            |                 |
|-------------------------------|-----------|----------|---------|---------|---------------|--------------|------------|-----------------|
| Mark                          | Door Type | Material | Height  | Width   | Rough Height. | Rough Width. | Frame Type | Note            |
| E401                          | FG        | AL       | 7' - 0" | 3' - 0" | 10' - 0"      | 3' - 4"      |            | STOREFRONT DOOR |
| E402                          | FG        | AL       | 7' - 0" | 3' - 0" | 10' - 0"      | 9' - 8"      |            | STOREFRONT DOOR |

| EXTERIOR UNIT 3 DOOR SCHEDULE |           |          |         |         |               |              |            |                 |
|-------------------------------|-----------|----------|---------|---------|---------------|--------------|------------|-----------------|
| Mark                          | Door Type | Material | Height  | Width   | Rough Height. | Rough Width. | Frame Type | Note            |
| E301                          | FG        | AL       | 7' - 0" | 3' - 0" | 10' - 0"      | 9' - 8"      |            | STOREFRONT DOOR |
| E302                          | FG        | AL       | 7' - 0" | 3' - 0" | 10' - 0"      | 9' - 8"      |            | STOREFRONT DOOR |

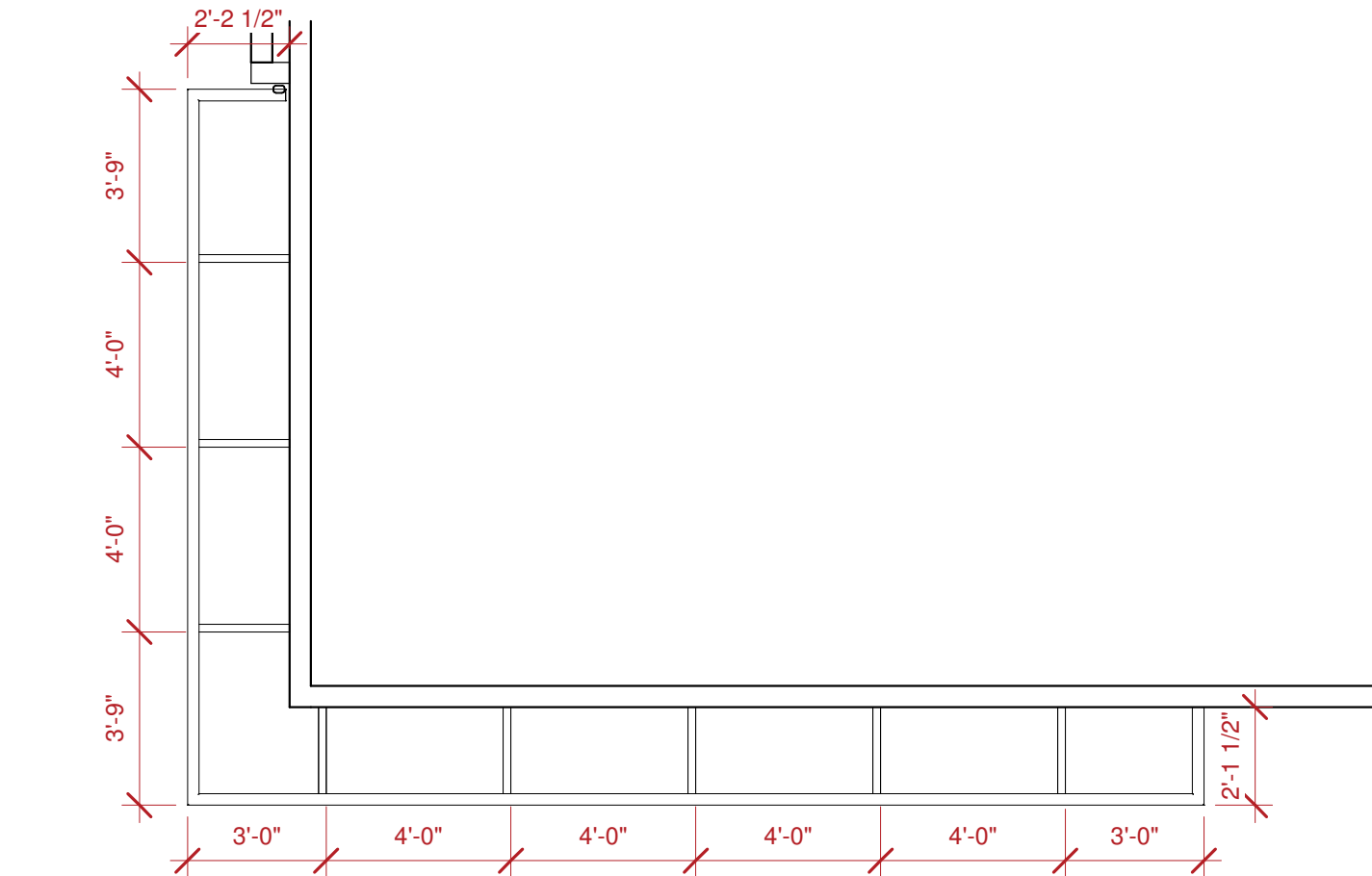
| EXTERIOR UNIT 2 DOOR SCHEDULE |           |          |         |         |               |              |            |                 |
|-------------------------------|-----------|----------|---------|---------|---------------|--------------|------------|-----------------|
| Mark                          | Door Type | Material | Height  | Width   | Rough Height. | Rough Width. | Frame Type | Note            |
| E201                          | FG        | AL       | 7' - 0" | 3' - 0" | 10' - 0"      | 9' - 8"      |            | STOREFRONT DOOR |
| E202                          | FG        | AL       | 7' - 0" | 3' - 0" | 10' - 0"      | 9' - 8"      |            | STOREFRONT DOOR |

