



CLIVE CITY COUNCIL
AGENDA, REGULAR MEETING
8800 Hickman Road
March 13, 2025 6:00 PM

This meeting will be conducted in-person in the Clive Public Safety Center Training Room and virtually via Zoom platform. To participate virtually use the following link: <https://us06web.zoom.us/j/81801230330> - or call-in at: (312) 626-6799 - Meeting ID: 818 0123 0330

Call to Order/Roll Call/Pledge of Allegiance

Approval of the Agenda

Citizens Presentation

Clive supports the pillars of Character Counts!, endeavoring at all times to promote and model the principles of trustworthiness, respect, responsibility, fairness, caring and citizenship. In conducting our work, we expect that all participants will act in a respectful manner consistent with these principles.

Consent Items

1. City Manager Memo
2. Approve 02/27/2025 City Council Minutes
3. Bill List
4. Approve Amended Mayoral Appointments to Regional Boards and Commissions - 2025
5. Resolution Approving Change Order #1 - MidAmerican Glazing, DeVries Electric, Keystone Construction - City Hall & Library Renovation Phase 1 Project - \$33,498.92
6. Approve Pay Request #1 - McClure Engineering - Clive Stormwater Manual Update - \$6,238.00
7. Approve Pay Request #1 - DeVries Electric - City Hall & Library Renovation Phase 1 Project - \$86,239.10
8. Approve Pay Request #1 - Allender Butzke Engineers - Linnan Park Project - \$13,868.00
9. Approve Pay Request #2 (Retainage) - Municipal Pipe Tool Company, LLC - 2024/2025 Sanitary Sewer Lining Program - \$7,592.97
10. Approve Pay Request #2 - MidAmerican Glazing - City Hall & Library Renovation Phase 1 Project - \$570
11. Approve Pay Request #2 - Keystone Construction - City Hall & Library Renovation Phase 1 Project - \$77,778.16

12. Approve Pay Request #2 - Dahl Air Conditioning & Heating - City Hall & Library Renovation Phase 1 Project - \$44,692.75
13. Approve Pay Request #2 - Elite Fire Sprinkler - City Hall & Library Renovation Phase 1 Project -
14. Approve Pay Request #2 - LA Fulton & Sons - City Hall & Library Renovation Phase 1 Project - \$41,040
15. Approve Pay Request #2 - On Track Construction, LLC - Greenbelt Landing Construction Project - \$162,621.00
16. Approve Pay Request #4 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - \$20,733.75
17. Approve Pay Request #4 - Confluence, Inc. - University Boulevard Flood Mitigation: Project Scoping Plan - \$44,410.25
18. Approve Pay Request #5 - Keystone Construction Services LLC - Greenbelt Landing Construction Project - \$16,625.00
19. Approve Pay Request #5 - Central Iowa Mechanical - Greenbelt Landing Construction Project - \$37,743.50
20. Approve Pay Request #6 - Indian Hills Trail & Bridge Project - Absolute Concrete - \$13,197.33
21. Approve Pay Request #11 - Alliance Construction Group - NW 114th Street Reconstruction - \$4,144.46
22. Approve Pay Request #19 - Snyder & Associates - University Boulevard Pump Station Improvements Project - \$24,355.25
23. Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 14 Lynch - Alice's Road Phase 1A Reconstruction Project - \$6,265.00
24. Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 15 Underberg - Alice's Road Phase 1A Reconstruction Project - \$1,045.00
25. Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 17 Comer - Alice's Road Phase 1A Reconstruction Project - \$2,775.00
26. Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 18 Juen - Alice's Road Phase 1A Reconstruction Project - \$41,200.00
27. Resolution Approving Offer to Purchase a Temporary Construction Easement - Parcel 19 Royer - Alice's Road Phase 1A Reconstruction Project - \$420.00
28. Resolution Approving Offer to Purchase a Temporary Construction Easement - Parcel 20 Royer - Alice's Road Phase 1A Reconstruction Project - \$165.00
29. Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 21 Underberg - Alice's Road Phase 1A Reconstruction Project - \$9,165.00
30. Approve Purchase - Douglas Parkway & Berkshire Parkway Traffic Signals Project - Traffic Cabinet - General Traffic Controls - \$28,000.00
31. Approve Purchase - Douglas Parkway & Berkshire Parkway Traffic Signals Project - Traffic Controller - Mid American Signal - \$5,606.00
32. Resolution Approving Final Plat - McKeon's Place Plat 2

33. Resolution Accepting 1st Amendment to Overland Flowage Easement for Angel Park Plat 7, Lot 41 - 3628 NW 167th Street
34. Resolution Amending Address - Lot 27, Shadow Creek West
35. Resolution Setting Public Hearing (4/10/2025, 6:00 p.m.) - NW 114th Street Bridge Repair Project

Action Items

1. Public Hearing - Little Walnut Creek Trail Reconstruction East of Alice's Road
 - a. Resolution Approving Plans and Specifications
 - b. Receipt of Bids
 - c. Resolution Awarding Contract - Howrey Construction , Inc. - \$807,787.50
2. Public Hearing - 2025 Residential PCC Pavement Rehabilitation Project
 - a. Resolution Approving Plans and Specifications
 - b. Receipt of Bids
 - c. Resolution Awarding Contract - The Concrete Contracting Co. - \$634,965.00
3. Site Plan Amendment - Soma Cosmetics - 12107 Stratford Drive
4. Linnan Park Project
 - a. Site Plan - Linnan Park - 8500 Alice Ave
 - b. Resolution Setting Public Hearing (05/01/2025, 6:00 p.m.) - Linnan Park Project
5. Resolution Approving Collective Bargaining Agreement - International Brotherhood of Teamsters Local Union 238 (Police) - July 1, 2025 to June 30, 2027
6. 1st Consideration of Proposed Ordinance 1158 Amending the 2024 Code of Ordinances of the City of Clive, Iowa, by Amending Title 1, Chapter 9D, Section 2 ("Appointment and Term") to extend the City Manager's maximum appointment term from two years to three years.
7. Council Vacancy
 - a. Acceptance of Resignation - Srikant Mikkilineni
 - b. Resolution Directing Publication of Notice of Intent to Appoint to Fill City Council Vacancy

Reports

Adjournment



Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: March 13, 2025
RE: City Manager Memo

SYNOPSIS:

Attached please find the City Manager's Memo for the March 13, 2025 meeting of the Clive City Council.

Attachments:

1. General Info Memo 3-13-25

MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: March 10, 2025

Re: General Information Memo – March 13, 2025 City Council Meeting

The March 13, 2025, City Council meeting will be in-person in the training room at the Clive Public Safety Center & virtually at: <https://us06web.zoom.us/j/81801230330>

Consent Agenda – A few items to note on the consent idea. First, with the resignation of Councilmember Mikkilineni coming in April, the Mayor would like to update the regional board and commission responsibilities amongst the elected officials and staff. Included in the consent agenda for approval are those updates. Second, staff has an approximate \$33,000 change order on the agenda for the City Hall & Library Remodel Phase 1 project to add in the replacement of the entrance slide doors for the library entrance. Staff were hoping to re-use the existing doors for the new entrance, but after on-going part availability issues and concerns with them being reinstalled staff and the design team feel it is best to fully replace the doors to provide for the best long-term decision with the doors.

Third, there are a series of purchase agreements for Right-Of-Way (ROW) and easements associated with the Alice's Road Phase 1A Reconstruction Project. Fourth, consideration of a final plat for McKeon's Place Plat 2 is ready, which also includes City acquisition of land for a future 82nd Street Trail extension to University Blvd from the north. Finally, this spring the contractor will be finishing the last phase of the NW 114th Street reconstruction project, closing the section of the street just north of the 114th Street bridge over Walnut Creek. At the same time as this closure staff would like to have a contractor perform bridge deck repairs to minimize closure impacts. Therefore, an action is on the consent agenda to set April 10 as the date of a public hearing to consider bids on the bridge deck repairs.

Public Hearing: Little Walnut Creek Trail Reconstruction – A public hearing is set for the consideration of bids received for the Little Walnut Creek Reconstruction East of Alice's Road. This project reinstalls the trail that was damaged/removed because of the Waukee Sanitary Sewer project and streambank restoration along this stretch of Little Walnut Creek. The project was bid with the option of a concrete surface versus an asphalt surface to determine the best pricing. On March 5 the City received four bids for the project with Howrey Construction, Inc. being the apparent low bidder at \$807,787.50 and providing for a 12-foot-wide concrete trail surface. Howrey's bid is 11% below the engineer's estimate of \$902,095 for this project. Staff reviewed the bids received and feel the Howrey team has specific expertise in trail construction and is comfortable with moving forward. Therefore, staff would recommend an award to Howrey Construction, Inc. for the Little Walnut Creek Reconstruction East of Alice's Road Project in the amount of \$807,787.50.

Public Hearing: 2025 Residential PCC Pavement Rehab – A public hearing is set for the consideration of bids received for the 2025 Residential PCC Pavement Rehabilitation Project. This project includes concrete patching work on City streets along NW 144th St, NW 149th Street, Hawthorn Drive and NW 152nd St south of Hickman Road, all in the Country Club West Neighborhood. On March 4 the City received six bids for the project with The Concrete Contracting Company being the apparent low bidder at \$634,965. The Concrete Company's bid is 25% below the engineer's estimate of \$850,540 for this project. Staff have had a lot of experience working with The Concrete Contracting Company on similar work in the past. Therefore, staff would recommend an award to The Concrete Contracting Company for the 2025 Residential PCC Pavement Rehabilitation Project in the amount of \$634,965.

Site Plan Amendment: Soma Cosmetics – Recently, the owners of the commercial building at 12107 Stratford Drive performed building façade updates prior to submitting a site plan amendment. The exterior changes were completed without staff review and were discovered by staff during a final inspection of interior remodel work that was recently completed. The property owner has requested a site plan amendment for the already-completed exterior work, which was unanimously denied by the Planning & Zoning Commission at their February 4 meeting. Included in the packet is a staff report and public comments received opposing the changes that have been made to the building, which deviate from the look and feel of the surrounding buildings in the business park. Staff concur with P&Z's recommendation to deny the site plan amendment. The property owner will be at the City Council meeting on March 13 to make an appeal to the City Council to consider the amendment even with the circumstances of this request being after the work has already been completed. If the site plan amendment is denied the property owner will be required to revert the façade back to the original site plan and/or develop an alternative site plan amendment that conforms to the City's design requirements.

Linnan Park Redevelopment Site Plan – City staff and the design team are ready to present the site plan for redevelopment of Linnan Park, a top strategic priority of the City Council. Included in the agenda packet are the details of the site plan to reconstruct the park located at 8500 Alice Ave. The proposed site plan incorporates all the design feedback received over the past year for this project and reflects what was discussed with the City Council during the CIP Workshop back in November 2024. The Planning & Zoning Commission reviewed the proposed site plan at their March 4 meeting and unanimously recommends approval. The design team and staff will describe the site plan during the meeting and pending Council approval, follow-up that site plan action with a resolution setting a public hearing for May 1 to consider construction bids for the project. The goal is to begin construction this spring and have the redeveloped Linnan Park substantially complete by the end of 2025.

Teamsters/Police Union Contract – Recently, City Management and the Police/Teamsters Union leadership completed negotiations of a new two-year collective bargaining agreement to start July 1, 2025. Included in the packet is the proposed agreement ratified by the Police/Teamsters Union in February 2025. The City Manager would recommend your approval of this collective bargaining agreement with the Police/Teamster Union.

Ordinance Amendment: City Manager Contract Terms – As directed by the Council Personnel Committee (Edwards, Judkins and Weaver) staff have drafted an ordinance amendment to modify the City Manager section of the City Code to extend the maximum appointment term from the current two to three years. The Council Personnel Committee would recommend waving the rules and moving to the third and final consideration of this ordinance amendment.

Council Vacancy/Direction to Appoint – Recently Councilmember Srikant Mikkilineni submitted a letter to the Mayor and City Clerk indicating he will be resigning his City Councilmember position effective April

11. Following this notification, staff received direction from the City Council at your February 28 meeting to draft a resolution to fill the vacancy by an appointment process. Included in the agenda packet are two actions. The first is a simple motion accepting Councilmember Mikkilineni's resignation and second, consideration of a resolution to publish public notice of an intent to fill the Council vacancy through an appointment process to be conducted during the May 1, 2025 City Council meeting.

Tentative Upcoming Agenda Items

March 27 (Budget Public Meeting starting at 5:30 PM, Regular Council Meeting starting at 6:00 PM)

- Presentation/Proclamation – Westcom Annual Update/Telecommunicator's Week
- Public Hearing – 2025A GO Bond Loan Agreements
- Action – Set Public Hearing for Consideration of FY 25-26 Budget
- Action – Fire Union Collective Bargaining Agreement
- Action – Clive Communications Policy

April 10

- Public Hearing – FY 25/26 Budget Consideration
- Public Hearing – NW 114th Street Bridge Repair Project
- Action – 1st reading, Utility Rate Ordinances
- Action – Commercial Stormwater ERU Policy Statement
- Presentation – DART Re-Imagine Proposed Concepts/Update



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: March 13, 2025

RE: Approve 02/27/2025 City Council Minutes

SYNOPSIS:

Attachments:

1. cc Minutes 02_27_2025

**CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
FEBRUARY 27, 2025
CLIVE PUBLIC SAFETY CENTER TRAINING ROOM**

Call to Order/Roll Call/Pledge of Allegiance

Mayor Edwards presided and called the meeting to order at 6:00 p.m. Council Members present were: Ted Weaver (via Zoom), Michael McCoy, Srikant Mikkilineni (via Zoom), Susan Judkins, Eric Klein. Absent: None. Public access was provided in-person at City Hall, and via Zoom platform. Information on how to access via Zoom was provided on social media, posted with the agenda at City Hall and on the city website, cityofclive.com.

Approval of the Agenda

Eric Klein moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.

Consent Items

Eric Klein moved approval, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried. 1. City Manager Memo; 2. City Manager Monthly Report - January 2025; 3. Assistant City Manager Tech Services Monthly Report - January 2025; 4. Administrative Services Monthly Report - January 2025; 5. Community Development Monthly Report - January 2025; 6. Fire Department Report - January 2025; 7. Leisure Services Monthly Report - January 2025; 8. Police Department Monthly Report - January 2025; 9. Public Works Monthly Report - January 2025; 10. Treasurer's Report - January 2025; 11. Approve 02/13/2025 City Council Minutes; 12. Bill List; 13. Motion to Move the May 8, 2025 Regular City Council Meeting to May 1, 2025; 14. Approve Retail Alcohol Sales License Renewal Application - Casey's - 2250 Woodlands Parkway; 15. Approve Retail Alcohol Sales License Renewal Application - Hy-Vee Fast and Fresh; 16. Approve Retail Alcohol Sales License Renewal Application - Fareway Stores #233 - 16035 Hickman Road; 17. Approve Retail Alcohol Sales License Renewal Application - Club Car Restaurant - 13435 University Avenue; 18. Approve Retail Alcohol Sales License Renewal Application - Clive Parks & Rec - 12385 Woodlands Parkway; 19. Approve Pay Request #1 - Calhoun Burns & Associates - 2025 Bridge Maintenance Program - \$2,671.25; 20. Approve Pay Request #2 - DCI Group - City Hall & Library Phase 1 Remodel Project - \$38,797.18; 21. Approve Pay Request #10 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - \$199,350.00; 22. Approve Purchase - Douglas Parkway and Berkshire Parkway Intersection Signalization Project - Signal Poles and Mast Arms - CSLA Iowa - \$51,702.00; 23. Approve Purchase - Ascendance Trucks Midwest - Dump Truck Purchase and Outfitting - \$213,893.00; 24. Approve Quote - HVAC Improvements for Public Works Building Remodel - Baker Group - \$28,919.00; 25. Approve Quote - New Windows for the Public Works Building Remodel - Architectural Glass & Glazing - \$ 23,787.00; 26. **Resolution 2025-039** Approving Purchase Agreement - 1411 NW 78th Street - \$275,500.00; 27. **Resolution 2025-040** Approving an Amendment to the Intergovernmental Agreement for the Promotion of Tourism and Convention Activities in the Greater Des Moines, Iowa Area; 28. **Resolution 2025-041** Approving Prairie Meadows Legacy Grant Application - Linnan Park Redesign Project - \$200,000.00; 29. **Resolutions 2025-042 through 2025-063** approving FY25 Budget Transfers (listing in packet); 30. **Resolution 2025-064** Setting Public Hearings (03/27/2025, 6:00 p.m.) - 2025A General Obligation Corporate Purpose Loan Agreements and to borrow money thereunder; 31. **Resolution 2025-065** Accepting Public Improvements - Amare Vita at Shadow Creek Plat 1; 32. **Resolution 2025-066** Approving Intergovernmental Agreement between Clive and Waukee - Alice's Road Phase 1A Improvement Project; 33. Approve Pay Rate - Amanda Fielding - Crossing Guard - \$15.65/Hr - Effective 3/3/2025; 34. **Resolution 2025-067** Approving to Amend All Job Descriptions and for Various Full-time, Part-time, and Seasonal Positions.

Action Items

1. **Public Hearing - Alice's Road Reconstruction Project - Phase 1A - Property Acquisitions. Continued from the 02/13/2025 City Council Meeting.** City Manager Matt McQuillen presented the matter to the Council and recommended closing the public hearing and taking no further action. Eric Klein moved to close the public hearing, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
2. **Public Hearing - Forest Ave Water Main Replacement.** Public Hearing Notice published 02/10/2025 in the Des Moines Register. City Engineer Jonathan Cygan presented the matter to the Council and recommended approval. Eric Klein moved to close the public hearing, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
 - a. **Resolution 2025-068 Approving Plans and Specs.** Eric Klein moved to Approve Plans and Spec, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
 - b. **Receipt of Bids.** Eric Klein moved to receive the bids, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
 - c. **Resolution 2025-069 Awarding Contract - Absolute Group - \$388,066.50.** Eric Klein moved to award contract, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
3. **FY 2025-26 Budget Workshop #2 - Trust & Agency and General Fund.** City Manager Matt McQuillen, Director of Administrative Services Elizabeth Hansen, Fire Chief Clay Garcia, Police Chief Mark Rehberg, Leisure Services Director Richard Brown, Community Development Director Doug Ollendike, and Assistant City Manager Pete De Kock presented the matter to the Council and facilitated discussion.
 - a. **Resolution 2025-070 Setting Proposed Property Tax Hearing (03/27/2025, 5:30 p.m.) - for the FY25/26 Budget.** City Manager Matt McQuillen presented the matter to the Council and recommended approval. Eric Klein moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.

Correspondence

1. Correspondence Regarding BRAVO Partnership Appreciation

Reports

Assistant City Manager Report was given by Pete De Kock.
Council Member Committee Reports were given.
City Manager Report was given by Matt McQuillen.

The meeting was adjourned at 9:06 p.m.

Matthew D. Graham, City Clerk

John D. Edwards, Mayor



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: March 13, 2025

RE: Bill List

SYNOPSIS:

Attachments:

1. 20250310115828105

Date Paid	Vendor Name	Description	Amount Paid
03/10/2025	ADVENTURE LIGHTING	LIGHTING FIXTURE	73.44
03/07/2025	AFLAC	CURRENT PAY WITHHOLDING AFLAC PRE TAX Pay Period: 3/1/2025	91.32
03/10/2025	AIA CORPORATION	UNIFORM ALLOWANCE	25.00
03/10/2025	AIA CORPORATION	UNIFORM ALLOWANCE - FIRE	53.75
03/10/2025	AIA CORPORATION	UNIFORM ALLOWANCE	79.43
03/10/2025	ALL FORMS & SUPPLIES LTD	PRINTING-NOTORIAL SEAL	50.50
03/10/2025	ALL MAKES	CH-LIB PHASE 1 FFE DEPOSIT INVOICE	113,247.36
03/10/2025	AMAZON CAPITAL SERVICES	PW REMODEL	293.34
03/10/2025	AMAZON CAPITAL SERVICES	PRINTER PAPER	43.99
03/10/2025	AMAZON CAPITAL SERVICES	HARBACH ARCADE RUG	299.99
03/10/2025	AMAZON CAPITAL SERVICES	STOOLS-ORDER #2	94.99
03/10/2025	AMAZON CAPITAL SERVICES	BASKETBALLS	59.96
03/10/2025	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	96.54
03/10/2025	AMAZON CAPITAL SERVICES	SUSTENANCE	16.79
03/10/2025	AMAZON CAPITAL SERVICES	PERIPHERALS	39.60
03/10/2025	AMAZON CAPITAL SERVICES	SUPPLIES	17.99
03/10/2025	AMAZON CAPITAL SERVICES	CREDIT MISC SUPPLIES	49.78-
03/10/2025	AMAZON CAPITAL SERVICES	SIGN HOLDERS	73.64
03/10/2025	AMAZON CAPITAL SERVICES	BALL STORAGE AND RACKS	128.02
03/10/2025	AMAZON CAPITAL SERVICES	PW REMODEL	390.58
03/10/2025	AMAZON CAPITAL SERVICES	STOOLS	94.99
03/10/2025	AMAZON CAPITAL SERVICES	EQUIPMENT	114.95
03/10/2025	AMAZON CAPITAL SERVICES	EQUIPMENT	46.98
03/10/2025	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	304.83
03/10/2025	AMAZON CAPITAL SERVICES	SPORT EQUIPMENT	78.91
03/10/2025	AMAZON CAPITAL SERVICES	L325 REPAIR PARTS	87.42
03/10/2025	AMAZON CAPITAL SERVICES	PW REMODEL	830.70
03/10/2025	AMAZON CAPITAL SERVICES	SAFETY SUPPLIES	35.98
03/10/2025	AMAZON CAPITAL SERVICES	STOCK PARTS	20.95
03/07/2025	AMERITAS LIFE INSURANCE GRP- VISION	CURRENT PAY WITHHOLDING VISION INSURANCE Pay Period: 3/1/2025	537.46
03/10/2025	APWA-IOWA CHAPTER	FARLOW, LEWIS, TATMAN 2025 SPRING CONFERENCE REGISTRATION	780.00
03/10/2025	APWA-IOWA CHAPTER	APWA SPRING REGISTRATION COOLEY AND WYKOFF	520.00
03/10/2025	APWA-IOWA CHAPTER	APWA SPRING REGISTRATION FREESTONE	235.00
03/10/2025	APWA-IOWA CHAPTER	APWA SPRING CONFERENCE STEVENS, PENA, JAMES AND LEITING	1,015.00
03/10/2025	ARNOLD MOTOR SUPPLY	STOCK OIL	106.68
03/10/2025	ARNOLD MOTOR SUPPLY	SHOP TOOLS	102.86
03/10/2025	ASCENDANCE TRUCKS MIDWEST., LLC	#716 REPAIR	124.00
03/10/2025	AT & T MOBILITY	PATROL CELL PHONES	640.50
03/10/2025	AT & T MOBILITY	EMS PHONES	176.15
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS ADULT-HARBACH	34.20
03/10/2025	BAKER & TAYLOR BOOKS	ADULT BOOKS	105.25
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS- ADULT	138.48
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS ADULT-HARBACH	28.53
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS-ADULT-HARBACH	16.52
03/10/2025	BAKER & TAYLOR BOOKS	ADULT BOOKS	92.49
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS-ADULT-HARBACH	15.96
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS- ADULT	134.84
03/10/2025	BAKER & TAYLOR BOOKS	ADULT BOOKS	137.62
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS-ADULT-HARBACH	18.80
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS- ADULT	126.59
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS- ADULT	146.92
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS- ADULT	83.84
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS ADULT-HARBACH	16.53
03/10/2025	BAKER & TAYLOR BOOKS	ADULT BOOKS	89.44
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS ADULT-HARBACH	65.53
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS- ADULT	181.50
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS- ADULT	151.50
03/10/2025	BAKER & TAYLOR BOOKS	BOOKS- ADULT	15.39
03/10/2025	BAKER GROUP	HVAC REPAIRS RTU # 10	372.16

Date Paid	Vendor Name	Description	Amount Paid
03/10/2025	BAKER GROUP	HVAC REPAIRS	490.93
03/10/2025	BAKER GROUP	HVAC REPAIRS	132.31
03/10/2025	BAKER GROUP	HVAC REPAIRS	289.26
03/10/2025	BAKER GROUP	PROFESSIONAL FEES	1,036.00
03/10/2025	BAX SALES INC	PW REMODEL	44.96
03/10/2025	BAX SALES INC	SHOP SUPPLIES	39.93
03/10/2025	BOILER & PRESSURE VESSEL INSPECTION	BOILER INSPECTIONS	270.00
03/10/2025	BOOKPAGE	PERIODICALS	84.00
03/10/2025	BOOKPAGE	PERIODICALS	336.00
03/10/2025	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	293.27
03/10/2025	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	231.91
03/10/2025	BOUND TREE MEDICAL LLC	NEWBORN AIRWAY BERMAN 10PK	1.77
03/10/2025	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	172.90
03/10/2025	BRAVO GREATER DES MOINES	2/7 HOTEL MOTEL FEB 25	5,658.88
03/10/2025	BULLZEYE INC	CONTRACT CUSTODIAL SERVICE	9,834.02
03/10/2025	BULLZEYE INC	CONTRACT CUSTODIAL SERVICE	2,445.75
03/10/2025	BULLZEYE INC	CONTRACT CUSTODIAL SERVICE	659.17
03/10/2025	BULLZEYE INC	CONTRACT CUSTODIAL SERVICE	1,441.08
02/25/2025	CALHOUN-BURNS & ASSOCIATES INC	2025 BRIDGE MAINT PAY REQ 1	2,671.25
03/10/2025	CAPITAL CITY EQUIPMENT CO	EQUIPMENT MAINT	274.55
03/10/2025	CDW GOVERNMENT INC	SOFTWARE SUBSCRIPTION	5,832.25
03/10/2025	CENGAGE LEARNING INC / GALE	ADULT LIBRARY BOOKS	69.52
03/10/2025	CENTRAL IA TOWING & RECOVERY INC	JET TRUCK TOWING	370.00
03/10/2025	CENTRAL IOWA OFFICIALS LLC	YOUTH BB OFFICIALS FINAL PAY - 3-ON-3 2025	360.00
03/10/2025	CERTIFIED POWER INC	PARTS	203.52
03/10/2025	CHARLES GABUS FORD	A103 REPAIR	4,660.88
03/10/2025	CINTAS CORPORATION #22M	LAUNDRY	386.52
03/10/2025	CINTAS CORPORATION #22M	LAUNDRY	386.52
03/10/2025	CINTAS CORPORATION #22M	LAUNDRY	386.52
03/10/2025	CIVIC SYSTEMS LLC	FINANCIAL SOFTWARE	4,400.00
03/10/2025	CIVIC SYSTEMS LLC	SOFTWARE SUPPORT FEE	87.50
03/10/2025	CLIVE CHAMBER OF COMMERCE	WEBSPEC DESIGN	578.00
03/07/2025	CLIVE COMMUNITY SERVICES	CURRENT PAY WITHHOLDING CLIVE COMM SERVICES Pay Period: 3/1/2025	37.20
03/10/2025	CLIVE POWER EQUIPMENT	CHAINSAW PARTS	2.98
03/07/2025	COLLECTION SERVICES CENTER	CURRENT PAY WITHHOLDING CHILD SUPPORT Pay Period: 3/1/2025	1,775.96
03/10/2025	CONSOLIDATED COMMUNICATIONS	PHONES LINES	1,202.97
03/10/2025	CONTINENTAL FIRE SPRINKLER CO	PW REMODEL	612.00
03/10/2025	CORE & MAIN LP	PVC POOL PUMP REPLACEMENT	480.00
03/10/2025	DALLAS COUNTY EXTENSION	PESTICIDE TRAINING	520.00
03/10/2025	DCI GROUP	GREENBELT LANDING CONSTRUCTION	45,131.56
02/25/2025	DCI GROUP	CH/LIBRARY REMODEL PAY REQ 2	38,797.18
03/10/2025	DES MOINES STAMP MFG.CO.	GRAHAM - NOTARY STAMP	30.50
03/10/2025	DES MOINES WATER WORKS	WATER PURCHASE MARCH 2025	154,369.12
03/10/2025	DES MOINES WATER WORKS	TESTING	1,170.00
03/10/2025	DITCH WITCH OF MINNESOTA/IOWA	CCTV TRUCK SYSTEM PARTS	507.80
03/10/2025	DOOSAN BOBCAT NORTH AMERICA, INC	PARKS BOBCAT SNOW BLOWER	6,523.48
03/07/2025	EBS	MEDICAL WITHHOLDING DENTAL INSURANCE - DELTA (EBS) Pay Period: 3/1	2,195.41
03/07/2025	EBS	MEDICAL WITHHOLDING MED W 750 FAMILY EXEMPT Pay Period: 3/1/2025	7,752.36
03/07/2025	EBS	MEDICAL WITHHOLDING MED W 750 EMPE + 1 EXEMPT Pay Period: 3/1/202	1,823.22
03/07/2025	EBS	MEDICAL WITHHOLDING MED W 750 SINGLE EXEMPT Pay Period: 3/1/2025	735.58
03/07/2025	EBS	MEDICAL WITHHOLDING MED - HDHP FAMILY Pay Period: 3/1/2025	1,191.96
03/07/2025	EBS	MEDICAL WITHHOLDING MED-HDHP EMPL +1 Pay Period: 3/1/2025	362.52
03/07/2025	EBS	MEDICAL WITHHOLDING MED HDHP SINGLE Pay Period: 3/1/2025	555.84
03/07/2025	EFTPS	FWT/FICA/MEDICARE CURRENT PAY FEDERAL WITHHOLDING TAX Pay Peri	48,218.18
03/07/2025	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 3/1/202	30,665.79
03/07/2025	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 3/1/202	30,665.79
03/07/2025	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 3/1/2025	7,204.06
03/07/2025	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 3/1/2025	7,204.06

Date Paid	Vendor Name	Description	Amount Paid
03/10/2025	EPIC IO TECHNOLOGIES	PHONE LINES	155.35
03/10/2025	FASTSIGNS	VEHICLE LOGOS	205.62
03/10/2025	FASTSIGNS	LOCKER DECALS	24.04
03/10/2025	FASTSIGNS	DECALS	165.62
03/10/2025	FERGUSON ENTERPRISES INC	ADAPTOR TOOL	64.59
03/10/2025	FERGUSON ENTERPRISES INC	SHOE COVERS	69.93
03/10/2025	FLOCK GROUP INC	FLOCK CAMERAS	35,500.00
03/10/2025	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	12.76
03/10/2025	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	12.76
03/10/2025	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	12.76
03/10/2025	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	12.77
03/10/2025	GALLS LLC	NEW OFFICER UNIFORM - J. JORGENSEN	517.76
03/10/2025	GALLS LLC	NEW OFFICER UNIFORM - J. JORGENSEN	476.19
03/10/2025	GTR DM CONVENTION & VISITORS B	2/7 HOTEL MOTEL FEB 25	5,658.88
02/25/2025	HEAVEN ASHA ROSE WRIGHT	REIMBURSE RESTITUTION	850.00
03/10/2025	HILLTOP TIRE SERVICE	EQUIPMENT REPAIR	169.73
03/10/2025	IAMU	FY26 IAMU WATER DUES	450.67
03/10/2025	IAMU	FY26 IAMU WATER DUES	450.67
03/10/2025	IAMU	FY26 IAMU WATER DUES	450.66
03/07/2025	ICMA	LOAN REPAYMENT LOAN REPAYMENT Pay Period: 3/1/2025	781.79
03/07/2025	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 3/1/2	6,557.90
03/07/2025	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA -DEF COMP Pay Period: 3/1/2025	11,590.20
03/07/2025	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA ROTH DEF COMP Pay Period: 3/1/2025	10,827.57
03/10/2025	INFOMAX OFFICE SYSTEMS INC	COPIER MAINTENANCE	1,123.80
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	140.45
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	11.49
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	7.79
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	55.11
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	32.18
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	56.32
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-YOUNG ADULT	56.31
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	242.17
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	20.66
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	78.46
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	33.22
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-YOUNG ADULT	22.88
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	56.33
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	56.33
03/10/2025	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	4.79
03/10/2025	INTERSTATE ALL BATTERY CENTER	PARTS	240.60
03/10/2025	IOWA MEDICAID	MARCH STATE SHARE GEMT MCO PAYMENT	12,904.65
03/07/2025	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	209.90
03/07/2025	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	19,487.04
03/07/2025	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	29,245.97
03/07/2025	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	5,207.14
03/07/2025	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	7,806.46
03/07/2025	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	139.86
03/10/2025	JOHNSTONE SUPPLY	FILTERS	58.92
03/10/2025	JOHNSTONE SUPPLY	FILTERS	58.92
03/10/2025	JOHNSTONE SUPPLY	FILTERS	58.92
03/10/2025	JOHNSTONE SUPPLY	FILTERS	58.92
03/10/2025	JOHNSTONE SUPPLY	PW REMODEL	90.38
03/10/2025	KARL CHEVROLET	REPLACEMENT UTILITY BOX 435 PICKUP	42,751.40
03/10/2025	LOGAN CONTRACTORS SUPPLY	PW REMODEL	5,184.00
03/10/2025	LOGAN CONTRACTORS SUPPLY	PW REMODEL	99.00
03/10/2025	LOGAN CONTRACTORS SUPPLY	PW REMODEL	1,435.48
03/10/2025	LOGAN CONTRACTORS SUPPLY	PW REMODEL	270.00
03/10/2025	LOGAN CONTRACTORS SUPPLY	PW REMODEL	330.00

Date Paid	Vendor Name	Description	Amount Paid
03/10/2025	MACQUEEN EQUIPMENT	JET TRUCK HOSE REPAIR	643.59
03/10/2025	MACQUEEN EQUIPMENT	JET TRUCK HOSE REPAIR	643.60
03/10/2025	MAIL SERVICES	REMINDER NOTICES	44.44
03/10/2025	MAIL SERVICES	POSTAGE	185.02
03/10/2025	MAIL SERVICES	NEWSLETTER	1,135.56
03/10/2025	MAIL SERVICES	POSTAGE	2,523.66
03/10/2025	MAIL SERVICES	BILLS	820.14
03/10/2025	MENARDS	SHOP SUPPLIES	63.44
03/10/2025	MENARDS	FLOOR CLEANER	31.88
03/10/2025	MENARDS	SUPPLIES TO CLEAN VEHICLES	43.10
03/10/2025	MENARDS	OFFICE SUPPLIES	19.45
03/10/2025	MENARDS	TV & GAMING PROGRAM INSTALLATION	132.94
03/10/2025	MENARDS	PW REMODEL	30.42
03/10/2025	MENARDS	PW REMODEL	44.00
03/10/2025	MENARDS	PAINT SUPPLIES	60.92
03/10/2025	MENARDS	EMERGENCY EXIT SIGNS	34.99
03/10/2025	MENARDS	BUILDING MAINT	51.45
03/10/2025	MENARDS	PW REMODEL	1,201.28
03/10/2025	MENARDS	TV & GAMING PROGRAM INSTALLATION	57.59
03/10/2025	MENARDS	CASTER WHEELS AND BOLTS - PEDESTAL TABLE	76.71
03/10/2025	MENARDS	CREDIT	199.96-
03/10/2025	MENARDS	PW REMODEL	13.47
03/10/2025	MENARDS	BOLTS AND WASHERS - PEDESTAL TABLE	7.46
03/10/2025	MENARDS	PW REMODEL	11.23
03/10/2025	MENARDS	PW REMODEL	77.65
03/10/2025	MENARDS	PW REMODEL	45.90
03/10/2025	MENARDS	GFI POLE LIGHT REPLACEMENT	30.43
03/10/2025	MENARDS	TV & GAMING PROGRAM INSTALLATION	43.05
03/10/2025	MENARDS	PW REMODEL	320.00
03/10/2025	MENARDS	CREDIT	137.98-
03/10/2025	MENARDS	PW REMODEL	160.00
03/10/2025	MENARDS	CREDIT	5.96-
03/10/2025	METRO WASTE AUTHORITY	COMPOST STICKERS	3,840.00
03/10/2025	METRO WASTE AUTHORITY	CURB IT - FEB 25	27,663.20
03/10/2025	METRO WASTE AUTHORITY	SOLID WASTE JAN 25	70,603.28
03/10/2025	METRO WASTE AUTHORITY	SOLID WASTE FEB 25	70,603.28
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	3,597.71
03/10/2025	MIDAMERICAN ENERGY DAV	PW BUILDING	2,482.86
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	114.98
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	531.51
03/10/2025	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	68.86
03/10/2025	MIDAMERICAN ENERGY DAV	STREET LIGHTS	24.88
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	12.78
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	386.52
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	10.17
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	10.00
03/10/2025	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	44.00
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	10.00
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	3,624.44
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	976.85
03/10/2025	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	2,135.59
03/10/2025	MIDAMERICAN ENERGY DAV	STREET LIGHTS	65.04
03/10/2025	MIDAMERICAN ENERGY DAV	WATER FACILITIES	15.93
03/10/2025	MID-STATES ORGANIZED	MEMBERSHIP FEES - MOCIC	200.00
03/10/2025	MISTER CAR WASH	CAR WASHES	371.00
03/07/2025	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	22,247.43
03/07/2025	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	9,376.12
03/10/2025	NAPA DISTRIBUTION CENTER	EQUIPMENT MAINT	14.99

Date Paid	Vendor Name	Description	Amount Paid
03/10/2025	NAPA DISTRIBUTION CENTER	EQUIPMENT MAINT	26.43
03/10/2025	NAPA DISTRIBUTION CENTER	L325 FUSE	5.87
03/10/2025	NETWORKS	BACKUP SOFTWARE	1,329.44
03/10/2025	NORTHLAND PRODUCTS CO	CREDIT	22.00-
03/10/2025	NORTHLAND PRODUCTS CO	PARTS	316.12
03/10/2025	NYEMASTER-GOODE	PROSECUTIONS	3,819.00
03/10/2025	NYEMASTER-GOODE	CITY COUNCIL	850.00
03/10/2025	NYEMASTER-GOODE	LEGAL GENERAL	5,944.50
03/10/2025	NYEMASTER-GOODE	LEGAL HR	575.00
03/10/2025	NYEMASTER-GOODE	LEGAL	2,845.50
03/10/2025	NYEMASTER-GOODE	LEGAL	3,010.50
03/10/2025	ONE SOURCE	BACKGROUND CHECKS	1,302.55
03/10/2025	OPN ARCHITECTS INC	PAY REQ 11 - CH REMODEL DESIGN OPN	10,129.10
03/10/2025	OREILLY AUTOMOTIVE INC	L325 TRUCK MEGA FUSE	5.29
03/10/2025	OREILLY AUTOMOTIVE INC	SHOP SUPPLIES	18.36
03/10/2025	P & P SMALL ENGINES INC	SAFETY EQUIPMENT	568.93
03/10/2025	PLUMB SUPPLY	STOP BOX REPAIR PARTS	171.17
03/10/2025	PLUMB SUPPLY	BUILDING REPAIRS	25.73
03/10/2025	POLK COUNTY TREASURER	PAY TO OTHER AGENCIES - BLOOD DRAW	150.00
03/10/2025	PRODIGY CARE SERVICES	411 RX	37.42
03/10/2025	RANGEMASTERS	NEW OFFICER UNIFORM - J. JORGENSEN	637.26
03/10/2025	RANGEMASTERS	UNIFORM ALLOW - B. CRANNELL	109.48
03/10/2025	RANGEMASTERS	NEW OFFICER UNIFORM - J. JORGENSEN	616.81
03/10/2025	RANGEMASTERS	UNIFORM ALLOWANCE - H. DAVIS	142.48
03/10/2025	RANGEMASTERS	UNIFORM ALLOW - I. MOHAMMAD	242.22
03/07/2025	RELIANCE STANDARD LIFE INSURANCE	VOL LIFE INSURANCE Pay Period: 3/1/2025	1,171.20
03/10/2025	SHI INTERNATIONAL CORP	SOFTWARE SUBSCRIPTION	53.65
03/10/2025	SHREDDER, THE	DOCUMENT DESTRUCTION	72.00
03/10/2025	SMITHGROUP, INC	LINNAN PARK PROJECT DESIGN WORK	58,904.00
03/10/2025	SMITHGROUP, INC	LINNAN PARK REDESIGN PROJECT DESIGN WORK	40,496.50
03/10/2025	SMITHGROUP, INC	GREENBELT LANDING DESIGN WORK	35,239.60
03/10/2025	SNYDER & ASSOCIATES	DOUGLAS PKWY/BERKSHIRE PKWY SIGNALS PAY REQ 1	7,887.25
03/10/2025	SOUTH DALLAS COUNTY LANDFILL	GROUNDS WASTE	63.00
03/10/2025	SOUTH DALLAS COUNTY LANDFILL	GROUNDS WASTE	65.00
02/25/2025	STANTEC CONSULTING SERVICES, INC	LITTLE WALNUT CREEK PAY REQ 10	199,350.00
03/10/2025	STAR EQUIPMENT LTD	EQUIPMENT REPAIR	53.57
03/10/2025	SUPERIOR PEST CONTROL	PEST CONTROL	250.00
03/10/2025	TERRACON CONSULTANTS INC	ASBESTOS CONSULTING CH REMODEL PAY REQ 3	10,325.00
03/07/2025	TREAS - STATE OF IA WH TAX	STATE WITHHOLDING STATE WITHHOLDING TAX Pay Period: 3/1/2025	23,614.00
03/10/2025	TRUCK EQUIPMENT INC	EQUIPMENT MAINT	52.36
03/07/2025	UNITED WAY	CURRENT PAY WITHHOLDING UNITED WAY Pay Period: 3/1/2025	40.46
03/10/2025	VERIZON	CELL DATA SERVICE	166.65
03/10/2025	VERIZON	CELL DATA SERVICE	55.55
03/10/2025	VERIZON	CELL DATA SERVICE	166.67
03/10/2025	VERIZON WIRELESS SERVICES LLC	DATA PROCESSING-HOTSPOTS	80.02
03/10/2025	VESTIS	UNIFORMS	20.16
03/10/2025	VESTIS	UNIFORMS	53.76
03/10/2025	VESTIS	UNIFORMS	53.76
03/10/2025	VESTIS	UNIFORMS	96.32
03/10/2025	VESTIS	UNIFORMS	20.16
03/10/2025	VESTIS	UNIFORMS	53.76
03/10/2025	VESTIS	UNIFORMS	53.76
03/10/2025	VESTIS	UNIFORMS	96.32
03/10/2025	VISION ELECTRIC LLC	PW REMODEL	29,766.39
03/10/2025	VISION ELECTRIC LLC	PW REMODEL	18,861.33
03/10/2025	WAUKEE CABINETWORKS	PW REMODEL	10,264.79

Date Paid	Vendor Name	Description	Amount Paid
Grand Totals:			1,343,768.34

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

Bill List Claims	\$	1,457,015.70
(2/25/2025 - 3/10/2025)		
Payroll		
(3/07/2025)		329,692.65
Total	\$	1,786,708.35

Of the total payrolls, \$181.64 are expense reimbursements.


Elizabeth Hansen, Director of Administrative Services

Date: 3/10/2025

Dated: _____

City Council:

Srikant Mikkilineni	_____
Eric Klein	_____
Ted Weaver	_____
Michael McCoy	_____
Susan Judkins	_____



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: March 13, 2025

RE: Approve Amended Mayoral Appointments to Regional Boards and Commissions - 2025

SYNOPSIS:

Attached for your approval is an amendment to the 2025 appointments of Staff and Council Members to regional boards and commissions. This amendment is needed to accommodate the resignation of Council Member Mikkilineni and adjusts the Animal Review Committee (Klien) and DART (McCoy and Edwards), changes out Mikkilineni for De Kock as the alternate for WMA, adds De Kock as representative and McQuillen as alternate for MIPA, and changes out McQuillen for De Kock as the alternate for CIWW.

Attachments:

1. 2025 Regional Board Appointments

MAYOR APPOINTMENTS 2025
3-13-2025

<u>Mayor Pro-Tem</u>	Michael McCoy
<u>City Ambassador</u>	Eric Klein
<u>Animal Review Committee</u>	Ted Weaver, Eric Klein, Matt McQuillen
<u>Bravo Greater Des Moines</u>	Susan Judkins, Rep, Pete De Kock, Alt.
<u>Central Iowa Code Consortium</u>	Ryan Mayer, Rep.
<u>SUDAS Central Region Committee</u>	Jeff May, Rep., Jim Hagelie, Alt.
<u>Central Iowa Water Trails Board/ICON</u>	Ted Weaver, Rep., Pete De Kock, Alt.
<u>Central Iowa Water Works</u>	John Edwards, Rep., Pete D Kock, Alt.
<u>Central Iowa Water Works Long-Range Planning Committee</u>	Jeff May, Rep., Jerry Freestone, Alt.
<u>Central Iowa Water Works Technical Committee</u>	Jeff May, Rep., Jerry Freestone, Alt.
<u>Clive Community Foundation</u>	Ted Weaver, Rep., Richard Brown, Alt.
<u>Catch Des Mones/CVB</u>	Eric Klein, Rep., John Edwards, Alt.
<u>County E911 Board</u>	Mark Rehberg, Rep., Clay Garcia, Alt. – Dallas Clay Garcia, Rep., Mark Rehberg, Alt. – Polk
<u>Dallas County Emergency Management Commission</u>	Eric Klein, Rep., John Edwards, Alt. Mark Rehberg, Alt.
<u>Dallas County Housing Trust Fund Board</u>	Ryan Mayer
<u>DART</u>	Michael McCoy, Rep., John Edwards, Alt.
<u>Iowa Stormwater Education Partnership (ISWEP)</u>	Pete De Kock, Rep., Rai Tokuhisa, Alt.
<u>Metro Advisory Council</u>	John Edwards, Rep., Eric Klein, Rep.
<u>Metro Waste Authority</u>	Ted Weaver, Rep., John Edwards, Alt.
<u>MILAG</u>	John Edwards, Rep., Michael McCoy, Alt.
<u>MIPA</u>	Pete De Kock, Rep., Matt McQuillen, Alt
<u>MPO Policy Group</u>	Ted Weaver, Rep., Eric Klein, Alt., John Edwards, Alt.
<u>MPO Transportation Technical Committee</u>	Jeff May, Rep., Jim Hagelie, Alt.
<u>Local Hazard Mitigation Team</u>	Richard Brown, Jeff May, Clay Garcia, Doug Ollendike
<u>North Raccoon River WMA</u>	Susan Judkins, Rep., Pete De Kock, Alt.

- Continued -

Personnel Committee

John Edwards, Ted Weaver, Susan Judkins

Polk County Emergency Management Commission

John Edwards, Rep., Eric Klein, Alt. Clay Garcia, Alt., Mark Rehberg, Alt.

Polk County Homeless Coordinating Council

Susan Judkins, Rep., Ted Weaver, Alt.

Walnut Creek Watershed Management Authority

Susan Judkins, Rep., Pete De Kock, Alt. Rai Tokuhisa, Alt.

WRA Management Agency

Michael McCoy, Rep., Matt McQuillen, Alt.

WRA Technical Agency

Jeff May, Rep., Jim Hagelie, Alt.



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 13, 2025

RE: Resolution Approving Change Order #1 - MidAmerican Glazing, DeVries Electric, Keystone Construction - City Hall & Library Renovation Phase 1 Project - \$33,498.92

SYNOPSIS:

For City Council consideration is Change Order #1 for the City Hall & Library Renovation Phase 1 Project in the amount of \$33,498.92 across three of the construction contracts for the project. In the original design of the phase 1 renovation staff was hoping to be able to re-use the original automatic sliding doors that were installed with the original library entrance work for the building. As we have gotten into construction and with the need to remove and relocate the doors it has become apparent that the best long-term solution for the 15-year life of the remodel project is to fully replace the automatic doors as a part of the remodel project versus trying to re-use the original doors where replacement parts are becoming harder and harder to find.

Therefore, the construction manager, design team and City Manager would recommend approval of change order #1 to the construction contracts for MidAmerican Glazing for \$31,001 for the acquisition and installation of the new doors, DeVries Electric for \$1,331.77 for electric cabling changes for the new door and \$1,165.15 to Keystone Construction for additional wood blocking, drywall patching and paint for the new doors. This equals the total change order of \$33,498.92.

As noted by construction manager DCI Group, the City has a planned contingency for these types of change orders and this change order is budgeted for within this \$100,000 contingency.

The City Manager would recommend approval of change order #1 and welcomes any questions or concerns associated with this change order.

Attachments:

1. Res C01 - MidAm-DeVries-Keystone - CH Ph 1 Remodel 3-13-25
2. CE003 ITC#3 Automatic Sliding Doors 2.26.25
3. G731-2019 - Final - 001 MidAm Glazing
4. G731-2019 - Final - 001 DeVries
5. G731-2019 - Final - 001 Keystone

RESOLUTION NO. _____

RESOLUTION APPROVING CHANGE ORDER NO. 1 WITH MIDAMERICAN GLAZING,
DEVRIES ELECTRIC AND KEYSTONE CONSTRUCTION FOR THE CLIVE CITY HALL
AND LIBRARY RENOVATION PHASE 1 PROJECT

WHEREAS, the City staff has determined that it is necessary to make the changes set forth in Change Order No. 1 to the contracts with MidAmerican Glazing, DeVries Electric and Keystone Construction in regard to the Clive City Hall & Library Renovation Phase 1 Project (the “Project”); and

WHEREAS, the City Council of the City of Clive, Iowa, is desirous of approving said Change Order No. 1 and authorizing the Mayor to execute same on behalf of the City of Clive, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That Change Order No. 1 to the contracts with MidAmerican Glazing, DeVries Electric and Keystone Construction, contractors providing construction services as a part of the Project, is hereby determined to be in the best interests of the residents of the City of Clive, Iowa, and is hereby accepted and approved by this City Council; and the Mayor is hereby authorized and directed to execute said Change Order No. 1 on behalf of the City of Clive, Iowa.

PASSED AND APPROVED this 13th day of March, 2025.

By: _____
John D. Edwards, Mayor

ATTEST:

Matthew Graham, City Clerk



Clive City Hall Renovation - Phase 1

Date: 1/28/2025

DCI Project # 23-048

Designer OPN Architects

Scope Change Review 4

Response Requested By: 2/11/2025

ITC #03 - New Sliding Entry Doors

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL	REMARKS
Direct Construction Cost					
Keystone Construction - Bid Package 01 & 07	1		\$ 1,166.15	\$ 1,166.15	under review (owner)
MidAmerican Glazing - Bid Package 02	1		\$ 31,001.00	\$ 31,001.00	under review (owner)
Dahl Heating & Air Conditioning - Bid Package 03				\$ -	
LA Fulton & Sons - Bid Package 04				\$ -	
Devries Electric - Bid Package 05	1		\$ 1,331.77	\$ 1,331.77	under review (owner)
Elite Fire Sprinkler Systems - Bid Package 06				\$ -	
All Makes - Furniture				\$ -	
OPN Architects				\$ -	
Terracon - Asbestos Monitoring				\$ -	
CM Staff and Fee - DCI Group				\$ -	
General Conditions - DCI Group				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
ENTER IF NEEDED				\$ -	
TOTAL PROPOSED CHANGE				\$ 33,498.92	

CURRENT CONTINGENCY REMAINING	\$ 90,625.75
REMAINING CONTINGENCY IF APPROVED	\$ 57,126.83

Notes:

Change event result of ITC-3 issued by OPN at owner's request to replace existing sliding doors at the library entrance. MidAmerican Glazing is recommending Dorma automatic door that is lower price and shorter lead time. OPN approved substitution request. DeVries & Keystone costs associated with exterior door that was not in original scope.

* DCI Group would see this as an owner requested change



DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309
P: +15152445043

Project: 23048 - Clive City Hall Renovation
1900 NW 114th St
Clive, Iowa 50325

CHANGE EVENT #003 - New Sliding Entry Doors @ Library Entry

Origin:

Date Created: 1/28/2025

Status: Open

Type: Owner Change

Description: Change Event related to ITC 03 New Sliding Entry Doors @ Library Entry

Attachments: [Clive City Hall - ITC 03.pdf](#)

Created By: Josip Juric

Scope: TBD

Change Reason: Owner Request

CHANGE EVENT LINE ITEMS

			Revenue					Cost								
Budget Code	Vendor / Contract	UOM	QTY	Unit Cost	ROM	Prime	PCO	Latest Price	QTY	Unit Cost	ROM	RFQ	Commit.	Latest Cost	Over/ Under	Budget Mod.
2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Keystone Construction Services LLC SC-001 Clive City Hall		1.0	\$0.00	\$0.00			\$0.00	1.0	\$0.00	\$0.00	\$1,166.15		\$0.00		
8-88000.000.Subcontract BP #2 - Glazing	Mid American Glazing SC-002 Clive City Hall		1.0	\$0.00	\$0.00			\$0.00	1.0	\$0.00	\$0.00	\$31,001.00		\$0.00		
26-260000.000.Subcontract BP #5 Electrical	DeVries Electric SC-005 Clive City Hall		1.0	\$0.00	\$0.00			\$0.00	1.0	\$0.00	\$0.00	\$1,331.77		\$0.00		
Grand Totals					\$0.00		\$0.00	\$0.00			\$0.00	\$33,498.92	\$0.00	\$0.00	\$0.00	\$0.00

☒ Approved ☐ Approved as Noted ☐ For Record Only
☐ Not Approved ☐ Revise & Resubmit

This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Corrections and comments made on this review do not relieve contractor from compliance with the requirements of the Contract Documents. Approval of a specific item shall not include approval of an assembly of which the item is a component. Contractor is responsible for: dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences, and procedures of construction; coordination of the Work with that of all other trades; and for performing all work in a safe and satisfactory manner.

OPN ARCHITECTS, INC.
100 Court Avenue, Suite 100
Des Moines, IA 50309

By tthatcher Date 2/24/2025

Drew Johnson

Digitally signed by Drew
Johnson
DN: C=US,
E=drewj@dcigroup-us.com,
CN=Drew Johnson
Date: 2025.02.26
09:31:03-06'00'



1650 NW Gettysburg Ln
Waukee, IA 50263

Friday, February 14, 2025

Attn: Drew Johnson
Subject: CE #003 – New Sliding Entry Doors @ Library
Project #2427
Change Event No. 003

Dear Drew,

Per response to CE #003 New Sliding Entry Doors @ Library, we have prepared the below pricing for the additional wood blocking, drywall patching & paint.

Our cost to perform the above work is **\$1,166.15**.

Scope of Work	Labor	Material	Equipment		Total
Wood Blocking	\$ 44.00	\$ 14.00	\$ 4.00		\$ 62.00
	\$ -	\$ -	\$ -		\$ -
Subtotal	\$ 44.00	\$ 14.00	\$ 4.00		\$ 62.00
Overhead & Profit - 15%					\$ 9.30
Subtotal					\$ 71.30
Subcontractor			Subcontractor		
Premier Ceilings - Drywall Patch				\$ 500.00	
Premier Ceilings - Paint				\$ 500.00	
				\$ -	
					\$ 1,000.00
Overhead & Profit - 5%					\$ 50.00
SUBTOTAL					\$ 1,121.30
Bonds & Insurance					\$ 44.85
TOTAL					\$ 1,166.15

This proposal is valid for 14 days from the date of this proposal and is subject to cost revision if not accepted by this date. Please review and direct any questions regarding this work directly to me. If this proposal meets your approval, please acknowledge approval of this proposal by signing in the space provided and returning a copy to my attention.

Please feel free to call with any questions regarding this proposal



1650 NW Gettysburg Ln
Waukee, IA 50263

Sincerely,
Keystone Construction Services, LLC.

A handwritten signature in black ink, appearing to read "Justin Menke", is written over a faint, light gray background.

Justin Menke
515-313-3948
Justin.Menke@keystonc-s.com

Attachments:

Accepted By: _____ Date: _____



Date: January 30, 2025

Change Order Analysis

Project Name Clive City Hall and Library Reno
 Project Address 0

Subcontractor MAGS
 Bid Package Glass and Glazing

Change Request # 1
 Cost Event # ITC 03

MAGS # 1

Description of Work ITC # 03 Demo existing and provide new auto sliders. Power by others

Labor (Rates Based on Labor Rate Sheet, 15% O & P Included)

Tradesmen	# Hrs	Unit	Hourly Rate	Cost w/ O & P
Journeyman	12	1.00	98.00	1,176.00
				-
				-
				-

TOTAL LABOR \$ 1,176.00

Material & Equipment (List Materials Separately)

Description	Qty	Unit	Unit Price	Raw Cost
Caulking and Glass infill	1	1.00	1,060.00	1,060.00
				-
				-
				-

Subtotal: \$ 1,060.00

Sales Tax: 0.0% \$ -

Subtotal Material & Equipment: \$ 1,060.00

Overhead & Profit: 15% \$ 159.00

TOTAL MATERIAL & EQUIPMENT \$ 1,219.00

2nd Tier Subcontractors (Attach Invoices from subcontractors)

Subcontractor	Description of Work	Raw Cost
Auto Sliders	New Auto sliders	25,995.00
Credit	Credit on base bid of demo + install 1	(1,120.00)

Subtotal: \$ 24,875.00

Markup on Subcontractors: 15% \$ 3,731.25

TOTAL SUBCONTRACTORS \$ 28,606.25

TOTAL LABOR \$ 1,176.00

TOTAL MATERIAL & EQUIPMENT \$ 1,219.00

TOTAL SUBCONTRACTS \$ 28,606.25

SUBTOTAL \$ 31,001.25

TOTAL CHANGE REQUEST AMOUNT: \$31,001.00



PROPOSAL REQUEST

February 20, 2025

To: DCI Group
220 SE 6th Street, Suite 200
Des Moines, IA 50309

Attn: Drew Johnson,

Re: City of Clive – City Hall & Library Renovations
1900 NW 114th Street
Clive, IA 50325
ITC No. 03 <Sliding Door at Library Entry>

Drew:

ITC-03 Proposal Attached.

Description: New sliding entry doors at Library Entry, wall shift in response to RFI-5, glazing clarifications from submittal review, and add non-fused disconnect for EF-1.

SPECIFICATION SECTIONS

1. 08 42 29 – AUTOMATIC ENTRANCES

- a. **ADD** this section in its entirety.

DRAWING SHEETS

2. AD101 – DEMOLITION FLOOR PLAN

- a. **REVISE** keynote 01 08.A1.2 keynote to read: "REMOVE EXISTING DOOR, FRAME AND AUTOMATED SYSTEM COMPLETE. PREPARE FOR NEW WORK."
- b. **ADD** keynote 01 08.A1.2 to exterior doors at Library Entry 210.

3. A003 – DOOR SCHEDULE AND FRAME ELEVATIONS

- a. **REMOVE** door X210A and X210B from door schedule. Doors to be removed and replaced with new, maintaining the same functionality.
- b. **ADD** door 210A and 210B to door schedule. New doors to maintain functionality of existing.
- c. **REVISE** door schedule remark 3 to read: "NEW SLIDING ENTRANCE DOOR ASSEMBLY IN EXISTING OPENING. MAINTAIN EXISTING EXTERIOR FUNCTIONALITY AFTER INSTALLATION."
- d. **REVISE** door schedule remark 4 to read: "NEW SLIDING ENTRANCE DOOR ASSEMBLY. MAINTAIN EXISTING INTERIOR FUNCTIONALITY AFTER INSTALLATION."
- e. **REVISE** glazing shoe depths per submittal review.

4. A102 – FLOOR PLANS

- a. **ADD** Door 210A and 210B as indicated.
- b. **REVISE** location of Sm. Meeting Room east wall (12" east) to capture column as indicated in response to RFI 5.

5. A400 – ENLARGED PLANS & ELEVATIONS

- a. **REVISE** keynotes to reflect new sliding entrance doors 210A and 210B.
- b. **CLARIFY** quantity of glazing panels at Lg. Meeting Room per submittal review.

6. A401 – INTERIOR ELEVATIONS

- a. **CLARIFY** quantity of glazing panels at Lg. Meeting Room per submittal review.

7. A420 – ENLARGED PLANS & ELEVATIONS

- a. **REVISE** location of east wall at Sm. Meeting room as indicated.

8. A421 – MILLWORK DETAILS – LEISURE SERVICES

- a. **ADD** blocking as indicated for glazing installation at niche, per shop drawing review.



9. ED101 – ELECTRICAL DEMOLITION

- a. REVISE sliding front door at library entrance to be removed and installed with new.

10. E101 – ELECTRICAL POWER

- a. REVISE sliding front door at library entrance to be a new door with reused circuit.

11. E402 – ELECTRICAL SCHEDULES

- a. ADD non-fused disconnect for EF-1.

12. TS100 – SECURITY DEMOLITION FLOOR PLAN

- a. REVISE sliding front door at library entrance that hosts access control to accommodate a complete door replacement.

13. TA400 – AUDIO VISUAL RISER DIAGRAMS

- a. REVISE sliding front door at library entrance that hosts access control to accommodate a complete door replacement.

MATERIALS:

- 1 Eaton 30A / non-fused / 3R Disconnect
* Sub-Contractor's Quote Attached

TOTAL MATERIAL ADD	\$ 241.90
TOTAL MATERIAL DEDUCT	\$ -
SALES TAX EXEMPT	\$ -
MATERIAL SUBTOTAL	\$ 241.90
TOTAL LABOR ADD	\$ 103.00
TOTAL LABOR DEDUCT	\$ -
PROJECT MANAGER	\$ -
ESTIMATOR	
BIM/CAD	\$ -
LABOR SUBTOTAL	\$ 103.00
MATERIAL & LABOR SUBTOTAL	\$ 344.90
OTHER ITEMS:	
COORDINATION/LAYOUT/AS-BUILTS	\$ -
EQUIPMENT	\$ -
RENTAL EQUIPMENT	\$ -
EXPENDABLE TOOLS (3% Mat.)	\$ 7.26
SMALL TOOLS/EQUIP. (5% Lab.)	\$ -
FIRE/SOUND CAULKING (3% Mat. + Lab.)	\$ -
CLEAN-UP LABOR (5% Subtotal + Subcont.)	\$ 5.15
SAFETY (2% Lab.)	\$ 2.06
PERMITS/INSPECTIONS	\$ -
STORAGE	\$ -
SHOP LABOR	\$ -
OTHER ITEMS SUBTOTAL	\$ 14.47
SUBTOTAL	\$ 359.37
OVERHEAD FEE (10%)	\$ 35.94
SUBCONTRACTOR (TRI-CITY ELECTRIC)	\$ 867.00
OVERHEAD FEE (5%)	\$ 43.35
SUB-CONTRACTOR (I.E.I.)	\$ -
OVERHEAD FEE (5%)	\$ -
INSURANCE & BOND	\$ 26.11
TOTAL	\$ 1,331.77



DeVries Electric INC.

Electrical Designing & Contracting

ONE PROGRESSIVE DRIVE • P.O. BOX 260 • PELLA, IA 50219 • PH: 641/628-1416 • FAX: 641/628-1499

If this change is accepted, it will increase the contract time by: **0 work day(s).**

This proposal also excludes, but not limited to; installing/supplying access panels/holes, painting/re-finishing, sheetrock/plaster patching or removal, replacing fireproofing, all damages to finishes including ceiling tile and grid, block/ “soaps”, wood backing, dumpster/haul-off costs, and/or final clean to be included by others.

Additional clean-up personnel have not been included in this proposal per contract documents. If additional clean-up personnel are needed, it will have to be added at the end of the project for each additional calendar day added.

Please provide written direction (approval or rejection) within 14 days of submission of above reference proposal. If approved, please provide a written change order within 30 days from written direction of approval. If written direction and/or change orders are not met within given timelines above, it could result in null and void proposals.

Should you have any questions or comments, please do not hesitate to contact this office.

Sincerely,
DEVRIES ELECTRIC, INC.

Wavern DeVries

Wavern DeVries
Project Manager



Tri-City Electric Co.
Since 1895

CONFIDENCE DELIVERED.®

February 20, 2025

RE: Clive City Hall Renovation

RE: New Sliding doors

Wavern,

Tri-City Electric Co. is pleased to provide the following scope of work:

Baker Group will perform the following scope:

Access Control:

- Provide 1 new programable logic relay for interface to the access control system and new sliding door.
- Provide labor to tie in new sliding door to the access control system.
- Provide labor to update drawings.

The Price for the Above Scope: \$867.00

This quote **does** include any applicable taxes.

Exclusions:

Door Hardware:

- All door hardware to be provided and installed by others.

Card Access / Intrusion Systems:

- This proposal includes labor to trim out access control equipment at the new door.
- This proposal assumes that all new cabling for access control will be installed and fished to the appropriate openings or at least have pathways with pull strings.

Miscellaneous:

- Pricing assumes that all customer provided equipment is in full working order.
- Overtime labor is not included in this proposal.
- Baker Group one-year warranty period will start upon **beneficial use** of the project.
- Patching and painting provided by others.
- Taxes and bonds are not provided in this pricing.

Cabling:

Electrical Construction | Residential Services | Power Testing Solutions | Engineering & Integration | Electrical Services | Renewable Energy
Structured Cabling | Security Solutions | Telecommunications | Audio/Visual | Safety | Drone Services | Information Technology Solutions | Cultivation Services



Tri-City Electric Co.
Since 1895

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- This quote is submitted under the assumption that existing cabling will be utilized.

Thank you for the opportunity to quote this project. Please feel free to call with any questions concerning this quote.

Sincerely,

Jerad Ofstad
Project Manager
Central Iowa Division
Ph.515.577.0346
E-mail: jofstad@tricityelectric.com

Notes

Due to the increasing rise in copper, aluminum, steel, and PVC products Tri-City Electric reserves the right to review and adjust all material pricing on a daily basis. Bid is based on the daily market rate for goods and commodities reflected by the submitted date of this proposal. Tri-City Electric reserves the right to increase said bid accordingly to reflect the market rates on the day of receipt of the Purchase Order. Changes will be shown in documentation through commercial quotes, invoices, and/or receipts for such goods and commodities if applicable. Bid is subject to the terms of a mutually acceptable contract.

Tri-City Electric shall have the option to withdrawal this proposal if not accepted within 10 days from its date. Work is to be performed during a standard 8-hour workday between 7:00 AM and 3:30 PM, Monday through Friday. Payments are due every 30 days as the work progresses. A 1.5% service charge will be applied to all outstanding account balances over 30 days past due.

Please note: As the global COVID-19 situation continues; material lead time, material pricing, and manpower scheduling is subject to change in the event of adverse situations caused by pandemic effects. We appreciate your business and will work closely with you to minimize any possible impacts to your project.

Excavation Notes

Proposal is based on normal soil conditions for trenching, auguring and excavation. If TCE encounters rock, debris, old foundations, high water, loose or unstable soil conditions additional charges will be

Electrical Construction | Residential Services | Power Testing Solutions | Engineering & Integration | Electrical Services | Renewable Energy
Structured Cabling | Security Solutions | Telecommunications | Audio/Visual | Safety | Drone Services | Information Technology Solutions | Cultivation Services



Tri-City Electric Co.
Since 1895

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added respectively. All excavation spoils are to remain on site. If included in bid for removal is based on CLEAN, Non-Contaminated soil removal and does not include remediation or special hauling fees, treatment charges and special permits relating to contaminated soils. Owner/General Contractor is responsible for all excavated areas if not specified and included in the scope of work.

Non-Solicitation of Employees

By acceptance of this proposal, customer agrees not to directly or indirectly recruit, solicit, hire or induce any employee of Tri City Electric Company or any affiliate thereof, to terminate his or her employment with Tri City Electric Company. This restriction does not apply to solicitation of any employee of Tri City Electric Company or any affiliate thereof, who Tri City Electric Company has terminated due to job elimination or reduction in work force. Contractor agrees that it must obtain written consent of Tri City Electric Company prior to hiring any such Tri City Electric Company employee. The duties, objections and restrictions set forth in this paragraph shall expire upon the first anniversary of the conclusion date of the engagement contemplated in this proposal.

Force Majeure

If the Subcontractor is delayed at any time in the commencement or progress of the Work by diseases, epidemics, pandemics, including but not limited to labor or material shortages, unusual delay in deliveries, restrictions on access or travel, unavoidable casualties or other causes beyond the Subcontractor's control, then the contract times shall be extended.

Other Terms

TCE is proposing a price for the scope of its work based on the assumption the parties will execute a commercial reasonable subcontract agreement, such as an unmodified ConsensusDOC 751, Short Form Agreement between Contractor and Subcontractor, or AIA A401, Standard Form of Agreement between Contractor and Subcontractor.

 AIA®

Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: <i>(name and address)</i> Clive City Hall	CONTRACT INFORMATION: Contract For: General Construction Date: 12/26/2024	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 2/28/2025
OWNER: <i>(name and address)</i> City Of Clive 1900 NW 114th St, Clive IA 50325	ARCHITECT: <i>(name and address)</i> OPN Architects 100 Court Ave, Suite 100 Des Moines IA 50309	CONSTRUCTION MANAGER: <i>(name and address)</i> DCI Group 220 SE 6th St, Suite 200, Des Moines IA 50309
CONTRACTOR: <i>(name and address)</i> MidAmerican Glazing System 2931 104th St, Ste F, Urbandale 50322		

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change Order a result of ITC-3 issued by OPN Architects to add new sliding doors at the library entry. This scope includes demo of existing doors and installation of two new sliding doors.

The original Contract Sum was	\$	29,100.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	29,100.00
The Contract Sum will be increased by this Change Order in the amount of	\$	31,001.00
The new Contract Sum including this Change Order will be	\$	60,101.00

The Contract Time will be increased by Zero (0) days.
The Contractor’s Work shall be substantially complete on 7/30/2025.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

OPN Architects
ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE
Joe Feldman, Associate Principal
DATE: March 3, 2025 | 10:14 AM CST

MidAmerican Glazing Systems
CONTRACTOR *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE
Dan Madden, Owner
DATE: March 3, 2025 | 10:58 AM PST

DCI Group
CONSTRUCTION MANAGER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE
Drew Johnson, Project Manager
DATE: March 3, 2025 | 9:37 AM CST

City of Clive
OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE
John Edwards, Mayor
DATE:



Date: January 30, 2025

Change Order Analysis

Project Name Clive City Hall and Library Reno
 Project Address 0

Subcontractor MAGS
 Bid Package Glass and Glazing

Change Request # 1
 Cost Event # ITC 03

MAGS # 1

Description of Work ITC # 03 Demo existing and provide new auto sliders. Power by others

Labor (Rates Based on Labor Rate Sheet, 15% O & P Included)

Tradesmen	# Hrs	Unit	Hourly Rate	Cost w/ O & P
Journeyman	12	1.00	98.00	1,176.00
				-
				-
				-

TOTAL LABOR \$ 1,176.00**Material & Equipment** (List Materials Separately)

Description	Qty	Unit	Unit Price	Raw Cost
Caulking and Glass infill	1	1.00	1,060.00	1,060.00
				-
				-
				-

Subtotal: \$ 1,060.00

Sales Tax: 0.0% \$ -

Subtotal Material & Equipment: \$ 1,060.00**Overhead & Profit: 15% \$ 159.00****TOTAL MATERIAL & EQUIPMENT \$ 1,219.00****2nd Tier Subcontractors** (Attach Invoices from subcontractors)

Subcontractor	Description of Work	Raw Cost
Auto Sliders	New Auto sliders	25,995.00
Credit	Credit on base bid of demo + install 1	(1,120.00)

Subtotal: \$ 24,875.00

Markup on Subcontractors: 15% \$ 3,731.25**TOTAL SUBCONTRACTORS \$ 28,606.25****TOTAL LABOR \$ 1,176.00****TOTAL MATERIAL & EQUIPMENT \$ 1,219.00****TOTAL SUBCONTRACTS \$ 28,606.25****SUBTOTAL \$ 31,001.25****TOTAL CHANGE REQUEST AMOUNT: \$31,001.00**



AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*

Clive City Hall

OWNER: *(name and address)*

City Of Clive
1900 NW 114th St, Clive IA 50325

CONTRACTOR: *(name and address)*

DeVries Electric, Inc
One Progressive Dr., Pella 50219

CONTRACT INFORMATION:

Contract For: General Construction
Date: 12/26/2024

ARCHITECT: *(name and address)*

OPN Architects
100 Court Ave, Suite 100 Des
Moines IA 50309

CHANGE ORDER INFORMATION:

Change Order Number: 001
Date: 2/28/2025

CONSTRUCTION MANAGER: *(name and address)*

DCI Group
220 SE 6th St, Suite 200, Des Moines IA 50309

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change Order a result of ITC-3 issued by OPN Architects to add new sliding doors at library entrance. Scope includes electrical connections to new doors.

The original Contract Sum was	\$	613,400.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	613,400.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,331.77
The new Contract Sum including this Change Order will be	\$	614,731.77

The Contract Time will be increased by Zero (0) days.

The Contractor's Work shall be substantially complete on 7/30/2025.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

OPN Architects

ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

Joe Feldman, Associate Principal

DATE: March 3, 2025 | 10:05 AM CST

DeVries Electric, Inc.

CONTRACTOR *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

Larry DeVries, President

DATE: March 3, 2025 | 12:30 PM CST

DCI Group

CONSTRUCTION MANAGER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

Drew Johnson, Project Manager

DATE: March 3, 2025 | 9:33 AM CST

City of Clive

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

John Edwards, Mayor

DATE:



DeVries Electric INC.

Electrical Designing & Contracting

ONE PROGRESSIVE DRIVE • P.O. BOX 260 • PELLA, IA 50219 • PH: 641/628-1416 • FAX: 641/628-1499

PROPOSAL REQUEST

February 20, 2025

To: DCI Group
220 SE 6th Street, Suite 200
Des Moines, IA 50309

Attn: Drew Johnson,

Re: City of Clive – City Hall & Library Renovations
1900 NW 114th Street
Clive, IA 50325
ITC No. 03 <Sliding Door at Library Entry>

Drew:

ITC-03 Proposal Attached.

Description: New sliding entry doors at Library Entry, wall shift in response to RFI-5, glazing clarifications from submittal review, and add non-fused disconnect for EF-1.

SPECIFICATION SECTIONS

1. **08 42 29 – AUTOMATIC ENTRANCES**
 - a. **ADD** this section in its entirety.

DRAWING SHEETS

2. **AD101 – DEMOLITION FLOOR PLAN**
 - a. **REVISE** keynote 01 08.A1.2 keynote to read: “REMOVE EXISTING DOOR, FRAME AND AUTOMATED SYSTEM COMPLETE. PREPARE FOR NEW WORK.”
 - b. **ADD** keynote 01 08.A1.2 to exterior doors at Library Entry 210.
3. **A003 – DOOR SCHEDULE AND FRAME ELEVATIONS**
 - a. **REMOVE** door X210A and X210B from door schedule. Doors to be removed and replaced with new, maintaining the same functionality.
 - b. **ADD** door 210A and 210B to door schedule. New doors to maintain functionality of existing.
 - c. **REVISE** door schedule remark 3 to read: “NEW SLIDING ENTRANCE DOOR ASSEMBLY IN EXISTING OPENING. MAINTAIN EXISTING EXTERIOR FUNCTIONALITY AFTER INSTALLATION.”
 - d. **REVISE** door schedule remark 4 to read: “NEW SLIDING ENTRANCE DOOR ASSEMBLY. MAINTAIN EXISTING INTERIOR FUNCTIONALITY AFTER INSTALLATION.”
 - e. **REVISE** glazing shoe depths per submittal review.
4. **A102 – FLOOR PLANS**
 - a. **ADD** Door 210A and 210B as indicated.
 - b. **REVISE** location of Sm. Meeting Room east wall (12” east) to capture column as indicated in response to RFI 5.
5. **A400 – ENLARGED PLANS & ELEVATIONS**
 - a. **REVISE** keynotes to reflect new sliding entrance doors 210A and 210B.
 - b. **CLARIFY** quantity of glazing panels at Lg. Meeting Room per submittal review.
6. **A401 – INTERIOR ELEVATIONS**
 - a. **CLARIFY** quantity of glazing panels at Lg. Meeting Room per submittal review.
7. **A420 – ENLARGED PLANS & ELEVATIONS**
 - a. **REVISE** location of east wall at Sm. Meeting room as indicated.
8. **A421 – MILLWORK DETAILS – LEISURE SERVICES**
 - a. **ADD** blocking as indicated for glazing installation at niche, per shop drawing review.



DeVries Electric Inc.

Electrical Designing & Contracting

ONE PROGRESSIVE DRIVE • P.O. BOX 260 • PELLA, IA 50219 • PH: 641/628-1416 • FAX: 641/628-1499

9. ED101 – ELECTRICAL DEMOLITION

- a. **REVISE** sliding front door at library entrance to be removed and installed with new.

10. E101 – ELECTRICAL POWER

- a. **REVISE** sliding front door at library entrance to be a new door with reused circuit.

11. E402 – ELECTRICAL SCHEDULES

- a. **ADD** non-fused disconnect for EF-1.

12. TS100 – SECURITY DEMOLITION FLOOR PLAN

- a. **REVISE** sliding front door at library entrance that hosts access control to accommodate a complete door replacement.

13. TA400 – AUDIO VISUAL RISER DIAGRAMS

- a. **REVISE** sliding front door at library entrance that hosts access control to accommodate a complete door replacement.

MATERIALS:

- 1** **Eaton 30A / non-fused / 3R Disconnect**
***** **Sub-Contractor's Quote Attached**

TOTAL MATERIAL ADD	\$ 241.90
TOTAL MATERIAL DEDUCT	\$ -
SALES TAX EXEMPT	\$ -
MATERIAL SUBTOTAL	\$ 241.90
TOTAL LABOR ADD	\$ 103.00
TOTAL LABOR DEDUCT	\$ -
PROJECT MANAGER	\$ -
ESTIMATOR	
BIM/CAD	\$ -
LABOR SUBTOTAL	\$ 103.00
MATERIAL & LABOR SUBTOTAL	\$ 344.90
OTHER ITEMS:	
COORDINATION/LAYOUT/AS-BUILTS	\$ -
EQUIPMENT	\$ -
RENTAL EQUIPMENT	\$ -
EXPENDABLE TOOLS (3% Mat.)	\$ 7.26
SMALL TOOLS/EQUIP. (5% Lab.)	\$ -
FIRE/SOUND CAULKING (3% Mat. + Lab.)	\$ -
CLEAN-UP LABOR (5% Subtotal + Subcont.)	\$ 5.15
SAFETY (2% Lab.)	\$ 2.06
PERMITS/INSPECTIONS	\$ -
STORAGE	\$ -
SHOP LABOR	\$ -
OTHER ITEMS SUBTOTAL	\$ 14.47
SUBTOTAL	\$ 359.37
OVERHEAD FEE (10%)	\$ 35.94
SUBCONTRACTOR (TRI-CITY ELECTRIC)	\$ 867.00
OVERHEAD FEE (5%)	\$ 43.35
SUB-CONTRACTOR (I.E.I.)	\$ -
OVERHEAD FEE (5%)	\$ -
INSURANCE & BOND	\$ 26.11
TOTAL	\$ 1,331.77



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If this change is accepted, it will increase the contract time by: **0 work day(s).**

This proposal also excludes, but not limited to; installing/supplying access panels/holes, painting/re-finishing, sheetrock/plaster patching or removal, replacing fireproofing, all damages to finishes including ceiling tile and grid, block/ "soaps", wood backing, dumpster/haul-off costs, and/or final clean to be included by others.

Additional clean-up personnel have not been included in this proposal per contract documents. If additional clean-up personnel are needed, it will have to be added at the end of the project for each additional calendar day added.

Please provide written direction (approval or rejection) within 14 days of submission of above reference proposal. If approved, please provide a written change order within 30 days from written direction of approval. If written direction and/or change orders are not met within given timelines above, it could result in null and void proposals.

Should you have any questions or comments, please do not hesitate to contact this office.

Sincerely,
DEVRIES ELECTRIC, INC.

Wavern DeVries

Wavern DeVries
Project Manager



Tri-City Electric Co.
Since 1895

CONFIDENCE DELIVERED.®

February 20, 2025

RE: Clive City Hall Renovation

RE: New Sliding doors

Wavern,

Tri-City Electric Co. is pleased to provide the following scope of work:

Baker Group will perform the following scope:

Access Control:

- Provide 1 new programable logic relay for interface to the access control system and new sliding door.
- Provide labor to tie in new sliding door to the access control system.
- Provide labor to update drawings.

The Price for the Above Scope: \$867.00

This quote **does** include any applicable taxes.

Exclusions:

Door Hardware:

- All door hardware to be provided and installed by others.

Card Access / Intrusion Systems:

- This proposal includes labor to trim out access control equipment at the new door.
- This proposal assumes that all new cabling for access control will be installed and fished to the appropriate openings or at least have pathways with pull strings.

Miscellaneous:

- Pricing assumes that all customer provided equipment is in full working order.
- Overtime labor is not included in this proposal.
- Baker Group one-year warranty period will start upon **beneficial use** of the project.
- Patching and painting provided by others.
- Taxes and bonds are not provided in this pricing.

Cabling:

Electrical Construction | Residential Services | Power Testing Solutions | Engineering & Integration | Electrical Services | Renewable Energy
Structured Cabling | Security Solutions | Telecommunications | Audio/Visual | Safety | Drone Services | Information Technology Solutions | Cultivation Services



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- This quote is submitted under the assumption that existing cabling will be utilized.

Thank you for the opportunity to quote this project. Please feel free to call with any questions concerning this quote.

Sincerely,

Jerad Ofstad
Project Manager
Central Iowa Division
Ph.515.577.0346
E-mail: jofstad@tricityelectric.com

Notes

Due to the increasing rise in copper, aluminum, steel, and PVC products Tri-City Electric reserves the right to review and adjust all material pricing on a daily basis. Bid is based on the daily market rate for goods and commodities reflected by the submitted date of this proposal. Tri-City Electric reserves the right to increase said bid accordingly to reflect the market rates on the day of receipt of the Purchase Order. Changes will be shown in documentation through commercial quotes, invoices, and/or receipts for such goods and commodities if applicable. Bid is subject to the terms of a mutually acceptable contract.

Tri-City Electric shall have the option to withdrawal this proposal if not accepted within 10 days from its date. Work is to be performed during a standard 8-hour workday between 7:00 AM and 3:30 PM, Monday through Friday. Payments are due every 30 days as the work progresses. A 1.5% service charge will be applied to all outstanding account balances over 30 days past due.

Please note: As the global COVID-19 situation continues; material lead time, material pricing, and manpower scheduling is subject to change in the event of adverse situations caused by pandemic effects. We appreciate your business and will work closely with you to minimize any possible impacts to your project.

Excavation Notes

Proposal is based on normal soil conditions for trenching, auguring and excavation. If TCE encounters rock, debris, old foundations, high water, loose or unstable soil conditions additional charges will be

Electrical Construction | Residential Services | Power Testing Solutions | Engineering & Integration | Electrical Services | Renewable Energy
Structured Cabling | Security Solutions | Telecommunications | Audio/Visual | Safety | Drone Services | Information Technology Solutions | Cultivation Services



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added respectively. All excavation spoils are to remain on site. If included in bid for removal is based on CLEAN, Non-Contaminated soil removal and does not include remediation or special hauling fees, treatment charges and special permits relating to contaminated soils. Owner/General Contractor is responsible for all excavated areas if not specified and included in the scope of work.

Non-Solicitation of Employees

By acceptance of this proposal, customer agrees not to directly or indirectly recruit, solicit, hire or induce any employee of Tri City Electric Company or any affiliate thereof, to terminate his or her employment with Tri City Electric Company. This restriction does not apply to solicitation of any employee of Tri City Electric Company or any affiliate thereof, who Tri City Electric Company has terminated due to job elimination or reduction in work force. Contractor agrees that it must obtain written consent of Tri City Electric Company prior to hiring any such Tri City Electric Company employee. The duties, objections and restrictions set forth in this paragraph shall expire upon the first anniversary of the conclusion date of the engagement contemplated in this proposal.

Force Majeure

If the Subcontractor is delayed at any time in the commencement or progress of the Work by diseases, epidemics, pandemics, including but not limited to labor or material shortages, unusual delay in deliveries, restrictions on access or travel, unavoidable casualties or other causes beyond the Subcontractor's control, then the contract times shall be extended.

Other Terms

TCE is proposing a price for the scope of its work based on the assumption the parties will execute a commercial reasonable subcontract agreement, such as an unmodified ConsensusDOC 751, Short Form Agreement between Contractor and Subcontractor, or AIA A401, Standard Form of Agreement between Contractor and Subcontractor.



AIA[®] Document G731[™] – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*

Clive City Hall

OWNER: *(name and address)*City Of Clive
1900 NW 114th St, Clive IA 50325**CONTRACTOR:** *(name and address)*Keystone Construction
1650 NW Gettysburg Ln, Waukee IA
50263**CONTRACT INFORMATION:**Contract For: General Construction
Date: 12/26/2024**ARCHITECT:** *(name and address)*OPN Architects
100 Court Ave, Suite 100 Des
Moines IA 50309**CHANGE ORDER INFORMATION:**Change Order Number: 001
Date: 2/28/2025**CONSTRUCTION MANAGER:** *(name and address)*DCI Group
220 SE 6th St, Suite 200, Des Moines IA 50309**THE CONTRACT IS CHANGED AS FOLLOWS:***(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Scope of work is detailed in ITC-3 issued by OPN Architects. Keystone to patch & repair ceiling in entry to accomodate new sliding doors.

The original Contract Sum was	\$	958,900.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	958,900.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,166.15
The new Contract Sum including this Change Order will be	\$	960,066.15

The Contract Time will be increased by Zero (0) days.

The Contractor's Work shall be substantially complete on 7/30/2025.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

OPN Architects

ARCHITECT *(Firm name)***SIGNATURE****PRINTED NAME AND TITLE**

Joe Feldman, Associate Principal

DATE: March 3, 2025 | 10:03 AM CST

Keystone Construction

CONTRACTOR *(Firm name)***SIGNATURE**

JUSTIN MENKE

PRINTED NAME AND TITLE

Justin Menke, President

DATE: March 5, 2025 | 9:43 AM CST

DCI Group

CONSTRUCTION MANAGER *(Firm name)***SIGNATURE**

Drew Johnson

PRINTED NAME AND TITLE

Drew Johnson, Project Manager

DATE: March 3, 2025 | 9:26 AM CST

City of Clive

OWNER *(Firm name)***SIGNATURE****PRINTED NAME AND TITLE**

John Edwards, Mayor

DATE:



1650 NW Gettysburg Ln
Waukee, IA 50263

Friday, February 14, 2025

Attn: Drew Johnson
Subject: CE #003 – New Sliding Entry Doors @ Library
Project #2427
Change Event No. 003

Dear Drew,

Per response to CE #003 New Sliding Entry Doors @ Library, we have prepared the below pricing for the additional wood blocking, drywall patching & paint.