| EXTERIOR UNIT 1 DOOR SCHEDULE |           |          |         |         |               |              |            |                 |
|-------------------------------|-----------|----------|---------|---------|---------------|--------------|------------|-----------------|
| Mark                          | Door Type | Material | Height  | Width   | Rough Height. | Rough Width. | Frame Type | Note            |
| E101                          | FG        | AL       | 7' - 0" | 3' - 0" | 10' - 0"      | 3' - 4"      |            | STOREFRONT DOOR |
| E102                          | FG        | AL       | 7' - 0" | 3' - 0" | 10' - 0"      | 9' - 8"      |            | STOREFRONT DOOR |

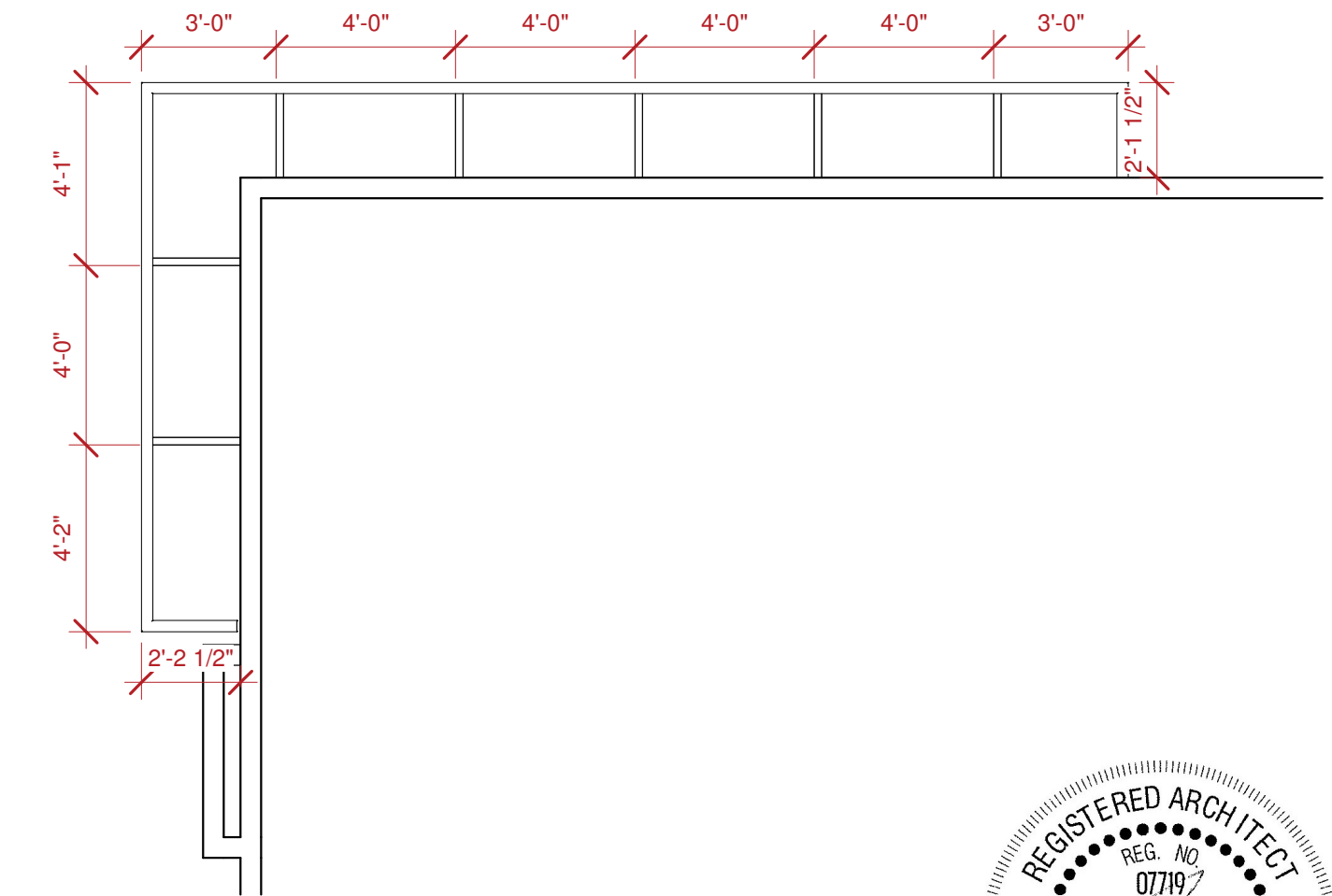
| UNIT 1 DOOR SCHEDULE |           |          |          |             |               |              |            |                 |
|----------------------|-----------|----------|----------|-------------|---------------|--------------|------------|-----------------|
| Mark                 | Door Type | Material | Height   | Width       | Rough Height. | Rough Width. | Frame Type | Note            |
| 403                  | G         | G        | 10' - 0" | 2' - 6 1/2" |               |              |            | SLIDING DOOR    |
| 403                  | G         | G        | 10' - 0" | 2' - 6 1/2" |               |              |            | SLIDING DOOR    |
| 404                  | G         | G        | 7' - 0"  | 3' - 0"     | 7' - 0"       | 3' - 0"      |            | STOREFRONT DOOR |
| 405                  | F         | WD       | 6' - 8"  | 2' - 0"     | 7' - 0"       | 2' - 6"      |            |                 |
| 406                  | G         | G        | 7' - 0"  | 3' - 0"     | 7' - 0"       | 3' - 0"      |            | STOREFRONT DOOR |
| 407                  | F         | WD       | 6' - 8"  | 3' - 0"     | 6' - 10"      | 3' - 2"      |            |                 |
| 408                  | F         | WD       | 6' - 8"  | 3' - 0"     | 6' - 10"      | 3' - 2"      |            |                 |
| 409                  | F         | WD       | 6' - 8"  | 4' - 0"     | 6' - 10 1/2"  | 4' 1 1/2"    |            |                 |
| 410                  | G         | G        | 7' - 0"  | 3' - 0"     | 7' - 0"       | 3' - 0"      |            | STOREFRONT DOOR |
| 411                  | G         | G        | 7' - 0"  | 3' - 0"     | 7' - 0"       | 3' - 0"      |            | STOREFRONT DOOR |
| 412                  | G         | G        | 7' - 0"  | 3' - 0"     | 7' - 0"       | 3' - 0"      |            | STOREFRONT DOOR |



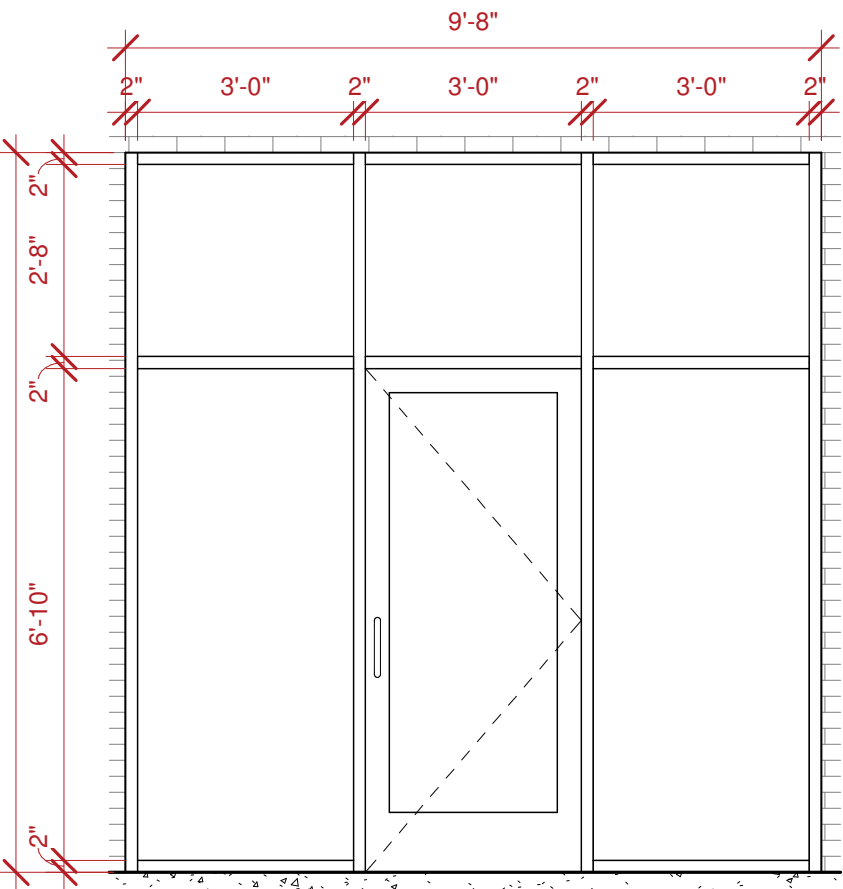
AWNING 1 DETAIL  
1/4" = 1'-0"