Our cost to perform the above work is **\$1,166.15**.

Scope of Work	Labor	Material	Equipment		Total
Wood Blocking	\$ 44.00	\$ 14.00	\$ 4.00		\$ 62.00
	\$ -	\$ -	\$ -		\$ -
Subtotal	\$ 44.00	\$ 14.00	\$ 4.00		\$ 62.00
Overhead & Profit - 15%					\$ 9.30
Subtotal					\$ 71.30
Subcontractor			Subcontractor		
Premier Ceilings - Drywall Patch				\$ 500.00	
Premier Ceilings - Paint				\$ 500.00	
				\$ -	
					\$ 1,000.00
Overhead & Profit - 5%					\$ 50.00
SUBTOTAL					\$ 1,121.30
Bonds & Insurance					\$ 44.85
TOTAL					\$ 1,166.15

This proposal is valid for 14 days from the date of this proposal and is subject to cost revision if not accepted by this date. Please review and direct any questions regarding this work directly to me. If this proposal meets your approval, please acknowledge approval of this proposal by signing in the space provided and returning a copy to my attention.

Please feel free to call with any questions regarding this proposal



1650 NW Gettysburg Ln
Waukee, IA 50263

Sincerely,
Keystone Construction Services, LLC.

A handwritten signature in black ink, appearing to read "Justin Menke", is written over a faint, light grey circular watermark that contains the word "Keystone".

Justin Menke
515-313-3948
Justin.Menke@keystonc-cs.com

Attachments:

Accepted By: _____ Date: _____



Memo

TO: Mayor and Council members

FROM: Pete De Kock, Assistant City Manager

DATE: March 13, 2025

RE: Approve Pay Request #1 - McClure Engineering - Clive Stormwater Manual Update - \$6,238.00

SYNOPSIS:

Staff is recommending approval of Pay Request #1 to McClure Engineering for work completed on the Clive Stormwater Manual Update from December 29, 2024, to January 25, 2025. During this period, the McClure team started the initial manual and hydrologic modeling case review and coordinated virtual project meetings.

Professional Services for Clive Stormwater Manual Update

Pay Request #1	\$6,238
Total Maximum Fee	\$31,710
Balance Remaining	\$31,472

Account: 740-5865-6407

Attachments:

1. McClure Pay Request 1



1360 NW 121st Street
Clive, IA 50325

Pete De Kock
City of Clive, IA
1900 Northwest 114th Street
Clive, IA 50325

January 28, 2025
Project No: 2024001417-000
Invoice No: 157301
Due Date: February 27, 2025

Project 2024001417-000 Clive Stormwater Manual Update 2024

Professional Services from December 29, 2024 to January 25, 2025

Phase	100	Initial Manual Review			
Total Fee		4,560.00			
Percent Complete		50.00	Total Earned	2,280.00	
			Previous Fee Billing	0.00	
			Current Fee Billing	2,280.00	
			Total Fee		2,280.00
			Total this Phase		\$2,280.00
Phase	200	Hydrologic Modeling Case Review			
Total Fee		8,060.00			
Percent Complete		30.00	Total Earned	2,418.00	
			Previous Fee Billing	0.00	
			Current Fee Billing	2,418.00	
			Total Fee		2,418.00
			Total this Phase		\$2,418.00
Phase	300	Manual Edits			
Total Fee		9,810.00			
Percent Complete		0.00	Total Earned	0.00	
			Previous Fee Billing	0.00	
			Current Fee Billing	0.00	
			Total Fee		0.00
			Total this Phase		0.00
Phase	400	Virtual Project Coordination Meetings			
Total Fee		3,080.00			
Percent Complete		50.00	Total Earned	1,540.00	
			Previous Fee Billing	0.00	
			Current Fee Billing	1,540.00	

Project	2024001417-000	Clive Stormwater Manual Update 2024	Invoice	157301
Total Fee				1,540.00
Total this Phase				\$1,540.00
Total Due this Invoice				\$6,238.00



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 13, 2025

RE: Approve Pay Request #1 - DeVries Electric - City Hall & Library
Renovation Phase 1 Project - \$86,239.10

SYNOPSIS:

Staff is recommending approval of pay request #1 to DeVries Electric for construction completed on phase 1 of the City Hall & Library Renovation Project. DeVries is responsible for Prime Contracts #5 – Electrical & Low Voltage. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #5 – Electrical & Low Voltage

Contract Amount	\$ 613,400.00	Contract Approved 12/12/24
-----------------	---------------	----------------------------

Pay Request #1	\$ 86,239.10
-----------------------	---------------------

Balance Remaining	\$ 527,160.90
-------------------	---------------

5% Retainage Held	\$ 4,538.90
-------------------	-------------

Total – Pay Request #1	\$ 86,239.10
-------------------------------	---------------------

Acct # 350-5750-6799

Attachments:

1. DeVries Pay App 1

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive City Hall Renovation
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO:

1

INVOICE NO:

1

PERIOD:

02/01/25 - 02/28/25

PROJECT NO:

23048

CONTRACT NO:

SC-005 Clive City Hall

CONTRACT DATE:

12/12/2024

CERTIFICATE DATE:

03/05/2025

SUBMITTED DATE:

FROM SUBCONTRACTOR:

DeVries Electric
One Progressive Dr. P.O. Box 260
Pella, Iowa 50219

SUBCONTRACT FOR:

BP #5 Electrical

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum		\$613,400.00
2.	Net change by change orders		\$0.00
3.	Contract Sum to date (Line 1 ± 2)		\$613,400.00
4.	Total completed and stored to date (Column G on detail sheet)		\$90,778.00
5.	Retainage:		
	a. 5.00% of completed work	\$2,325.45	
	b. 5.00% of stored material	\$2,213.45	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		\$4,538.90
6.	Total earned less retainage (Line 4 less Line 5 Total)		\$86,239.10
7.	Less previous certificates for payment (Line 6 from prior certificate)		\$0.00
8.	Current payment due:		\$86,239.10
9.	Balance to finish, including retainage (Line 3 less Line 6)		\$527,160.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: DeVries Electric

By: _____

State of: _____
County of: _____
Subscribed and sworn to before
me this _____ day of _____
Notary Public: _____
My commission expires: _____

New Workflow Started

2/25/2025 at 10:34 AM CST

Workflow:

Commitment Invoicing w/Secondary Review

PM Review

2/28/2025 at 1:37 PM CST

Decision type: First responder decides

?

Responded

Drew Johnson:

Secondary Review

DCI has reviewed and approved.

Secondary Review

3/3/2025 at 8:59 AM CST

Decision type: First responder decides

?

Responded

Thomas Thatcher: Approve

Reviewed without exception by OPN.

Approved

3/3/2025 at 9:00 AM CST

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

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

APPLICATION NUMBER: 1

APPLICATION DATE: 02/25/2025

PERIOD: 02/01/25 - 02/28/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	26-260000.000.Subcontract BP #5 Electrical	Rough-in Conduit, Boxes, Fittings - Material	\$92,400.00	\$0.00	\$23,887.00	\$8,700.00	\$32,587.00	35.27%	\$59,813.00	\$1,629.35
2	26-260000.000.Subcontract BP #5 Electrical	Rough-in Conduit, Boxes, Fittings - Labor	\$38,000.00	\$0.00	\$9,538.00	\$0.00	\$9,538.00	25.10%	\$28,462.00	\$476.90
3	26-260000.000.Subcontract BP #5 Electrical	Transformers, Breakers, Panelboards, UPC - Material	\$10,000.00	\$0.00	\$2,100.00	\$3,978.00	\$6,078.00	60.78%	\$3,922.00	\$303.90
4	26-260000.000.Subcontract BP #5 Electrical	Transformers, Breakers, Panelboards, UPC - Labor	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,000.00	\$0.00
5	26-260000.000.Subcontract BP #5 Electrical	Lighting Fixtures, Controls - Material	\$63,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$63,000.00	\$0.00
6	26-260000.000.Subcontract BP #5 Electrical	Lighting Fixtures Controls - Labor	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,000.00	\$0.00
7	26-260000.000.Subcontract BP #5 Electrical	Access Control, Audio Video, Intrusion - Material	\$200,000.00	\$0.00	\$5,200.00	\$0.00	\$5,200.00	2.60%	\$194,800.00	\$260.00
8	26-260000.000.Subcontract BP #5 Electrical	Access Control, Audio Video, Intrusion - Labor	\$92,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	1.09%	\$91,000.00	\$50.00
9	26-260000.000.Subcontract BP #5 Electrical	Fire Alarm System - Material	\$17,000.00	\$0.00	\$0.00	\$14,861.00	\$14,861.00	87.42%	\$2,139.00	\$743.05
10	26-260000.000.Subcontract BP #5 Electrical	Fire Alarm System - Labor	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,000.00	\$0.00
11	26-260000.000.Subcontract BP #5 Electrical	Conductors - Copper, Feeder, Branch Wiring - Material	\$46,000.00	\$0.00	\$0.00	\$16,730.00	\$16,730.00	36.37%	\$29,270.00	\$836.50
12	26-260000.000.Subcontract BP #5 Electrical	Conductors - Copper, Feeder, Branch Wiring - Labor	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,000.00	\$0.00
13	26-260000.000.Subcontract BP #5 Electrical	Data, Equipment, Cabling - Material	\$22,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$22,000.00	\$0.00
14	26-260000.000.Subcontract BP #5 Electrical	Data, Equipment, Cabling - Labor	\$11,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,000.00	\$0.00
15	26-260000.000.Subcontract BP #5 Electrical	Finish Devices, Switches, Outlets, Floor Boxes - Material	\$5,000.00	\$0.00	\$3,984.00	\$0.00	\$3,984.00	79.68%	\$1,016.00	\$199.20
16	26-260000.000.Subcontract	Finish Devices, Switches, Outlets, Floor Boxes - Labor	\$2,000.00	\$0.00	\$800.00	\$0.00	\$800.00	40.00%	\$1,200.00	\$40.00

A	B		C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
	BP #5 Electrical									
TOTALS:			\$613,400.00	\$0.00	\$46,509.00	\$44,269.00	\$90,778.00	14.80%	\$522,622.00	\$4,538.90

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:		\$613,400.00	\$0.00	\$46,509.00	\$44,269.00	\$90,778.00	14.80%	\$522,622.00	\$4,538.90

Document G732™ – 2009

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER:	DCI GROUP 220 SE 6TH STREET, STE. 200 DES MOINES, IA 50309	PROJECT: CLIVE CITY HALL & LIBRARY RENOVATION 1900 NW 114TH STREET CLIVE, IA 50325	APPLICATION NO: 1
FROM	DE VRIES ELECTRIC, INC. P.O. BOX 260 ONE PROGRESSIVE DRIVE PELLA, IA 50219	VIA CONSTRUCTION MANAGER:	PERIOD TO: 2/25/2025 CONTRACT DATE: 12/18/2024 PROJECT NOS: / /
CONTRACTOR:		VIA ARCHITECT: OPN ARCHITECTS	DISTRIBUTION TO: OWNER ☐ CONSTRUCTION MANAGER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
CONTRACT FOR:	ELECTRICAL		

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM.....	\$ 613,400.00
2. NET CHANGES IN THE WORK.....	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 613,400.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 90,778.00
5. RETAINAGE:	
a. <u>5</u> % of Completed Work (Column D + E on G703)	\$ 2,325.45
b. <u>5</u> % of Stored Material (Column F on G703)	\$ 2,213.45
Total Retainage (Lines 5a + 5b, or Total in Column I on G703)	\$ 4,538.90
6. TOTAL EARNED LESS RETAINAGE.....	\$ 86,239.10
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	0.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$ 86,239.10
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 minus Line 6)	\$ 527,160.90

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

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: DE VRIES ELECTRIC, INC.

By: Diane E. De Vries

Date: 02-25-25

State of: Iowa

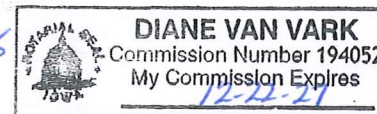
County of: Marion

Subscribed and sworn to before

me this 25th day of February, 2025

Notary Public: Diane Van Vark

My Commission expires: 12-22-27



CERTIFICATE FOR PAYMENT

In accordance with the 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.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE 1 OF 1 PAGES

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

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

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

APPLICATION NO.: 1
APPLICATION DATE: 2/25/2025
PERIOD TO: 2/25/2025
ARCHITECT'S PROJECT NO.:

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)		BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			% (G ÷ C)		
A	ROUGH-IN CONDUIT, BOXES, FITTINGS	92,400.00	0.00	23,887.00	8,700.00	32,587.00	35	59,813.00	1,629.35
B	LABOR	38,000.00	0.00	9,538.00	0.00	9,538.00	25	28,462.00	476.90
C	TRANSFORMER, BREAKERS, PANELBOARDS, UPS	10,000.00	0.00	2,100.00	3,978.00	6,078.00	61	3,922.00	303.90
D	LABOR	2,000.00	0.00	0.00	0.00	0.00	0	2,000.00	0.00
E	LIGHTING FIXTURES, CONTROLS	63,000.00	0.00	0.00	0.00	0.00	0	63,000.00	0.00
F	LABOR	6,000.00	0.00	0.00	0.00	0.00	0	6,000.00	0.00
G	ACCESS CONTROL, AUDIO VIDEO, INTRUSION	200,000.00	0.00	5,200.00	0.00	5,200.00	3	194,800.00	260.00
H	LABOR	92,000.00	0.00	1,000.00	0.00	1,000.00	1	91,000.00	50.00
I	FIRE ALARM SYSTEM	17,000.00	0.00	0.00	14,861.00	14,861.00	87	2,139.00	743.05
J	LABOR	3,000.00	0.00	0.00	0.00	0.00	0	3,000.00	0.00
K	CONDUCTORS-COPPER, FEEDER, BRANCH WIRING	46,000.00	0.00	0.00	16,730.00	16,730.00	36	29,270.00	836.50
L	LABOR	4,000.00	0.00	0.00	0.00	0.00	0	4,000.00	0.00
M	DATA, EQUIPMENT, CABLING	22,000.00	0.00	0.00	0.00	0.00	0	22,000.00	0.00
N	LABOR	11,000.00	0.00	0.00	0.00	0.00	0	11,000.00	0.00
O	FINISH DEVICES, SWITCHES, OUTLETS, FLOOR BOXES	5,000.00	0.00	3,984.00	0.00	3,984.00	80	1,016.00	199.20
P	LABOR	2,000.00	0.00	800.00	0.00	800.00	40	1,200.00	40.00
		613,400.00	0.00	46,509.00	44,269.00	90,778.00	15	522,622.00	4,538.90



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G703-1992

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Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: March 13, 2025

RE: Approve Pay Request #1 - Allender Butzke Engineers - Linnan Park Project - \$13,868.00

SYNOPSIS:

As part of the Linnan Park Project soil borings, topsoil testing, and geotechnical report were determined necessary by the Leisure Services Director for the final design of the park.

Allender Butzke Engineers (ABE) was solicited to provide a quote to perform the deliverables outline above as they were already in the vicinity performing bores on the adjacent University Pump Station Improvements project. ABE performed the borings and testing along with developing the report that has been received by city staff.

Staff is recommending approval of the Pay Request to Allender Butzke Engineers to the total of **\$13,868.00** for work performed.

Payment will be issued from funds utilizing the 378-5750-6407 (Linnan Park Professional Fees) account.

Please feel free to contact me at 515-223-6231 prior to the meeting if you have any questions or concerns.

Attachments:

1. Pay Request - #1(final)

INVOICE

ALLENDER BUTZKE ENGINEERS INC.

Geotechnical | Environmental | Construction Materials Testing | IBC Special Inspections

TO:	City of Clive 1900 NW 114th Street Clive, IA 50325
Attn:	Jonathan Cygan

INVOICE INFORMATION:	
Project No.:	241389
Invoice No.:	241389A
Invoice Date:	1/8/2025

RE:	Geotechnical Exploration - Soil Borings + Infiltration and Topsoil Testing Linnan Park Improvements 86th Street and Alice Avenue Clive, Iowa
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Description of Services	Total
Geotechnical Exploration (Soil Borings) - Includes mobilization with truck-mounted drilling equipment, staking boring locations, utility locations (Iowa One Call), drill and sample 6 soil borings 15 feet deep, laboratory testing, engineering analysis, and written report.	\$5,990.00
Geotechnical Exploration (Infiltration and Topsoil Testing) - Includes mobilization with truck-mounted drilling equipment, staking boring locations, utility locations (Iowa One Call), auger and classify 11 soil borings 5 feet deep, drill, install, and conduct three deep infiltration column tests, laboratory testing, topsoil tests, and engineering analysis.	\$9,000.00
Omitted 6 grain size analyses due to similar soil types (\$187 each)	(\$1,122.00)
TOTAL	\$13,868.00

REMIT TO:	
ALLENDER BUTZKE ENGINEERS INC. 3660 109th Street Urbandale, Iowa 50322 Phone No. 515-252-1885	Total invoice amount due upon receipt of invoice. Accounts not paid within 30 days after invoice date are subject to 1 1/2 percent per month late charge.

PLEASE INCLUDE INVOICE NUMBER ON REMITTANCE ADVICE

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive the check back from your financial institution.



Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Approve Pay Request #2 (Retainage) - Municipal Pipe Tool Company, LLC - 2024/2025 Sanitary Sewer Lining Program - \$7,592.97

SYNOPSIS:

At the December 12, 2024 City Council meeting the City Council awarded the **2024/54 Sanitary Sewer Lining Program** contract to Municipal Pipe Tool Company, LLC, in the amount of \$150,312.50. The Contractor has submitted Pay Request #2-Final – Release of Retainage, in the amount of \$7,592.97.

Pay Request

Contract Award Amount	\$ 150,312.50
Change Order #1-Final	\$ 1,546.88
Current Contract Amount	\$ 151,859.38

Work Completed

Pay Request #1	\$ 151,859.38
Pay Request #2-Final – Release of Retainage	\$ 0.00
Total Completed to Date	\$ 151,859.38
Retainage (0%)	\$ 7,592.97
Total Amount Due Contractor (less retainage)	\$ 151,859.38
Amount Previously Paid	\$ 144,266.41
Amount due this Pay Request	\$ 7,592.97
Percent Complete	100.0%

Staff recommends approval of payment to Municipal Pipe Tool Company, LLC, in the amount of \$7,592.97.

Please feel free to contact me prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. 03-13-25 - 2024-25 Sewer Rehab - Pay Request #2 - Final - Release of Retainage



Municipal Pipe Tool Company LLC
515 5th Street
PO Box 398
Hudson, IA 50643

[illegible]

BID ITEMS							
Bid Item No.	Description	Unit	Estimated Qty	Unit Price	Contract Amount	Quantity (ft) Completed	Value Completed
1	8" Continuous Liner	LF	4,578	\$31.25	\$143,062.50	4,629.1	\$144,659.38
2	Service Reinstatement	EA	115	\$50.00	\$5,750.00	114.0	\$5,700.00
3	Traffic Control	LS	1.0	\$1,500.00	\$1,500.00	1.0	\$1,500.00
4							
5							
6							
7							
TOTAL					\$150,312.50		\$151,859.38

\$0.00

PAY REQUEST SUMMARY			
	Date Approved	Total Approved	Total Completed
Contract Price	12/12/24	\$150,312.50	\$151,859.38
Approved Change Order 1	2/13/25	\$1,546.88	
Approved Change Order 2			
Approved Change Order 3			
Approved Change Order 4			
Revised Contract Price		\$151,859.38	\$151,859.38
Retainage (5%)			\$0.00
Total Earned Minus Retainage			\$151,859.38
Total Previously Approved (list each)	Pay Request 1		\$144,266.41
	Pay Request 2		
	Pay Request 3		
	Pay Request 4		
	Pay Request 5		
	Pay Request 6		
	Pay Request 7		
	Pay Request 8		
	Pay Request 9		
	Pay Request 10		
Total Previously Approved			\$144,266.41
Amount Due This Request			\$7,592.97
Percent Complete			100.0%
Percent of Contract Period Utilized			NA

Contractor: Municipal Pipe Tool Company LLC	Recommended By: City of Clive	Checked By: City of Clive
Signature: <i>Sharon Waschkat</i>	Signature: <i>Jeff May</i>	Signature: <i>Jeff Nuss</i>
Name: Sharon Waschkat	Name: Jeff May	Name: Jeff Nuss
Title: COO	Title: Public Works Director	Title: Public Works Supervisor
Date: 2/3/2025	Date: 2/4/25	Date: 2-4-25
Owner: City of Clive		
Owner's Approval:		

By _____ Date: _____



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 13, 2025

RE: Approve Pay Request #2 - MidAmerican Glazing - City Hall & Library Renovation Phase 1 Project - \$570

SYNOPSIS:

Staff is recommending approval of pay request #2 to Mid American Glazing for construction completed on phase 1 of the City Hall & Library Renovation Project. Mid American is responsible for Prime Contract #2 – Aluminum Openings & Glazing. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #2 – Aluminum Openings & Glazing

Contract Amount	\$ 29,100.00	Contract Approved 1/9/25
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Pay Request #1	\$ 1,425.00	Approved 2/14/25
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Pay Request #2	\$ 570.00	
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Balance Remaining	\$ 27,105.00	
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5% Retainage Held	\$ 105.00	
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Total – Pay Request #2	\$ 570.00	
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Acct # 350-5750-6799

Attachments:

1. MidAm Glazing Feb Pay App - approved

TO CONTRACTOR:
DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:
Clive City Hall Renovation
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 2
INVOICE NO: 23783
PERIOD: 02/01/25 - 02/28/25
PROJECT NO: 23048
CONTRACT NO: SC-002 Clive City Hall
CONTRACT DATE:
CERTIFICATE DATE: 02/28/2025
SUBMITTED DATE: 02/20/2025

FROM SUBCONTRACTOR:
Mid American Glazing
3750 W. River Drive
Davenport, Iowa 52804

SUBCONTRACT FOR: BP #2 Glazing & Aluminum Storefront

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum	\$29,100.00
2.	Net change by change orders	\$0.00
3.	Contract Sum to date (Line 1 ± 2)	\$29,100.00
4.	Total completed and stored to date (Column G on detail sheet)	\$2,100.00
5.	Retainage:	
	a. 5.00% of completed work	\$75.00
	b. 5.00% of stored material	\$30.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$105.00
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$1,995.00
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$1,425.00
8.	Current payment due:	\$570.00
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$27,105.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: Mid American Glazing

By: _____

State of: _____
County of: _____
Subscribed and sworn to before
me this _____ day of _____
Notary Public: _____
My commission expires: _____

New Workflow Started
2/20/2025 at 2:36 PM CST

Workflow:
Commitment Invoicing w/Secondary Review

PM Review
2/28/2025 at 1:37 PM CST

Decision type: First responder decides

Responded

Drew Johnson:

Secondary Review

DCI has reviewed and approves.

Secondary Review
3/3/2025 at 8:55 AM CST

Decision type: First responder decides

Responded

Thomas Thatcher: Approve

Reviewed without exception by OPN.

Approved
3/3/2025 at 8:55 AM CST

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2
APPLICATION DATE: 02/20/2025
PERIOD: 02/01/25 - 02/28/25

Contract Lines

A	B		C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	8-88000.000.Subcontract BP #2 - Glazing	Labor	\$11,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,400.00	\$0.00
2	8-88000.000.Subcontract BP #2 - Glazing	Materials	\$14,300.00	\$0.00	\$0.00	\$600.00	\$600.00	4.20%	\$13,700.00	\$30.00
3	8-88000.000.Subcontract BP #2 - Glazing	Sublet	\$3,400.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	44.12%	\$1,900.00	\$75.00
TOTALS:			\$29,100.00	\$1,500.00	\$0.00	\$600.00	\$2,100.00	7.22%	\$27,000.00	\$105.00

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:		\$29,100.00	\$1,500.00	\$0.00	\$600.00	\$2,100.00	7.22%	\$27,000.00	\$105.00



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/20/2025

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

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

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

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

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

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

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

Materials Stored at: 2931 104th St, Urbandale, IA 50322
Value of Stored Materials: \$600.00, Replacement Cost
Project: Clive City Hall and Library Reno

CERTIFICATE HOLDER

CANCELLATION

City of Clive
1900 NW 114th Street

Clive

IA 50325

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

AUTHORIZED REPRESENTATIVE

Lindsay Willems

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Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 13, 2025

RE: Approve Pay Request #2 - Keystone Construction - City Hall & Library Renovation Phase 1 Project - \$77,778.16

SYNOPSIS:

Staff is recommending approval of pay request #2 to Keystone Construction for construction completed on phase 1 of the City Hall & Library Renovation Project. Keystone is responsible for Prime Contracts #1 – General Construction and #7 – Asbestos Remediation and Demolition. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #1 – General Construction and #2 – Asbestos Abatement and Demolition

Contract Amount	\$ 958,900.00	Contract Approved 12/12/24
Pay Request #1	\$ 54,395.10	Approved 2/14/25
Pay Request #2	\$ 77,778.16	
Balance Remaining	\$ 904,504.90	
5% Retainage Held	\$ 6,956.49	
Total – Pay Request #2	\$ 77,778.16	

Acct # 350-5750-6799

Attachments:

1. Keystone Pay App 2

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive City Hall Renovation
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 2

INVOICE NO: 02 - February

PERIOD: 02/01/25 - 02/28/25

PROJECT NO: 23048

CONTRACT NO: SC-001 Clive City Hall

CONTRACT DATE: 12/12/2024

CERTIFICATE DATE: 03/05/2025

SUBMITTED DATE:

FROM SUBCONTRACTOR:

Keystone Construction Services LLC
3361 178th Ct
Norwalk, Iowa 50211

SUBCONTRACT FOR: BP #1 General & BP #7 Demo/Asbestos

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum		\$958,900.00
2.	Net change by change orders		\$0.00
3.	Contract Sum to date (Line 1 ± 2)		\$958,900.00
4.	Total completed and stored to date (Column G on detail sheet)		\$139,129.75
5.	Retainage:		
	a. 5.00% of completed work	\$6,956.49	
	b. 0.00% of stored material	\$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		\$6,956.49
6.	Total earned less retainage (Line 4 less Line 5 Total)		\$132,173.26
7.	Less previous certificates for payment (Line 6 from prior certificate)		\$54,395.10
8.	Current payment due:		\$77,778.16
9.	Balance to finish, including retainage (Line 3 less Line 6)		\$826,726.74

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: Keystone Construction Services LLC

By: _____

State of: _____

County of: _____

Subscribed and sworn to before _____ day of _____

me this

Notary Public: _____

My commission expires: _____

New Workflow Started

2/25/2025 at 10:02 AM CST

Workflow:

Commitment Invoicing w/Secondary Review

PM Review

3/4/2025 at 3:30 PM CST

Decision type: First responder decides

Responded

✓

Drew Johnson:

Secondary Review

DCI has reviewed and approves.

Secondary Review

3/4/2025 at 3:34 PM CST

Decision type: First responder decides

Responded

✓

Thomas Thatcher: Approve

Reviewed without exception by OPN.

Approved

3/4/2025 at 3:34 PM CST

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: 2

Contractor's signed Certification is attached.

APPLICATION DATE: 02/25/2025

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

PERIOD: 02/01/25 - 02/28/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	General Requirements	\$179,307.00	\$25,000.00	\$25,000.00	\$0.00	\$50,000.00	27.89%	\$129,307.00	\$2,500.00
2	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Temp Facilities and Controls	\$4,564.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,564.00	\$0.00
3	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Demolition	\$52,091.00	\$13,530.00	\$2,970.00	\$0.00	\$16,500.00	31.68%	\$35,591.00	\$825.00
4	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Asbestos Abatement	\$19,300.00	\$18,728.00	\$0.00	\$0.00	\$18,728.00	97.04%	\$572.00	\$936.40
5	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Cast-In-Place Concrete	\$12,130.00	\$0.00	\$9,278.00	\$0.00	\$9,278.00	76.49%	\$2,852.00	\$463.90
6	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Concrete Finishing	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,500.00	\$0.00
7	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Unit Masonry	\$34,800.00	\$0.00	\$11,500.00	\$0.00	\$11,500.00	33.05%	\$23,300.00	\$575.00
8	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Structural Steel Framing	\$20,910.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,910.00	\$0.00
9	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Rough Carpentry	\$13,210.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$13,210.00	\$0.00
10	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Finish Carpentry	\$25,839.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$25,839.00	\$0.00
11	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Architectural Wood Casework	\$102,928.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$102,928.00	\$0.00
12	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Firestopping	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,500.00	\$0.00
13	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Joint Sealants	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,500.00	\$0.00
14	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Hollow Metal Doors and Frames	\$67,780.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$67,780.00	\$0.00
15	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Access Doors and Panels	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$500.00	\$0.00
16	2-24100.000.Subcontract	Folding Grilles	\$9,580.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,580.00	\$0.00

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
	BP #1 & BP#7 - General/Demo									
17	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Gypsum Board Assemblies	\$138,195.00	\$0.00	\$33,123.75	\$0.00	\$33,123.75	23.97%	\$105,071.25	\$1,656.19
18	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Tiling	\$43,982.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$43,982.00	\$0.00
19	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Acoustical Ceilings	\$93,250.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$93,250.00	\$0.00
20	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Resilient Flooring	\$47,620.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$47,620.00	\$0.00
21	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Moss Walls	\$15,042.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,042.00	\$0.00
22	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Painting	\$21,320.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$21,320.00	\$0.00
23	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Signage	\$2,499.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,499.00	\$0.00
24	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Wall and Door Protection	\$1,825.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,825.00	\$0.00
25	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Toilet/Bath/Laundry Accessories	\$10,050.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,050.00	\$0.00
26	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Emergency Aid Specialties	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$400.00	\$0.00
27	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Fire Protection Specialties	\$580.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$580.00	\$0.00
28	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Projection Screens	\$8,137.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,137.00	\$0.00
29	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Roller Window Shades	\$6,061.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,061.00	\$0.00
30	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Exterior Improvements	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,500.00	\$0.00
31	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Contingency	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
32	2-24100.000.Subcontract BP #1 & BP#7 - General/Demo	Touchup Painting Allowance	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
TOTALS:			\$958,900.00	\$57,258.00	\$81,871.75	\$0.00	\$139,129.75	14.51%	\$819,770.25	\$6,956.49

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:		\$958,900.00	\$57,258.00	\$81,871.75	\$0.00	\$139,129.75	14.51%	\$819,770.25	\$6,956.49



CONDITIONAL LIEN WAIVER AND RELEASE UPON PROGRESS PAYMENT

KNOW ALL MEN BY THESE PRESENTS:

Upon receiving progress payment in the sum of **\$81,871.75** for the job Clive City Hall, receipt of which is hereby acknowledged, hereby waives, releases, satisfies all lien rights, claims or demands of any kind whatsoever, against the City of Clive, its successors and assigns, which the undersigned now has. This release covers a progress payment for labor, services, equipment or materials furnished to the City of Clive through **February 28, 2025**, only and does not cover any retention retained before or after the release date.

The undersigned warrants that he either has already paid or will use the monies he receives from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project up to the date of this waiver.

Dated: **February 28, 2025**

Company Name: **Keystone Construction Services, LLC.**

By: **Justin Menke**

Title: **President**

Signature: 



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 13, 2025

RE: Approve Pay Request #2 - Dahl Air Conditioning & Heating - City Hall & Library Renovation Phase 1 Project - \$44,692.75

SYNOPSIS:

Staff is recommending approval of pay request #2 to Dahl Air Conditioning & Heating LLC for construction completed on phase 1 of the City Hall & Library Renovation Project. Dahl is responsible for Prime Contracts #3 – Mechanical. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #3 – Mechanical

Contract Amount	\$ 290,925.00	Contract Approved 12/12/24
Pay Request #1	\$ 39,468.70	Approved 2/14/25
Pay Request #2	\$ 44,692.75	
Balance Remaining	\$ 206,763.55	
5% Retainage Held	\$ 4,429.55	
Total – Pay Request #2	\$ 44,692.75	
Acct # 350-5750-6799		

Attachments:

1. Dahl AC Pay App 2

TO CONTRACTOR:
DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:
Clive City Hall Renovation
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 2
INVOICE NO: 2
PERIOD: 02/01/25 - 02/28/25
PROJECT NO: 23048
CONTRACT NO: SC-003 Clive City Hall
CONTRACT DATE: 12/12/2024
CERTIFICATE DATE: 02/28/2025
SUBMITTED DATE:

FROM SUBCONTRACTOR:
Dahl Heating & Air Conditioning
601 Main Street PO Box 253
Van Meter, Iowa 50261

SUBCONTRACT FOR: BP #3 Mechanical

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum		\$290,925.00
2.	Net change by change orders		\$0.00
3.	Contract Sum to date (Line 1 ± 2)		\$290,925.00
4.	Total completed and stored to date (Column G on detail sheet)		\$88,591.00
5.	Retainage:		
	a. 5.00% of completed work	\$4,429.55	
	b. 0.00% of stored material	\$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		\$4,429.55
6.	Total earned less retainage (Line 4 less Line 5 Total)		\$84,161.45
7.	Less previous certificates for payment (Line 6 from prior certificate)		\$39,468.70
8.	Current payment due:		\$44,692.75
9.	Balance to finish, including retainage (Line 3 less Line 6)		\$206,763.55

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: Dahl Heating & Air Conditioning

By: _____

State of: _____
County of: _____
Subscribed and sworn to before
me this _____ day of _____
Notary Public: _____
My commission expires: _____

New Workflow Started
2/21/2025 at 9:25 AM CST

Workflow:
Commitment Invoicing w/Secondary Review

PM Review
3/4/2025 at 3:31 PM CST
Decision type: First responder decides

Responded

Drew Johnson:
Secondary Review

DCI has reviewed and approved.

Secondary Review
3/4/2025 at 4:17 PM CST
Decision type: First responder decides

Responded

Thomas Thatcher: Approve

Reviewed without exception by OPN.

Approved
3/4/2025 at 4:17 PM CST

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

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

APPLICATION NUMBER: 2

APPLICATION DATE: 02/25/2025

PERIOD: 02/01/25 - 02/28/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	23-230000.000.Subcontract Bid Package #3 Mechanical	Mobilization & Submittals	\$25,958.00	\$12,827.00	\$7,873.00	\$0.00	\$20,700.00	79.74%	\$5,258.00	\$1,035.00
2	23-230000.000.Subcontract Bid Package #3 Mechanical	Demolition	\$16,774.00	\$13,026.00	\$1,621.00	\$0.00	\$14,647.00	87.32%	\$2,127.00	\$732.35
3	23-230000.000.Subcontract Bid Package #3 Mechanical	Ductwork and Accessories - Material	\$28,958.00	\$11,982.00	\$9,429.00	\$0.00	\$21,411.00	73.94%	\$7,547.00	\$1,070.55
4	23-230000.000.Subcontract Bid Package #3 Mechanical	Ductwork and Accessories - Labor	\$11,032.00	\$3,711.00	\$4,087.00	\$0.00	\$7,798.00	70.69%	\$3,234.00	\$389.90
5	23-230000.000.Subcontract Bid Package #3 Mechanical	Roof Top Units - Material	\$106,529.00	\$0.00	\$7,035.00	\$0.00	\$7,035.00	6.60%	\$99,494.00	\$351.75
6	23-230000.000.Subcontract Bid Package #3 Mechanical	Roof Top Units - Labor	\$2,856.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,856.00	\$0.00
7	23-230000.000.Subcontract Bid Package #3 Mechanical	GRD's - Material	\$6,985.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,985.00	\$0.00
8	23-230000.000.Subcontract Bid Package #3 Mechanical	GRD's - Labor	\$1,598.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,598.00	\$0.00
9	23-230000.000.Subcontract Bid Package #3 Mechanical	Testing, Adjusting, & Balancing	\$8,120.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,120.00	\$0.00
10	23-230000.000.Subcontract Bid Package #3 Mechanical	Duct Wrap Insulation	\$2,200.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	90.91%	\$200.00	\$100.00
11	23-230000.000.Subcontract Bid Package #3 Mechanical	Temperature Control	\$79,915.00	\$0.00	\$15,000.00	\$0.00	\$15,000.00	18.77%	\$64,915.00	\$750.00
TOTALS:			\$290,925.00	\$41,546.00	\$47,045.00	\$0.00	\$88,591.00	30.45%	\$202,334.00	\$4,429.55

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:		\$290,925.00	\$41,546.00	\$47,045.00	\$0.00	\$88,591.00	30.45%	\$202,334.00	\$4,429.55

TO (CONTRACTOR): City of Clive
1900 NW 114th St
Clive, IA 50325

PROJECT: Clive City Hall Renovation
Clive, IA 50325

APPLICATION NO: 2

DISTRIBUTION TO:
☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR

FROM: (CONTRACTOR): DAHL AIR CONDITIONING AND HEATING, LLC
2000 ASH STREET
DE SOTO, IOWA 50069

ARCHITECT'S PROJECT NO:

CONTRACT FOR: H.V.A.C.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner		DEDUCTIONS
Total		
Approved this Month		
Number	Date Approved	
Totals		\$ - \$ -
Net change by Change Orders		\$ -

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: DAHL AIR CONDITIONING AND HEATING, LLC

By: Mitch Pedue Date February 14, 2025

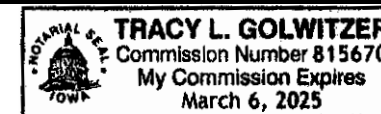
ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents based on on-site observations and the data comprising the above application, the Architect certifies to 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.

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

1. ORIGINAL CONTRACT SUM.....	\$ 290,925.00
2. Net change by Change Orders.....	0.00
3. CONTRACT SUM TO DATE (Line 1+2).....	\$ 290,925.00
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 88,591.00
(Column G on PAGE 2)	
5. Retainage:	
a. 5% of Completed Work	4429.55
(Column D + E on PAGE 2)	
b. 5% of Stored Work	0.00
(Column F on PAGE 2)	
Total Retainage (Line 5a + 5b or	
Total in Column 1 of PAGE 2	\$ 4,429.55
6. TOTAL EARNED LESS RETAINAGE.....	\$ 84,161.45
(Line 4 less Line 5 total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	39,468.70
8. CURRENT PAYMENT DUE.....	\$ 44,692.75
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 206,763.55
(Line 3 less Line 6)	

State of: IOWA County of: DALLAS
Subscribed and sworn to before me this February 14, 2025
Notary Public: Tracy L. Golwitzer
My Commission expires: 3-6-25



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

ARCHITECT:

BY: _____ DATE: _____

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

[illegible]

DAHL AIR CONDITIONING & HEATING, LLC

AIR CONDITIONING - HEATING - VENTILATING - SHEET METAL
2000 ASH STREET • DE SOTO, IOWA 50069
PHONE 515/996-2216

INVOICE

DATE: 02/14/25
INVOICE # 2432-2
CUSTOMER ID: DCI2432

PURCHASE ORDER #

Bill To:

City of Clive
1900 NW 114th St
Clive, IA 50325

TERMS: NET 30

DESCRIPTION	AMOUNT
BILLING FOR	
Clive City Hall Renovation	\$ 47,045.00
Sales Tax	
1% LOST Tax	
Travel/Freight	
TOTAL	\$ 47,045.00

Make all checks payable to: **Dahl Air Conditioning & Heating, LLC**

THANK YOU FOR YOUR BUSINESS

Any amounts not paid within 30 days after the invoice date are past due and will incur a service charge of 1 ½ % per month (18% per annum) which will be added to the account's balance and continue to accrue until paid. If action or suit is brought by Dahl Air Conditioning & Heating, LLC to collect any amount due or owing under this Invoice, Customer agrees to pay all costs of collection including attorney's fees

LIEN WAIVER

1. IDENTIFYING INFORMATION.

Claimant Name: Dahl Air Conditioning & Heating LLC
Customer Name: City of Clive
Job Location: 1900 NW 114th Street Clive, IA
Owner: City of Clive
Through Date: * 1/15/25

2. WAIVER TYPE. (CHECK ONE)

A. ☐ - UNCONDITIONAL Waiver for PARTIAL / PROGRESS Payment

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

B. ☐ - UNCONDITIONAL Waiver for FULL Payment

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

C. ☒ - CONDITIONAL Waiver for PARTIAL / PROGRESS Payment

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: City of Clive
Check Amount: \$39,468.70
Check Payable to: Dahl Air Conditioning

D. ☐ - CONDITIONAL Waiver for FULL Payment

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check:
Check Amount: \$
Check Payable to:

3. SCHEDULE OF PAYMENTS.

4. EXCEPTIONS.

This document does not affect any of the following:

Disputed claims for extras in the amount of: \$

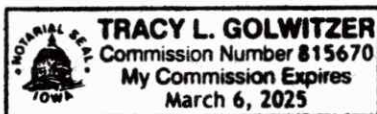
5. SIGNATURE.

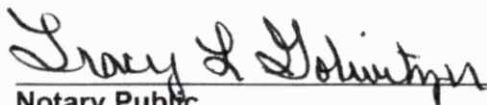
Claimant Signature:  Date: 3/4/2025
Claimant Title: Owner

6. NOTARIZATION.

State of Iowa
County of Dallas

The foregoing instrument was acknowledged before me, Tracy Golwitzer, this 4th day of March, 2025, by the undersigned, Rusty Rohe, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.




Notary Public

My Commission Expires: 3/6/2025



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 13, 2025

RE: Approve Pay Request #2 - Elite Fire Sprinkler - City Hall & Library Renovation Phase 1 Project -

SYNOPSIS:

Staff is recommending approval of pay request #2 to Elite Fire Sprinkler Systems for construction completed on phase 1 of the City Hall & Library Renovation Project. Elite Fire is responsible for Prime Contract #6 – Fire Sprinkler. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #6 – Fire Sprinkler

Contract Amount	\$ 31,390.00	Contract Approved 12/12/24
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Pay Request #1	\$ 9,004.10	Approved 2/14/25
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Pay Request #2	\$ 16,256.40	
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Balance Remaining	\$ 6,129.50	
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5% Retainage Held	\$ 1,329.50	
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Total – Pay Request #2	\$ 16,256.40	
-------------------------------	---------------------	--

Acct # 350-5750-6799

Attachments:

1. Elite Fire Sprinkler Pay App 2

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive City Hall Renovation
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 2

INVOICE NO: 2

PERIOD: 02/01/25 - 02/28/25

PROJECT NO: 23048

CONTRACT NO: SC-006 Clive City Hall

CONTRACT DATE: 12/12/2024

CERTIFICATE DATE: 02/28/2025

SUBMITTED DATE:

FROM SUBCONTRACTOR:

Elite Fire Sprinkler Systems, Inc
1525 Ketelsen Dr Suite 100
Hiawatha, Iowa 52233

SUBCONTRACT FOR: BP #6 Fire Sprinkler

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum		\$31,390.00
2.	Net change by change orders		\$0.00
3.	Contract Sum to date (Line 1 ± 2)		\$31,390.00
4.	Total completed and stored to date (Column G on detail sheet)		\$26,590.00
5.	Retainage:		
	a. 5.00% of completed work	\$1,329.50	
	b. 0.00% of stored material	\$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		\$1,329.50
6.	Total earned less retainage (Line 4 less Line 5 Total)		\$25,260.50
7.	Less previous certificates for payment (Line 6 from prior certificate)		\$9,004.10
8.	Current payment due:		\$16,256.40
9.	Balance to finish, including retainage (Line 3 less Line 6)		\$6,129.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: Elite Fire Sprinkler Systems, Inc

By: _____

State of: _____

County of: _____

Subscribed and sworn to before
me this _____ day of _____

Notary Public: _____

My commission expires: _____

New Workflow Started

2/20/2025 at 4:24 PM CST

Workflow:

Commitment Invoicing w/Secondary Review

PM Review

2/28/2025 at 1:38 PM CST

Decision type: First responder decides

Responded

Drew Johnson:

Secondary Review

DCI has reviewed and approved.

Secondary Review

3/3/2025 at 8:56 AM CST

Decision type: First responder decides

Responded

Thomas Thatcher: Approve

Reviewed without exception by OPN.

Approved

3/3/2025 at 8:56 AM CST

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2
APPLICATION DATE: 02/25/2025
PERIOD: 02/01/25 - 02/28/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	21-210000.000.Subcontract BP #6 Fire Sprinkler	Engineering	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	100.00%	\$0.00	\$200.00
2	21-210000.000.Subcontract BP #6 Fire Sprinkler	Material	\$11,390.00	\$2,278.00	\$9,112.00	\$0.00	\$11,390.00	100.00%	\$0.00	\$569.50
3	21-210000.000.Subcontract BP #6 Fire Sprinkler	Labor	\$16,000.00	\$3,200.00	\$8,000.00	\$0.00	\$11,200.00	70.00%	\$4,800.00	\$560.00
TOTALS:			\$31,390.00	\$9,478.00	\$17,112.00	\$0.00	\$26,590.00	84.71%	\$4,800.00	\$1,329.50

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:		\$31,390.00	\$9,478.00	\$17,112.00	\$0.00	\$26,590.00	84.71%	\$4,800.00	\$1,329.50

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: Elite Fire Sprinkler Systems
Name of Customer: City of Clive
Job Location: 1900 NW 114 St, Clive, IA 50325
Owner: City of Clive
Through Date: 2/28/2025

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: City of Clive
Amount of Check: \$ 16,256.40
Check Payable To: Elite Fire Sprinkler Systems

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: 2/28/2025
Amount(s) of unpaid progress payment(s): \$ 16,256.40
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 
Claimant's Title: President
Date of Signature: 02/20/2025

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:

DCI Group
220 SE 6th St, Suite 200
Des Moines, IA 50309

PROJECT:

Clive City Hall
1900 NW 114 Street
Clive, IA 50325

FROM CONTRACTOR:

Elite Fire Sprinkler Systems
1165 Industrial Avenue
Hiawatha, IA 52233

VIA ARCHITECT:

APPLICATION NO.:

Pay App 2

PERIOD TO:

2/25/2025

PROJECT NOS.:

CONTRACT DATE:

CONTRACT FOR: CD-057

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet 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 CONTRACT SUM	\$31,390.00
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$31,390.00
4. TOTAL COMPLETED & STORED TO DATE	\$26,590.00
5. RETAINAGE:	
10 % of completed work (Columns D & E on Continuation Sheet)	\$1,329.50
10 % of Stored Material (Column F on Continuation Sheet)	\$0.00
Total Retainage (Total in Column I on Continuation Sheet)	\$1,329.50
6. TOTAL EARNED LESS RETAINAGE	\$25,260.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$9,004.10
8. CURRENT PAYMENT DUE	\$16,256.40
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$6,129.50

CONTRACTOR: Elite Fire Sprinkler Systems

By: 

Date: 2/19/25

State of: Iowa
County of: Linn

Subscribed and Sworn to before
me this day of

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

(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: _____

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
		-	
TOTALS		-	-
NET CHANGES by Change Order		\$	-

CONTINUATION SHEET

JOB NAME:
APPLICATION NUMBER:
APPLICATION DATE:

Clive City Hall
Pay App 2
2/25/2025

CD-057

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETE FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETE THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	PERCENT (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
01	Engineering	\$4,000.00	\$4,000.00			\$4,000.00	100.00%	\$0.00	\$200.00
02	Material	\$11,390.00	\$2,278.00	\$9,112.00		\$11,390.00	100.00%	\$0.00	\$569.50
03	Labor	\$16,000.00	\$3,200.00	\$8,000.00		\$11,200.00	70.00%	\$4,800.00	\$560.00
04									
05									
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31									
32									
33									
34									
		\$31,390.00	\$9,478.00	\$17,112.00	\$0.00	\$26,590.00	84.71%	\$4,800.00	\$1,329.50



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 13, 2025

RE: Approve Pay Request #2 - LA Fulton & Sons - City Hall & Library
Renovation Phase 1 Project - \$41,040

SYNOPSIS:

Staff is recommending approval of pay request #2 to LA Fulton & Sons for construction completed on phase 1 of the City Hall & Library Renovation Project. LA Fulton is responsible for Prime Contracts #4 – Plumbing. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #4 – Plumbing

Contract Amount	\$ 88,800.00	Contract Approved 12/12/24
Pay Request #1	\$ 10,735.00	Approved 2/14/25
Pay Request #2	\$ 41,040.00	
Balance Remaining	\$ 37,025.00	
5% Retainage Held	\$ 2,725.00	
Total – Pay Request #2	\$ 41,040.00	
Acct # 350-5750-6799		

Attachments:

1. LA Fulton Pay App 2

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive City Hall Renovation
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 2

INVOICE NO: 2

PERIOD: 02/01/25 - 02/28/25

PROJECT NO: 23048

CONTRACT NO: SC-004 Clive City Hall

CONTRACT DATE: 12/12/2024

CERTIFICATE DATE: 03/05/2025

SUBMITTED DATE:

FROM SUBCONTRACTOR:

L.A. Fulton & Sons
3401 104th Street
Des Moines, Iowa 50322

SUBCONTRACT FOR: BP #4 Plumbing

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum		\$88,800.00
2.	Net change by change orders		\$0.00
3.	Contract Sum to date (Line 1 ± 2)		\$88,800.00
4.	Total completed and stored to date (Column G on detail sheet)		\$54,500.00
5.	Retainage:		
	a. 5.00% of completed work	\$2,725.00	
	b. 0.00% of stored material	\$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		\$2,725.00
6.	Total earned less retainage (Line 4 less Line 5 Total)		\$51,775.00
7.	Less previous certificates for payment (Line 6 from prior certificate)		\$10,735.00
8.	Current payment due:		\$41,040.00
9.	Balance to finish, including retainage (Line 3 less Line 6)		\$37,025.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: L.A. Fulton & Sons

By: _____

State of: _____
County of: _____
Subscribed and sworn to before
me this _____ day of _____
Notary Public: _____
My commission expires: _____

New Workflow Started

2/25/2025 at 2:38 PM CST

Workflow:
Commitment Invoicing w/Secondary Review

PM Review

3/4/2025 at 3:33 PM CST

Decision type: First responder decides

Responded

Drew Johnson:

Secondary Review

DCI has reviewed and approved.

Secondary Review

3/4/2025 at 4:18 PM CST

Decision type: First responder decides

Responded

Thomas Thatcher: Approve

Reviewed without exception by OPN.

Approved

3/4/2025 at 4:18 PM CST

Page 86 of 370

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

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

APPLICATION NUMBER: 2

APPLICATION DATE: 02/25/2025

PERIOD: 02/01/25 - 02/28/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	22-220000.000.Subcontract BP #4 Plumbing	Project Management	\$5,000.00	\$1,900.00	\$1,000.00	\$0.00	\$2,900.00	58.00%	\$2,100.00	\$145.00
2	22-220000.000.Subcontract BP #4 Plumbing	Demolition - Labor	\$3,500.00	\$1,600.00	\$1,900.00	\$0.00	\$3,500.00	100.00%	\$0.00	\$175.00
3	22-220000.000.Subcontract BP #4 Plumbing	Demolition - Materials	\$1,000.00	\$300.00	\$700.00	\$0.00	\$1,000.00	100.00%	\$0.00	\$50.00
4	22-220000.000.Subcontract BP #4 Plumbing	Underground Plumbing - Labor	\$6,900.00	\$0.00	\$6,900.00	\$0.00	\$6,900.00	100.00%	\$0.00	\$345.00
5	22-220000.000.Subcontract BP #4 Plumbing	Underground Plumbing - Material	\$5,800.00	\$0.00	\$5,800.00	\$0.00	\$5,800.00	100.00%	\$0.00	\$290.00
6	22-220000.000.Subcontract BP #4 Plumbing	Above Ground Plumbing - Labor	\$18,200.00	\$3,800.00	\$11,200.00	\$0.00	\$15,000.00	82.42%	\$3,200.00	\$750.00
7	22-220000.000.Subcontract BP #4 Plumbing	Above Ground Plumbing - Material	\$12,100.00	\$3,700.00	\$7,400.00	\$0.00	\$11,100.00	91.74%	\$1,000.00	\$555.00
8	22-220000.000.Subcontract BP #4 Plumbing	Plumbing Fixtures - Labor	\$6,400.00	\$0.00	\$1,200.00	\$0.00	\$1,200.00	18.75%	\$5,200.00	\$60.00
9	22-220000.000.Subcontract BP #4 Plumbing	Plumbing Fixtures - Material	\$23,300.00	\$0.00	\$7,100.00	\$0.00	\$7,100.00	30.47%	\$16,200.00	\$355.00
10	22-220000.000.Subcontract BP #4 Plumbing	Plumbing Insulation	\$6,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,600.00	\$0.00
TOTALS:			\$88,800.00	\$11,300.00	\$43,200.00	\$0.00	\$54,500.00	61.37%	\$34,300.00	\$2,725.00

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:		\$88,800.00	\$11,300.00	\$43,200.00	\$0.00	\$54,500.00	61.37%	\$34,300.00	\$2,725.00

WAIVER OF LIEN TO DATE

STATE OF Iowa)
COUNTY OF Polk) ss:

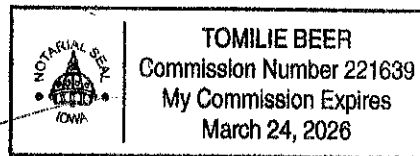
Project Name: Clive City Hall

WHEREAS, the undersigned has contracted with City of Clive having furnished material or labor for, or performed labor upon, a building or land for improvement, alteration or repair thereof, situated on or being real estate described as (legal description or street address of premises):
Clive City Hall & Library Renovations

The undersigned, for and in consideration of the sum of 10735⁰⁰ Dollars as a partial payment for its furnishing of labor and material for the above-referenced Project, the receipt of which is hereby acknowledged, does hereby waive, release, and discharge any lien claim or lien right it has or could have under the statutes of the State of Iowa to the extent of the partial payment made in exchange for this partial lien release against the above described premises, for material furnished or labor performed to this date. The undersigned states that this partial lien release is not intended to and does not release any lien claims or rights for work, labor, or materials for which payment has not yet been received by the undersigned.

Dated at **Des Moines, IA**, on the 4 day of March, 2025.

Beer



By: Wzy

APPLICATION AND CERTIFICATE FOR PAYMENT

CONSTRUCTION MANAGER-ADVISER EDITION

AIA DOCUMENT G702/CMA

PAGE ONE OF 2 PAGES

TO OWNER:

City of Clive
Clive, Iowa

PROJECT:

CITY HALL & LIBRARY RENOVATION
Clive, Iowa

APPLICATION NO:

2 Distribution to:

☐ OWNER

PERIOD TO:

2/28/25 ☒ CONSTRUCTION

PROJECT NO:

MANAGER

FROM CONTRACTOR:

L.A. FULTON & SONS, INC.
3401-104TH STREET
DES MOINES, IA 50322

CONTRACT DATE:

☐ ARCHITECT
☐ CONTRACTOR

CONTRACT FOR:

VIA CONSTRUCTION MANAGER:
VIA ARCHITECT:

DCI Group

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

\$ 88,800.00

2. Net change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1 ± 2)

\$ 88,800.00

4. TOTAL COMPLETED & STORED TO DATE

\$ 54,500.00

5. RETAINAGE:
(Column G on G703)

a. 5 % of Completed Work

\$ 2,725.00

b. (Column D + E on G703)

% of Stored Material

\$

Total Retainage (Lines 5a + 5b or

(Column F on G703)

Total in Column I of G703)

\$ 2,725.00

6. TOTAL EARNED LESS RETAINAGE

\$ 51,775.00

(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

\$ 10,735.00

8. CURRENT PAYMENT DUE

\$ 41,040.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

\$

37,025.00

(Line 3 less Line 6)

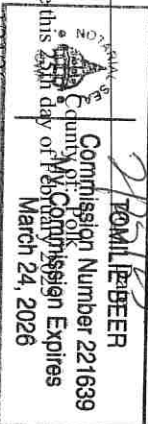
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	0.00	0.00
NET CHANGES by Change Order	0	

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:

State of Iowa
Subscribed and sworn to before me this 25th day of February, 2026
My Commission expires: 3/24/26



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

CONSTRUCTION MANAGER:

By:

Date:

ARCHITECT:

By:

Date:

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



Memo

TO: Mayor and Council members

FROM: Alyssa Welling, Administrative Assistant

DATE: March 13, 2025

RE: Approve Pay Request #2 - On Track Construction, LLC - Greenbelt Landing Construction Project - \$162,621.00

SYNOPSIS:

Staff recommends approval of Pay Request #2 to On Track Construction, LLC for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **\$1,700,000.00**

Pay Request #4: **\$162,621.00**

Total Requested to Date: **\$210,377.50**

Remaining contract amount: **\$1,489,622.50**

Attachments:

1. Clive Greenbelt BABA Compliance Cert
2. On Track Pay App 02

Company Name: Matt Runge

Project Name: Clive Greenbelt

Address: 1435 W F Ave, Nevada IA 50201

Address: 1801 NW 114th St

Clive, IA 50325

Contact Name: Matt Runge

Bid Package: 31

As an authorized representative, a part or on behalf, of the manufacturer providing material to the above mentioned project, I certify that the material(s) provided are in compliance with the Build America, Buy America requirements as mandated by the Infrastructure Investment and Jobs Act (IIJA - Public Law No. 117-58). If any provided products do not meet the Build America, Buy America requirements, I have specified as such in the Exceptions section below, with associated costs.

Compliant Materials

Manufacturer	List of Materials Provided	BABA Category*	Origin Location (City, State)
Haala Ind	Cone Grate & Trash Rack	3	Sleepy Eye, MN
JM Eagle	SCH 40 PVC Pipe SWB 2", SDR 35 PVC Storm Pipe	3	Batchelor, LA
Contech	PVC Truss Pipe 8"	3	Dodge Center, MN
McDonald	Curb Stop, Curb Box & SS Rod	1	Dubuque, IA
Waterman	Flap Gate w SW40 for 12" RCP	1	Exeter, CA
Deeter	Sanitary Sewer Casting + Storm Sewer Casting	1	Lincoln, NE
Cretex	External Chimney Seals	3	Waukesha, WI

Exceptions

Manufacturer	List of Materials Provided	BABA Category*	Cost

***BABA Category options are: (1) Iron and steel, (2) Construction material, or (3) Manufactured material**

I certify that the above information is accurate to the best of my knowledge.



Signed by Authorized Manufacturer Representative

Matt Runge

Printed Name

3/6/2025

Date

President

Title

Company Name: Matt Runge

Project Name: Clive Greenbelt

Address: 1435 W F Ave, Nevada IA 50201

Address: 1801 NW 114th St

Clive, IA 50325

Contact Name: Matt Runge

Bid Package: 31

As an authorized representative, a part or on behalf, of the manufacturer providing material to the above mentioned project, I certify that the material(s) provided are in compliance with the Build America, Buy America requirements as mandated by the Infrastructure Investment and Jobs Act (IIJA - Public Law No. 117-58). If any provided products do not meet the Build America, Buy America requirements, I have specified as such in the Exceptions section below, with associated costs.

Compliant Materials

Manufacturer	List of Materials Provided	BABA Category*	Origin Location (City, State)
ADS / Nyloplast	Drain Basins, Corrugated HDPE Storm Drain Pipe	3	Buford, GA
Agri-Drain	Bar Guard, Water Control Structure	3	Adair, IA
Neenah	Intake, Storm Casting, Beehive Greate	1	Neenah, WI

Exceptions

Manufacturer	List of Materials Provided	BABA Category*	Cost

***BABA Category options are: (1) Iron and steel, (2) Construction material, or (3) Manufactured material**

I certify that the above information is accurate to the best of my knowledge.



Signed by Authorized Manufacturer Representative

Matt Runge

Printed Name

3/6/2025

Date

President

Title

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive - Greenbelt Landing
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 2**INVOICE NO:** 2426CL-2**PERIOD:** 02/01/25 - 02/28/25**PROJECT NO:** 23046**CONTRACT NO:** SC-004 Clive Greenbelt
Landing**CONTRACT DATE:** 09/12/2024**CERTIFICATE DATE:** 02/28/2025**SUBMITTED DATE:****FROM SUBCONTRACTOR:**

On Track Construction, LLC
1435 West F Ave
Nevada, Iowa 50201

SUBCONTRACT FOR: On Track - BP #31**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

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

1.	Original Contract Sum	\$1,700,000.00
2.	Net change by change orders	\$0.00
3.	Contract Sum to date (Line 1 ± 2)	\$1,700,000.00
4.	Total completed and stored to date (Column G on detail sheet)	\$221,450.00
5.	Retainage:	
	a. 5.00% of completed work	\$9,934.00
	b. 5.00% of stored material	\$1,138.50
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$11,072.50
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$210,377.50
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$47,756.50
8.	Current payment due:	\$162,621.00
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$1,489,622.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: On Track Construction, LLC

By: _____ Date: _____

State of:

County of:

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My commission expires:

Approval contingent upon receiving
Lien Waiver; BABA materials list

David Bruce Morrow

Digitally signed by David Bruce
Morrow
DN: C=US,
E=bruce.morrow@smithgroup.com,
CN=David Bruce Morrow
Reason: I am approving this
document
Date: 2025.03.03 08:18:50-06'00'

Drew Johnson

Digitally signed by Drew
Johnson
DN: C=US,
E=drewj@dcigroup-us.com,
CN=Drew Johnson
Date: 2025.03.05
14:19:12-06'00'

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

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

APPLICATION NUMBER: 2

APPLICATION DATE: 02/25/2025

PERIOD: 02/01/25 - 02/28/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Mobilization, Bonds & Insurance	\$110,000.00	\$27,500.00	\$0.00	\$0.00	\$27,500.00	25.00%	\$82,500.00	\$1,375.00
2	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Clearing & Grubbing	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,000.00	\$0.00
3	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Paving & Sidewalk	\$76,000.00	\$0.00	\$22,800.00	\$0.00	\$22,800.00	30.00%	\$53,200.00	\$1,140.00
4	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Landscaping	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,000.00	\$0.00
5	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Rip Rap	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,000.00	\$0.00
6	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Storm Sewer	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
7	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Sanitary	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,500.00	\$0.00
8	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Temp Construction Entrances	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,000.00	\$0.00
9	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Topsoil Strip & Stockpile	\$38,000.00	\$0.00	\$5,700.00	\$0.00	\$5,700.00	15.00%	\$32,300.00	\$285.00
10	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Cut & Fill	\$76,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$76,000.00	\$0.00

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
11	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Export	\$88,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$88,000.00	\$0.00
12	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Bioretention & Pond Shaping	\$55,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$55,000.00	\$0.00
13	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - 12" Prep for Paving	\$29,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$29,000.00	\$0.00
14	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - 6" Subbase for Paving	\$67,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$67,000.00	\$0.00
15	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Erosion Stone & Rip Rap	\$168,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$168,000.00	\$0.00
16	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Vegetated Geogrid w/ Soil	\$85,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$85,000.00	\$0.00
17	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Stabilized Aggregate Paving Base	\$75,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$75,500.00	\$0.00
18	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Topsoil Respread & Finish Grading	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$36,000.00	\$0.00
19	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Building Water Service	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
20	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - 18" Sanitary Main Reroute	\$228,500.00	\$0.00	\$137,180.00	\$22,770.00	\$159,950.00	70.00%	\$68,550.00	\$7,997.50
21	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Sanitary Building Service	\$8,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,500.00	\$0.00

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
22	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Storm Sewer Piping	\$149,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$149,000.00	\$0.00
23	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Storm Sewer Structures	\$103,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$103,500.00	\$0.00
24	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Subdrain Piping	\$74,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$74,500.00	\$0.00
25	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Traffic Control for 114th Utility Crossing	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
26	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Pavement Replacement for Utilities	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,000.00	\$0.00
27	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Seeding & EC - Erosion Control/ Silt Fence	\$55,000.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00	10.00%	\$49,500.00	\$275.00
28	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Seeding & EC - TRM Matting	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,000.00	\$0.00
29	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Seeding & EC - Live Stakes	\$33,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$33,000.00	\$0.00
30	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Seeding & EC - Temp Seeding & Hydromulch	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,000.00	\$0.00
TOTALS:			\$1,700,000.00	\$27,500.00	\$171,180.00	\$22,770.00	\$221,450.00	13.03%	\$1,478,550.00	\$11,072.50

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:		\$1,700,000.00	\$27,500.00	\$171,180.00	\$22,770.00	\$221,450.00	13.03%	\$1,478,550.00	\$11,072.50

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

To: DCI Group
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

Project: Clive Greenbelt Landing
City of Clive

APPLICATION NO: 2
APPLICATION DATE: 28-Feb-25

PERIOD TO: 28-Feb-25

Contractor PO# 2426CL

CONTRACT DATE: 12-Sep-24

Distribution to:

☐ OWNER

☐ ARCHITECT

☒ CONTRACTOR

☐

☐

FROM CONTRACTOR:
On Track Construction LLC
1435 W F Ave
Nevada, Iowa 50201

CONTRACT FOR: GRADING & UTILITIES

JOB# 2426CL

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

\$ 1,700,000.00

2. Net change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1 ± 2)

\$ 1,700,000.00

4. TOTAL COMPLETED & STORED TO
DATE (Column G on G703)

\$ 221,450.00

5. RETAINAGE:

a. 5 % of Completed Work
(Column D + E on G703)

\$ 11,072.50

b. % of Stored Material
(Column F on G703)

\$

Total Retainage (Lines 5a + 5b or
Total in Column I of G703)

\$ 11,072.50

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)

\$ 210,377.50

7. LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificate)

\$ 47,756.50

8. CURRENT PAYMENT DUE

\$ 162,621.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

\$ 1,489,622.50

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

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

CONTRACTOR:

By:  Date: 2/20/2025

ENGINEER'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.)
ENGINEER:

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.

B	C	D	E1	F4	G1	G2	H	I
Work Description	Scheduled Value	From Previous Application	This Period	Presently Stored Materials	Total Completed and Stored To Date	Percent Complete	Balance To Finish	Retainage
BASE CONTRACT								
Mobilization, Bonds & Insurance	\$ 110,000.00	\$27,500.00			\$27,500.00	0.25%	\$82,500.00	\$1,375.00
Clearing & Grubbing	\$ 50,000.00				\$0.00	0.00%	\$50,000.00	\$0.00
Removals - Paving & Sidewalk	\$ 76,000.00		\$22,800.00		\$22,800.00	30.00%	\$53,200.00	\$1,140.00
Removals - Landscaping	\$ 7,000.00				\$0.00	0.00%	\$7,000.00	\$0.00
Removals - Rip Rap	\$ 2,000.00				\$0.00	0.00%	\$2,000.00	\$0.00
Removals - Storm Sewer	\$ 10,000.00				\$0.00	0.00%	\$10,000.00	\$0.00
Removals - Sanitary	\$ 7,500.00				\$0.00	0.00%	\$7,500.00	\$0.00
Earthwork - Temp Construction Entrances	\$ 8,000.00				\$0.00	0.00%	\$8,000.00	\$0.00
Earthwork - Topsoil Strip & Stockpile	\$ 38,000.00		\$5,700.00		\$5,700.00	15.00%	\$32,300.00	\$285.00
Earthwork - Cut & Fill	\$ 76,000.00				\$0.00	0.00%	\$76,000.00	\$0.00
Earthwork - Export	\$ 88,000.00				\$0.00	0.00%	\$88,000.00	\$0.00
Earthwork - Bioretention & Pond Shaping	\$ 55,000.00				\$0.00	0.00%	\$55,000.00	\$0.00
Earthwork - Grade for Trails & Paving	\$ 67,000.00				\$0.00	0.00%	\$67,000.00	\$0.00
Earthwork - 12" Prep for Paving	\$ 29,000.00				\$0.00	0.00%	\$29,000.00	\$0.00
Earthwork - Erosion Stone & Rip Rap	\$ 168,000.00				\$0.00	0.00%	\$168,000.00	\$0.00
Earthwork - Vegetated Geogrid w/ Soil	\$ 85,000.00				\$0.00	0.00%	\$85,000.00	\$0.00
Earthwork - Stabilized Aggregate Paving Base	\$ 75,500.00				\$0.00	0.00%	\$75,500.00	\$0.00
Earthwork - Topsoil Respread & Finish Grading	\$ 36,000.00				\$0.00	0.00%	\$36,000.00	\$0.00
Utilities - Building Water Service	\$ 10,000.00				\$0.00	0.00%	\$10,000.00	\$0.00
Utilities - 18" Sanitary Main Reroute	\$ 228,500.00	\$22,770.00	\$137,180.00		\$159,950.00	70.00%	\$68,550.00	\$7,997.50
Utilities - Sanitary Building Service	\$ 8,500.00				\$0.00	0.00%	\$8,500.00	\$0.00
Utilities - Storm Sewer Piping	\$ 149,000.00				\$0.00	0.00%	\$149,000.00	\$0.00
Utilities - Storm Sewer Structures	\$ 103,500.00				\$0.00	0.00%	\$103,500.00	\$0.00
Utilities - Subdrain Piping	\$ 74,500.00				\$0.00	0.00%	\$74,500.00	\$0.00
Utilities - Traffic Control for 114th Utility Crossing	\$ 10,000.00				\$0.00	0.00%	\$10,000.00	\$0.00
Utilities - Pavement Replacement for Utilities	\$ 20,000.00				\$0.00	0.00%	\$20,000.00	\$0.00
Seeding & EC - Erosion Control/ Silt Fence	\$ 55,000.00		\$5,500.00		\$5,500.00	10.00%	\$49,500.00	\$275.00
Seeding & EC - TRM Matting	\$ 15,000.00				\$0.00	0.00%	\$15,000.00	\$0.00
Seeding & EC - Live Stakes	\$ 33,000.00				\$0.00	0.00%	\$33,000.00	\$0.00
Seeding & EC - Temp Seeding & Hydromulch	\$ 5,000.00				\$0.00	0.00%	\$5,000.00	\$0.00
CHANGE ORDERS								
TOTAL	\$1,700,000.00	\$50,270.00	\$171,180.00	\$0.00	\$221,450.00	13.03%	\$1,478,550.00	\$11,072.50

PAYROLL

For contractor's optional use; see instructions at dol.gov/agencies/whd/forms/wh347

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

NAME OF CONTRACTOR ☒ OR SUBCONTRACTOR ☐		ADDRESS		OMB No. 1235-0008 Expires 09/30/2026	
On Track Construction, LLC		1435 West F Ave Nevada, IA 50201			
PAYROLL NO. 1	FOR WEEK ENDING 02/08/2025	PROJECT AND LOCATION Greenbelt Landing Project Clive, IA		PROJECT OR CONTRACT NO. 23-046 Clive Greenbelt Landing	

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S				FICA	WITH- HOLDING TAX	State Withholding	Medical & Retirement	OTHER	TOTAL DEDUCTIONS	
				2/2	2/3	2/4	2/5	2/6	2/7	2/8										
2333 - Dylan Jones	0	Laborer Group AA Zone 1 Foreman	O							8.50	8.50	\$60.46	\$2,132.31							
			S		9.50	9.00	9.00	10.50	2.00		40.00	40.00	0.46	\$2,143.85	\$165.03	\$180.00	\$73.21	\$25.00	\$0.00	\$443.24
8975 - Chad Smith	0	Power Equipment Operator Group B Zone 1	O									\$62.41	\$1,385.01							
			S		9.50	4.00	7.00	10.00			30.50	34.00	11.41	\$1,828.01	\$132.58	\$205.00	\$79.49	\$108.32	\$120.00	\$645.39
4284 - Timothy Baker	0	Power Equipment Operator Group A Zone 1	O						7.50	7.50	\$67.53	\$2,467.68								
			S		8.50	9.50	9.00	10.00	3.00		40.00	37.00	12.03	\$2,467.68	\$188.77	\$220.00	\$85.00	\$0.00	\$0.00	\$493.77
0840 - Riley Hobart	0	Laborer Group AA Zone 1	O						6.00	6.00	\$48.79	\$1,700.34								
			S		9.50	9.00	7.00	10.00	4.50		40.00	27.20	7.99	\$1,700.34	\$130.07	\$213.00	\$55.84	\$102.02	\$0.00	\$500.93
9592 - Anthony Schuler Jr	0	Laborer Group B Zone 1	O						1.50	1.50	\$43.52	\$1,346.48								
			S		9.50	4.50	7.00	10.00	9.00		40.00	22.97	9.06	\$1,346.48	\$103.00	\$135.00	\$42.40	\$0.00	\$0.00	\$280.40
7609 - Matthew Warrick	0	Laborer Group AA Zone 1 Foreman	O						5.00	5.00	\$60.00	\$580.00								
			S					7.00			7.00	40.00	0.00	\$1,911.54	\$147.26	\$265.00	\$58.60	\$152.00	\$0.00	\$622.86
0382 - Jeffery Kelley	0	Laborer Group AA Zone 1	O						9.00	9.00	\$49.14	\$734.58								
			S					7.00	1.50		8.50	29.50	4.89	\$1,663.83	\$129.19	\$124.00	\$45.06	\$158.11	\$138.23	\$594.59
			O																	
			S																	

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W., Washington, D.C. 20210

Date 2/12/2025

I, Kelly Cook Office Manager
(Name of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

On Track Construction, LLC

(Contractor or Subcontractor) on the

Greenbelt Landing Project

(Building or Work); that during the payroll period commencing on the

2nd day of February, 2025, and ending the 8th day of February, 2025.

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

On Track Construction, LLC

(Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

- ☒ — in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

- ☐ — Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION
Dylan Jones \$16.04 in co paid fringe benefits	Family health, dental & vision Ins.; Life Ins; HSA contribution; company vehicle.
Chad Smith \$5.04 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins; HSA & 401k contribution.
Timothy Baker \$2.97 in co paid fringe benefits	Health, dental & vision Ins.; Life Ins.
Riley Hobart \$4.02 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins; 401k contribution.
Anthony Schuler Jr \$2.95 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins
Matthew Warrick \$18.02 in co paid fringe benefits	Family health, dental & vision Ins.; Life/accident Ins; HSA & 401k contribution; company vehicle.
Jeffery Kelley \$4.82 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins; HSA & 401k contribution.

REMARKS.

NAME AND TITLE

Kelly Cook - Office Manager

SIGNATURE



THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 3729 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

For contractor's optional use; see instructions at dol.gov/agencies/whd/forms/wh347

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NAME OF CONTRACTOR ☒ OR SUBCONTRACTOR ☐		ADDRESS		OMB No. 1235-0008 Expires 09/30/2026	
On Track Construction, LLC		1435 West F Ave Nevada, IA 50201			
PAYROLL NO. 2	FOR WEEK ENDING 02/15/2025	PROJECT AND LOCATION Greenbelt Landing Project Clive, IA		PROJECT OR CONTRACT NO. 23-046 Clive Greenbelt Landing	

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S				FICA	WITH- HOLDING TAX	State Withholding	Medical & Retirement	OTHER	TOTAL DEDUCTIONS	
				2/9	2/10	2/11	2/12	2/13	2/14	2/15										
2333 - Dylan Jones	0	Laborer Group AA Zone 1 Foreman	O					3.75	9.00		12.75	\$60.46	\$2,227.43	\$184.55	\$211.00	\$82.90	\$25.00	\$0.00	\$503.45	\$1,895.52
			S	2.00	10.50	13.00	4.50	6.00			36.00	40.00	0.46	\$2,398.97						
8975 - Chad Smith	0	Power Equipment Operator Group B Zone 1	O									\$62.41	\$1,725.58	\$139.12	\$223.00	\$82.61	\$111.74	\$120.00	\$676.47	\$1,117.11
			S		10.00	10.00		8.00	10.00		38.00	34.00	11.41	\$1,793.58						
4284 - Timothy Baker	0	Power Equipment Operator Group A Zone 1	O									\$67.53	\$1,936.69	\$148.16	\$154.00	\$64.83	\$0.00	\$0.00	\$366.99	\$1,569.70
			S		10.50	11.00		8.00	10.00		39.50	37.00	12.03	\$1,936.69						
0840 - Riley Hobart	0	Laborer Group AA Zone 1	O						1.00	1.00	\$48.79	\$1,456.39	\$111.42	\$159.00	\$46.57	\$87.38	\$0.00	\$404.37	\$1,052.02	
			S		10.50	12.00		8.00	9.50		40.00	27.20	7.99	\$1,456.39						
9592 - Anthony Schuler Jr	0	Laborer Group B Zone 1	O								\$43.52	\$720.68	\$55.13	\$47.00	\$18.62	\$0.00	\$0.00	\$120.75	\$599.93	
			S		10.50	12.00					22.50	22.97	9.06	\$720.68						
4786 - Kristofer Donner	0	Laborer Group AA Zone 1 Foreman	O								\$60.00	\$100.00	\$118.96	\$154.00	\$45.67	\$208.60	\$0.00	\$527.23	\$1,014.31	
			S					2.50			2.50	40.00	0.00	\$1,541.54						
8357 - Alexander Anderson	0	Laborer Group AA Zone 1 Foreman	O								\$61.95	\$447.93	\$103.32	\$172.00	\$42.55	\$0.00	\$0.00	\$317.87	\$1,044.25	
			S						10.25		10.25	36.50	7.20	\$1,362.12						
2105 - Aden Bearden	0	Laborer Group B Zone 1	O								\$46.32	\$592.11	\$81.23	\$88.00	\$31.58	\$0.00	\$0.00	\$200.81	\$891.00	
			S					6.50	10.50		17.00	22.97	11.86	\$1,091.81						

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Public Burden Statement

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(over)

PAYROLL

For contractor's optional use; see instructions at dol.gov/agencies/whd/forms/wh347

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NAME OF CONTRACTOR ☒ OR SUBCONTRACTOR ☐ On Track Construction, LLC	ADDRESS 1435 West F Ave Nevada, IA 50201	OMB No. 1235-0008 Expires 09/30/2026
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PAYROLL NO. 2	FOR WEEK ENDING 02/15/2025	PROJECT AND LOCATION Greenbelt Landing Project Clive, IA	PROJECT OR CONTRACT NO. 23-046 Clive Greenbelt Landing
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(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY		(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S											
				2/9	2/10	2/11	2/12	2/13	2/14	2/15											
				HOURS WORKED EACH DAY									FICA		WITH- HOLDING TAX	State Withholding	Medical & Retirement	OTHER	TOTAL DEDUCTIONS		
3816 - Luke Brakke	0	Laborer Group B Zone 1	O									\$45.00	\$328.00	\$75.71	\$80.00	\$28.84	\$0.00	\$0.00	\$184.55	\$805.14	
			S						10.25		10.25	26.00	6.00								\$989.69
8540 - Theodore Newman	2	Power Equipment Operator Group A Zone 1	O									\$65.82	\$817.19	\$107.05	\$144.00	\$43.88	\$119.97	\$150.00	\$564.90	\$839.41	
			S					6.50	10.50		17.00	35.50	12.57								\$1,404.31
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(over)

Date 2/18/2025

I, Kelly Cook Office Manager
(Name of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

On Track Construction, LLC on the

(Contractor or Subcontractor)

Greenbelt Landing Project; that during the payroll period commencing on the

(Building or Work)

9th day of February, 2025, and ending the 15th day of February, 2025.

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

On Track Construction, LLC from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS



— in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH



— Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

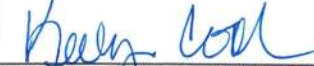
EXCEPTION (CRAFT)	EXPLANATION
Dylan Jones \$16.04 in co paid fringe benefits	Family health, dental & vision Ins.; Life Ins; HSA contribution; company vehicle.
Chad Smith \$5.04 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins; HSA & 401k contribution.
Timothy Baker \$2.97 in co paid fringe benefits	Health, dental & vision Ins.; Life Ins.
Riley Hobart \$4.02 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins; 401k contribution.
Anthony Schuler Jr \$2.95 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins
Kristofer Donner \$17.71 in co paid fringe benefits	Family health, dental & vision Ins.; Life/accident Ins; HSA & 401k contribution; company vehicle.
Alexander Anderson \$9.30 in co paid fringe benefits.	Health, dental & vision Ins.; Life/accident Ins; company vehicle.
Aden Bearden \$0.15 in co paid fringe benefits	Life insurance.

REMARKS:

NAME AND TITLE

Kelly Cook - Office Manager

SIGNATURE



THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 100 OF TITLE 18 AND SECTION 3729 OF TITLE 31 OF THE UNITED STATES CODE.

Date 2/18/2025

I, Kelley Cook Office Manager
(Name of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

On Track Construction, LLC on the

(Contractor or Subcontractor)

Greenbelt Landing Project; that during the payroll period commencing on the

(Building or Work)

9th day of February, 2025, and ending the 15th day of February, 2025.

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

On Track Construction, LLC from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS



— in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH



— Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION
Luke Brakke \$2.98 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins
Theodore Newman \$3.93 in co paid fringe benefits	Health, dental & vision Ins.; Life/accident Ins; HSA & 401k contribution.

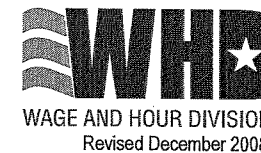
REMARKS:

NAME AND TITLE Kelley Cook - Office Manager	SIGNATURE 
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PAYROLL

For contractor's optional use; see instructions at dol.gov/agencies/whd/forms/wh347

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OMB No. 1235-0008
Expires 09/30/2026

NAME OF CONTRACTOR ☐ OR SUBCONTRACTOR ☒ ADDRESS 3091 370th St
Manning, IA 51455

Williams Contracting 2, LLC

PAYROLL NO. 1 FOR WEEK ENDING 02/08/2025 PROJECT AND LOCATION Greenbelt Landing Project
Clive, IA PROJECT OR CONTRACT NO. 23-046 Clive Greenbelt Landing

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY		(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S					FICA	WITH- HOLDING TAX	State Withholding	Medical/Re tirement	OTHER	TOTAL DEDUCTIONS	
				2/2	2/3	2/4	2/5	2/6	2/7	2/8											
Cody Willenborg #6443		Zone 1 Group A Power Equipment Operator	o									\$69.75	\$936.00								
			s		9.00	9.00					18.00	35.50	16.50	\$936.00	\$71.60	\$28.00	\$18.03	\$0.00	\$0.00	\$117.63	\$818.37
Michael Bremser #0056		Zone 1 Group C Power Equipment Operator	o									\$63.68	\$863.10								
			s		9.00	9.00					18.00	31.45	16.50	\$1,391.10	\$106.43	\$89.00	\$37.94	\$0.00	\$0.00	\$233.37	\$1,157.73
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(over)

Date 2/17/25
I, Rob Williams owner
(Name of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Williams Contracting 2, LLC

(Contractor or Subcontractor)

on the

23-046 Clive Greenbelt Landing

(Building or Work)

2nd day of February, 2025, and ending the 8th day of February, 2025

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Williams Contracting 2, LLC

(Contractor or Subcontractor)

from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

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(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS



— in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH



— Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

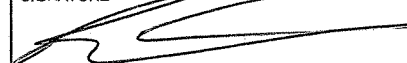
EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NAME AND TITLE

Rob Williams owner

SIGNATURE



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Memo

TO: Mayor and Council members

FROM: Alyssa Welling, Administrative Assistant

DATE: March 13, 2025

RE: Approve Pay Request #4 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - \$20,733.75

SYNOPSIS:

Staff recommends approval of Pay Request #4 to Air-Con Mechanical Corp. for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **\$388,703.00**

Pay Request #3: **\$20,733.75**

Total Requested to Date: **\$44,376.40**

Remaining contract amount: **\$344,326.60**

Attachments:

1. AirCon Pay App 04

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive - Greenbelt Landing
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 4**INVOICE NO:****PERIOD:** 02/01/25 - 02/28/25**PROJECT NO:** 23046**CONTRACT NO:** SC-003 Clive Greenbelt
Landing**CONTRACT DATE:** 09/12/2024**CERTIFICATE DATE:** 02/28/2025**SUBMITTED DATE:****FROM SUBCONTRACTOR:**

Air-Con Mechanical Corp.
3121 SE 14th Street
Des Moines, Iowa 50320

SUBCONTRACT FOR: AirCon Mechanical - BP #26**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

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

1.	Original Contract Sum		\$388,703.00
2.	Net change by change orders		\$0.00
3.	Contract Sum to date (Line 1 ± 2)		\$388,703.00
4.	Total completed and stored to date (Column G on detail sheet)		\$46,712.00
5.	Retainage:		
	a. 5.00% of completed work	\$2,335.60	
	b. 0.00% of stored material	\$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		\$2,335.60
6.	Total earned less retainage (Line 4 less Line 5 Total)		\$44,376.40
7.	Less previous certificates for payment (Line 6 from prior certificate)		\$23,642.65
8.	Current payment due:		\$20,733.75
9.	Balance to finish, including retainage (Line 3 less Line 6)		\$344,326.60

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: Air-Con Mechanical Corp.