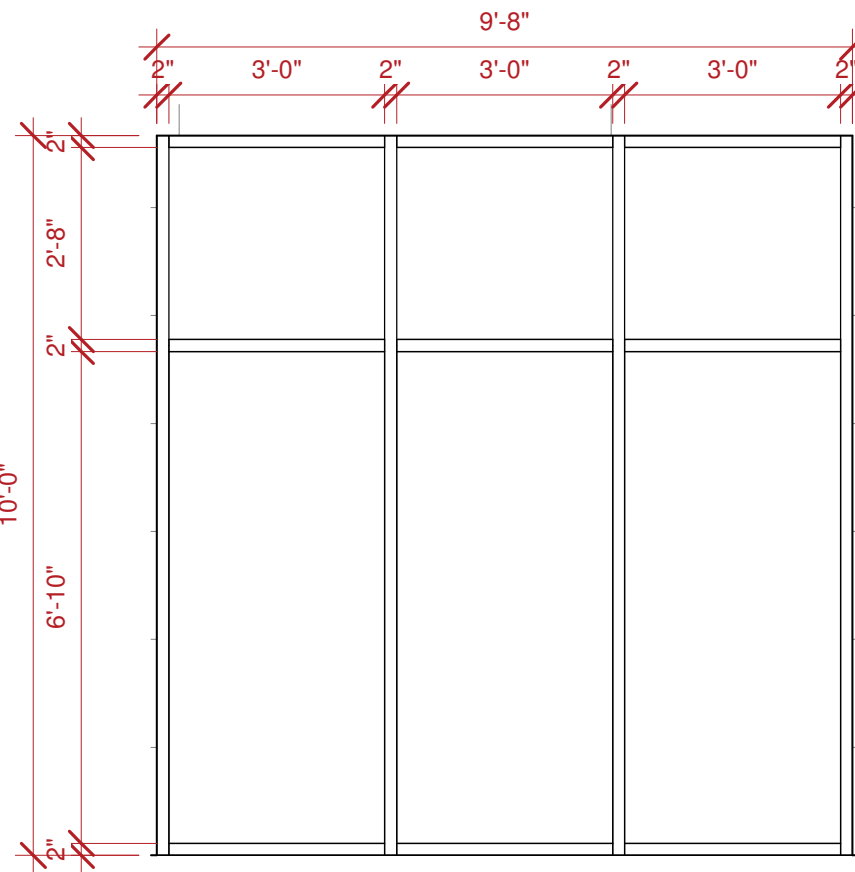
AWNING 2 DETAIL  
1/4" = 1'-0"



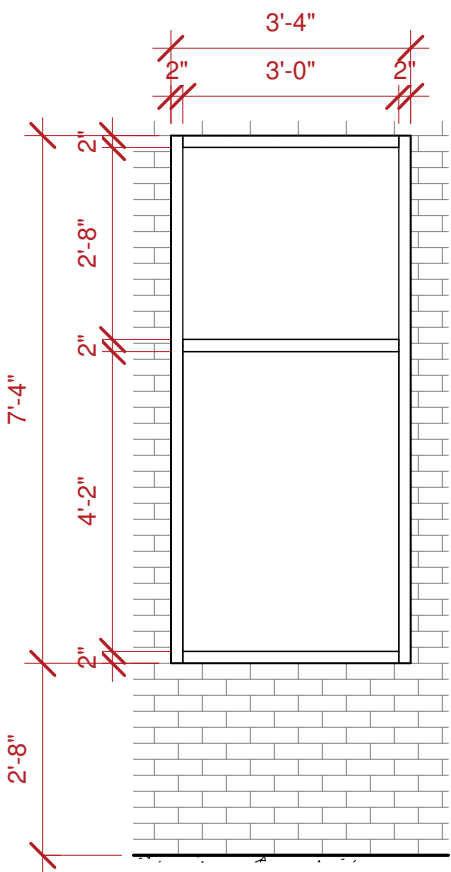
AWNING 3 DETAIL  
1/4" = 1'-0"



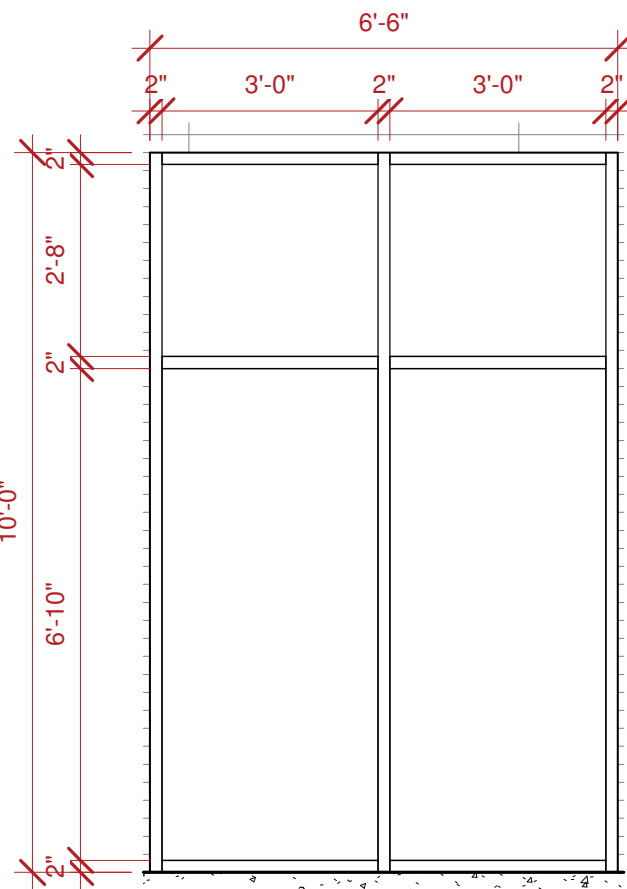
STOREFRONT A  
3/8" = 1'-0"