By: _____ Date: _____

State of:

County of:

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My commission expires:

David Bruce Morrow

Digitally signed by David Bruce
Morrow
DN: C=US,
E=bruce.morrow@smithgroup.com,
CN=David Bruce Morrow
Reason: I am approving this
document
Date: 2025.02.28 17:32:56-06'00'

Drew Johnson

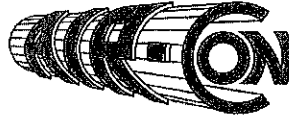
Digitally signed by Drew
Johnson
DN: C=US,
E=drewj@dcigroup-us.com,
CN=Drew Johnson
Date: 2025.03.05
11:42:54-06'00'

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 4
APPLICATION DATE: 02/25/2025
PERIOD: 02/01/25 - 02/28/25

Contract Lines										
A	B		C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	26-260000.000.Subcontract BP #26 - Electrical	Mobilization	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	100.00%	\$0.00	\$125.00
2	26-260000.000.Subcontract BP #26 - Electrical	Gear/Feeders	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$40,000.00	\$0.00
3	26-260000.000.Subcontract BP #26 - Electrical	Lighting	\$112,000.00	\$11,200.00	\$11,200.00	\$0.00	\$22,400.00	20.00%	\$89,600.00	\$1,120.00
4	26-260000.000.Subcontract BP #26 - Electrical	Lighting Controls	\$9,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,800.00	\$0.00
5	26-260000.000.Subcontract BP #26 - Electrical	Power	\$73,000.00	\$7,300.00	\$7,300.00	\$0.00	\$14,600.00	20.00%	\$58,400.00	\$730.00
6	26-260000.000.Subcontract BP #26 - Electrical	Data	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,000.00	\$0.00
7	26-260000.000.Subcontract BP #26 - Electrical	Fire Alarm	\$9,500.00	\$0.00	\$3,325.00	\$0.00	\$3,325.00	35.00%	\$6,175.00	\$166.25
8	26-260000.000.Subcontract BP #26 - Electrical	Site Lighting	\$58,703.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$58,703.00	\$0.00
9	26-260000.000.Subcontract BP #26 - Electrical	Underground	\$24,313.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$24,313.00	\$0.00
10	26-260000.000.Subcontract BP #26 - Electrical	Bonds	\$3,887.00	\$3,887.00	\$0.00	\$0.00	\$3,887.00	100.00%	\$0.00	\$194.35
11	26-260000.000.Subcontract BP #26 - Electrical	Engineering	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,000.00	\$0.00
12	26-260000.000.Subcontract BP #26 - Electrical	Concrete Bases	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$30,000.00	\$0.00
TOTALS:			\$388,703.00	\$24,887.00	\$21,825.00	\$0.00	\$46,712.00	12.02%	\$341,991.00	\$2,335.60

Grand Totals										
A	B		C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK		SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:			\$388,703.00	\$24,887.00	\$21,825.00	\$0.00	\$46,712.00	12.02%	\$341,991.00	\$2,335.60



ELECTRIC, LLC

3121 S.E. 14th Street - Des Moines, IA. - 50320
(515) 243-5500 - FAX (515) 243-0126

PARTIAL LIEN WAIVER

Project: #SC-003 Clive Greenbelt Landing: Air Con Mechanical - BP #26
(N-24-2132)

WHEREAS THE UNDERSIGNED (☒) Contractor (☐) Subcontractor (☐)
Supplier (☐) Architect/Engineer _____ has provided labor, services, materials,
or equipment for the above project under an agreement with:

OWNER: DCI Group
220 SE 6th Street Suite 200
Des Moines, Iowa 50309

The undersigned does hereby waive and release all bond claims, liens, or project owner and
any sureties, for labor, services, material or equipment, as provided by the undersigned, but
only to the extent of payment received, as indicated and as limited below:

(☒) **CONDITIONAL Release:** This waiver and release is contingent upon receipt of
payment and final bank clearance of said remittance in the amount of \$20,733.75 (Invoice 1852
Draw # 4). The remittance identified as payment and endorsed by the undersigned marked
"Paid" or otherwise canceled by the bank against which said remittance was drawn, shall
constitute conclusive proof that said invoice or pay request was paid and that payment thereof
was received by the Undersigned, and thereupon this waiver and release shall become effective
automatically without the requirement of any further act, acknowledgment or receipt on the part
of the Undersigned.

(☐) **UNCONDITIONAL Release:** The undersigned acknowledges receipt of payment in
the amount of \$ _____ for labor, services, materials or equipment as described herein and does
hereby grant this release unconditionally.

Joe Davis Signature
Joe Davis Print Name
VP Title
2-20-25 Date

CERTIFIED PAYROLL FORM

Air-Con Electric, LLC
3121 SE 14th Street
Des Moines, Iowa 50320
12
2/4/2025

Project and Location: DCI Greenbelt
Project or Contract #: SC-003 Clive Greenbelt Landing
Air-Con Mech Job #: N-24-2132

Payroll Number:
For Week Ending:

NAME, ADDRESS, AND SS# OF EMPLOYEE	# WITH OLDIN G EXEM PTION S	OT OR REG	DAY & DATE							TOTAL HOURS	RATE OF PAY	GROSS AMOUNT EARNED (project)	GROSS AMOUNT EARNED (total)	DEDUCTIONS					NET WAGES PAID FOR WEEK
			1	1	1	2	2	2	2	2				FICA	FWH	SWH	OTHER	TOTAL DEDUCTIO NS	
J. Denny xxx-xx-5888 General Foreman		OT										\$ -	\$ 1,853.00	\$ -	\$ 141.38	\$ -	\$ 203.28	\$ 344.66	\$ 1,508.34
		REG	2.00	10.00	5.00						\$ 46.20	\$ 785.40							
N. Kilsares xxx-xx-2304 Construction Wireman		OT										\$ -	\$ 711.20	\$ 46.14	\$ 54.41	\$ 18.26	\$ 78.23	\$ 197.04	\$ 514.16
		REG	2.00	10.00	5.00						\$ 17.78	\$ 302.26							
		OT										\$ -							\$ -
		REG										\$ -							\$ -
		OT										\$ -							\$ -
		REG										\$ -							\$ -
		OT										\$ -							\$ -
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		OT										\$ -							\$ -
		REG										\$ -							\$ -
		OT										\$ -							\$ -
		REG										\$ -							\$ -

34.00

Date: 2/5/2025

I, do hereby state:

(1) That I pay or supervise the payment of the persons employed by **Air-Con Electric, LLC** on the **Clive Greenbelt Landing SC-003** project; that during the payroll period from **1/29/2025** to **2/4/2025** all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said Air-Con Mechanical Corporation from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 276c), and described:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS OR PROGRAMS
☒ in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in Section 4c below.

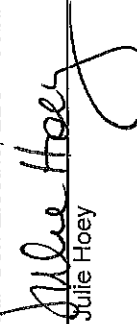
(b) WHERE FRINGE BENEFITS ARE PAID IN CASH
☐ each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4c below.

(c) EXCEPTIONS	EXCEPTION (CRAFT)	EXPLANATION
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REMARKS

Air-Con Electric, LLC Job# N-24-2132

SIGNATURE
NAME & TITLE


Julie Hoey

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

CERTIFIED PAYROLL FORM

Air-Con Electric, LLC
3121 SE 14th Street
Des Moines, Iowa 50320
13
2/11/2025

Project and Location: DCI Greenbelt
Project or Contract #: SC-003 Clive Greenbelt Landing
Air-Con Mech Job #: N-24-2132

Payroll Number:
For Week Ending:

NAME, ADDRESS, AND SS# OF EMPLOYEE	# WITH OLDIN G EXEM PTION S	OT OR REG	DAY & DATE										TOTAL HOURS	RATE OF PAY	GROSS AMOUNT EARNED (project)	GROSS AMOUNT EARNED (total)	DEDUCTIONS					NET WAGES PAID FOR WEEK
			2	2	2	2	2	2	2	2	2	2					FICA	FWH	SWH	OTHER	TOTAL DEDUCTIO NS	
J. Denny xxx-xx-5888 Electrical General Foreman		OT											0.00		\$ -	\$ 1,853.00	\$ -	\$ 141.36	\$ -	\$ 203.28	\$ 344.64	\$ 1,508.36
		REG	10.00	10.00	9.00							10.00	39.00	\$ 46.20	\$ 1,801.80							
N. Klisares xxx-xx-2304 Electrical Construction Wireman		OT											0.00		\$ -	\$ 711.20	\$ 46.14	\$ 54.40	\$ 18.26	\$ 78.23	\$ 197.03	\$ 514.17
		REG	10.00	10.00	9.00							10.00	39.00	\$ 17.78	\$ 693.42							
E. Kain xxx-xx-9531 Electrical Journeyman		OT											0.00		\$ -	\$ 1,649.65	\$ 175.23	\$ 125.82	\$ 40.55	\$ 296.04	\$ 637.64	\$ 1,012.01
		REG										8.00	10.00	\$ 44.45	\$ 444.50							
B. Skoog xxx-xx-1502 Electrical Apprentice		OT											0.00		\$ -	\$ 929.10	\$ 92.14	\$ 71.08	\$ 26.54	\$ 102.20	\$ 291.96	\$ 637.14
		REG										8.00	10.00	\$ 24.45	\$ 244.50							
		OT											0.00		\$ -						\$ -	\$ -
		REG											0.00		\$ -						\$ -	\$ -
		OT											0.00		\$ -						\$ -	\$ -
		REG											0.00		\$ -						\$ -	\$ -
		OT											0.00		\$ -						\$ -	\$ -
		REG											0.00		\$ -						\$ -	\$ -
		OT											0.00		\$ -						\$ -	\$ -
		REG											0.00		\$ -						\$ -	\$ -

98.00

Date: 2/12/2025

I, do hereby state:

(1) That I pay or supervise the payment of the persons employed by **Air-Con Electric, LLC** on the **Clive Greenbelt Landing SC-003** project; that during the payroll period from **2/5/2025** to **2/11/2025** all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said Air-Con Mechanical Corporation from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 276c), and described:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS OR PROGRAMS
☒ in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in Section 4c below.

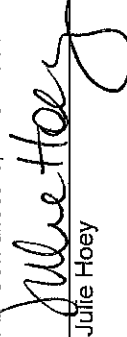
(b) WHERE FRINGE BENEFITS ARE PAID IN CASH
☐ each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4c below.

(c) EXCEPTIONS
EXCEPTION (CRAFT) EXPLANATION

REMARKS

Air-Con Electric, LLC Job# **N-24-2132**

SIGNATURE
NAME & TITLE


Julie Hoey

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CERTIFIED PAYROLL FORM

Air-Con Electric, LLC
3121 SE 14th Street
Des Moines, Iowa 50320
14
2/18/2025

Project and Location: DCI Greenbelt
Project or Contract #: SC-003 Clive Greenbelt Landing
Air-Con Mech Job #: N-24-2132

Payroll Number:
For Week Ending:

NAME, ADDRESS, AND SS# OF EMPLOYEE	# WITH OLDIN G EXEM PTION \$	OT OR REG	DAY & DATE										TOTAL HOURS	RATE OF PAY	GROSS AMOUNT EARNED (project)	GROSS AMOUNT EARNED (total)	DEDUCTIONS					NET WAGES PAID FOR WEEK
			2	2	2	2	2	2	2	2	2	2					FICA	FWH	SWH	OTHER	TOTAL DEDUCTIO NS	
			12	13	14	15	16	17	18													
J. Denny xxx-xx-5888 Electrical General Foreman		OT											0.00		\$ -	\$ 1,853.00	\$ -	\$ 141.38	\$ -	\$ 203.28	\$ 344.66	\$ 1,508.34
		REG	8.00										8.00	\$ 46.20	\$ 369.60							
N. Klisares xxx-xx-2304 Electrical Construction Wireman		OT											0.00		\$ -	\$ 675.64	\$ 41.87	\$ 51.69	\$ 16.91	\$ 74.32	\$ 184.79	\$ 490.85
		REG	8.00										8.00	\$ 17.78	\$ 142.24							
E. Kain xxx-xx-9531 Electrical Journeyman		OT											0.00		\$ -	\$ 1,427.40	\$ 129.75	\$ 108.82	\$ 32.69	\$ 256.03	\$ 527.29	\$ 900.11
		REG		8.00	7.00			8.00	5.50				28.50	\$ 44.45	\$ 1,266.83							
B. Skoog xxx-xx-1502 Electrical Apprentice		OT											0.00		\$ -	\$ 929.10	\$ 92.14	\$ 71.08	\$ 26.54	\$ 102.20	\$ 291.96	\$ 637.14
		REG	8.00	8.00	8.00			8.00	3.00				35.00	\$ 24.45	\$ 855.75							
		OT											0.00		\$ -						\$ -	\$ -
		REG											0.00		\$ -						\$ -	\$ -
		OT											0.00		\$ -						\$ -	\$ -
		REG											0.00		\$ -						\$ -	\$ -
		OT											0.00		\$ -						\$ -	\$ -
		REG											0.00		\$ -						\$ -	\$ -

79.50

Date: 2/19/2025

I, do hereby state:

(1) That I pay or supervise the payment of the persons employed by **Air-Con Electric, LLC** on the **Clive Greenbelt Landing SC-003** project; that during the payroll period from **2/12/2025** to **2/18/2025** all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said Air-Con Mechanical Corporation from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 276c), and described:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

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(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS OR PROGRAMS

☒ in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in Section 4c below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4c below.

(c) EXCEPTIONS

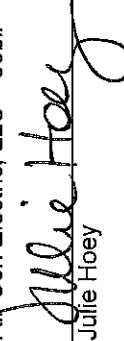
EXCEPTION (CRAFT)

EXPLANATION

REMARKS

Air-Con Electric, LLC Job# N-24-2132

SIGNATURE
NAME & TITLE


Julie Hoey

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.



Memo

TO: Mayor and Council members

FROM: Doug Ollendike, Community Development Director

DATE: March 13, 2025

RE: Approve Pay Request #4 - Confluence, Inc. - University Boulevard
Flood Mitigation: Project Scoping Plan - \$44,410.25

SYNOPSIS:

Staff recommends approval of Pay Request #4 to Confluence, Inc. for work completed on the University Boulevard Flood Mitigation: Project Scoping Plan.

Original Contract Amount-	\$420,430.00
---------------------------	--------------

Pay Request #1-	\$2,400.00
-----------------	------------

Pay Request #2-	\$24,089.42
-----------------	-------------

Pay Request #3-	\$27,076.40
-----------------	-------------

Pay Request #4-	\$44,410.25
-----------------	-------------

Contract Balance-	\$322,453.93
-------------------	--------------

Please feel free to contact me at (515)223-6221 or at dollendike@cityofclive.com prior to the meeting if you have any questions or need additional information.

Attachments:

1. Pay Request #4

CONFLUENCE

Confluence, Inc
525 17th Street
Des Moines, IA 50309
515.288.4875

City of Clive, IA
1900 NW 114th Street
Clive, IA 50325-7077
Doug Olendike

APPROVED FOR PAYMENT
BY 33011111
DATE 3/3/2025
ACCT # 349-5750-6407
ITEM Pay Request # 4

Invoice number 31303
Date 02/26/2025

Project **24278 University Boulevard Flood Mitigation Planning**

University Blvd Flood Mitigation - Project Scoping Plan

Professional Services through February 20, 2025

Send invoice to: dollendike@cityofclive.com

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
TASK 1 - PROJECT MANAGEMENT	81,385.00	14,275.00	18,499.00	4,224.00
TASK 2 - PROJECT UNDERSTANDING	65,010.00	27,270.79	53,275.04	26,004.25
TASK 3 - TECHNICAL ANALYSIS & BCA UPDATE	84,455.00	11,760.03	24,503.53	12,743.50
TASK 4 - MITIGATION PROJECT EXPLORATION	189,580.00	260.00	1,698.50	1,438.50
REIMBURSABLE EXPENSES	0.00	0.00	0.00	0.00
Total	420,430.00	53,565.82	97,976.07	44,410.25

Task 1 - Project Management

Professional Fees

Billed Amount
1,190.00

Consultant

Barr Engineering Company
Dewberry Engineers Inc.

Billed Amount
1,992.00
1,042.00

Phase subtotal

4,224.00

Task 2 - Project Understanding

Professional Fees

Billed Amount
5,951.25

Consultant

Barr Engineering Company
Dewberry Engineers Inc.

Billed Amount
6,150.50
13,902.50

Phase subtotal

26,004.25

City of Clive, IA
Project **24278 University Boulevard Flood Mitigation Planning**

Invoice number 31303
Date 02/26/2025

Task 3 - Technical Analysis & BCA Update

Consultant

Billed
Amount

12,743.50

Barr Engineering Company

Task 4 - Mitigation Project Exploration

Professional Fees

Billed
Amount

1,162.50

Consultant

Billed
Amount

276.00

Barr Engineering Company

Phase subtotal

1,438.50

Invoice total **44,410.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
31303	02/26/2025	44,410.25	44,410.25				
	Total	44,410.25	44,410.25	0.00	0.00	0.00	0.00



Memo

TO: Mayor and Council members

FROM: Alyssa Welling, Administrative Assistant

DATE: March 13, 2025

RE: Approve Pay Request #5 - Keystone Construction Services LLC -
Greenbelt Landing Construction Project - \$16,625.00

SYNOPSIS:

Staff recommends approval of Pay Request #5 to Keystone Construction LLC for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **\$2,518,000.00**

Pay Request #4: **\$16,625.00**

Total Requested to Date: **\$277,176.04**

Remaining contract amount: **\$2,240,823.96**

Attachments:

1. Keystone Pay App 05
2. Partial Lien Waiver - Keystone February Greenbelt

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive - Greenbelt Landing
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 5

INVOICE NO: #05 - February

PERIOD: 02/01/25 - 02/28/25

PROJECT NO: 23046

CONTRACT NO: SC-002 Clive Greenbelt
Landing

CONTRACT DATE: 09/26/2024

CERTIFICATE DATE: 03/03/2025

SUBMITTED DATE:

FROM SUBCONTRACTOR:

Keystone Construction Services LLC
3361 178th Ct
Norwalk, Iowa 50211

SUBCONTRACT FOR: Keystone Construction - BP #6

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum	\$2,518,000.00
2.	Net change by change orders	\$0.00
3.	Contract Sum to date (Line 1 ± 2)	\$2,518,000.00
4.	Total completed and stored to date (Column G on detail sheet)	\$291,764.26
5.	Retainage:	
	a. 5.00% of completed work	\$5,306.25
	b. 5.00% of stored material	\$9,281.97
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$14,588.22
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$277,176.04
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$260,551.04
8.	Current payment due:	\$16,625.00
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$2,240,823.96

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: Keystone Construction Services LLC

By: _____ Date: _____

State of:

County of:

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My commission expires:

Approval contingent upon receiving lien waivers

David Bruce Morrow

Digitally signed by David Bruce Morrow
DN: C=US,
E=bruce.morrow@smithgroup.com,
CN=David Bruce Morrow
Reason: I am approving this document
Date: 2025.03.03 08:59:51-06'00'

Drew Johnson

Digitally signed by Drew Johnson
DN: C=US,
E=drewj@dcigroup-us.com,
CN=Drew Johnson
Date: 2025.03.05
11:41:53-06'00'

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

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

APPLICATION NUMBER: 5

APPLICATION DATE: 02/25/2025

PERIOD: 02/01/25 - 02/28/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	6-60500.000.Subcontract BP# 6 General	General Requirements	\$341,983.73	\$49,885.00	\$10,000.00	\$0.00	\$59,885.00	17.51%	\$282,098.73	\$2,994.25
2	6-60500.000.Subcontract BP# 6 General	Temp Facilities and Controls	\$20,000.00	\$0.00	\$3,700.00	\$0.00	\$3,700.00	18.50%	\$16,300.00	\$185.00
3	6-60500.000.Subcontract BP# 6 General	Demolition	\$23,465.00	\$6,300.00	\$3,800.00	\$0.00	\$10,100.00	43.04%	\$13,365.00	\$505.00
4	6-60500.000.Subcontract BP# 6 General	Cast-in-Place Concrete	\$335,919.83	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$335,919.83	\$0.00
5	6-60500.000.Subcontract BP# 6 General	Unit Masonry	\$65,987.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$65,987.00	\$0.00
6	6-60500.000.Subcontract BP# 6 General	Cast Stone Masonry	\$19,050.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$19,050.00	\$0.00
7	6-60500.000.Subcontract BP# 6 General	Structural Steel Framing	\$367,700.00	\$0.00	\$0.00	\$10,400.00	\$10,400.00	2.83%	\$357,300.00	\$520.00
8	6-60500.000.Subcontract BP# 6 General	Rough Carpentry	\$10,346.50	\$5,300.00	\$0.00	\$0.00	\$5,300.00	51.23%	\$5,046.50	\$265.00
9	6-60500.000.Subcontract BP# 6 General	Finish Carpentry	\$49,682.19	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$49,682.19	\$0.00
10	6-60500.000.Subcontract BP# 6 General	Wood Decking	\$550,987.04	\$0.00	\$0.00	\$137,746.76	\$137,746.76	25.00%	\$413,240.28	\$6,887.34
11	6-60500.000.Subcontract BP# 6 General	Weather Barriers	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,000.00	\$0.00
12	6-60500.000.Subcontract BP# 6 General	Asphalt Shingles	\$31,170.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$31,170.00	\$0.00
13	6-60500.000.Subcontract BP# 6 General	Metal Wall Panels	\$22,875.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$22,875.00	\$0.00
14	6-60500.000.Subcontract BP# 6 General	Thermoplastic Membrane Roofing	\$17,579.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$17,579.00	\$0.00
15	6-60500.000.Subcontract BP# 6 General	Joint Sealants	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,500.00	\$0.00
16	6-60500.000.Subcontract BP# 6 General	Hollow Metal Doors and Frames	\$32,508.95	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$32,508.95	\$0.00
17	6-60500.000.Subcontract BP# 6 General	Aluminum-Framed Storefronts	\$66,810.00	\$1,770.00	\$0.00	\$0.00	\$1,770.00	2.65%	\$65,040.00	\$88.50
18	6-60500.000.Subcontract BP# 6 General	Gypsum Board Assemblies	\$217,630.00	\$25,370.00	\$0.00	\$0.00	\$25,370.00	11.66%	\$192,260.00	\$1,268.50
19	6-60500.000.Subcontract BP# 6 General	Tiling	\$97,740.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$97,740.00	\$0.00
20	6-60500.000.Subcontract BP# 6 General	Resilient Flooring	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$600.00	\$0.00
21	6-60500.000.Subcontract BP# 6 General	Painting	\$40,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$40,500.00	\$0.00
22	6-60500.000.Subcontract	Dimensional Letter Signage	\$3,898.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,898.00	\$0.00

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
	BP# 6 General									
23	6-60500.000.Subcontract BP# 6 General	Specialties	\$4,416.19	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,416.19	\$0.00
24	6-60500.000.Subcontract BP# 6 General	Toilet Compartments	\$6,618.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,618.00	\$0.00
25	6-60500.000.Subcontract BP# 6 General	Toilet/Bath/Laundry Access	\$4,950.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,950.00	\$0.00
26	6-60500.000.Subcontract BP# 6 General	Manufactured Fireplaces	\$49,990.00	\$0.00	\$0.00	\$37,492.50	\$37,492.50	75.00%	\$12,497.50	\$1,874.63
27	6-60500.000.Subcontract BP# 6 General	Fire Protection Specialties	\$322.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$322.00	\$0.00
28	6-60500.000.Subcontract BP# 6 General	Closet and Utility Shelving	\$5,454.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,454.00	\$0.00
29	6-60500.000.Subcontract BP# 6 General	Residential Kitchen Appliances	\$4,422.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,422.00	\$0.00
30	6-60500.000.Subcontract BP# 6 General	Projectors	\$10,565.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,565.00	\$0.00
31	6-60500.000.Subcontract BP# 6 General	Window Shades	\$14,488.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,488.00	\$0.00
32	6-60500.000.Subcontract BP# 6 General	Residential Casework	\$18,552.57	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,552.57	\$0.00
33	6-60500.000.Subcontract BP# 6 General	Decorative Metal Fences - Gates	\$48,710.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$48,710.00	\$0.00
34	6-60500.000.Subcontract BP# 6 General	Site Improvements	\$29,580.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$29,580.00	\$0.00
TOTALS:			\$2,518,000.00	\$88,625.00	\$17,500.00	\$185,639.26	\$291,764.26	11.59%	\$2,226,235.74	\$14,588.22

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
GRAND TOTALS:		\$2,518,000.00	\$88,625.00	\$17,500.00	\$185,639.26	\$291,764.26	11.59%	\$2,226,235.74	\$14,588.22

Certified Payroll Report

Report Period: 12/30/2024 to 01/12/2025
Payroll#: 2

Company: Keystone Construction Services, LLC.
1650 NW Gettysburg LN
Waukee IA 50263

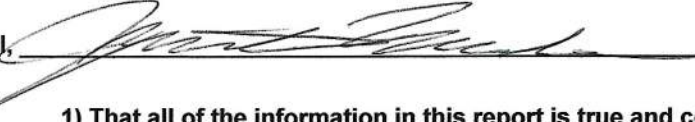
Project: Greenbelt Landing
1801 NW 114th St
Clive IA 50325

Chk: DD		Chk Date: 01/24/2025		From: 12/30/2024		To: 01/12/2025		Fed Allow: 0		State Allow: 0	
Ssn: 485-19-3372				Med/FICA		FedWh		State		SDI	
Justin R Menke				237.15		321.36		81.11		0.00	
3317 144th Court				Wages		Add Ons		Deduct		Net	
Cumming IA 50061-8541				3,100.00		130.64		1,404.87		1,825.77	
Phone:		Heritage:				Gender: Male					
		[----- Wages -----]				[----- Benefits -----]					
Date	Trade	Type	Hours	Rate	Base	Vacation	Pension	Health	Other		
12/30/2025	Officer	Reg	20.00								
This Job:			20.00								

Chk: DD		Chk Date: 01/24/2025		From: 12/30/2024		To: 01/12/2025		Fed Allow: 0		State Allow: 0			
Ssn: 479-33-8409				Med/FICA		FedWh		State		SDI			
Cody L Kynion				205.96		212.39		74.55		0.00			
1511 Fair View Dr				Wages		Add Ons		Deduct		Net			
Dallas Center IA 50063				2,692.31		0.00		761.90		1,930.41			
Phone: 515-777-9314		Heritage:				Gender: Male							
		[----- Wages -----]				[----- Benefits -----]							
Date	Trade	Type	Hours	Rate	Base	Vacation	Pension	Health	Other				
12/30/2024	Superintendent	Reg	23.00										
This Job:			23.00										
This Job:			43.00										

STATEMENT OF COMPLIANCE
(CERTIFICATION UNDER PENALTY OF PERJURY)

Date 02/05/2025 at Waukeg, IA

I,  do certify under penalty of perjury:

1) That all of the information in this report is true and correct.
2) That I pay or supervise the payment of the persons employed by Keystone Construction Services, LLC.
on the Greenbelt Landing , that during the payroll of 12/30/2024 to 01/12/2025
all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be
made either directly or indirectly from the full wages earned by any person, other than permissible deductions, as
described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI),
Court Ordered Wage Attachments, 401K Plans

3) That any payrolls otherwise under this contract required to be submitted for the above period are correct and
complete; that the wage rate for laborers or mechanics contained therein are not less than the applicable wage rates
contained in any wage determination incorporated into the contract; that the classifications set forth therein for each
laborer or mechanic conform with the work he performed.

4) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program
registered with a state apprenticeship agency.

5) That:

a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced
payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate
programs for the benefit of such employees.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the
payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount
of the required fringe benefits as listed in the contract, except as noted in section 5(c) below:

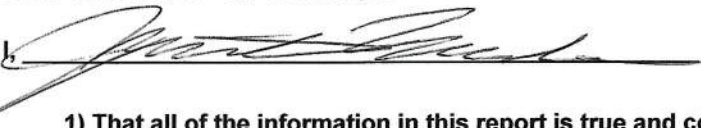
c) EXCEPTIONS

EXCEPTION (Trade)	EXPLANATION
Remarks	
Name and Title	Signature

STATEMENT OF COMPLIANCE

(CERTIFICATION UNDER PENALTY OF PERJURY)

Date 02/05/2025 at Waukegan, IA

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1) That all of the information in this report is true and correct.
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FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI), Court Ordered Wage Attachments, 401K Plans

3) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rate for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

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Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 5(c) below:

c) EXCEPTIONS

EXCEPTION (Trade)	EXPLANATION
Remarks	
Name and Title	Signature

Certified Payroll Report

Report Period: Payroll Total For All Jobs
Payroll#: 2

Company: Keystone Construction Services, LLC.
1650 NW Gettysburg LN
Waukee IA 50263

Project: All Jobs

Payroll Totals for All Reported Checks:

Taxable Wages:	5,922.95
Employee Fica/Medicare:	443.11
Federal Income Tax:	533.75
State Income Tax:	155.66
Disability Insurance:	
Other Deductions:	1,034.25
Net Pay:	3,756.18

STATEMENT OF COMPLIANCE

(CERTIFICATION UNDER PENALTY OF PERJURY)

Date 02/05/2025 at Waukegan, IA

I,  do certify under penalty of perjury:

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on the All Jobs, that during the payroll of 12/30/2024 to 01/12/2025
all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be
made either directly or indirectly from the full wages earned by any person, other than permissible deductions, as
described below:

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Court Ordered Wage Attachments, 401K Plans

3) That any payrolls otherwise under this contract required to be submitted for the above period are correct and
complete; that the wage rate for laborers or mechanics contained therein are not less than the applicable wage rates
contained in any wage determination incorporated into the contract; that the classifications set forth therein for each
laborer or mechanic conform with the work he performed.

4) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program
registered with a state apprenticeship agency.

5) That:

a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced
payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate
programs for the benefit of such employees.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the
payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount
of the required fringe benefits as listed in the contract, except as noted in section 5(c) below:

c) EXCEPTIONS

EXCEPTION (Trade)	EXPLANATION
Remarks	
Name and Title	Signature

Certified Payroll Report

Report Period: 01/13/2025 to 01/26/2025
Payroll#: 3

Company: Keystone Construction Services, LLC.
1650 NW Gettysburg LN
Waukee IA 50263

Project: Greenbelt Landing
1801 NW 114th St
Clive IA 50325

Chk: DD Chk Date: 02/07/2025 From: 01/13/2025 To: 01/26/2025 Fed Allow: 0 State Allow: 0
Ssn: 485-19-3372 Med/FICA FedWh State SDI Other
Justin R Menke 237.15 321.36 81.11 0.00 765.25
3317 144th Court Wages Add Ons Deduct Net
Cumming IA 50061-8541 3,100.00 130.64 1,404.87 1,825.77
Phone: Heritage: Gender: Male

		[----- Wages -----]		[----- Benefits -----]					
Date	Trade	Type	Hours	Rate	Base	Vacation	Pension	Health	Other
01/13/2025	Officer	Reg	20.00						
This Job:			20.00						

Chk: DD Chk Date: 02/07/2025 From: 01/13/2025 To: 01/26/2025 Fed Allow: 0 State Allow: 0
Ssn: 482-13-4979 Med/FICA FedWh State SDI Other
Travis H Mumford 323.66 448.88 121.82 0.00 100.00
1108 Rosewood Dr Wages Add Ons Deduct Net
Altoona IA 50009 4,230.77 0.00 994.36 3,236.41
Phone: 515-987-1679 Heritage: Gender: Male

		[----- Wages -----]		[----- Benefits -----]					
Date	Trade	Type	Hours	Rate	Base	Vacation	Pension	Health	Other
01/17/2025	Superintendent	Reg	5.00						
This Job:			5.00						

Chk: DD Chk Date: 02/07/2025 From: 01/13/2025 To: 01/26/2025 Fed Allow: 0 State Allow: 0
Ssn: 479-33-8409 Med/FICA FedWh State SDI Other
Cody L Kynion 205.96 212.39 74.55 0.00 269.00
1511 Fair View Dr Wages Add Ons Deduct Net
Dallas Center IA 50063 2,692.31 0.00 761.90 1,930.41
Phone: 515-777-9314 Heritage: Gender: Male

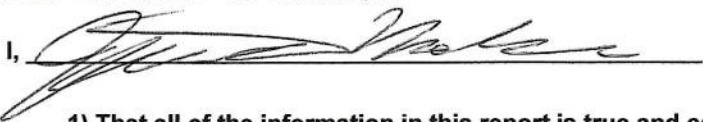
		[----- Wages -----]		[----- Benefits -----]					
Date	Trade	Type	Hours	Rate	Base	Vacation	Pension	Health	Other
01/14/2025	Superintendent	Reg	14.50						
This Job:			14.50						

This Job: 39.50

STATEMENT OF COMPLIANCE

(CERTIFICATION UNDER PENALTY OF PERJURY)

Date 02/05/2025 at Waukee, IA

I,  do certify under penalty of perjury:

1) That all of the information in this report is true and correct.
2) That I pay or supervise the payment of the persons employed by Keystone Construction Services, LLC. on the Greenbelt Landing, that during the payroll of 01/13/2025 to 01/26/2025 all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly from the full wages earned by any person, other than permissible deductions, as described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI), Court Ordered Wage Attachments, 401K Plans

3) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rate for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

4) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency.

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b) WHERE FRINGE BENEFITS ARE PAID IN CASH

Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 5(c) below:

c) EXCEPTIONS

EXCEPTION (Trade)	EXPLANATION
Remarks	
Name and Title	Signature

Certified Payroll Report

Report Period: Payroll Total For All Jobs

Payroll#: 3

Company: Keystone Construction Services, LLC.
1650 NW Gettysburg LN
Waukee IA 50263

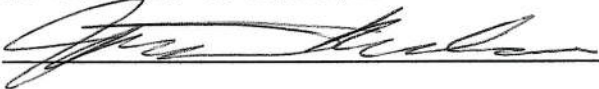
Project: All Jobs

Payroll Totals for All Reported Checks:

Taxable Wages:	10,153.72
Employee Fica/Medicare:	766.77
Federal Income Tax:	982.63
State Income Tax:	277.48
Disability Insurance:	
Other Deductions:	1,134.25
Net Pay:	6,992.59

STATEMENT OF COMPLIANCE
(CERTIFICATION UNDER PENALTY OF PERJURY)

Date 02/05/2025 at Waukeg, IA

I,  do certify under penalty of perjury:

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2) That I pay or supervise the payment of the persons employed by Keystone Construction Services, LLC.
on the All Jobs , that during the payroll of 01/13/2025 to 01/26/2025
all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be
made either directly or indirectly from the full wages earned by any person, other than permissible deductions, as
described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI),
Court Ordered Wage Attachments, 401K Plans

3) That any payrolls otherwise under this contract required to be submitted for the above period are correct and
complete; that the wage rate for laborers or mechanics contained therein are not less than the applicable wage rates
contained in any wage determination incorporated into the contract; that the classifications set forth therein for each
laborer or mechanic conform with the work he performed.

4) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program
registered with a state apprenticeship agency.

5) That:

a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced
payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate
programs for the benefit of such employees.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the
payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount
of the required fringe benefits as listed in the contract, except as noted in section 5(c) below:

c) EXCEPTIONS

EXCEPTION (Trade)	EXPLANATION
Remarks	
Name and Title	Signature



CONDITIONAL LIEN WAIVER AND RELEASE UPON PROGRESS PAYMENT

KNOW ALL MEN BY THESE PRESENTS:

Upon receiving progress payment in the sum of **\$17,500.00** for the job City of Clive Greenbelt Landing, receipt of which is hereby acknowledged, hereby waives, releases, satisfies all lien rights, claims or demands of any kind whatsoever, against the City of Clive, its successors and assigns, which the undersigned now has. This release covers a progress payment for labor, services, equipment or materials furnished to the City of Clive through **February 28, 2025**, only and does not cover any retention retained before or after the release date.

The undersigned warrants that he either has already paid or will use the monies he receives from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project up to the date of this waiver.

Dated: **February 28, 2025**

Company Name: **Keystone Construction Services, LLC.**

By: **Justin Menke**

Title: **President**

Signature: 



Memo

TO: Mayor and Council members

FROM: Alyssa Welling, Administrative Assistant

DATE: March 13, 2025

RE: Approve Pay Request #5 - Central Iowa Mechanical - Greenbelt Landing Construction Project - \$37,743.50

SYNOPSIS:

Staff recommends approval of Pay Request #5 to Central Iowa Mechanical for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **\$259,869.00**

Pay Request #4: **\$37,743.50**

Total Requested to Date: **\$129,814.51**

Remaining contract amount: **\$130,054.49**

Attachments:

1. CIM Pay App 05

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive - Greenbelt Landing
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 5**INVOICE NO:** 2490850-5**PERIOD:** 02/01/25 - 02/28/25**PROJECT NO:** 23046**CONTRACT NO:** SC-001 Clive Greenbelt
Landing**CONTRACT DATE:** 09/12/2024**CERTIFICATE DATE:** 02/28/2025**SUBMITTED DATE:****FROM SUBCONTRACTOR:**

Central Iowa Mechanical
1720 Fuller Road
West Des Moines, Iowa 50265

SUBCONTRACT FOR: Central Iowa Mechanical - BP 22**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

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

1.	Original Contract Sum	\$259,869.00
2.	Net change by change orders	\$0.00
3.	Contract Sum to date (Line 1 ± 2)	\$259,869.00
4.	Total completed and stored to date (Column G on detail sheet)	\$136,646.86
5.	Retainage:	
	a. 5.00% of completed work	\$6,832.35
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$6,832.35
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$129,814.51
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$92,071.01
8.	Current payment due:	\$37,743.50
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$130,054.49

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

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

SUBCONTRACTOR: Central Iowa Mechanical

By: _____ Date: _____

State of:

County of:

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My commission expires:

David Bruce Morrow

Digitally signed by David Bruce Morrow
DN: C=US,
E=bruce.morrow@smithgroup.com,
CN=David Bruce Morrow
Reason: I am approving this document
Date: 2025.03.03 08:22:01-06'00'

Drew Johnson

Digitally signed by Drew
Johnson
DN: C=US,
E=drewj@dcigroup-us.com,
CN=Drew Johnson
Date: 2025.03.05
11:39:34-06'00'

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

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

APPLICATION NUMBER: 5

APPLICATION DATE: 02/25/2025

PERIOD: 02/01/25 - 02/28/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	22-220000.000.Subcontract BP #22 Mechanical	Mobilization	\$13,468.00	\$13,468.00	\$0.00	\$0.00	\$13,468.00	100.00%	\$0.00	\$673.40
2	22-220000.000.Subcontract BP #22 Mechanical	Bonds and permits	\$3,798.00	\$3,798.00	\$0.00	\$0.00	\$3,798.00	100.00%	\$0.00	\$189.90
3	22-220000.000.Subcontract BP #22 Mechanical	Demo work	\$26,424.00	\$23,950.10	\$0.00	\$0.00	\$23,950.10	90.64%	\$2,473.90	\$1,197.51
4	22-220000.000.Subcontract BP #22 Mechanical	Plumbing Rough in	\$32,785.00	\$6,244.24	\$1,200.00	\$0.00	\$7,444.24	22.71%	\$25,340.76	\$372.21
5	22-220000.000.Subcontract BP #22 Mechanical	HVAC rough in	\$33,954.00	\$17,368.79	\$6,120.00	\$0.00	\$23,488.79	69.18%	\$10,465.21	\$1,174.44
6	22-220000.000.Subcontract BP #22 Mechanical	Concrete pads	\$7,790.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,790.00	\$0.00
7	22-220000.000.Subcontract BP #22 Mechanical	HVAC Equipment setting	\$90,915.00	\$29,587.73	\$29,910.00	\$0.00	\$59,497.73	65.44%	\$31,417.27	\$2,974.89
8	22-220000.000.Subcontract BP #22 Mechanical	Plumbing fixtures	\$11,154.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,154.00	\$0.00
9	22-220000.000.Subcontract BP #22 Mechanical	HVAC Trim out	\$2,549.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,549.00	\$0.00
10	22-220000.000.Subcontract BP #22 Mechanical	HVAC Start up	\$3,045.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,045.00	\$0.00
11	22-220000.000.Subcontract BP #22 Mechanical	Temperature controls	\$20,460.00	\$2,500.00	\$2,500.00	\$0.00	\$5,000.00	24.44%	\$15,460.00	\$250.00
12	22-220000.000.Subcontract BP #22 Mechanical	Test and Balance	\$3,940.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,940.00	\$0.00
13	22-220000.000.Subcontract BP #22 Mechanical	Insulation	\$7,300.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,300.00	\$0.00
14	22-220000.000.Subcontract BP #22 Mechanical	De mobilization	\$2,287.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,287.00	\$0.00
TOTALS:			\$259,869.00	\$96,916.86	\$39,730.00	\$0.00	\$136,646.86	52.58%	\$123,222.14	\$6,832.35

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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					
			GRAND TOTALS:						

WAIVER OF LIEN TO DATE

STATE OF Iowa

Project Name: **Clive Greenbelt Landing**

COUNTY OF Polk

WHEREAS, the undersigned has contracted with The DCI Group for **The City of Clive - Clive Greenbelt Landing project**, having furnished material or labor for, or performed labor upon, a building or land for improvement, alteration or repair thereof, situated on or being real estate described as (legal description or street address of premises): **The City of Clive - Clive Greenbelt Landing: 1900 NW 114th Clive, IA 50325**

The undersigned, for and in consideration of the sum of **\$ 37,743.50** Dollars as a partial payment for its furnishing of labor and material for the above-referenced Project, the receipt of which is hereby acknowledged, does hereby waive, release, and discharge any lien claim or lien right it has or could have under the statutes of the State of Iowa to the extent of the partial payment made in exchange for this partial lien release against the above described premises, for material furnished or labor performed to this date. The undersigned states that this partial lien release is not intended to and does not release any lien claims or rights for work, labor, or materials for which payment has not yet been received by the undersigned.

Dated at **Des Moines, IA**, on the **25th** day of **February 2025**



James Keller
Vice President

Central Iowa Mechanical



Notary:



APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 4 PAGES

TO (OWNER): DCI Group

220 SE 6th Street Suite 200
Des Moines, IA 50309

PROJECT: Clive Greenbelt Landing

1900 NW 114th
Clive, IA 50325

APPLICATION #:

5

APPLICATION DATE:

2/20/25

FROM (CONTRACTOR):

Central Iowa Mechanical
1720 Fuller Road
West Des Moines, IA 50265

PERIOD TO:

2/28/25

ARCHITECT'S PROJECT #

CONTRACT FOR:

CONTRACT DATE:

9/12/24

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

1	ORIGINAL CONTRACT SUM	\$259,869.00
2	Net change by Change Orders	\$0.00
3	CONTRACT SUM TO DATE (line 1 + 2)	\$259,869.00
4	TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$133,856.96

RETAINAGE:

a.	5% of Completed Work (Column D + E on G703)	6,692.85
b.	5% of Stored Material (Column F on G703)	0.00
	Total Retainage (Line 5a + 5b) or c. PERCENTAGE >>	6,692.85
		\$6,692.85
		\$127,164.11

TOTAL EARNED LESS RETAINAGE

(Line 4 less Line 5 Total)

LESS PREVIOUS CERTIFICATE FOR

PAYMENT (Line 6 From Prior certificate).

CURRENT PAYMENT DUE

BALANCE TO FINISH

(Line 3 less Line 6)

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

\$

(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.)

By: _____ Date: _____



Notary Public: _____
My Commission expires: 12/30/26

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total Change Orders approved in in previous months by Owner		\$0.00	\$0.00
Total approved this month			
TOTALS		\$0.00	\$0.00
NET CHANGES by change order		\$0.00	\$0.00

CONTINUATION SHEET

Page 2 of 4 Pages

ATTACHMENT TO PAY APPLICATION

PROJECT:

Clive Greenbelt Landing
1900 NW 114th
Clive, IA 50325

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
CONTRACTOR'S signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NUMBER: 2

APPLICATION DATE: 2/20/25

PERIOD TO: 2/28/25

ARCHITECT'S PROJECT NO: *****

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 + F)	This Period					
A	B	C	D	E	F	G	H	I	
1	Mobization	\$13,468	\$13,468			\$13,468	100.00%	\$0	\$673
2	bonds and permits	\$3,798	\$3,798			\$3,798	100.00%	\$0	\$190
3	Demo	\$26,424	\$21,160			\$21,160	80.08%	\$5,264	\$1,058
4	Plumbing Rough in	\$32,785	\$6,244	\$1,200		\$7,444	22.71%	\$25,341	\$372
5	HVAC Rough in	\$33,954	\$17,369	\$6,120		\$23,489	69.18%	\$10,465	\$1,174
6	Concrete pads	\$7,790	\$0			\$0	0.00%	\$7,790	\$0
7	HVAC equipment Setting	\$90,915	\$29,588	\$29,910		\$59,498	65.44%	\$31,417	\$2,975
8	Plumbing fixtures	\$11,154	\$0			\$0	0.00%	\$11,154	\$0
9	HVAc trim out	\$2,549	\$0			\$0	0.00%	\$2,549	\$0
10	HVAC start up	\$3,045	\$0			\$0	0.00%	\$3,045	\$0
11	Insulation sub	\$7,300	\$0			\$0	0.00%	\$7,300	\$0
12	Temperature controls sub	\$20,460	\$2,500	\$2,500		\$5,000	24.44%	\$15,460	\$250
13	Test and balance sub	\$3,940	\$0			\$0	0.00%	\$3,940	\$0
14	Demobilization	\$2,287	\$0			\$0	0.00%	\$2,287	\$0
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28	SUBTOTAL or TOTAL	\$259,869	\$94,127	\$39,730	\$0	\$133,857	51.51%	\$126,012	\$6,693



CENTRAL IOWA MECHANICAL
1720 FULLER ROAD
WEST DES MOINES, IA 50265
515-243-8126

INVOICE

Invoice #: 2490850-5
Client ID #: 1540
Date: 02/24/2025
Due Date: 04/10/2025

DCI Group
220 SE 6th Street Suite 200
Des Moines IA 50309

Remarks:

Clive Greenbelt Landing
City of Clive
1900 NW 114th
Clive IA 50325

Call Description: AIA #5

Amount Due: \$37,743.50

Completed Date:

Terms:

Client PO #:

Net 30 Days

Description	Amount
AIA #5	
Plumbing Rough in	1,200.00
HVAC Rough in	6,120.00
HVAC equipment Setting	29,910.00
Temperature controls sub	2,500.00

Notes:

Please visit www.cimech.com
for online payment options.



PAY BILL ONLINE

Non-Taxable Amount:	39,730.00
Taxable Amount:	0.00
Sales Tax:	0.00
Retention:	1,986.50
Paid:	0.00
Amount Due:	37,743.50

A credit card fee will be assessed.

Department of Labor

Report Period: 12/23/2024 to 12/29/2024
Payroll#:

Company: Central Iowa Mechanical
1720 Fuller Road
West Des Moines IA 50265

Project: Clive Greenbelt Landing
City of Clive
1900 NW 114th
Clive IA 50325

Employee Information	No of Dep	Work Classification	M	T	W	T	F	S	S	Total Hours	Rate of Pay	Gross Amount	FICA	Fed Tax	State Tax	SDI	Other	Total	Net Wage	Payroll Check #
12/23 12/24 12/25 12/26 12/27 12/28 12/29																				
Sheets Matthew A	2	45 General	D																	
483-74-7417			O																	
121451 158th ave			S	0.50		0.50				1.00	47.86	47.86								
Indianola IA 50125																				
Total Payroll for Employee:												1,818.68	139.13	338.84	148.36		97.46	723.79	1,094.89	010225
Nelson Jacob L		45 Journey	D																	
478-17-1950			O																	
5050 Highway 14 E			S		8.00					8.00	44.61	356.88								
Newton IA 50208																				
Total Payroll for Employee:												1,070.64	81.90	65.08	49.72		226.07	422.77	647.87	010225
Mangra James E		45 Journey	D																	
480-21-3916			O																	
2621 E 39th Court			S		8.00					8.00	43.61	348.88								
Des Moines IA 50317																				
Total Payroll for Employee:												1,221.08	93.42	68.91	48.29		91.54	302.16	918.92	010225
Adams Mason L		45 2nd Year	D																	
479-25-7107			O																	
3331 Brook Run Drive			S		8.00					8.00	24.79	198.32								
Des Moines IA 50317																				
Total Payroll for Employee:												396.64	30.34	10.82	4.42		44.58	90.16	306.48	010225

Report Period: 12/23/2024 to 12/29/2024

Page 144 of 370

[illegible]

Date 02/18/2025

I, James Keller Vice Pres. (Name Of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by Central Iowa Mechanical on the Central Iowa Mechanical (Contractor or Subcontractor)

Clive Greenbelt Landing ; that during the payroll period of 12/23/2024 to 12/29/2024 (Building or Work)

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Central Iowa Mechanical (Contractor or Subcontractor) from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 276c), and described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI), Court Ordered Wage Attachments, 401K Plans

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a state, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☒ In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) below.

c) EXCEPTIONS

Exception (Craft)	Explanation

Remarks:

Name and Title	Signature
James Keller, V.P.	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1004 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

Department of Labor

Report Period: 12/30/2024 to 01/05/2025
Payroll#:

Company: Central Iowa Mechanical
1720 Fuller Road
West Des Moines IA 50265

Project: Clive Greenbelt Landing
City of Clive
1900 NW 114th
Clive IA 50325

Employee Information	No of Dep	Work Classification	M	T	W	T	F	S	S	Total Hours	Rate of Pay	Gross Amount	FICA	Fed Tax	State Tax	SDI	Other	Total Wage	Net Payroll Check #
Sheets Matthew A 2 45 General D																			
483-74-7417		O	12/30	12/31	01/01	01/02	01/03	01/04	01/05										
121451 158th ave		S	0.50	0.50						1.00	47.86	47.86							
Indianola IA 50125																			
Total Payroll for Employee:												1,818.68	139.13	338.84	148.36		132.90	759.23	1,059.45
010925																			
Chambers Damon J 33 Foreman D																			
479-02-7121		O																	
504 10th St		S	8.00	8.00						32.00	46.66	1,493.12							
Dallas Center IA 50063																			
Total Payroll for Employee:												1,493.12	114.22	157.60	63.80		69.44	405.06	1,088.06
010925																			
Chambers Tucker D 33 Helper D																			
480-33-0206		O																	
504 10th Street		S	8.00	8.00						32.00	19.44	622.08							
Dallas Center IA 50063																			
Total Payroll for Employee:												622.08	47.59	35.45	15.28		1.60	99.92	522.16
010925																			
Total For All Employees:																			
										D									
										O									
										S	16.50	16.50		16.00	16.00		65.00	2,163.06	
Total Payroll for All Employees:												3,933.88	300.94	531.89	227.44		203.94	1,264.21	2,669.67

Date 02/18/2025

I, James Keller Vice Pres. (Name Of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by Central Iowa Mechanical on the Central Iowa Mechanical (Contractor or Subcontractor)

Clive Greenbelt Landing (Building or Work) : that during the payroll period of 12/30/2024 to 01/05/2025

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Central Iowa Mechanical (Contractor or Subcontractor) from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967, 76 Stat. 357; 40 U.S.C. 276c), and described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI), Court Ordered Wage Attachments, 401K Plans

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a state, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That: a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☒ In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) below.

c) EXCEPTIONS

Exception (Craft)	Explanation

Remarks:

Name and Title	Signature
James Keller, V.P.	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1007 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

Department of Labor

Report Period: 01/06/2025 to 01/12/2025
Payroll#:

Company: Central Iowa Mechanical
1720 Fuller Road
West Des Moines IA 50265

Project: Clive Greenbelt Landing
City of Clive
1900 NW 114th
Clive IA 50325

Employee Information	No of Dep	Work Classification	M	T	W	T	F	S	S	Total Hours	Rate of Pay	Gross Amount	FICA	Fed Tax	State Tax	SDI	Other	Total Wage	Net Payroll
Nelson Ryan C 482-13-0193 22829 80th Ave New Virginia IA 50210	2	45 Journey D	01/06	01/07	01/08	01/09	01/10	01/11	01/12										
		O																	
		S	3.00	1.00						4.00	44.61	178.44							
Total Payroll for Employee:												1,249.08	95.56	81.41	33.12		91.54	301.63	947.45
																			011625
Sheets Matthew A 483-74-7417 121451 158th ave Indianola IA 50125	2	45 General D																	
		O																	
		S	0.50	0.50						1.50	47.86	71.79							
Total Payroll for Employee:												1,770.82	135.47	328.31	145.63		163.91	773.32	997.50
																			011625
Hon Christopher R 485-11-1214 352221 J Ct Earlham IA 50072		45 Journey D																	
		O																	
		S			5.00	8.00				13.00	42.81	556.53							
Total Payroll for Employee:												1,369.92	104.79	180.12	67.55		99.26	451.72	918.20
																			011625
Chambers Darnon J 479-02-7121 504 10th St Dallas Center IA 50063		33 Foreman D																	
		O																	
		S	8.00	1.00						9.00	46.66	419.94							
Total Payroll for Employee:												1,493.12	114.22	157.60	63.80		69.44	405.06	1,088.06
																			011625

Department of Labor

Report Period: 01/06/2025 to 01/12/2025

Continued...

Continued...																						
Employee Information	No of Dep	Work Classification	M	T	W	T	F	S	S	Total Hours	Rate of Pay	Gross Amount	FICA	Fed Tax	State Tax	SDI	Other	Total	Net Wage	Payroll Check #		
Mangra James E 480-21-3916 2621 E 39th Court Des Moines IA 50317		45 Journey	01/06 01/07 01/08 01/09 01/10 01/11 01/12																			
			D																			
			O																			
			S			8.00	6.00	8.00				22.00	43.61	959.42								
Total Payroll for Employee:												1,744.40	133.46	184.04	78.12		99.26	494.88	1,249.52	011625		
Adams Mason L 479-25-7107 3331 Brook Run Drive Des Moines IA 50317		45 2nd Year	D																			
		O																				
		S			8.00	7.00				15.00	24.79	371.85										
Total Payroll for Employee:												942.02	72.07	73.84	32.39		74.94	253.24	688.78	011625		
Kenworthy Jack C 479-35-1720 1305 2nd Ave SW Altoona IA 50009		45 1st Year	D																			
		O																				
		S			8.00	8.00	8.00			24.00	22.72	545.28										
Total Payroll for Employee:												727.04	55.62	48.04	20.34		59.99	183.99	543.05	011625		
Chambers Tucker D 480-33-0206 504 10th Street Dallas Center IA 50063		33 Helper	D																			
		O																				
		S			8.00	1.00				9.00	19.44	174.96										
Total Payroll for Employee:												622.08	47.59	35.45	15.28		1.60	99.92	522.16	011625		
Total For All Employees:																						
			D																			
			O																			
			S		27.50	26.50	19.00	24.50		97.50	3,278.21	9,918.48	758.78	1,088.81	456.23		659.94	2,963.76	6,954.72			
Total Payroll for All Employees:																						

02/18/2025

☐ Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

Each laborer or mechanic listed in the above reference as indicated on the payroll, an amount not less than the basic hourly wage rate plus the amount of the rate in the contract, except as noted in Section 4(c) below.

c) EXCEPTIONS

Exception (Craft)	Explanation

Exception (Craft)	Explanation

from the full

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a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

[illegible]

Department of Labor

Report Period: 01/13/2025 to 01/19/2025
Payroll#:

Company: Central Iowa Mechanical
1720 Fuller Road
West Des Moines IA 50265

Project: Clive Greenbelt Landing
City of Clive
1900 NW 114th
Clive IA 50325

Employee Information	No of Dep	Work Classification	M	T	W	T	F	S	S	Total Hours	Rate of Pay	Gross Amount	FICA	Fed Tax	State Tax	SDI	Other	Total Wage	Net Payroll	Check #
Sheets Matthew A	2	45 General	D																	
483-74-7417			O																	
121451 158th ave			S		0.50					0.50	47.86	23.93								
Indianola IA 50125																				
Total Payroll for Employee:												1,627.24	124.48	296.73	137.45		115.18	673.84	953.40	012325
Chambers Damon J		33 Foreman	D																	
479-02-7121			O																	
504 10th St			S		3.00					3.00	46.66	139.98								
Dallas Center IA 50063																				
Total Payroll for Employee:												1,936.39	148.14	256.12	89.07		80.29	572.62	1,363.77	012325
Chambers Tucker D		33 Helper	D																	
480-33-0206			O																	
504 10th Street			S		3.00					3.00	19.44	58.32								
Dallas Center IA 50063																				
Total Payroll for Employee:												651.24	49.83	38.95	16.69		1.65	107.12	544.12	012325
Total For All Employees:																				
			D																	
			O																	
			S		6.00	0.50				6.50		222.23								
Total Payroll for All Employees:												4,214.87	322.45	590.80	243.21		197.12	1,353.58	2,861.29	

Date 02/18/2025

I, James Keller Vice Pres. (Title)
(Name Of Signatory Party)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Central Iowa Mechanical on the

(Contractor or Subcontractor)

Clive Greenbelt Landing ; that during the payroll period of 01/13/2025 to 01/19/2025
(Building or Work)

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Central Iowa Mechanical from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 276c), and described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI), Court Ordered Wage Attachments, 401K Plans

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a state, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☒ In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) below.

c) EXCEPTIONS

Exception (Craft)	Explanation

Remarks:

Name and Title	Signature
James Keller, V.P.	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1007 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

Department of Labor

Report Period: 01/20/2025 to 01/26/2025
Payroll#:

Company: Central Iowa Mechanical
1720 Fuller Road
West Des Moines IA 50265

Project: Clive Greenbelt Landing
City of Clive
1900 NW 114th
Clive IA 50325

Employee Information	No of Dep	Work Classification	M	T	W	T	F	S	S	Total Hours	Rate of Pay	Gross Amount	FICA	Fed Tax	State Tax	SDI	Other	Total	Net Wage	Payroll Check #
Sheets Matthew A	2	45 General	D																	
483-74-7417			O																	
121451 158th ave			S		0.50					0.50	47.86	23.93								
Indianola IA 50125																				
Total Payroll for Employee:												1,818.68	139.12	338.84	117.53		168.34	763.83	1,054.85	013025

Total For All Employees:																				
		D																		
		O																		
		S			0.50					0.50		23.93								
Total Payroll for All Employees:												1,818.68	139.12	338.84	117.53		168.34	763.83	1,054.85	

Date 02/18/2025

I, James Keller Vice Pres. (Title)
(Name Of Signatory Party)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Central Iowa Mechanical on the

(Contractor or Subcontractor)

Clive Greenbelt Landing ; that during the payroll period of 01/20/2025 to 01/26/2025
(Building or Work)

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Central Iowa Mechanical from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967, 76 Stat. 357; 40 U.S.C. 276c), and described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI), Court Ordered Wage Attachments, 401K Plans

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a state, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☒ In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) below.

c) EXCEPTIONS

Exception (Craft)	Explanation

Remarks:

Name and Title

James Keller, V.P.

Signature



THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

Department of Labor

Report Period: 02/10/2025 to 02/16/2025
Payroll#:

Company: Central Iowa Mechanical
1720 Fuller Road
West Des Moines IA 50265

Project: Clive Greenbelt Landing
City of Clive
1900 NW 114th
Clive IA 50325

Employee Information	No of Dep	Work Classification	M	T	W	T	F	S	S	Total Hours	Rate of Pay	Gross Amount	FICA	Fed Tax	State Tax	SDI	Other	Total Wage	Net Payroll
Sheets Matthew A	2	45 General	D																
483-74-7417		O																	
121451 158th ave		S	0.50							0.50	47.86	23.93							
Indianola IA 50125																			
Total Payroll for Employee:												1,914.40	146.44	359.90	121.17		177.20	804.71	1,109.69
																			022025

Total For All Employees:																			
										D									
										O									
										S	0.50								
											0.50	23.93							
Total Payroll for All Employees:												1,914.40	146.44	359.90	121.17		177.20	804.71	1,109.69

02/18/2025

Vice Pres.

(Title)

(1) That I pay or supervise the payment of the persons employed by

on the

(Contractor or Subcontractor)

Clive Greenbelt Landing that during the payroll period of 02/10/2025 to 02/16/2025
(Building or Work)

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967, 76 Stat. 557; 40 U.S.C. 276c), and described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes, State Disability (SDI), Court Ordered Wage Attachments, 401K Plans

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a state, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

X In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) below.

c) EXCEPTIONS

[illegible]

Remarks:

Remarks:

Name and Title

James Keller, V.P.

Signature

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

Department of Labor

Company: Central Iowa Mechanical

1720 Fuller Road
West Des Moines IA 50265

Project: Clive Greenbelt Landing

City of Clive
1900 NW 114th
Clive IA 50325

Start Date: 01/27/2025
End Date: 02/02/2025
Payroll#:

**No work was performed on this
project for the pay period listed above.**

Date 02/18/2025

I, James Keller Pres Vice President
(Name Of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Central Iowa Mechanical on the
(Contractor or Subcontractor)

Clive Greenbelt Landing; that during the payroll of 01/27/2025 to 02/02/2025
(Building or Work)

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Central Iowa Mechanical from the full
(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 276c), and described below:

FICA (Social Security), Medicare, Federal Income Taxes, State Income Taxes,
State Disability (SDI), Court Ordered Wage Attachments, 401K Plans

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rate for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a state, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to the appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

c) EXCEPTIONS

Exception (Craft)	Explanation

Remarks:

Name and Title

James Keller V.P.

Signature

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY
SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL
PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE
31 OF THE UNITED STATES CODE.

Department of Labor

Company: Central Iowa Mechanical

1720 Fuller Road
West Des Moines IA 50265

Project: Clive Greenbelt Landing

City of Clive
1900 NW 114th
Clive IA 50325

Start Date: 02/03/2025
End Date: 02/09/2025
Payroll#:

**No work was performed on this
project for the pay period listed above.**

b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable

in the contract, except as noted in section 4(c) below:

on the

c) EXCEPTIONS

Exception (Craft)	Explanation
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from the full

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Remarks:	
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MS

James Keller V.P.	
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c) EXCEPTIONS

[illegible]

Remarks:

Name and Title

James Keller V.P.

Signature

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.



Memo

TO: Mayor and Council members

FROM: Jeff Thielen, Parks Manager

DATE: March 13, 2025

RE: Approve Pay Request #6 - Indian Hills Trail & Bridge Project - Absolute Concrete - \$13,197.33

SYNOPSIS:

Staff is recommending approval of pay request # 6 to Absolute Concrete for work completed to date on the Indian Hills Trail and Bridge Project - Absolute Concrete - \$13,197.33

Contract Breakdown:

Original Contract Amount - \$384,540.55

Change Order # 1 - \$4,355.04

Total Contract Amount - \$388,895.59

Pay Request # 1: \$11,962.70

Pay Request # 2: \$36,363.51

Pay Request # 3: \$246,675.21

Pay Request # 4: \$37,466.22

Pay Request # 5: \$23,381.07

Pay Request # 6: \$13,197.33

Payments to Date: \$369,046.04

Contract Remaining: \$19,849.55

Attachments:

1. Absolute Concrete Pay Request # 6 \$13,197.33



City of Clive
Payment Invoice
INDIAN HILLS TRAIL

Description	NEW TRAIL AND PEDESTRIAN BRIDGE
Payment Number	6
Pay Period	09/29/2024 to 03/01/2025
Approval Date	03/13/2025
Prime Contractor	Absolute Concrete 505 1st Street, PO Box 148 Slater, IA 50244
Payment Status	Pending
Awarded Project Amount	\$384,540.55
Authorized Amount	\$388,895.59

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0230	24-023	AC	0.500	\$4,000.000	\$2,000.000
CONVENTIONAL SEEDING, SEEDING AND FERTILIZING (NATIVE GRASS AND FORBES)					

Section Total: \$2,000.00

Project Total: \$2,000.00

Summary

Current Approved Work:	\$2,000.00	Approved Work To Date:	\$376,577.5
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.0
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.0
Current Retainage:	-\$11,197.33	Retainage To Date:	\$7,531.5
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.0
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.0
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.0
Current Payment:	<u>\$13,197.33</u>	Payments To Date:	\$369,046.0
Previous Payment:	\$23,381.07	Previous Payments To Date:	\$355,848.7

Mayor, City of Clive

Date

 3/6/25

Project Manager, Jeff Thielen

Date

 3/6/2025

Field Engineer, Tony Clemenson

Date

 3-6-25

Contractor,

Date

APPROVED FOR PAYMENT
BY 
DATE 3/13/25
ACCT # 388-5750-6407
ITEM Indian Hills Trail & Bridge Project
Pay Request #6



Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0010	24-001	UNIT	\$47.000	170.100	0.000	170.100	170.100	170.100	\$0.00	\$7,994.70
CLEARING AND GRUBBING										

Page 164 of 370

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0020	24-002	CY	\$12.750	290.000	0.000	290.000	290.000	290.000	\$0.00	\$3,697.50
TOPSOIL, ON-SITE, 6" DEPTH										
0030	24-003	CY	\$37.000	307.000	0.000	307.000	307.000	307.000	\$0.00	\$11,359.00
EXCAVATION. CLASS 10										
0040	24-004	LS	\$3,300.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,300.00
COMPACTION TESTING										
0050	24-005	CY	\$250.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
COMPOST										
0060	24-006	SF	\$1.000	2,100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DEEP CORE AERATION, SOIL QUALITY RESTORATION										
0070	24-007	LS	\$215.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SOIL TESTING										
0080	24-008	LF	\$51.000	188.000	0.000	188.000	188.000	188.000	\$0.00	\$9,588.00
CURB AND GUTTER, 2.5' WIDTH										
0090	24-009	LS	\$2,650.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,650.00
PCC PAVEMENT SAMPLES AND TESTING										
0100	24-010	SY	\$13.000	271.050	0.000	271.050	271.050	271.050	\$0.00	\$3,523.65
REMOVAL OF SIDEWALK										
0110	24-011	SY	\$14.250	2,320.000	0.000	2,320.000	2,320.000	2,320.000	\$0.00	\$33,060.00
SHARED USE PATH, 3/8" AGGREGATE (IDOT GRADATION #21), 6" DEPTH										
0120	24-012	SY	\$4.250	2,730.000	0.000	2,730.000	2,730.000	2,730.000	\$0.00	\$11,602.50
SPECIAL SUBGRADE PREPERATION FOR SHARED USE PATH										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0130	24-013	SY	\$82.000	243.970	0.000	243.970	243.970	243.970	\$0.00	\$20,005.54
SIDEWALK, PCC, 4" DEPTH										
0140	24-014	SY	\$94.500	178.700	0.000	178.700	178.700	178.700	\$0.00	\$16,887.15
SIDEWALK, PCC, 6" DEPTH										
0150	24-015	SY	\$196.000	10.200	0.000	10.200	10.200	10.200	\$0.00	\$1,999.20
SIDEWALK, COLORED PCC, 6" DEPTH										
0160	24-016	SF	\$73.250	110.000	0.000	110.000	110.000	110.000	\$0.00	\$8,057.50
DETECTABLE WARNINGS, CAST IRON										
0170	24-017	LF	\$16.000	188.000	0.000	188.000	188.000	188.000	\$0.00	\$3,008.00
CURB AND GUTTER REMOVAL										
0180	24-018	LS	\$6,100.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$6,100.00
TEMPORARY TRAFFIC CONTROL										
0190	24-019	SF	\$32.000	66.000	0.000	66.000	66.000	66.000	\$0.00	\$2,112.00
TRAFFIC SIGNS										
0200	24-020	LF	\$21.250	96.000	0.000	96.000	96.000	96.000	\$0.00	\$2,040.00
WOOD POSTS										
0210	24-021	AC	\$1,000.000	0.060	0.000	0.060	0.060	0.060	\$0.00	\$60.00
CONVENTIONAL SEEDING, SEEDING AND FERTILIZING (TYPE1)										
0220	24-022	AC	\$1,000.000	0.810	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CONVENTIONAL SEEDING, SEEDING AND FERTILIZING (TYPE4)										
0230	24-023	AC	\$4,000.000	0.500	0.500	0.000	0.500	0.500	\$2,000.00	\$2,000.00
CONVENTIONAL SEEDING, SEEDING AND FERTILIZING (NATIVE GRASS AND FORBES)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0240	24-024	AC	\$4,000.000	0.250	0.000	0.180	0.180	0.180	\$0.00	\$720.00
CONVENTIONAL SEEDING, SEEDING AND FERTILIZING (LOW MAINTENANCE FESCUE BLEND)										
0250	24-025	LS	\$1,800.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,800.00
SWPPP MANAGEMENT										
0260	24-026	LF	\$2.000	2,450.000	0.000	2,134.000	2,134.000	2,134.000	\$0.00	\$4,268.00
FILTER SOCK, 9" DIAMETER										
0270	24-027	LF	\$1.000	2,450.000	0.000	2,134.000	2,134.000	2,134.000	\$0.00	\$2,134.00
FILTER SOCK REMOVAL										
0280	24-028	SY	\$31.000	75.000	0.000	75.000	75.000	75.000	\$0.00	\$2,325.00
STABILIZED CONSTRUCTION ENTRANCE										
0290	24-029	AC	\$4,000.000	1.620	0.000	0.240	0.240	0.240	\$0.00	\$960.00
EROSION CONTROL MULCHING, HYDROMULCHING, BFM										
0300	24-030	SY	\$17.000	85.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HARDWOOD MULCH										
0310	24-031	LS	\$20,750.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$20,750.00
MOBILIZATION										
0320	24-032	LS	\$550.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$550.00
CONCRETE WASHOUT										
0330	24-033	LS	\$8,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$8,500.00
REMOVAL OF EXISTING BRIDGE										
0340	24-034	CY	\$61.500	45.000	0.000	45.000	45.000	45.000	\$0.00	\$2,767.50
EXCAVTION, CLASS 20										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0350	24-035	CY	\$1,485.000	26.700	0.000	26.700	26.700	26.700	\$0.00	\$39,649.50
STRUCTURAL CONCRETE (BRIDGE)										
0360	24-036	LB	\$2.550	3,995.000	0.000	3,995.000	3,995.000	3,995.000	\$0.00	\$10,187.25
REINFORCING STEEL, EPOXY COATED										
0370	24-037	LF	\$857.000	30.700	0.000	30.700	30.700	30.700	\$0.00	\$26,309.90
STRUCTURAL STEEL PEDESTRIAN HANDRAIL										
0380	24-038	EA	\$72,100.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$72,100.00
PRE-ENGINEERED STEEL TRUSS BRIDGE, 30'-0"X 10'-0"										
0390	24-039	LF	\$72.250	350.000	0.000	350.000	350.000	350.000	\$0.00	\$25,287.50
PILES, STEEL, HP 10X42										
0400	24-040	SY	\$4.250	127.000	0.000	127.000	127.000	127.000	\$0.00	\$539.75
ENGINEERING FABRIC										
0410	24-041	TON	\$85.000	102.170	0.000	102.170	102.170	102.170	\$0.00	\$8,684.45
REVETMENT, CLASS E										
Section Totals:									\$2,000.00	\$376,577.59
Total Payments:									\$2,000.00	\$376,577.59

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Contractor has 50 working days to complete the project.	50.0 Days	50.0 Days	0.0 Days	\$0.00	36.0 Days	14.0 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$2,000.00	Approved Work To Date:	\$376,577.59
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	-\$11,197.33	Retainage To Date:	\$7,531.55
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$13,197.33	Payments To Date:	\$369,046.04
Previous Payment:	\$23,381.07	Previous Payments To Date:	\$355,848.71

Mayor, City of Clive

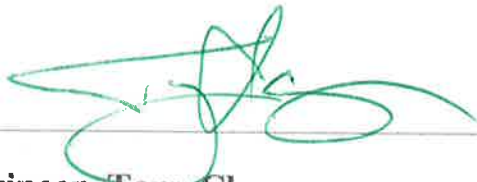
Date



3/6/25

Project Manager, Jeff Thielen

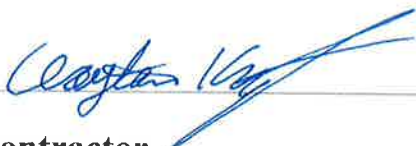
Date



3/6/25

Field Engineer, Tony Clemenson

Date



3-6-25

Contractor,

Date



Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: March 13, 2025

RE: Approve Pay Request #11 - Alliance Construction Group - NW 114th Street Reconstruction - \$4,144.46

SYNOPSIS:

Staff is recommending approval of a Pay Request to Alliance Construction Group for work performed on the above referenced project.

Pay Estimate #11 - \$4,144.46

A breakdown of the contract status is as follows:

Amended Contract Amount	-	\$1,360,583.28
Paid to Date	-	<u>\$790,342.58</u>
Contract Remaining	-	\$570,240.70

Please feel free to contact me at jcygan@cityofclive.com or 515-223-6231 prior to the meeting if you have any questions or concerns.

Attachments:

1. Pay Request #11



City of Clive

Payment Invoice

NW 114TH STREET RECONSTRUCTION

Description	Road reconstruction from 200' west of Nw 111th to walnut creek bridge.
Payment Number	11
Pay Period	01/28/2025 to 02/22/2025
Approval Date	03/13/2025
Prime Contractor	Alliance Construction Group, LLC 9400 Plum Dr. Urbandale, IA 50322
Payment Status	Pending
Awarded Project Amount	\$1,349,523.50
Authorized Amount	\$1,360,583.28

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0350	24-035	SY	30.230	\$59.000	\$1,783.57
SIDEWALK, PCC, 6"					
0360	24-036	SF	10.000	\$55.000	\$550.00
DETECTABLE WARNINGS					
0370	24-037	SY	17.260	\$77.000	\$1,329.02
DRIVEWAY, PAVED, PCC, 7"					
0610	23-005	LS	0.250	\$2,800.000	\$700.00
TEMPORARY TRAFFIC CONTROL					
					Section Total: \$4,362.59
					Project Total: \$4,362.59

Summary

Current Approved Work:	\$4,362.59	Approved Work To Date:	\$826,143.85
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$92,483.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$86,977.08
Current Retainage:	\$218.13	Retainage To Date:	\$41,307.19
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$4,144.46	Payments To Date:	\$790,342.58
Previous Payment:	\$5,796.90	Previous Payments To Date:	\$786,198.12

Mayor, City of Clive	Date
Project Engineer, Jonathan Cygan	Date
Field Engineer, Nolan Daft	Date

Contractor, Alliance Construction Group	Date
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Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: March 13, 2025

RE: Approve Pay Request #19 - Snyder & Associates - University
Boulevard Pump Station Improvements Project - \$24,355.25

SYNOPSIS:

At the March 24, 2022 City Council Meeting, the Council approved a Professional Services Agreement with Snyder & Associates for the design of improvements to the City's water pump station on University Boulevard. The pump station controls are outdated and the electric panels are located outside. The Consultant is working on the design and has submitted a request for pay. Staff recommends approval of Pay Request #19, in the amount of \$24,355.25 to Snyder & Associates, for professional services completed on the design for the University Boulevard Pump Station Improvements Project.

AGREEMENT

Original Approved Agreement Amount (3/24/22)	\$ 101,800.00
Approved Amendment #1 (11/14/24)	\$ 105,100.00
Current Approved Agreement Amount	\$ 206,900.00

PAY REQUEST SUMMARY

Pay Request #1 (8/11/22)	\$ 1,870.07
Pay Request #2 (8/11/22)	\$ 4,621.50
Pay Request #3 (9/8/22)	\$ 3,361.88
Pay Request #4 (10/13/22)	\$ 2,231.50
Pay Request #5 (1/12/23)	\$ 4,576.50
Pay Request #6 (6/8/23)	\$ 1,886.50
Pay Request #7 (7/13/23)	\$ 1,297.50
Pay Request #8 (8/10/23)	\$ 1,932.75
Pay Request #9 (10/12/23)	\$ 1,257.26
Pay Request #10 (11/9/23)	\$ 1,092.50
Pay Request #11 (1/11/24)	\$ 1,330.00
Pay Request #12 (9/12/24)	\$ 5,811.05
Pay Request #13 (9/12/24)	\$ 5,160.00
Pay Request #14 (10/10/24)	\$ 2,088.25
Pay Request #15 (11/14/24)	\$ 13,066.84
Pay Request #16 (12/12/24)	\$ 10,988.30
Pay Request #17 (1/9/25)	\$ 4,146.25
Pay Request #18 (2/6/25)	\$ 21,801.71
Pay Request #19 (3/13/25)	\$ 24,355.25

Total Requested to Date \$ 112,875.61

Amount paid previously \$ 88,520.36

Amount due this pay request \$ 24,355.25

Amount remaining on Amended Agreement

\$ 94,024.39

Please feel free to contact me prior to the meeting at 515-223-6231 or jcygan@cityofclive.com if you have any questions or concerns.

Attachments:

1. Progress Report - 19
2. Pay Request - 19

February 26, 2025

Jeff May, P.E.
City of Clive Public Works
2123 NW 111th Street
Clive, IA 50325-3755

RE: UNIVERSITY BLVD. BOOSTER STATION FACILITY UPGRADE
PROGRESS REPORT No. 19

Mr. May,

This is a progress report for the above-referenced project. This report covers work during January 2025, which is reflected on the attached invoices for professional services. Services and tasks performed during this period include the following:

- Project management
- Plan production – 60% drawings were submitted February 12, 2025
- Preliminary design – civil, structural, geotech, electrical, fiber
- FEMA funding coordination

The current schedule for the project is shown below.

- ~~30% plans to City for review: November 22, 2024 December 10, 2024~~
- ~~60% plans to City for review: February 12, 2025~~
- ~~FEMA application: Conceptual Design and Budget for Iowa: February 17, 2025~~
- FEMA final application submission deadline: April 28, 2025
- FEMA review period: TBD
- Pre-order generator (if pre-order needed): Fall 2025
- Submit 90% plans, specs, OPC to City for review: July 2025
- Submit 100% plans, specs, OPC to Clive for bidding: October 2025
- Submit 100% plans, specs, summary memo to IDNR for construction permit: October 2025
- Letting: January 2026

We are currently 56% billed through the invoicing period described above. Should you have any questions on this update, please feel free to call or email me at your convenience. Thank you for the opportunity to provide professional services for the City of Clive.

Respectfully,
SNYDER & ASSOCIATES, INC.



Brett Paige, P.E.
Civil Engineer



INVOICE FOR PROFESSIONAL SERVICES

February 26, 2025

Jeff May
City of Clive
Public Works
2123 NW 111th Street
Clive, IA 50325-3755

Invoice No: 122.0393.01 - 19

Email jmay@cityofclive.com; jcygan@cityofclive.com
jhagelie@cityofclive.com

Project 122.0393.01 University Blvd. Booster Station Facility Upgrade

Professional Services through January 31, 2025

Basic Services

Administration
Hourly Services

	Hours	Rate	Amount	
Principal Engineer	.50	209.00	104.50	
Total Services	.50		104.50	
				104.50
				Task Subtotal
				\$104.50

Billings to Date	Total 7,073.04	Prior 6,968.54	Current 104.50
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Survey
Hourly Services

	Hours	Rate	Amount	
Land Surveyor II	3.50	112.00	392.00	
Administrative II	.75	68.00	51.00	
Total Services	4.25		443.00	
				443.00
				Task Subtotal
				\$443.00

Billings to Date	Total 8,509.82	Prior 8,066.82	Current 443.00
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Preliminary Design
Hourly Services

	Hours	Rate	Amount	
Principal Engineer	14.50	209.00	3,030.50	
Sr. Engineer	1.50	190.00	285.00	
Engineer V	6.00	146.00	876.00	
Engineer I	18.25	99.00	1,806.75	
Lead Technician	16.75	133.00	2,227.75	
Sr. Technician	1.00	127.00	127.00	
Technician VII	60.00	109.00	6,540.00	
Total Services	118.00		14,893.00	
				14,893.00

Project	122.0393.01	Clv-UniversityBlvdBoosterStaFacilUpgrade	Invoice	19
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Allender Butzke Engineers, Inc.

1/22/2025 Allender Butzke Engineers, Inc. Geotechnical Exploration

8,500.00

Total Consultants

8,500.00

8,500.00

Task Subtotal

\$23,393.00

Billings to Date	Total	Prior	Current
	73,007.50	49,614.50	23,393.00

Final Design

Task Subtotal

0.00

Permitting

Task Subtotal

0.00

Billings to Date	Total	Prior	Current
	445.50	445.50	0.00

Bidding

Task Subtotal

0.00

Conceptual Design

Task Subtotal

0.00

Billings to Date	Total	Prior	Current
	20,959.00	20,959.00	0.00

FEMA Grant Assistance

Hourly Services

	Hours	Rate	Amount
Principal Engineer I	1.75	237.00	414.75
Total Services	1.75		414.75

414.75

Task Subtotal

\$414.75

Billings to Date	Total	Prior	Current
	948.00	533.25	414.75

Billing Limits

Current

Prior

To-Date

Total Billings	24,355.25	86,587.61	110,942.86
Limit			204,967.00
Remaining			94,024.14

Phase Subtotal

\$24,355.25

Additional Services

City Water Demand Projection Updates

Task Subtotal

0.00

Billings to Date	Total	Prior	Current
	1,932.75	1,932.75	0.00

Billing Limits

Current

Prior

To-Date

Total Billings	0.00	1,932.75	1,932.75
Limit			1,932.75

Phase Subtotal

0.00

Amount Due this Invoice **\$24,355.25**

REMIT TO: SNYDER & ASSOCIATES, INC.

Mailing: PO Box 1159 | Ankeny, IA 50021

Physical: 2727 SW Snyder Blvd. | Ankeny IA 50023

p: 888-964-2020 | f: 515-964-7938

Federal E.I.N. 42-1379015

SNYDER-ASSOCIATES.COM

Page 2

Page 178 of 370



Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 14 Lynch - Alice's Road Phase 1A Reconstruction Project - \$6,265.00

SYNOPSIS:

The 2025 CIP includes the Alice's Road Reconstruction Project– Phase 1A (Horizon to south of Dellwood). The construction of the project requires the City to acquire easements and ROW from adjacent. The acquisitions include the following types;

Fee Acquisition/Fee Title Acquisition/Underlying Fee – This is property the City is acquiring for the project. The grantee may receive compensation for the acquisition if it is property the City needs beyond what would be expected to be provided as part of development. The grantee may not receive compensation if the property was already in a road easement.

Development Agreement Fee Title – This is property the City is acquiring for the project. The grantee will not receive compensation for the property because the transferring of the property to the City was part of an existing Development Agreement.

Temporary Easement – This is property that is needed to construct the property. The easement will terminate upon completion of the project.

Parcel 14 is the acquisition from the Christine A. Lynch and Peter G Lynch Revocable Trust and includes Under Lying Fee and Temporary Easement acquisitions and payment for Landscaping.

Staff recommends approval of the offer to Purchase Right-of-Way and/or Easements from the Christine A. Lynch and Peter G Lynch Revocable Trust in the amount of \$6,265.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. Purchase Agreement Resolution_Parcel 14
2. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcel 14 - Lynch - \$6,265.00
3. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcels Exhibit

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE RIGHT-OF-WAY
AND/OR EASEMENTS – PARCEL 14 LYNCH –
ALICE’S ROAD PHASE 1A RECONSTRUCTION PROJECT

WHEREAS, the City of Clive (the “City”) has considered as part of its long-range planning a public improvement project to reconstruct Alice’s Road (the “Project”); and

WHEREAS, the City has prepared plans for Phase 1A of the Project and in connection with the plans for the Project, the City has determined that the City must acquire certain property from the owners of the properties adjacent to Alice’s Road; and

WHEREAS, the City has determined that it is in the best interest of the City to acquire a portion of the property located on Parcel 14 in the City; and

WHEREAS, the City has extended a Purchase Agreement (the “Offer”) to Christine and Peter Lynch, the owners (the “Owners”) of the Parcel which the Owners have accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

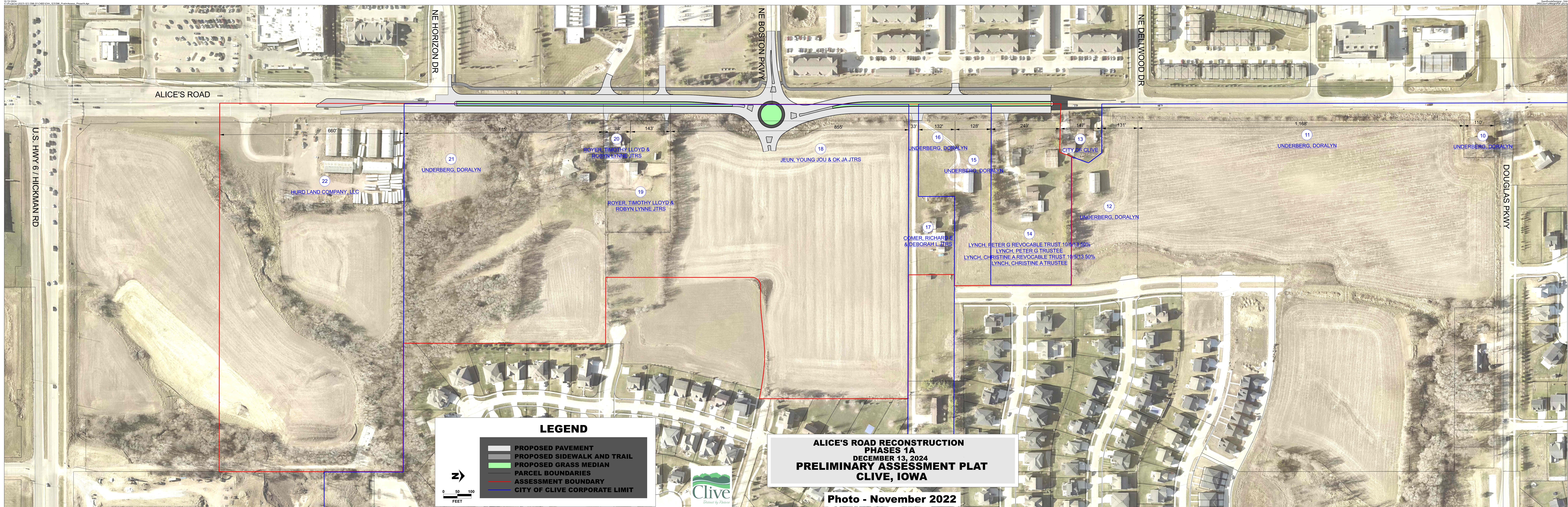
That the acquisition of the R-O-W and Easements pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute on behalf of the City of Clive such documents as are necessary and appropriate to effectuate the purchase of the R-O-W and Easements pursuant to the Offer, including without limitations, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2025.

John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk





Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 15 Underberg - Alice's Road Phase 1A Reconstruction Project - \$1,045.00

SYNOPSIS:

The 2025 CIP includes the Alice's Road Reconstruction Project– Phase 1A (Horizon to south of Dellwood). The construction of the project requires the City to acquire easements and ROW from adjacent. The acquisitions include the following types;

Fee Acquisition/Fee Title Acquisition/Underlying Fee – This is property the City is acquiring for the project. The grantee may receive compensation for the acquisition if it is property the City needs beyond what would be expected to be provided as part of development. The grantee may not receive compensation if the property was already in a road easement.

Development Agreement Fee Title – This is property the City is acquiring for the project. The grantee will not receive compensation for the property because the transferring of the property to the City was part of an existing Development Agreement.

Temporary Easement – This is property that is needed to construct the property. The easement will terminate upon completion of the project.

Parcel 15 is the acquisition from Doralyn Underberg, as Trustee of the Doralyn Underberg Revocable Trust and includes Underlying Fee and Temporary Easement acquisitions.