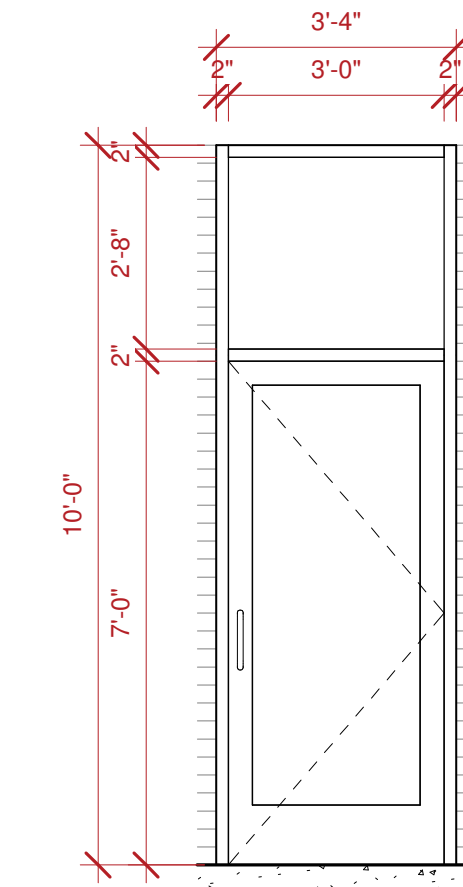
STOREFRONT B  
3/8" = 1'-0"



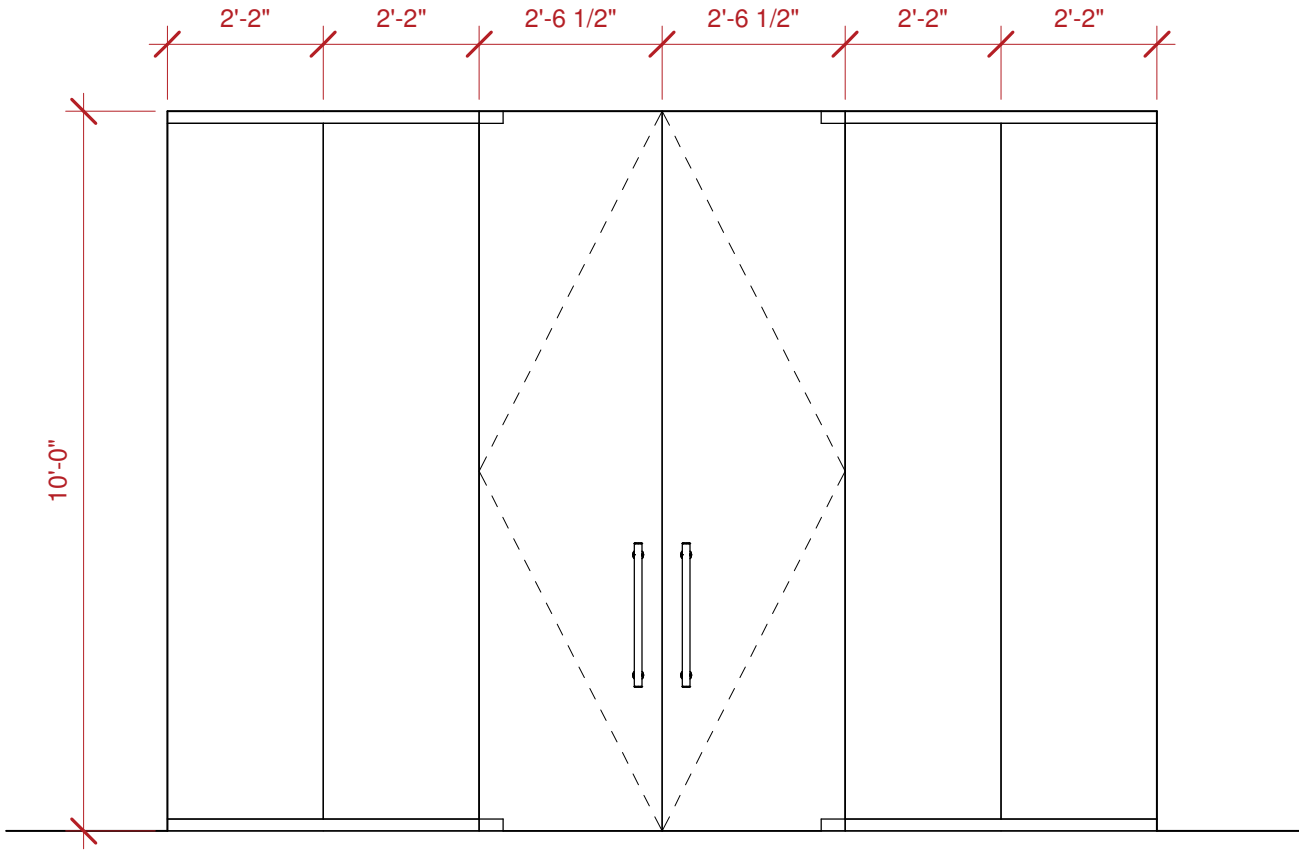
STOREFRONT C  
3/8" = 1'-0"