Staff recommends approval of the offer to Purchase Right-of-Way and/or Easements from Doralyn Underberg, as Trustee of the Doralyn Underberg Revocable Trust in the amount of \$1,045.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. Purchase Agreement Resolution_Parcel 15
2. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcel 15 - Underberg - \$1,045.00
3. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcels Exhibit

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE RIGHT-OF-WAY
AND/OR EASEMENTS – PARCEL 15 UNDERBERG –
ALICE’S ROAD PHASE 1A RECONSTRUCTION PROJECT

WHEREAS, the City of Clive (the “City”) has considered as part of its long-range planning a public improvement project to reconstruct Alice’s Road (the “Project”); and

WHEREAS, the City has prepared plans for Phase 1A of the Project and in connection with the plans for the Project, the City has determined that the City must acquire certain property from the owners of the properties adjacent to Alice’s Road; and

WHEREAS, the City has determined that it is in the best interest of the City to acquire a portion of the property located on Parcel 15 in the City; and

WHEREAS, the City has extended a Purchase Agreement (the “Offer”) to Doralyn Underberg, the owner (the “Owner”) of the Parcel which the Owner has accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

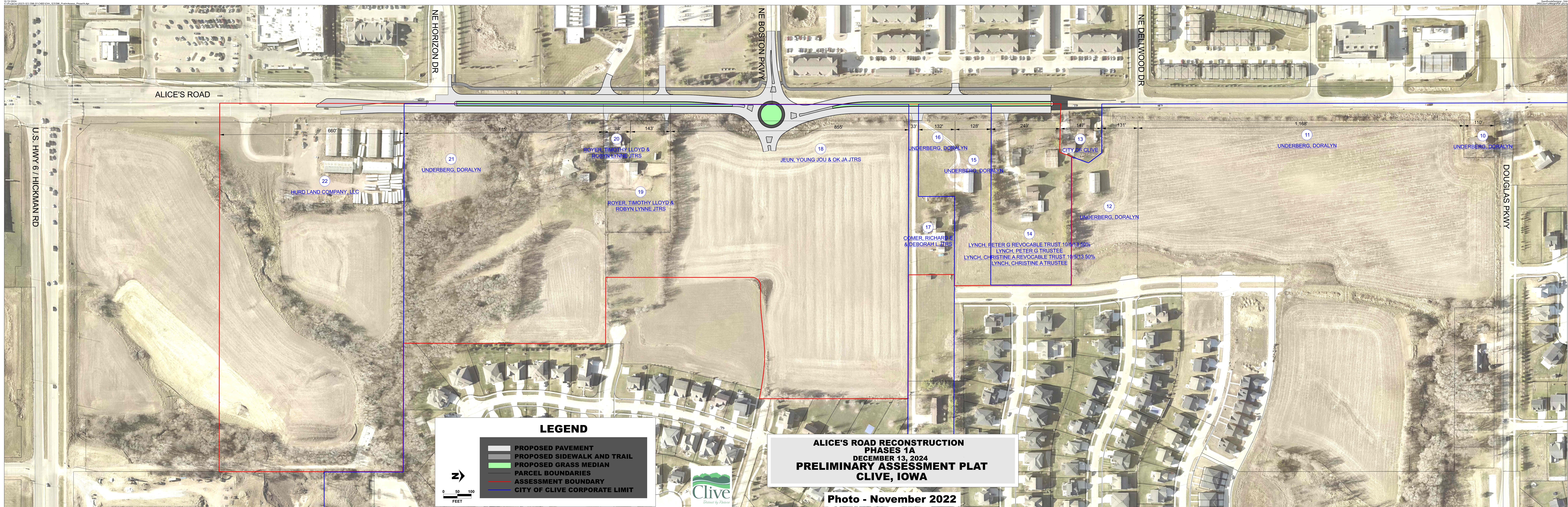
That the acquisition of the R-O-W and Easements pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute on behalf of the City of Clive such documents as are necessary and appropriate to effectuate the purchase of the R-O-W and Easements pursuant to the Offer, including without limitations, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2025.

John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk





Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 17 Comer - Alice's Road Phase 1A Reconstruction Project - \$2,775.00

SYNOPSIS:

The 2025 CIP includes the Alice's Road Reconstruction Project– Phase 1A (Horizon to south of Dellwood). The construction of the project requires the City to acquire easements and ROW from adjacent. The acquisitions include the following types;

Fee Acquisition/Fee Title Acquisition/Underlying Fee – This is property the City is acquiring for the project. The grantee may receive compensation for the acquisition if it is property the City needs beyond what would be expected to be provided as part of development. The grantee may not receive compensation if the property was already in a road easement.

Development Agreement Fee Title – This is property the City is acquiring for the project. The grantee will not receive compensation for the property because the transferring of the property to the City was part of an existing Development Agreement.

Temporary Easement – This is property that is needed to construct the property. The easement will terminate upon completion of the project.

Parcel 17 is the acquisition from Richard E. and Deborah L. Comer and includes Fee Acquisition, Underlying Fee and Temporary Easement acquisitions.

Staff recommends approval of the offer to Purchase Right-of-Way and/or Easements from Richard E. Comer and Deborah L. Comer in the amount of \$2,775.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. Purchase Agreement Resolution_Parcel 17
2. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcel 17 - Comer - \$2,775.00
3. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcels Exhibit

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE RIGHT-OF-WAY
AND/OR EASEMENTS – PARCEL 17 COMER –
ALICE’S ROAD PHASE 1A RECONSTRUCTION PROJECT

WHEREAS, the City of Clive (the “City”) has considered as part of its long-range planning a public improvement project to reconstruct Alice’s Road (the “Project”); and

WHEREAS, the City has prepared plans for Phase 1A of the Project and in connection with the plans for the Project, the City has determined that the City must acquire certain property from the owners of the properties adjacent to Alice’s Road; and

WHEREAS, the City has determined that it is in the best interest of the City to acquire a portion of the property located on Parcel 17 in the City; and

WHEREAS, the City has extended a Purchase Agreement (the “Offer”) to Richard E and Deborah L Comer, the owners (the “Owners”) of the Parcel which the Owners have accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

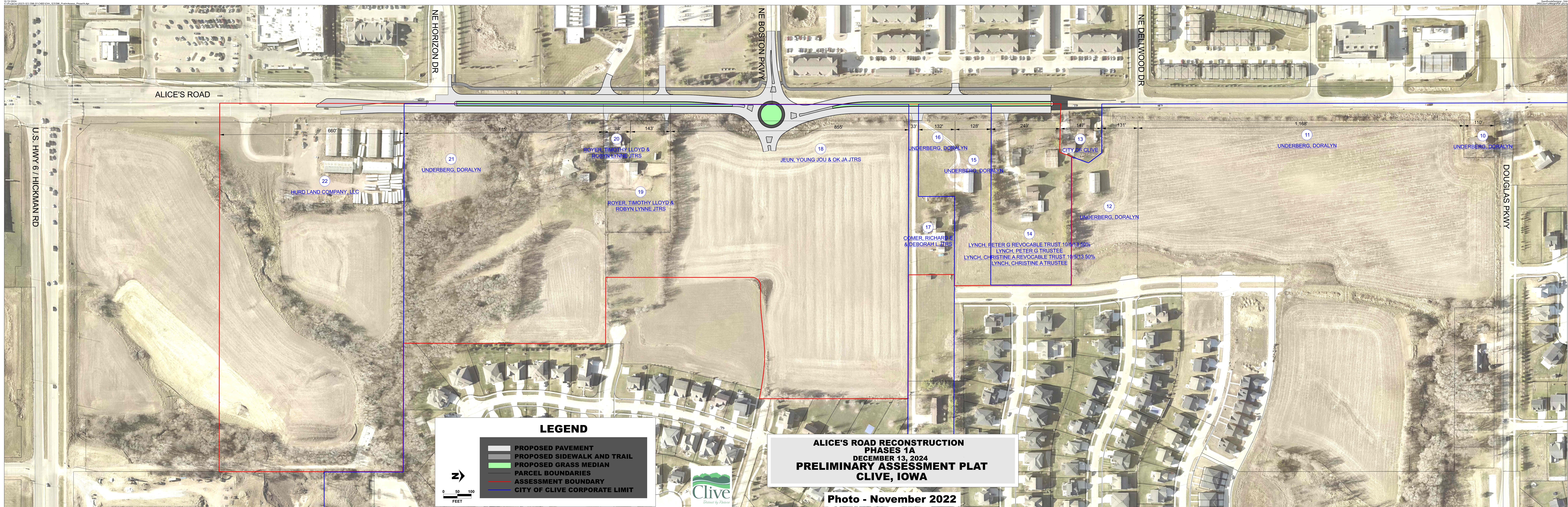
That the acquisition of the R-O-W and Easements pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute on behalf of the City of Clive such documents as are necessary and appropriate to effectuate the purchase of the R-O-W and Easements pursuant to the Offer, including without limitations, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2025.

John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk





Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 18 Juen - Alice's Road Phase 1A Reconstruction Project - \$41,200.00

SYNOPSIS:

The 2025 CIP includes the Alice's Road Reconstruction Project– Phase 1A (Horizon to south of Dellwood). The construction of the project requires the City to acquire easements and ROW from adjacent. The acquisitions include the following types;

Fee Acquisition/Fee Title Acquisition/Underlying Fee – This is property the City is acquiring for the project. The grantee may receive compensation for the acquisition if it is property the City needs beyond what would be expected to be provided as part of development. The grantee may not receive compensation if the property was already in a road easement.

Development Agreement Fee Title – This is property the City is acquiring for the project. The grantee will not receive compensation for the property because the transferring of the property to the City was part of an existing Development Agreement.

Temporary Easement – This is property that is needed to construct the property. The easement will terminate upon completion of the project.

Parcel 18 is the acquisition from Young Jou Jeun and Ok Ja Jeun and includes Fee Acquisition, Development Agreement Fee Title, Underlying Fee Title and Temporary Easement acquisitions.

Staff recommends approval of the offer to Purchase Right-of-Way and/or Easements from Young Jou Jeun and Ok Ja Jeun in the amount of \$41,200.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. Purchase Agreement Resolution_Parcel 18
2. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcel 18 - Jeun - \$41,200.00
3. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcels Exhibit

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE RIGHT-OF-WAY
AND/OR EASEMENTS – PARCEL 18 JUEEN –
ALICE’S ROAD PHASE 1A RECONSTRUCTION PROJECT

WHEREAS, the City of Clive (the “City”) has considered as part of its long-range planning a public improvement project to reconstruct Alice’s Road (the “Project”); and

WHEREAS, the City has prepared plans for Phase 1A of the Project and in connection with the plans for the Project, the City has determined that the City must acquire certain property from the owners of the properties adjacent to Alice’s Road; and

WHEREAS, the City has determined that it is in the best interest of the City to acquire a portion of the property located on Parcel 18 in the City; and

WHEREAS, the City has extended a Purchase Agreement (the “Offer”) to Young Jou and Ok Ja Juen, the owners (the “Owners”) of the Parcel which the Owners have accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

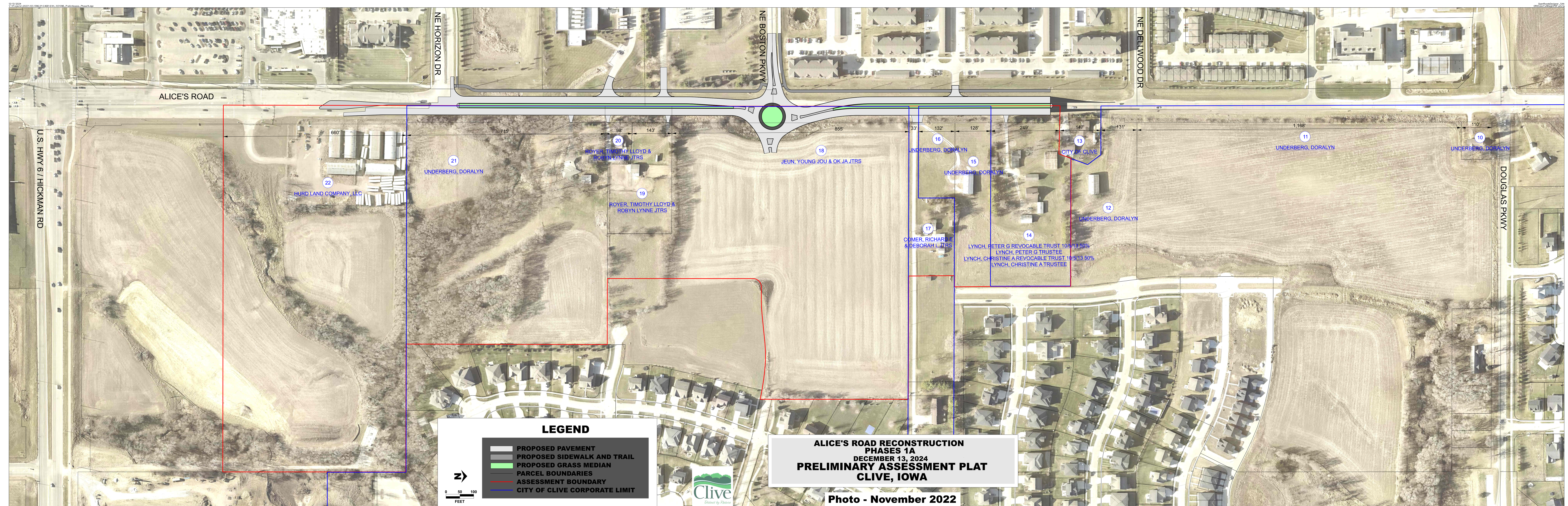
That the acquisition of the R-O-W and Easements pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute on behalf of the City of Clive such documents as are necessary and appropriate to effectuate the purchase of the R-O-W and Easements pursuant to the Offer, including without limitations, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2025.

John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk





Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Resolution Approving Offer to Purchase a Temporary Construction Easement - Parcel 19 Royer - Alice's Road Phase 1A Reconstruction Project - \$420.00

SYNOPSIS:

The 2025 CIP includes the Alice's Road Reconstruction Project– Phase 1A (Horizon to south of Dellwood). The construction of the project requires the City to acquire easements and ROW from adjacent. The acquisitions include the following types;

Fee Acquisition/Fee Title Acquisition/Underlying Fee – This is property the City is acquiring for the project. The grantee may receive compensation for the acquisition if it is property the City needs beyond what would be expected to be provided as part of development. The grantee may not receive compensation if the property was already in a road easement.

Development Agreement Fee Title – This is property the City is acquiring for the project. The grantee will not receive compensation for the property because the transferring of the property to the City was part of an existing Development Agreement.

Temporary Easement – This is property that is needed to construct the property. The easement will terminate upon completion of the project.

Parcel 19 is the acquisition from Timothy Lloyd Royer and Robyn Lynne Royer and includes the acquisition of Temporary Easement.

Staff recommends approval of the offer to Purchase Right-of-Way and/or Easements from Timothy Lloyd Royer and Robyn Lynne Royer in the amount of \$420.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. Purchase Agreement Resolution_Parcel 19
2. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcel 19 - Royer - \$420.00
3. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcels Exhibit

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE A
TEMPORARY CONSTRUCTION EASEMENT – PARCEL 19 ROYER –
ALICE’S ROAD PHASE 1A RECONSTRUCTION PROJECT

WHEREAS, the City of Clive (the “City”) has considered as part of its long-range planning a public improvement project to reconstruct Alice’s Road (the “Project”); and

WHEREAS, the City has prepared plans for Phase 1A of the Project and in connection with the plans for the Project, the City has determined that the City must acquire certain property from the owners of the properties adjacent to Alice’s Road; and

WHEREAS, the City has determined that it is in the best interest of the City to acquire a Temporary Construction Easement located on Parcel 19 in the City; and

WHEREAS, the City has extended a Purchase Agreement (the “Offer”) to Timothy and Robyn Royer, the owners (the “Owners”) of the Parcel which the Owners have accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

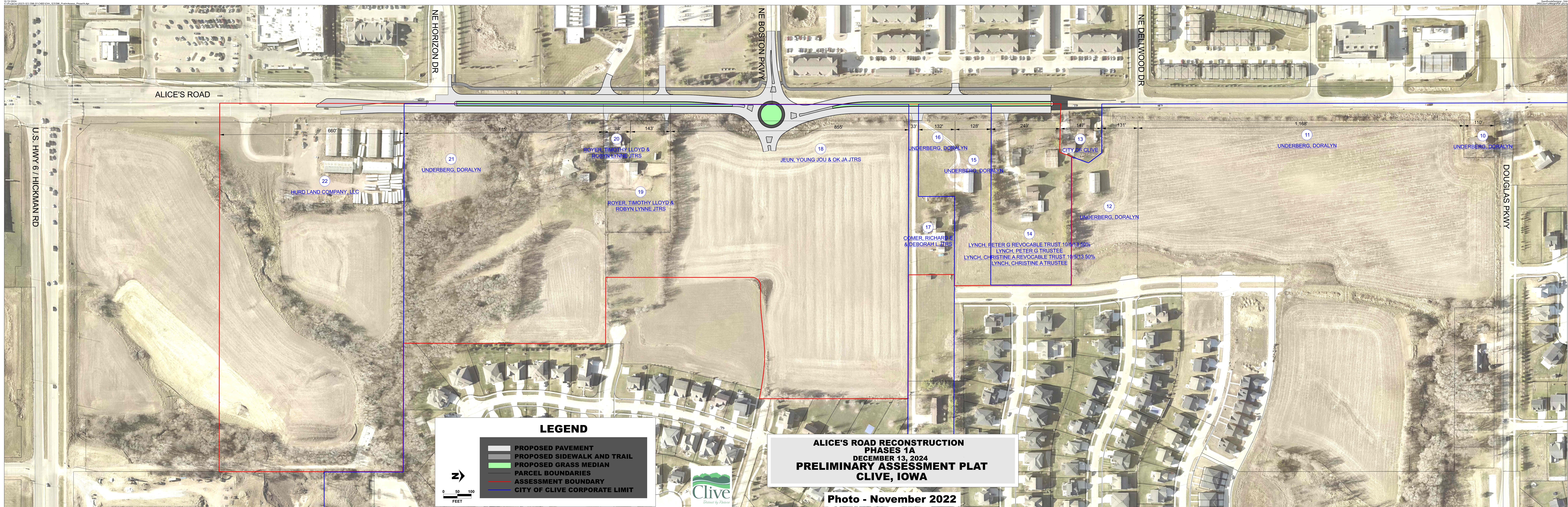
That the acquisition of the Easement pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute on behalf of the City of Clive such documents as are necessary and appropriate to effectuate the purchase of the Easement pursuant to the Offer, including without limitations, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2025.

John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk





Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Resolution Approving Offer to Purchase a Temporary Construction Easement - Parcel 20 Royer - Alice's Road Phase 1A Reconstruction Project - \$165.00

SYNOPSIS:

The 2025 CIP includes the Alice's Road Reconstruction Project– Phase 1A (Horizon to south of Dellwood). The construction of the project requires the City to acquire easements and ROW from adjacent. The acquisitions include the following types;

Fee Acquisition/Fee Title Acquisition/Underlying Fee – This is property the City is acquiring for the project. The grantee may receive compensation for the acquisition if it is property the City needs beyond what would be expected to be provided as part of development. The grantee may not receive compensation if the property was already in a road easement.

Development Agreement Fee Title – This is property the City is acquiring for the project. The grantee will not receive compensation for the property because the transferring of the property to the City was part of an existing Development Agreement.

Temporary Easement – This is property that is needed to construct the property. The easement will terminate upon completion of the project.

Parcel 19 is the acquisition from Timothy Lloyd Royer and Robyn Lynne Royer and includes the acquisition of Temporary Easement.

Staff recommends approval of the offer to Purchase Right-of-Way and/or Easements from Timothy Lloyd Royer and Robyn Lynne Royer in the amount of \$165.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. Purchase Agreement Resolution_Parcel 20
2. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcel 20 - Royer - \$165.00
3. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcels Exhibit

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE A
TEMPORARY CONSTRUCTION EASEMENT – PARCEL 20 ROYER –
ALICE’S ROAD PHASE 1A RECONSTRUCTION PROJECT

WHEREAS, the City of Clive (the “City”) has considered as part of its long-range planning a public improvement project to reconstruct Alice’s Road (the “Project”); and

WHEREAS, the City has prepared plans for Phase 1A of the Project and in connection with the plans for the Project, the City has determined that the City must acquire certain property from the owners of the properties adjacent to Alice’s Road; and

WHEREAS, the City has determined that it is in the best interest of the City to acquire a Temporary Construction Easement located on Parcel 20 in the City; and

WHEREAS, the City has extended a Purchase Agreement (the “Offer”) to Timothy and Robyn Royer, the owners (the “Owners”) of the Parcel which the Owners have accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

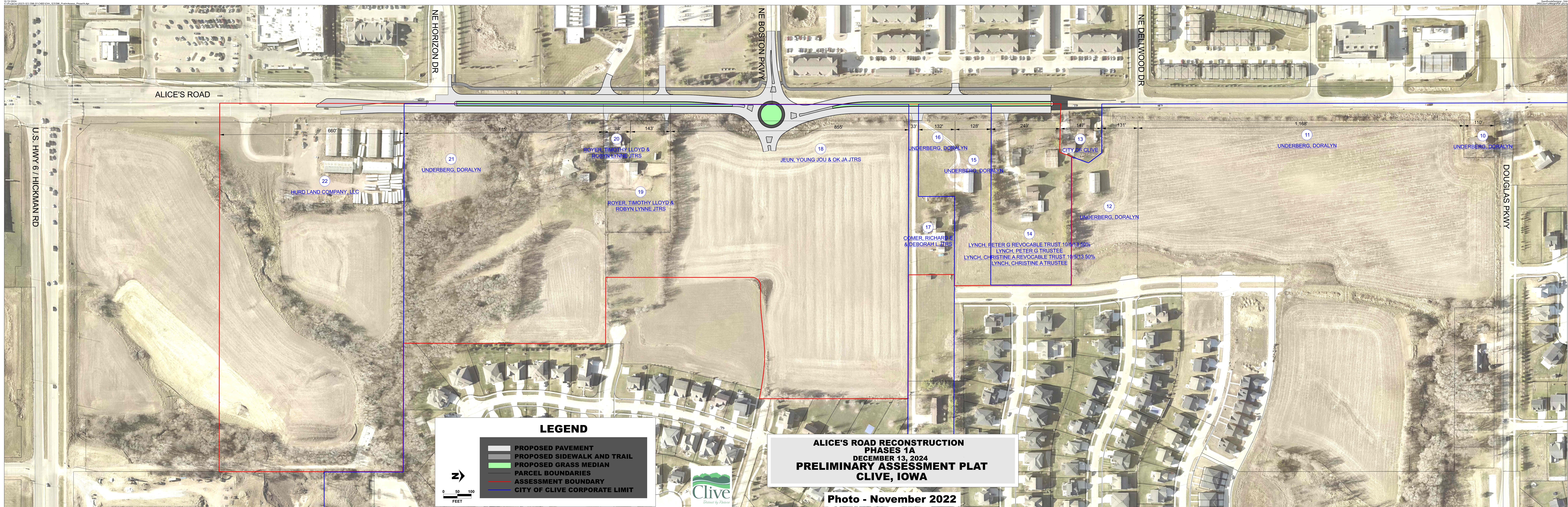
That the acquisition of the Easement pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute on behalf of the City of Clive such documents as are necessary and appropriate to effectuate the purchase of the Easement pursuant to the Offer, including without limitations, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2025.

John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk





Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Resolution Approving Offer to Purchase Right-of-Way and/or Easements - Parcel 21 Underberg - Alice's Road Phase 1A Reconstruction Project - \$9,165.00

SYNOPSIS:

The 2025 CIP includes the Alice's Road Reconstruction Project– Phase 1A (Horizon to south of Dellwood). The construction of the project requires the City to acquire easements and ROW from adjacent. The acquisitions include the following types;

Fee Acquisition/Fee Title Acquisition/Underlying Fee – This is property the City is acquiring for the project. The grantee may receive compensation for the acquisition if it is property the City needs beyond what would be expected to be provided as part of development. The grantee may not receive compensation if the property was already in a road easement.

Development Agreement Fee Title – This is property the City is acquiring for the project. The grantee will not receive compensation for the property because the transferring of the property to the City was part of an existing Development Agreement.

Temporary Easement – This is property that is needed to construct the property. The easement will terminate upon completion of the project.

Parcel 21 is the acquisition from Doralyn Underberg, as Trustee of the Doralyn Underberg Revocable Trust and includes Fee Acquisition and Temporary Easement acquisitions and payment for landscaping.

Staff recommends approval of the offer to Purchase Right-of-Way and/or Easements from Doralyn Underberg, as Trustee of the Doralyn Underberg Revocable Trust in the amount of \$9,165.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. Purchase Agreement Resolution_Parcel 21
2. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcel 21 - Underberg - \$9,165.00
3. 03-13-25 - Alice's Road Reconstruction Project - Phase 1A - Property Acquisition & Easements - Parcels Exhibit

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE RIGHT-OF-WAY
AND/OR EASEMENTS – PARCEL 21 UNDERBERG –
ALICE’S ROAD PHASE 1A RECONSTRUCTION PROJECT

WHEREAS, the City of Clive (the “City”) has considered as part of its long-range planning a public improvement project to reconstruct Alice’s Road (the “Project”); and

WHEREAS, the City has prepared plans for Phase 1A of the Project and in connection with the plans for the Project, the City has determined that the City must acquire certain property from the owners of the properties adjacent to Alice’s Road; and

WHEREAS, the City has determined that it is in the best interest of the City to acquire a portion of the property located on Parcel 21 in the City; and

WHEREAS, the City has extended a Purchase Agreement (the “Offer”) to Doralyn Underberg, the owner (the “Owner”) of the Parcel which the Owner has accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

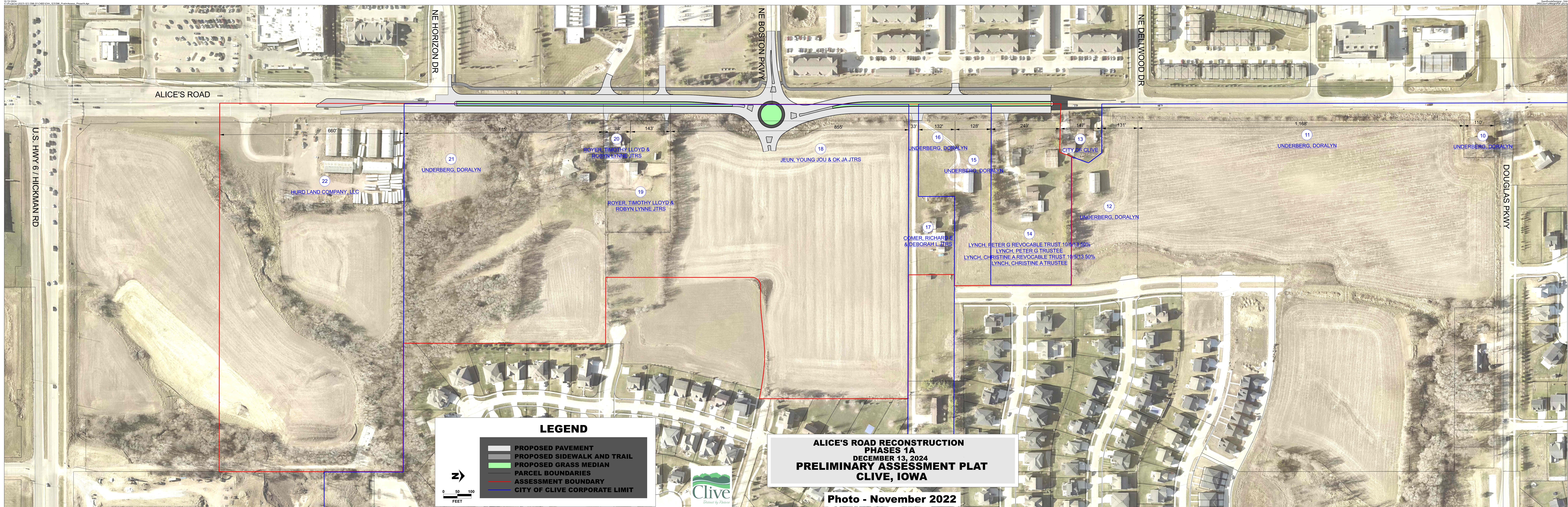
That the acquisition of the R-O-W and Easements pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute on behalf of the City of Clive such documents as are necessary and appropriate to effectuate the purchase of the R-O-W and Easements pursuant to the Offer, including without limitations, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2025.

John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk





Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Approve Purchase - Douglas Parkway & Berkshire Parkway Traffic Signals Project - Traffic Cabinet - General Traffic Controls - \$28,000.00

SYNOPSIS:

The Douglas Parkway and Berkshire Parkway Signalization Project is included in the CIP. Snyder & Associates is currently working on the design for the project. Staff's goal is to have this project completed by the time school starts in the fall. The reason behind having the intersection signalization completed by the start of school in the fall is due to the anticipated increase in traffic at this location caused by the work on Alice's Road. One of the challenges of meeting that goal is the delivery time for equipment.

Public Works utilizes ATCC traffic cabinets for all signalized intersections. Staff requested a quote for an ATC traffic cabinet from General Traffic Controls. The following quote was received:

<u>Time</u>	<u>Bidder</u>	<u>Quote</u>	<u>Manufacturer</u>	<u>Lead</u>
months	General Traffic Controls	\$28,000.00	ATCC	5-6

The delivery time for the cabinet is up to 5-6 months. Clive uses a standard ATCC cabinet which would reduce the delivery time to a few months. Approval of the quote at this time would provide for delivery of the cabinet in time to have the signalization of the intersection completed by the time school starts in the fall.

Staff recommends approval of the purchase of an ATCC traffic cabinet from General Traffic Controls in the amount of \$28,000.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. 03-13-25 - Douglas & Berkshire Signalization Project - Quote - Traffic Cabinet - General Traffic Controls - \$28,000.00



Quote #:

7658

Date:

2/18/2025

Contact:

Andrew Houchin

Agency:

Snyder & Associates

Project:

Douglas Pkwy & Berkshire Pkwy

PO Box 1000 Spencer, IA 51301 • (712) 262-1521

Terms: Net 30 days

Freight: Prepaid

Delivery:

150+ days ARO

We are pleased to submit the following quotation:

ITEM	QTY	DESCRIPTION	UNIT PRICE	EXTEND PRICE
001	1	ATCC; 16-chnl, CMU, Switchpacks, 242L, 12" Riser, Fiber Enclosure, SDLC Panel, Suppressors, LC Patch Cords, Ethernet Patch Cords.	\$28,000.00	\$28,000.00

Total Above Equipment: \$28,000.00

Notes:

Customer is responsible for installation of above equipment. Does not include installation

General Traffic Controls retains title to all equipment until paid in full.

All past due accounts are subject to a 1.5% per month service charge.

Sales tax is not included. If applicable, tax will be added to invoice.

Should we be favored with your order, it will receive our prompt, personal attention.

THANK YOU!

Very truly yours,

GENERAL TRAFFIC CONTROLS

Kenyon Brown

CONFIDENTIALITY WARNING: Unless otherwise indicated or obvious from the nature of the communication, the information contained in this transmission and any attachments are privileged and confidential and intended for use by the above-named recipient only. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering it to the intended recipient, you are notified that any dissemination, distribution or copying of this communication and any attachments thereto is strictly prohibited. If you have received this communication in error, please immediately notify the sender by return email, and destroy all copies of this transmission and any attachments. Thank you.



Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: March 13, 2025

RE: Approve Purchase - Douglas Parkway & Berkshire Parkway Traffic Signals Project - Traffic Controller - Mid American Signal - \$5,606.00

SYNOPSIS:

The Douglas Parkway and Berkshire Parkway Signalization Project is included in the CIP. Snyder & Associates is currently working on the design for the project. Staff's goal is to have this project completed by the time school starts in the fall. The reason behind having the intersection signalization completed by the start of school in the fall is due to the anticipated increase in traffic at this location caused by the work on Alice's Road. One of the challenges of meeting that goal is the delivery time for equipment.

Public Works utilizes Q-Free traffic controllers for all signalized intersections. Staff requested a quote for a Q-Free traffic controller from Mid American Signal. The following quote was received:

<u>Bidder</u>	<u>Manufacturer</u>	<u>Lead Time</u>	<u>Quote</u>
Mid American Signal			30
days	\$5,606.00		

The delivery time for the controller is less than 30 days. While the delivery time is small, getting the controller at this time will provide time to program it and have it ready when the contractor is ready to install it.

Staff recommends approval of the purchase of a Q-Free traffic controller from Mid American Signal in the amount of \$5,606.00.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. 03-13-25 - Douglas & Berkshire Signalization Project - Quote - Traffic Controller - Mid American Signal - \$5,606.00



PROUDLY SERVING - ARKANSAS - IOWA - KANSAS - MINNESOTA - MISSOURI - NEBRASKA - NORTH DAKOTA - OKLAHOMA - SOUTH DAKOTA - WISCONSIN

QUOTATION

2429 S MILL STREET KANSAS CITY, KS 66103
PHONE (913) 432-5002
<http://www.midamsignal.com>

PREPARED FOR: Andrew Houchin
Synder-Associates
PREPARED BY: Jordan Schwening

DATE: 2/20/2025

Per Your Request: Rack mounted controller with KS license
Clive, Iowa

QTY	DESCRIPTION	EACH	TOTAL
1	Rack mount "YCT-XN-ITS"	\$ 5,606.00	\$ 5,606.00
	Rack Mount for ATCC 16-Line OLED TS-2 Type 1 (ATC Compl. Exp. port)		
	Includes the Kinetic Signal License required for connectivity to Central Management System		

Freight prepaid & included to your location

Sales tax is not included; customer is responsible for sales tax or exemption certificate

Quote does not reflect any tax or fees. All taxes and fees are your responsibility and are additional to the quote

Terms: Net 30 days from date of invoice, or as approved by Mid American Signal Credit Department.

An interest charge, as permitted by law, may be assessed on accounts unpaid after 30 days.

Quotation is valid for 30 days, with delivery 12-16 weeks after receipt of order.

Quotation is based upon quantities shown, any changes can be subject to price adjustment.

Responsibility for liquidated damages lies solely with the purchaser.

The above information is for the use of the person or entity named only. Unauthorized use is prohibited.

The above quotation does not include any installation of the products quoted.



Memo

TO: Mayor and Council members

FROM: Amanda Grutzmacher, Senior Planner

DATE: March 13, 2025

RE: Resolution Approving Final Plat - McKeon's Place Plat 2

SYNOPSIS:

The owner of 8345, 8355, and 8365 University Blvd. desires to sell the properties. Currently, there are three buildings on two parcels, and the owner has submitted a final plat to create three lots so that each building may be conveyed separately. Additionally, in order to construct the future 82nd Street Trail identified in the 86th Street Neighborhoods Plan, the City needs to acquire 7,004 square feet of what is currently the 8365 University Blvd. parcel. Staff has worked with the property representatives to create an outlot as part of this final plat to be purchased by the City. No modifications or improvements are currently proposed.

Staff recommends approval of the Resolution Approving Final Plat for McKeon's Place Plat 2, which also authorizes the acquisition of the proposed Outlot Z for \$30,000.

If you have questions or need additional information prior to the meeting, contact Amanda at agrutzmacher@cityofclive.com or Richard at rbrown@cityofclive.com.

Attachments:

1. Staff Report and Attachments
2. Resolution Approving Final Plat
3. McKeon's Place Plat 2 Final Plat



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: February 4, 2025

RE: Final Plat - McKeon's Place Plat 2

GENERAL INFORMATION

Applicant: Civil Design Advantage on behalf of West Bank (Trustee)

Requested Action: Approval of final plat

Location: 8345, 8355, and 8365 University Blvd.

part of Lots 31 and 32, McKeon's Place Replat

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	multi-tenant commercial	commercial - retail/services residential - high density	C-2
North	multi-family	residential - high density	R-3
East	office and warehouse	commercial - retail/services residential - high density	C-2, R-3, FF
South	office and manufacturing	mixed use industrial	PUD, M1, FF, FW
West	office, multi-tenant commercial	commercial - retail/services residential - high density	TC-3, R-3

CASE HISTORY

1924 - McKeon's Place Plat

1956 - City of Clive incorporated

1978 - Site Plan approved for 8345 and 8365 University Blvd.

1983 - Site Plan approved for 8355 University Blvd.

BACKGROUND

The owner of 8345, 8355, and 8365 University Blvd. desires to sell the properties.

Currently there are three buildings on two parcels, and the owner has submitted a final plat to create three lots so that each building may be conveyed separately. Additionally, in order to construct the future 82nd Street Trail identified in the 86th Street Neighborhoods Plan, the City needs to acquire approximately 7,004 square feet of what is currently the 8365 University Blvd. parcel. Staff has worked with the property representatives to create an outlot as part of this final plat to be purchased by the City. No modifications or improvements are currently proposed.

ANALYSIS

No changes are proposed to the existing site layout and circulation, lighting, landscaping, utilities, or stormwater management. One entrance from University Blvd. serves the 3 existing buildings. A minimum 24' wide ingress/egress easement will be provided over the drive aisle. A private sign easement, overland flowage easement, and storm sewer easement will also be created. The final plat will subdivide the property as follows:

Lot	Address	Lot Size (acres)	Existing Building (sq. ft.)	Existing Parking
1	8355 University Blvd.	0.35	3,780	14
2	8365 University Blvd.	0.40	3,600	21
3	8345 University Blvd.	0.51	7,840	24
Z	--	0.16	--	--

EXISTING NON-CONFORMITIES

The existing buildings were constructed prior to current zoning requirements. The building on proposed Lot 1 is constructed at a 15' rear setback as required at the time of development; current zoning requires a 75' rear setback when adjacent to an R district. The proposed final plat does not increase the existing non-conformity related to the rear setback.

PUBLIC COMMENT

Public notice is not required for final plats.

STAFF RECOMMENDATION

Staff recommends approval of the final plat pending receipt of legal documents.

Attachments:

1. Application
2. Location and Zoning Map
3. McKeon's Place Plat 2 Final Plat



City of Clive
1900 NW 114th Street
Clive, IA 50325-7077
Phone (515) 223-6221
www.cityofclive.com

APPLICATION FOR DEVELOPMENT REVIEW

PERMIT

FPT24-000002 Final Plat

PROJECT LOCATION

8345, 8355, and 8365 University Blvd

PROJECT DESCRIPTION

APPLICANT

Kris Bower
4121 NW Urbandale Drive
Urbandale, IA 50322
(515) 369-4400
krisb@cda-eng.com

DEVELOPER

JEM II TRUST
1601 22nd Street, West Des Moines, IA 50266
5152222360
cmiranda@westbankstrong.com

ENGINEER

Civil Design Advantage
Kris Bower
4121 NW Urbandale Drive
Urbandale, IA 50322
(515) 369-4400
krisb@cda-eng.com

APPLICATION DATE

12/19/2024

PROJECT NAME

McKeon's Place Plat 2

PROPERTY OWNER

JEM II TRUST
1601 22nd Street, West Des Moines, IA 50266
5152222360
cmiranda@westbankstrong.com

PROJECT MANAGER

Civil Design Advantage
Kris Bower
4121 NW Urbandale Drive
Urbandale, IA 50322
(515) 369-4400
krisb@cda-eng.com

ARCHITECT

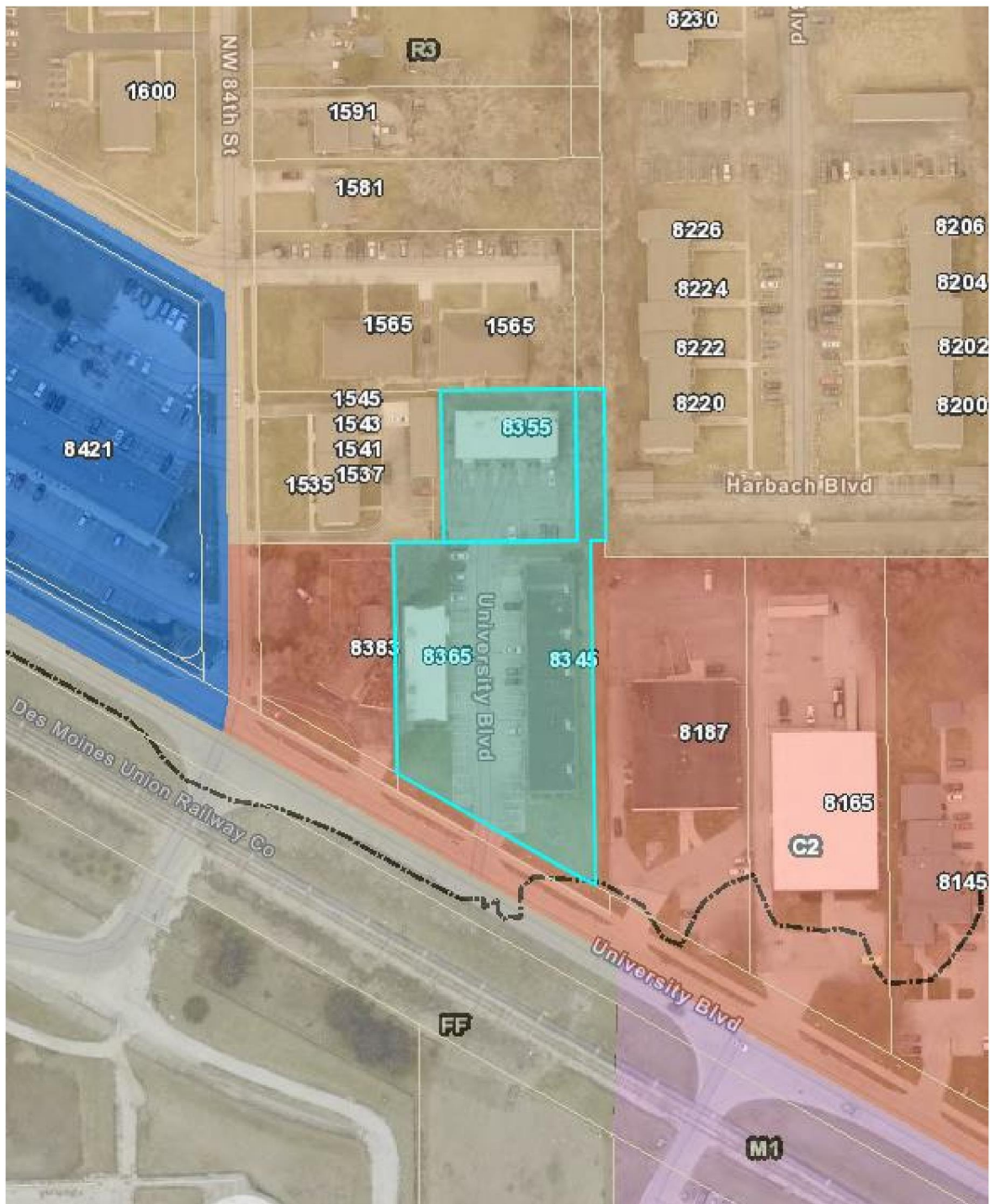
MEETING DATES

PLANNING & ZONING COMMISSION

02/04/2025

CITY COUNCIL

LOCATION AND ZONING MAP



Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Amanda Grutzmacher, 1900 NW 114th Street, Clive, IA 50325 Phone (515) 223-6221

RESOLUTION NO. _____

**RESOLUTION APPROVING FINAL PLAT OF MCKEON'S PLACE PLAT 2 AND
CERTAIN RELATED AGREEMENTS AND EASEMENTS**

WHEREAS, the accompanying materials for McKeon's Place Plat 2, an Official Plat, now included in and forming a part of the City of Clive, Polk County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Clive, Iowa, by West Bank as Trustee of JEM II Trust, (the "Developer"); and

WHEREAS, the Developer has requested final approval of the Plat which creates individual lots for the existing buildings on the property, locally known as 8345, 8355, and 8365 University Boulevard; and

WHEREAS, the City of Clive desires to acquire Outlot Z in the Plat for storm sewer, surface water flowage, ingress, egress, and recreation trail purposes.