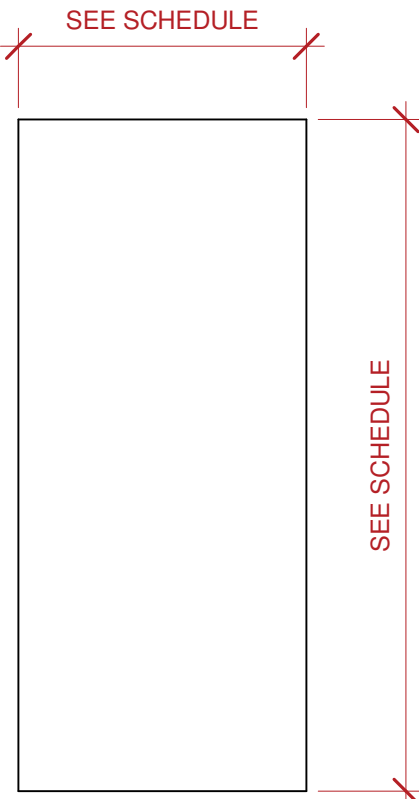
STOREFRONT D  
3/8" = 1'-0"



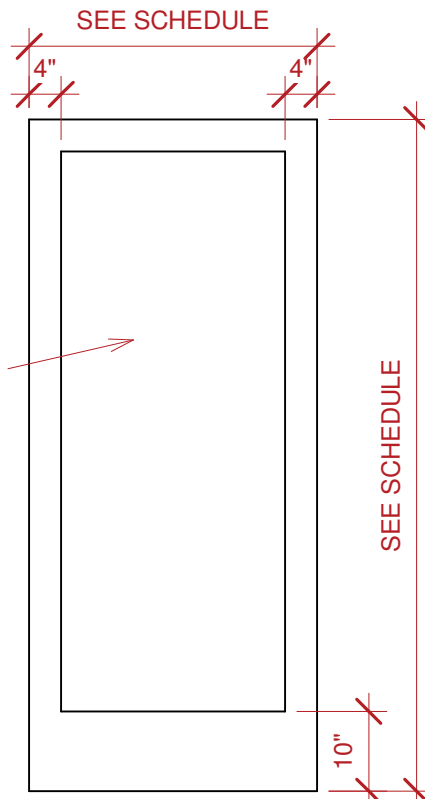
STOREFRONT E  
3/8" = 1'-0"



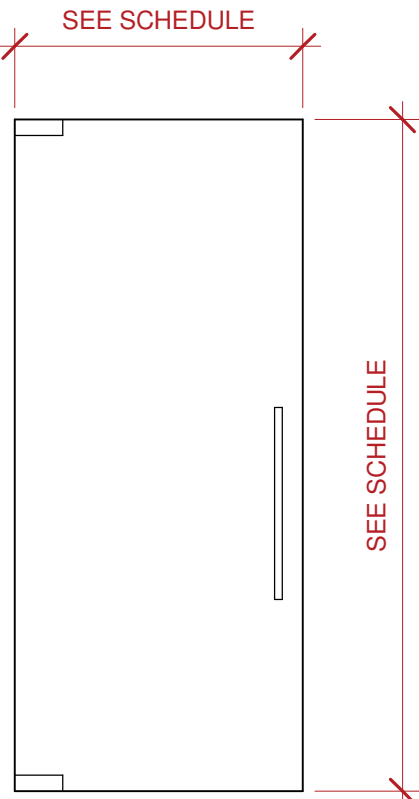
STOREFRONT H  
3/8" = 1'-0"



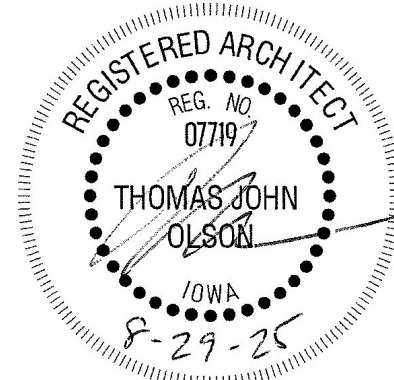
DOOR TYPES  
1/2" = 1'-0"



FG



G







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| No. | Description | Date | Revision Sequence Number |
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D1 #5 COLOR, TEXTURE OR MATERIAL CHANGE



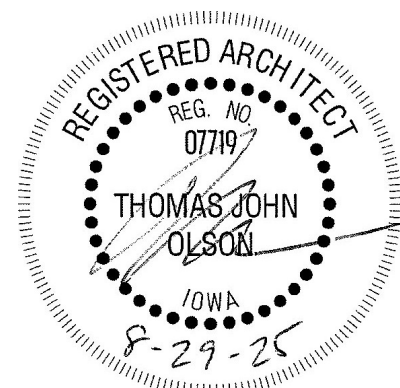
A1 #2 POPOUTS



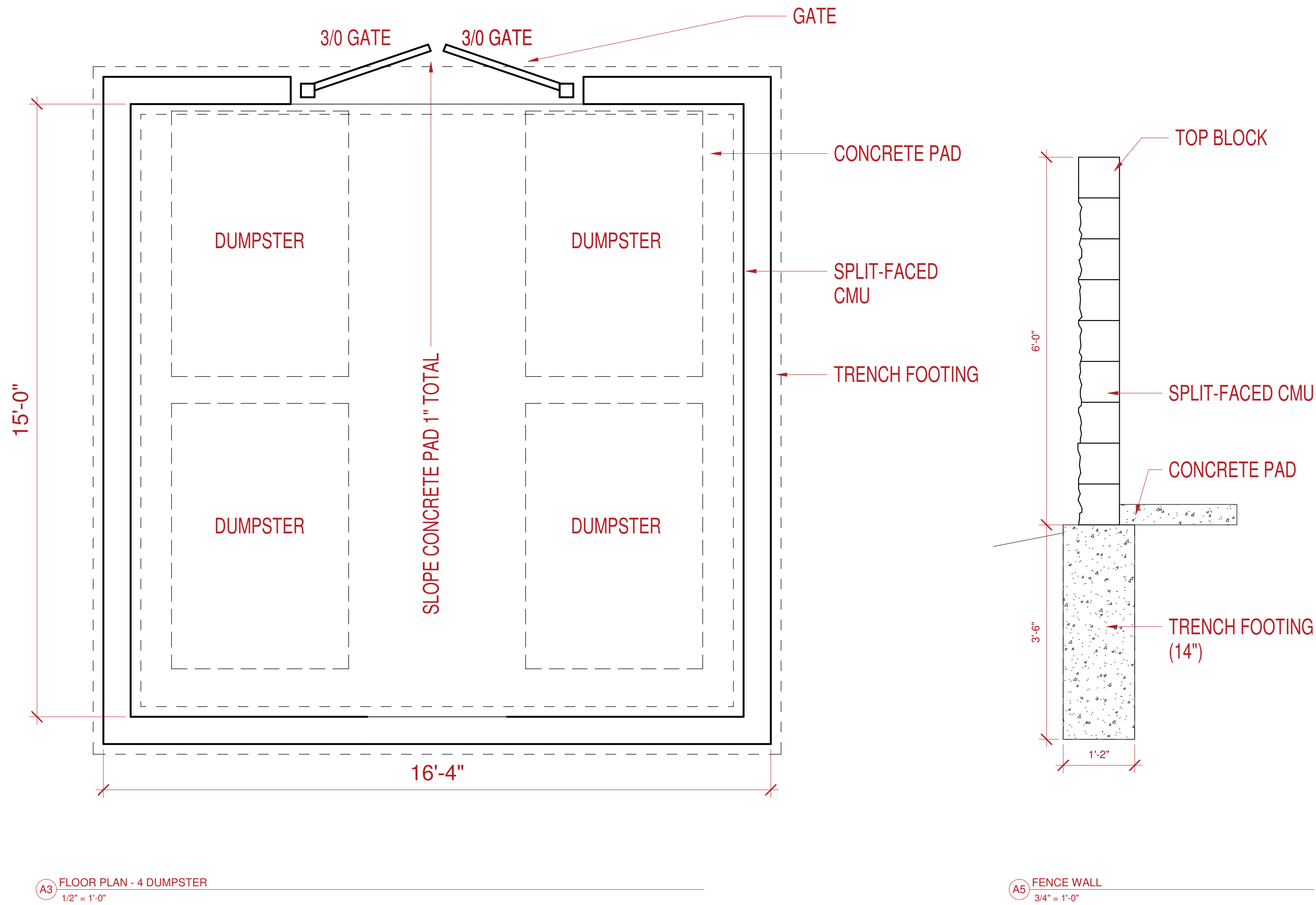
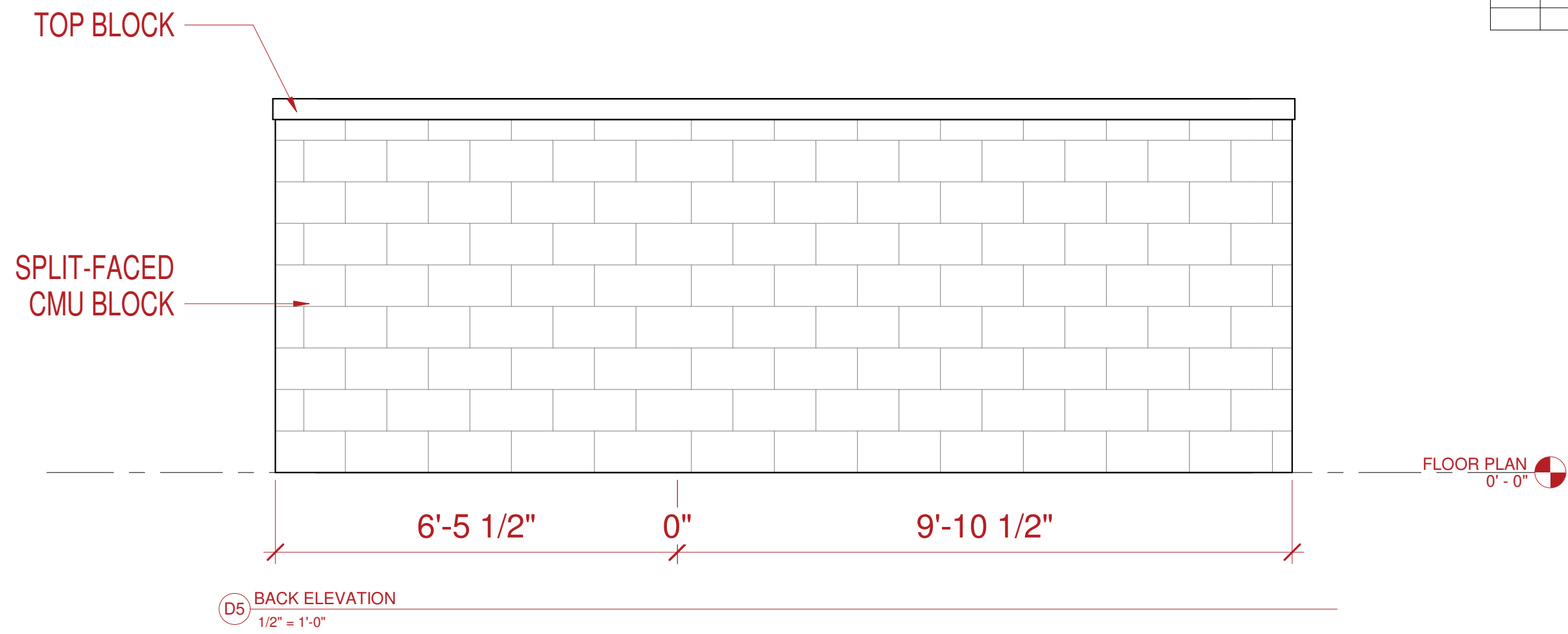
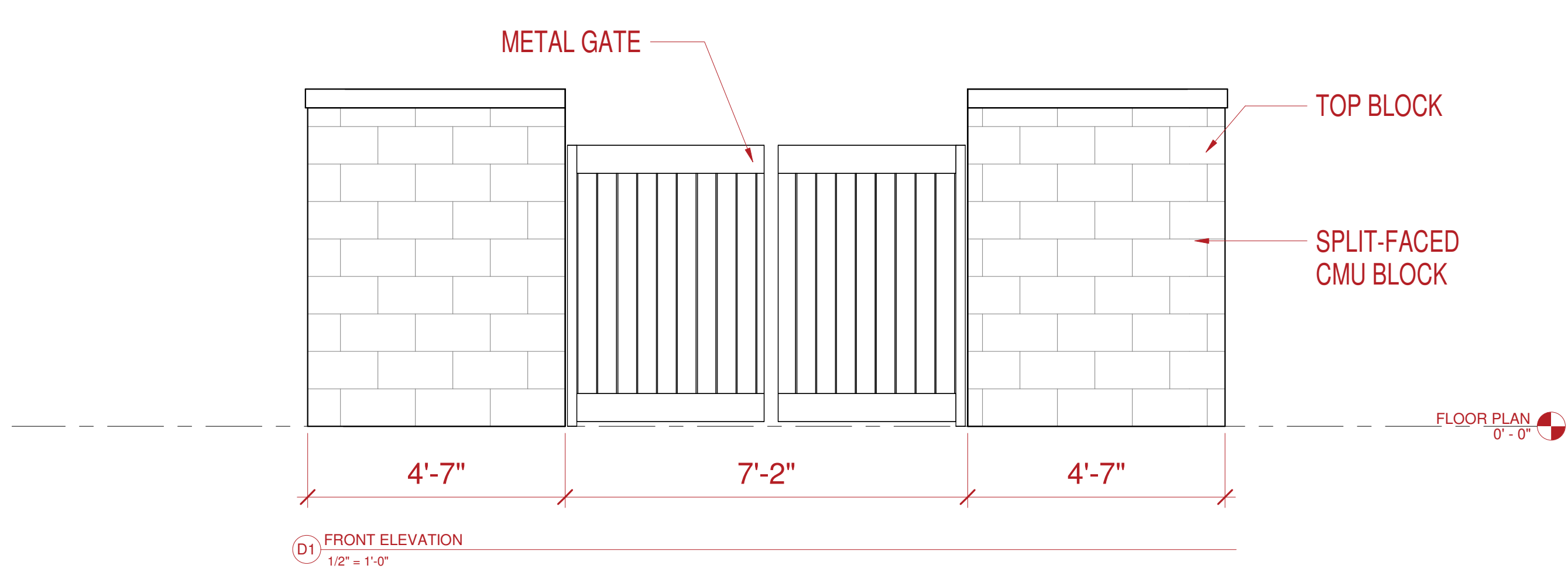
A3 #1 REVEALS & # 8 AWNINGS OR CANOPIES



A5 #15 VARIATION IN ROOF HEIGHT







| # | No. | Description | Date |
|---|-----|-------------|------|
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