WHEREAS, the Clive Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the Developer has submitted to the City of Clive a Trustee Warranty Deed for Outlot Z in the Plat; and

WHEREAS, the Developer has filed with the City of Clive a Declaration of Covenants, Conditions, Easements, and Restrictions for the Plat to be recorded with the final plat thereof; and

WHEREAS, the plat of McKeon's Place Plat 2 and the documents relating thereto comply in all other respects with the City of Clive's Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the plat of McKeon's Place Plat 2 be and the same is hereby accepted and approved by the City Council of the City of Clive.

BE IT FURTHER RESOLVED that the City of Clive does hereby accept the following additional easements to be filed with the Plat:

1. Declaration of Private Ingress/Egress Easement
2. Declaration of Private Overland Flowage Easement
3. Declaration of Private Sign Easement

BE IT FURTHER RESOLVED that the City of Clive does hereby accept Outlot Z within the plat, and the trustee warranty deed for the outlot shall be filed with the Polk County Recorder.

BE IT FURTHER RESOLVED that the City of Clive does hereby accept the Declaration of Covenants, Conditions, Easements, and Restrictions for the Plat and the City Clerk is directed to file such Covenants with the Plat.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to distribute funds totaling \$30,000 for the purchase of Outlot Z in the Plat.

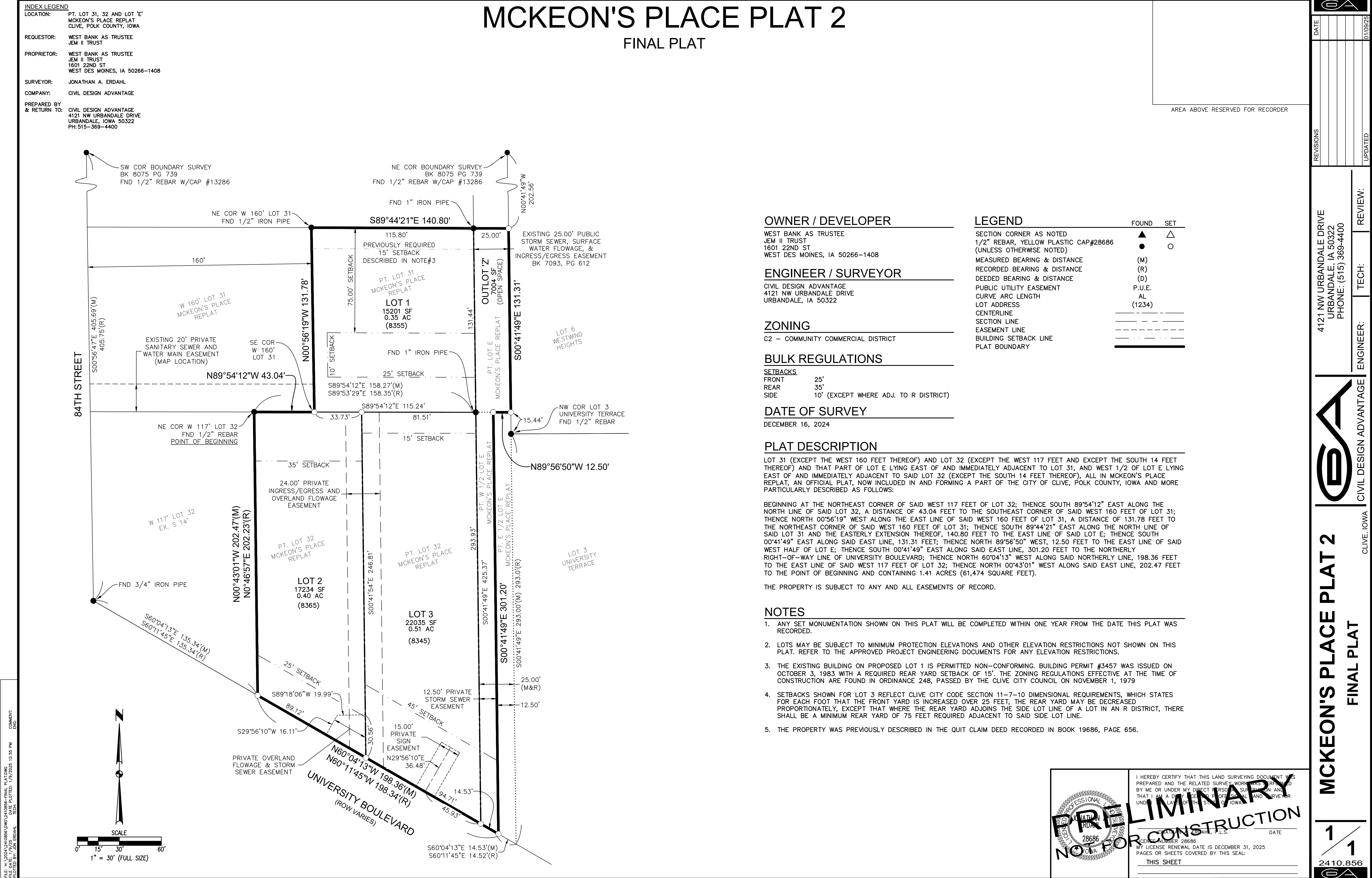
BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to file the final plat of McKeon's Place Plat 2, as well as any other documents related thereto, with the Polk County Recorder.

PASSED AND APPROVED this ____ day of _____, 2025.

By: _____
John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk





Memo

TO: Mayor and Council members

FROM: Kelly Rivera, Administrative Specialist

DATE: March 13, 2025

RE: Resolution Accepting 1st Amendment to Overland Flowage Easement for Angel Park Plat 7, Lot 41 - 3628 NW 167th Street

SYNOPSIS:

The owners of 3628 NW 167th ST have requested approval to install a fence within the Overland Flowage Easement on the subject property. Staff have reviewed the request and determined that the fence should not have a negative impact on said easement.

In accordance with the staff requirement, the property owners have executed the attached First Amendment to Overland Flowage Easement which outlines additional responsibilities associated with the improvement within the easement area. Staff would recommend that Council approve the document so that it can be recorded with the county.

Please feel free to contact me prior to the meeting at krivera@cityofclive.com or at (515) 223-6221 if you have any questions or concerns.

Attachments:

1. Resolution Accepting 1st Amendment to Overland Flowage Easement for Angel Park Plat 7, Lot 41 - 3628 NW 167th Street

RESOLUTION NO. _____

RESOLUTION ACCEPTING
FIRST AMENDMENT TO OVERLAND FLOWAGE EASEMENT FOR
LOT 41 IN ANGEL PARK PLAT 7
3628 NW 167TH STREET

WHEREAS, the owners of Lot 41 in Angel Park Plat 7 in the City of Clive, Iowa (the “Property”) have submitted to the City of Clive a First Amendment to Overland Flowage Easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, City desires to accept the First Amendment to Overland Flowage Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the First Amendment to Overland Flowage Easement (“First Amendment”) regarding Lot 41, Angel Park Plat 7, is hereby accepted and approved by the City Council of the City of Clive, that the Mayor is hereby authorized to execute such First Amendment on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the First Amendment with the Dallas County Recorder.

PASSED AND APPROVED this ____ day of March 2025.

By:

John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk

Preparer Information: Kelly Rivera, 1900 NW 114th ST, Clive, Iowa 50325 Phone (515) 223-6221
Return to: Matthew D. Graham, City Clerk, City of Clive, 1900 NW 114th ST, Clive, Iowa 50325 (515) 223-6220

FIRST AMENDMENT TO OVERLAND FLOWAGE EASEMENT

This First Amendment to Overland Flowage Easement ("First Amendment") is entered into by and between Mark Allan Kraft and Tracey Richards Kraft ("Property Owners") and the City of Clive, Iowa, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owners own that property legally described as:

Lot 41 of Angel Park Plat 7 (3628 NW 167th ST), an Official Plat, now included in and forming a part of the City of Clive, Dallas County, Iowa ("Property").

WHEREAS, Silver Oak, Inc., an Iowa corporation, a predecessor in title to the Property Owners, granted that certain Overland Flowage Easement, dated December 4, 2017 recorded on December 13, 2017, in Book 2017, Page 24363, in the real property records of Dallas County, Iowa (the "Easement") to the City, which prohibited the erection of any structure within the easement area, as such real estate is described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter called "Easement Area").

WHEREAS, the Property Owners desire to install a fence on the Property, which encroaches into the Easement Area, and the City has agreed to consent to the installation of the structure within the Easement Area, subject to the conditions set forth in Section 2 of this Amendment.

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

1. **CITY CONSENT TO INSTALLATION OF FENCE.** The Easement prohibits Property Owners from locating any structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City. Property Owners desire to install a fence within the Easement Area. The City hereby consents to the installation of the fence which is located within the Easement Area, provided that the Property Owners install and maintain the fence such that it does not impede the flow of storm/surface water within the Easement Area.

2. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the area, the City's duty of restoration for the Easement Area shall be limited to grading and replacing grass. In no event shall the City be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area.

Additionally, the Property Owners acknowledge and agree that the fence's lowest horizontal member shall be a minimum of 4" above grade or shall be open style to allow the conveyance of storm water through the easement. Gates shall be placed within the easement on north and south sides of the property and shall not be blocked with landscaping, etc. The gates shall swing inward and remain unlocked to allow staff access.

3. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.

4. RUNS WITH THE LAND. This First Amendment shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.

5. APPROVAL BY CITY COUNCIL. This First Amendment 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 First Amendment by the City Clerk.

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

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

Signed this 21st day of February 2025.

PROPERTY OWNERS


Mark Allan Kraft


Tracey Richards Kraft

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 21 day of February 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark Allan Kraft, 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.



Jessica Aldrich
Notary Public in and for the
State of Iowa

My Commission expires May 29, 2026

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 21 day of February 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tracey Richards Kraft, 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.



Jessica Aldrich
Notary Public in and for the
State of Iowa

My Commission expires May 29, 2026

CITY OF CLIVE

By: _____
John Edwards, Mayor

Attest:

Matthew D. Graham
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of March 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Edwards and Matthew D. Graham, 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 Clive, 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 13th day of March, 2025, and that John Edwards and Matthew D. Graham acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

AN OVERLAND FLOWAGE EASEMENT LOCATED ON LOT 41 OF ANGEL PARK PLAT 7, AN OFFICIAL PLAT IN THE CITY OF CLIVE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of lot 41 of said plat; thence N00°01'21"W, 160.00 feet along the West boundary line of said plat to the Northwest corner of lot 40 of said plat; thence N89°59' 13"W, 35.00 feet along the North line of said lot 40; thence S08°17' 11 "E, 80.85 feet to the South line of said lot 40; thence S08°14'35"W, 80.83 feet to the South line of lot 41 of said plat thence S89°59' 13"E, 35.00 feet along said South line of lot 41 to the Southwest corner of said lot 41 and the Point of Beginning



Memo

TO: Mayor and Council members

FROM: Amanda Grutzmacher, Senior Planner

DATE: March 13, 2025

RE: Resolution Amending Address - Lot 27, Shadow Creek West

SYNOPSIS:

Staff has become aware of a typo in the address for Lot 27 on the Final Plat of Shadow Creek West. Lot 27 was inadvertently addressed as 18125 Hidden Knoll instead of 18225 Hidden Knoll. Staff recommends approval of the Resolution Amending Address for Lot 27, Shadow Creek West.

Attachments:

1. Resolution Amending Address

RESOLUTION NO. _____

RESOLUTION AMENDING ADDRESS
FOR LOT 27, SHADOW CREEK WEST

WHEREAS, there is an error in the address assigned for Lot 27 on the Final Plat of Shadow Creek West.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the plat of Shadow Creek West be amended by changing the local address of Lot 27 from 18125 Hidden Knoll to 18225 Hidden Knoll. A copy of this resolution shall be filed of record with the Dallas County, Iowa recorder.

PASSED AND APPROVED this ____ day of _____, 2025.

By: _____
John Edwards, Mayor

ATTEST:

Matthew Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Resolution Setting Public Hearing (4/10/2025, 6:00 p.m.) - NW 114th Street Bridge Repair Project

SYNOPSIS:

Plans and specifications have recently been completed for deck and beam repairs on the NW 114th Street Bridge. The required street closure for this work will be coordinated with the completion of the final phase of the NW 114th Street Reconstruction Project in the same area. The bid letting for the above referenced project will be held on April 1, 2025. As a result, staff recommends setting the public hearing for the project for 6:00 pm on April 10, 2025 with Council approval and award anticipated to follow.

Please feel free to contact me at 223-6231 prior to the meeting if you have any questions or concerns.

Attachments:

1. hrg 114th Street Bridge

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER
PLANS, SPECIFICATIONS AND TAKING OF BIDS FOR
THE NW 114th STREET BRIDGE REPAIR PROJECT

WHEREAS, the City Council of the City of Clive, Iowa (the "City") has determined that it is necessary and desirable to complete certain repairs on the NW 114th Street Bridge in the City of Clive, Iowa, as described in the proposed plans and specifications and form of contract for such project (the "Project"), which proposed plans, specifications and form of contract and estimate of cost are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications, taking of bids and awarding of bid for the Project and to advertise for sealed bids for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

1. The detailed plans and specifications, notice of hearing, notice to bidders, form of contract and estimate of cost referred to in the preamble hereof are hereby approved for the purpose of enabling the solicitation of bids.
2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as part of said specifications.
3. The City Council hereby delegates to the City Clerk the duty of receiving, opening and announcing the results of all bids for the construction or performance of such Project, on the 1st day of April 2025, at 2:00 p.m., at the Clive City Hall, Clive, Iowa. The 10th day of April, 2025, at 6:00 p.m., at the Council Chambers, City Hall, is hereby fixed as the time and place of hearing on the proposed plans, specifications, taking of bids and awarding bid for the Project received by the City Clerk in connection therewith.
4. The City Clerk shall publish notice of public hearing, the same being in the form hereinabove approved and substantially as attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than 4 days not more than 20 days before the date set for the public hearing.

5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED THIS _____ day of _____, 2025.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Public Hearing - Little Walnut Creek Trail Reconstruction East of Alice's Road

SYNOPSIS:

Bids for the above referenced project were received on March 5, 2025. This project will reconstruct the Greenbelt Trail north of Little Walnut Creek between Alice's Road and the Clive/Urbandale corporate limit. The project was bid with two options for trail paving: Alternate #1 – Asphalt and/or Alternate #2 – Concrete. Under this format, bidders were required to provide a bid for at least one of the Base Bid + Alternates. Although no bidders opted to, it was also an option for one firm to bid both the alternate paving types.

A breakdown of the bids received is as follows:

Howrey Construction, Inc.	\$807,787.50	(Alternate #2 – Concrete)
InRoads, LLC	\$815,553.00	(Alternate #1 – Asphalt)
Grimes Asphalt and Paving	\$868,475.50	(Alternate #1 – Asphalt)
TK Concrete, Inc.	\$900,449.00	(Alternate #2 – Concrete)

The Engineer's Opinion of Probable Construction Cost for the Base Bid + Alternate 2 construction was \$902,095.00. Work on the project is expected to start in June once streambank work in this same area has been completed. While the City hasn't contracted directly with Howrey Construction on past projects, they have developed their own custom equipment for the paving of recreational trails and have successfully completed several similar projects in and around the metro in recent years. As a result, staff would recommend award to the low bidder, Howrey Construction, Inc., in the amount of \$807,787.50.

Please feel free to contact me at 223-6231 prior to the meeting if you have any questions or would like to review the plans for the project.

Attachments:

None



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Resolution Approving Plans and Specifications

SYNOPSIS:

Attachments:

1. plans LWC East Trail

RESOLUTION NO. _____

RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COSTS FOR THE
LITTLE WALNUT CREEK RECONSTRUCTION EAST OF ALICE'S ROAD

WHEREAS, on the _____ day of _____, 2025, plans, specifications, a form of contract and an estimate of costs were filed with the City of Clive, Iowa, for the Little Walnut Creek Reconstruction East of Alice's Road (the "Project"); and

WHEREAS, notice of hearing on said plans, specifications, form of contract and estimate of costs was published, and a public hearing has been held thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the said plans, specifications, form of contract and estimate of costs for the Project are hereby approved and adopted.

PASSED AND APPROVED this _____ day of _____, 2025.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Receipt of Bids

SYNOPSIS:

Attachments:

1. Bid Tabulation



BID TABULATION FORM
PROJECT: LITTLE WALNUT CREEK TRAIL RECONSTRUCTION EAST OF ALICE'S ROAD
BIDS RECEIVED: MARCH 5, 2025

BASE BID				Engineer's Opinion of Probable Construction Cost		Howrey Construction, Inc. Bondurant, IA 10% Bid Bond		InRoads, LLC Des Moines, IA 10% Bid Bond		Grimes Asphalt and Paving Des Moines, IA 10% Bid Bond		TK Concrete, Inc. Pella, IA 10% Bid Bond	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	CLEARING AND GRUBBING (SELECTIVE TREE CLEARING)	120	UNIT	\$ 100.00	\$ 12,000.00	\$ 175.00	21,000.00	\$ 175.00	21,000.00	\$ 195.00	23,400.00	\$ 500.00	60,000.00
2	CLEARING AND GRUBBING	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 60,000.00	60,000.00	\$ 67,875.00	67,875.00	\$ 64,300.00	64,300.00	\$ 20,000.00	20,000.00
3	TOPSOIL, ON-SITE	3500	CY	\$ 15.00	\$ 52,500.00	\$ 10.50	36,750.00	\$ 10.00	35,000.00	\$ 12.00	42,000.00	\$ 11.50	40,250.00
4	TOPSOIL, COMPOST-AMENDED	300	CY	\$ 80.00	\$ 24,000.00	\$ 106.00	31,800.00	\$ 30.00	9,000.00	\$ 167.00	50,100.00	\$ 45.00	13,500.00
5	EXCAVATION, CLASS 10, ROADWAY AND BORROW	1900	CY	\$ 15.00	\$ 28,500.00	\$ 18.50	35,150.00	\$ 15.00	28,500.00	\$ 17.00	32,300.00	\$ 18.50	35,150.00
6	SUBGRADE TREATMENT, CEMENT, 7%	250	TON	\$ 150.00	\$ 37,500.00	\$ 360.00	90,000.00	\$ 343.00	85,750.00	\$ 390.00	97,500.00	\$ 450.00	112,500.00
7	COMPACTION TESTING	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	5,000.00	\$ 3,500.00	3,500.00	\$ 4,000.00	4,000.00	\$ 4,500.00	4,500.00
8	TRENCH COMPACTION TESTING	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	2,000.00	\$ 820.00	820.00	\$ 915.00	915.00	\$ 2,500.00	2,500.00
9	STORM SEWER, TRENCHED, RCP, 15"	36	LF	\$ 100.00	\$ 3,600.00	\$ 115.00	4,140.00	\$ 51.00	1,836.00	\$ 57.00	2,052.00	\$ 61.50	2,214.00
10	STORM SEWER, TRENCHED, RCP, 18"	61	LF	\$ 150.00	\$ 9,150.00	\$ 87.00	5,307.00	\$ 53.00	3,233.00	\$ 59.00	3,599.00	\$ 64.00	3,904.00
11	STORM SEWER, TRENCHED, RCP, 30" x 19" (ELL.)	32	LF	\$ 400.00	\$ 12,800.00	\$ 225.00	7,200.00	\$ 104.00	3,328.00	\$ 116.00	3,712.00	\$ 125.00	4,000.00
12	REMOVAL OF STORM SEWER, RCP, 36" OR LESS	232	LF	\$ 25.00	\$ 5,800.00	\$ 30.00	6,960.00	\$ 29.00	6,728.00	\$ 33.00	7,656.00	\$ 32.50	7,540.00
13	PIPE CULVERT, TRENCHED, CMP, 15"	134	LF	\$ 60.00	\$ 8,040.00	\$ 45.00	6,030.00	\$ 28.50	3,819.00	\$ 58.00	7,772.00	\$ 61.50	8,241.00
14	PIPE CULVERT, TRENCHED, RCP, 15"	32	LF	\$ 100.00	\$ 3,200.00	\$ 121.00	3,872.00	\$ 51.50	1,648.00	\$ 55.00	1,760.00	\$ 60.00	1,920.00
15	PIPE CULVERT, TRENCHED, RCP, 24"	60	LF	\$ 150.00	\$ 9,000.00	\$ 132.00	7,920.00	\$ 48.65	2,919.00	\$ 79.00	4,740.00	\$ 85.00	5,100.00
16	PIPE APRON, CMP, 15"	8	EA	\$ 750.00	\$ 6,000.00	\$ 500.00	4,000.00	\$ 835.00	6,680.00	\$ 926.00	7,408.00	\$ 1,000.00	8,000.00
17	PIPE APRON, RCP, 15"	4	EA	\$ 1,750.00	\$ 7,000.00	\$ 1,700.00	6,800.00	\$ 1,836.00	7,344.00	\$ 2,050.00	8,200.00	\$ 2,000.00	8,000.00
18	PIPE APRON, RCP, 24"	4	EA	\$ 2,500.00	\$ 10,000.00	\$ 2,050.00	8,200.00	\$ 2,334.50	9,338.00	\$ 2,600.00	10,400.00	\$ 2,800.00	11,200.00
19	PIPE APRON, RCP, 30" x 19" (ELL.)	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	4,500.00	\$ 2,350.00	2,350.00	\$ 2,600.00	2,600.00	\$ 3,000.00	3,000.00
20	FOOTING FOR CONCRETE PIPE APRON, RCP, 15"	4	EA	\$ 500.00	\$ 2,000.00	\$ 1,050.00	4,200.00	\$ 255.00	1,020.00	\$ 284.00	1,136.00	\$ 310.00	1,240.00
21	FOOTING FOR CONCRETE PIPE APRON, RCP, 24"	4	EA	\$ 1,500.00	\$ 6,000.00	\$ 1,100.00	4,400.00	\$ 313.00	1,252.00	\$ 350.00	1,400.00	\$ 400.00	1,600.00
22	FOOTING FOR CONCRETE PIPE APRON, RCP, 30" x 19" (ELL.)	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 1,350.00	1,350.00	\$ 313.00	313.00	\$ 350.00	350.00	\$ 400.00	400.00
23	REMOVAL OF SUBDRAIN CLEANOUT	5	EA	\$ 250.00	\$ 1,250.00	\$ 500.00	2,500.00	\$ 220.00	1,100.00	\$ 250.00	1,250.00	\$ 300.00	1,500.00
24	REMOVAL OF SUBDRAIN	800	LF	\$ 10.00	\$ 8,000.00	\$ 6.00	4,800.00	\$ 5.00	4,000.00	\$ 6.00	4,800.00	\$ 6.00	4,800.00
25	SANITARY SEWER SUBDRAIN CLEANOUT ADJUSTMENT	3	EA	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	3,000.00	\$ 769.00	2,307.00	\$ 890.00	2,670.00	\$ 950.00	2,850.00
26	MANHOLE, SW-402, 48" x 72"	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	10,000.00	\$ 4,900.00	4,900.00	\$ 5,500.00	5,500.00	\$ 5,880.00	5,880.00
27	MANHOLE, SW-406, 48" x 72"	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 15,750.00	15,750.00	\$ 12,375.00	12,375.00	\$ 13,800.00	13,800.00	\$ 14,850.00	14,850.00
28	INTAKE, SW-512, 24"	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00	4,000.00	\$ 1,852.00	1,852.00	\$ 2,200.00	2,200.00	\$ 2,250.00	2,250.00
29	MANHOLE ADJUSTMENT, MINOR	11	EA	\$ 1,500.00	\$ 16,500.00	\$ 1,000.00	11,000.00	\$ 1,015.00	11,165.00	\$ 1,200.00	13,200.00	\$ 1,215.00	13,365.00
30	REMOVE MANHOLE	2	EA	\$ 1,000.00	\$ 2,000.00	\$ 1,500.00	3,000.00	\$ 1,670.00	3,340.00	\$ 1,900.00	3,800.00	\$ 2,000.00	4,000.00
31	REMOVAL OF SHARED USE PATH	889	SY	\$ 10.00	\$ 8,890.00	\$ 9.00	8,001.00	\$ 15.00	13,335.00	\$ 8.00	7,112.00	\$ 8.00	7,112.00
34	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	6500	SY	\$ 10.00	\$ 65,000.00	\$ 3.00	19,500.00	\$ 3.00	19,500.00	\$ 3.50	22,750.00	\$ 1.25	8,125.00
35	SHARED USE PATH ASSURANCE TESTING	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	4,000.00	\$ 2,764.00	2,764.00	\$ 2,800.00	2,800.00	\$ 3,500.00	3,500.00
36	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	8	STA	\$ 500.00	\$ 4,000.00	\$ 500.00	4,000.00	\$ 3,600.00	28,800.00	\$ 170.00	1,360.00	\$ 550.00	4,400.00
37	TEMPORARY TRAFFIC CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 3,000.00	3,000.00	\$ 7,500.00	7,500.00	\$ 12,000.00	12,000.00	\$ 3,000.00	3,000.00
38	TRAIL EDGE SEEDING	2	AC	\$ 5,000.00	\$ 10,000.00	\$ 3,750.00	7,500.00	\$ 3,500.00	7,000.00	\$ 6,600.00	13,200.00	\$ 3,500.00	7,000.00
39	SWPPP MANAGEMENT	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	2,500.00	\$ 2,000.00	2,000.00	\$ 1,400.00	1,400.00	\$ 2,250.00	2,250.00
40	FILTER SOCK, 12 INCH	1650	LF	\$ 3.00	\$ 4,950.00	\$ 2.25	3,712.50	\$ 2.50	4,125.00	\$ 3.00	4,950.00	\$ 2.80	4,620.00
41	FILTER SOCK, REMOVAL	1650	LF	\$ 0.50	\$ 825.00	\$ 0.30	495.00	\$ 0.30	495.00	\$ 0.11	181.50	\$ 0.50	825.00
42	SILT FENCE	4500	LF	\$ 3.00	\$ 13,500.00	\$ 1.50	6,750.00	\$ 1.50	6,750.00	\$ 2.00	9,000.00	\$ 2.00	9,000.00
43	SILT FENCE, REMOVAL OF SEDIMENT	4500	LF	\$ 0.50	\$ 2,250.00	\$ 0.10	450.00	\$ 0.01	45.00	\$ 0.11	495.00	\$ 0.05	225.00
44	SILT FENCE, REMOVAL OF DEVICE	4500	LF	\$ 0.50	\$ 2,250.00	\$ 0.10	450.00	\$ 0.01	45.00	\$ 0.11	495.00	\$ 0.05	225.00
45	STABILIZED CONTRUCTION ENTRANCE	130	SY	\$ 30.00	\$ 3,900.00	\$ 40.00	5,200.00	\$ 15.00	1,950.00	\$ 17.00	2,210.00	\$ 25.00	3,250.00
46	EROSION CONTROL MULCHING, HYDROMULCHING, BFM	3	AC	\$ 3,000.00	\$ 9,000.00	\$ 1,900.00	5,700.00	\$ 1,740.00	5,220.00	\$ 2,700.00	8,100.00	\$ 1,850.00	5,550.00
47	INLET PROTECTION DEVICE, FILTER SOCK	11	EA	\$ 150.00	\$ 1,650.00	\$ 60.00	660.00	\$ 60.00	660.00	\$ 184.00	2,024.00	\$ 100.00	1,100.00
48	INLET PROTECTION DEVICE, MAINTENANCE	11	EA	\$ 50.00	\$ 550.00	\$ 10.00	110.00	\$ 10.00	110.00	\$ 12.00	132.00	\$ 25.00	275.00
49	MULCH SURFACING	23	CY	\$ 50.00	\$ 1,150.00	\$ 250.00	5,750.00	\$ 150.00	3,450.00	\$ 190.00	4,370.00	\$ 250.00	5,750.00
50	CONSTRUCTION SURVEY	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 16,500.00	16,500.00	\$ 19,834.00	19,834.00	\$ 13,500.00	13,500.00	\$ 13,500.00	13,500.00
51	MOBILIZATION	1	LS	\$ 86,904.00	\$ 86,904.00	\$ 55,000.00	55,000.00	\$ 60,000.00	60,000.00	\$ 40,600.00	40,600.00	\$ 60,500.00	60,500.00

 BID TABULATION FORM PROJECT: LITTLE WALNUT CREEK TRAIL RECONSTRUCTION EAST OF ALICE'S ROAD BIDS RECEIVED: MARCH 5, 2025													
BASE BID				Engineer's Opinion of Probable Construction Cost		Howrey Construction, Inc. Bondurant, IA 10% Bid Bond		InRoads, LLC Des Moines, IA 10% Bid Bond		Grimes Asphalt and Paving Des Moines, IA 10% Bid Bond		TK Concrete, Inc. Pella, IA 10% Bid Bond	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
52	CONCRETE WASHOUT	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 2,250.00	2,250.00	\$ 3,250.00	3,250.00	\$ 2,800.00	2,800.00	\$ 5,000.00	5,000.00
53	TREE PROTECTION	7	EA	\$ 1,500.00	\$ 10,500.00	\$ 500.00	3,500.00	\$ 400.00	2,800.00	\$ 280.00	1,960.00	\$ 275.00	1,925.00
54	TRAIL COUNTER	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 13,250.00	13,250.00	\$ 12,875.00	12,875.00	\$ 14,300.00	14,300.00	\$ 15,450.00	15,450.00
55	BENCH	5	EA	\$ 3,000.00	\$ 15,000.00	\$ 2,000.00	10,000.00	\$ 3,300.00	16,500.00	\$ 7,500.00	37,500.00	\$ 2,000.00	10,000.00
56	STONE OUTFALL CROSSING	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 8,000.00	8,000.00	\$ 11,300.00	11,300.00	\$ 11,000.00	11,000.00	\$ 20,000.00	20,000.00
57	STRUCTURAL CONCRETE (BRIDGE)	3	CY	\$ 1,000.00	\$ 3,000.00	\$ 1,250.00	3,750.00	\$ 1,500.00	4,500.00	\$ 2,600.00	7,800.00	\$ 1,500.00	4,500.00
58	REINFORCING STEEL, EPOXY COATED	218	LB	\$ 2.00	\$ 436.00	\$ 5.00	1,090.00	\$ 8.50	1,853.00	\$ 12.00	2,616.00	\$ 3.50	763.00
BASE BID SUBTOTAL					\$ 621,595.00		\$ 601,747.50		\$ 580,953.00		\$ 649,175.50		\$ 602,099.00
BASE BID + ALTERNATE 1													
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
32	SHARED USE PATH, HMA, 6 IN. (BID ALTERNATE #1)	5100	SY	\$ 60.00	\$ 306,000.00		\$ -	\$ 46.00	\$ 234,600.00	\$ 43.00	\$ 219,300.00		\$ -
BASE BID + ALTERNATE 1 TOTAL					\$ 927,595.00				\$ 815,553.00		\$ 868,475.50		
BASE BID + ALTERNATE 2													
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
33	SHARED USE PATH, PCC, 6 IN. (BID ALTERNATE #2)	5100	SY	\$ 55.00	\$ 280,500.00	\$ 40.40	\$ 206,040.00		\$ -		\$ -	\$ 58.50	\$ 298,350.00
BASE BID + ALTERNATE 2 TOTAL					\$ 902,095.00		\$ 807,787.50						\$ 900,449.00

: Math Error Corrected by Engineer



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Resolution Awarding Contract - Howrey Construction , Inc. -
\$807,787.50

SYNOPSIS:

Attachments:

1. awd LWC East Trail

RESOLUTION NO. _____

RESOLUTION AWARDDING CONTRACT FOR THE
LITTLE WALNUT CREEK TRAIL RECONSTRUCTION EAST OF ALICE'S ROAD

WHEREAS, the plans, specifications, form of contract and estimate of costs for the Little Walnut Creek Trail Reconstruction East of Alice's Road (the "Project") have previously been approved; and

WHEREAS, the Notice to Bidders for the taking of bids for the Project has been published, the bids have been received and opened at a public meeting, and the results of such bids have been considered at a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the bid in the sum of \$807,787.50 by Howrey Construction, Inc. for the Project, as described in the plans and specifications adopted by the City of Clive be and hereby is accepted, the same being the lowest responsible bid received.

That the City Manager is hereby authorized and directed to obtain the necessary executed contracts, bonds and certificates of insurance for the Project as described in the plans and specifications therefore, and that upon receipt of the same in accordance with said plans and specifications, the Mayor is hereby authorized and directed to execute said documents on behalf of the City of Clive, Iowa, the same being hereby approved and accepted by this City Council; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor thereon.

PASSED AND APPROVED this _____ day of _____, 2025.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Public Hearing - 2025 Residential PCC Pavement Rehabilitation Project

SYNOPSIS:

Bids for the above referenced project were received on March 4, 2025. This street rehabilitation project will complete full-depth Portland Cement Concrete (PCC) patching on NW 144th Street, NW 149th Street, Hawthorn Drive and NW 152nd Street south of Hickman Road.

A breakdown of the six bids received is as follows:

The Concrete Contracting Co.	\$634,965.00
Alliance Construction Group	\$679,943.90
Brothers Concrete	\$721,908.35
Cedar Falls Construction Co.	\$731,617.00
I-80 Concrete Design LLC	\$793,113.00
TK Concrete, Inc.	\$800,720.00

The Engineer's Opinion of Probable Construction Cost was \$850,540.00. There is a late start date of June 2, 2025 and a completion date of September 20, 2025 associated with work on the project. The City has worked successfully on the completion of several similar projects with this Contractor in recent years. As a result, staff would recommend award to the low bidder, The Concrete Contracting Company, in the amount of \$634,965.00.

Please feel free to contact me at 223-6231 prior to the meeting if you have any questions or would like to review the plans for the project.

Attachments:

None



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Resolution Approving Plans and Specifications

SYNOPSIS:

Attachments:

1. plans 2025 Residential PCC

RESOLUTION NO. _____

RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COSTS FOR
THE 2025 RESIDENTIAL PCC PAVEMENT REHABILITATION PROJECT

WHEREAS, on the _____ day of _____, 2025, plans, specifications, a form of contract and an estimate of costs were filed with the City of Clive, Iowa, for the 2025 Residential PCC Pavement Rehabilitation Project (the "Project"); and

WHEREAS, notice of hearing on said plans, specifications, form of contract and estimate of costs was published, and a public hearing has been held thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the said plans, specifications, form of contract and estimate of costs for the Project are hereby approved and adopted.

PASSED AND APPROVED this _____ day of _____, 2025.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Receipt of Bids

SYNOPSIS:

Attachments:

1. Bid Tabulation

BID TABULATION FORM										
PROJECT: 2025 RESIDENTIAL PCC REHABILITATION PROJECT										
BIDS RECEIVED: March 4, 2025										
			Engineer's Opinion of Probable Construction Cost		The Concrete Contracting Co., Inc. Grimes, IA 10% Bid Bond		Alliance Construction Group Urbandale, IA 10% Bid Bond		Brothers Concrete Des Moines, IA 10% Bid Bond	
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID										
1.	Patch, Full Depth Repair	4,995.0 SY	\$ 110.00	\$ 549,450.00	\$ 85.00	\$ 424,575.00	\$ 88.10	\$ 440,059.50	\$ 94.65	\$ 472,776.75
2.	Subgrade Repair	500.0 Ton	\$ 40.00	\$ 20,000.00	\$ 25.00	\$ 12,500.00	\$ 35.00	\$ 17,500.00	\$ 55.00	\$ 27,500.00
3.	Manhole Adjustment, Minor	12.0 Each	\$ 2,000.00	\$ 24,000.00	\$ 2,500.00	\$ 30,000.00	\$ 1,650.00	\$ 19,800.00	\$ 850.00	\$ 10,200.00
4.	Temporary Traffic Control	1.0 Each	\$ 12,500.00	\$ 12,500.00	\$ 7,500.00	\$ 7,500.00	\$ 8,950.00	\$ 8,950.00	\$ 7,000.00	\$ 7,000.00
5.	Mobilization	1.0 SY	\$ 25,000.00	\$ 25,000.00	\$ 3,500.00	\$ 3,500.00	\$ 32,500.00	\$ 32,500.00	\$ 29,750.00	\$ 29,750.00
6.	Primary Slurry Control	1.0 SY	\$ 7,500.00	\$ 7,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,240.00	\$ 4,240.00	\$ 5,000.00	\$ 5,000.00
7.	Secondary Slurry Control - Grate Intake Sediment Filter Bag	17.0 SY	\$ 400.00	\$ 6,800.00	\$ 250.00	\$ 4,250.00	\$ 140.00	\$ 2,380.00	\$ 175.00	\$ 2,975.00
8.	Hydro-Mulch	0.2 SF	\$ 20,000.00	\$ 3,400.00	\$ 10,000.00	\$ 1,700.00	\$ 9,000.00	\$ 1,530.00	\$ 10,000.00	\$ 1,700.00
9.	Seed, Fertilize and Mulch	0.2 LS	\$ 25,000.00	\$ 4,250.00	\$ 10,000.00	\$ 1,700.00	\$ 20,000.00	\$ 3,400.00	\$ 10,000.00	\$ 1,700.00
10.	Temporary RECP, Type 1	850.0 Each	\$ 10.00	\$ 8,500.00	\$ 5.00	\$ 4,250.00	\$ 2.00	\$ 1,700.00	\$ 3.50	\$ 2,975.00
TOTAL COST: BASE BID				\$ 661,400.00		\$ 494,975.00		\$ 532,059.50		\$ 561,576.75
ALTERNATE A										
11.	Patch, Full Depth Repair	1,424.0 SY	\$ 110.00	\$ 156,640.00	\$ 85.00	\$ 121,040.00	\$ 88.10	\$ 125,454.40	\$ 94.65	\$ 134,781.60
12.	Subgrade Repair	150.0 Ton	\$ 40.00	\$ 6,000.00	\$ 25.00	\$ 3,750.00	\$ 35.00	\$ 5,250.00	\$ 55.00	\$ 8,250.00
13.	Manhole Adjustment, Minor	2.0 Each	\$ 2,000.00	\$ 4,000.00	\$ 2,500.00	\$ 5,000.00	\$ 1,650.00	\$ 3,300.00	\$ 850.00	\$ 1,700.00
14.	Temporary Traffic Control	1.0 LS	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 7,000.00	\$ 7,000.00
15.	Mobilization	1.0 LS	\$ 7,500.00	\$ 7,500.00	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00
16.	Primary Slurry Control	1.0 LS	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 5,000.00	\$ 5,000.00
17.	Secondary Slurry Control - Grate Intake Sediment Filter Bag	2.0 Each	\$ 400.00	\$ 800.00	\$ 250.00	\$ 500.00	\$ 140.00	\$ 280.00	\$ 175.00	\$ 350.00
18.	Hydro-Mulch	0.1 Acre	\$ 20,000.00	\$ 1,200.00	\$ 10,000.00	\$ 600.00	\$ 20,000.00	\$ 1,200.00	\$ 10,000.00	\$ 600.00
19.	Seed, Fertilize and Mulch	0.1 Acre	\$ 25,000.00	\$ 1,500.00	\$ 10,000.00	\$ 600.00	\$ 30,000.00	\$ 1,800.00	\$ 10,000.00	\$ 600.00
20.	Temporary RECP, Type 1	300.0 SY	\$ 10.00	\$ 3,000.00	\$ 5.00	\$ 1,500.00	\$ 2.00	\$ 600.00	\$ 3.50	\$ 1,050.00
TOTAL COST: ALTERNATE A				\$ 189,140.00		\$ 139,990.00		\$ 147,884.40		\$ 160,331.60
TOTAL COST: BASE BID + ALTERNATE A				\$ 850,540.00		\$ 634,965.00		\$ 679,943.90		\$ 721,908.35

BID TABULATION FORM										
PROJECT: 2025 RESIDENTIAL PCC REHABILITATION PROJECT										
BIDS RECEIVED: March 4, 2025										
			Engineer's Opinion of Probable Construction Cost		Cedar Falls Construction Co. Cedar Falls, IA 10% Bid Bond		I-80 Concrete Design LLC Clive, IA 10% Bid Bond		TK Concrete, Inc. Pella, IA 10% Bid Bond	
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID										
1.	Patch, Full Depth Repair	4,995.0 SY	\$ 110.00	\$ 549,450.00	\$ 103.00	\$ 514,485.00	\$ 107.00	\$ 534,465.00	\$ 105.00	\$ 524,475.00
2.	Subgrade Repair	500.0 Ton	\$ 40.00	\$ 20,000.00	\$ 40.00	\$ 20,000.00	\$ 40.00	\$ 20,000.00	\$ 30.00	\$ 15,000.00
3.	Manhole Casting, SW-601	12.0 Each	\$ 2,000.00	\$ 24,000.00	\$ 750.00	\$ 9,000.00	\$ 1,200.00	\$ 14,400.00	\$ 1,500.00	\$ 18,000.00
4.	Intake Adjustment, Major	1.0 Each	\$ 12,500.00	\$ 12,500.00	\$ 5,000.00	\$ 5,000.00	\$ 13,000.00	\$ 13,000.00	\$ 5,000.00	\$ 5,000.00
5.	Removal of Sidewalk	1.0 SY	\$ 25,000.00	\$ 25,000.00	\$ 7,500.00	\$ 7,500.00	\$ 20,000.00	\$ 20,000.00	\$ 50,000.00	\$ 50,000.00
6.	Sidewalk, PCC, 4"	1.0 SY	\$ 7,500.00	\$ 7,500.00	\$ 2,500.00	\$ 2,500.00	\$ 7,500.00	\$ 7,500.00	\$ 5,000.00	\$ 5,000.00
7.	Sidewalk, PCC, 6"	17.0 SY	\$ 400.00	\$ 6,800.00	\$ 250.00	\$ 4,250.00	\$ 150.00	\$ 2,550.00	\$ 200.00	\$ 3,400.00
8.	Detectable Warning	0.2 SF	\$ 20,000.00	\$ 3,400.00	\$ 12,000.00	\$ 2,040.00	\$ 9,000.00	\$ 1,530.00	\$ 5,000.00	\$ 850.00
9.	Temporary Traffic Control	0.2 LS	\$ 25,000.00	\$ 4,250.00	\$ 30,000.00	\$ 5,100.00	\$ 20,000.00	\$ 3,400.00	\$ 10,000.00	\$ 1,700.00
10.	Portable Dynamic Message Signs	850.0 Each	\$ 10.00	\$ 8,500.00	\$ 2.00	\$ 1,700.00	\$ 2.00	\$ 1,700.00	\$ 2.50	\$ 2,125.00
TOTAL COST: BASE BID				\$ 661,400.00		\$ 571,575.00		\$ 618,545.00		\$ 625,550.00
ALTERNATE A										
11.	Patch, Full Depth Repair	1,424.0 SY	\$ 110.00	\$ 156,640.00	\$ 103.00	\$ 146,672.00	\$ 107.00	\$ 152,368.00	\$ 105.00	\$ 149,520.00
12.	Subgrade Repair	150.0 Ton	\$ 40.00	\$ 6,000.00	\$ 40.00	\$ 6,000.00	\$ 40.00	\$ 6,000.00	\$ 30.00	\$ 4,500.00
13.	Manhole Adjustment, Minor	2.0 Each	\$ 2,000.00	\$ 4,000.00	\$ 750.00	\$ 1,500.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00
14.	Temporary Traffic Control	1.0 LS	\$ 5,000.00	\$ 5,000.00	\$ 1,250.00	\$ 1,250.00	\$ 4,000.00	\$ 4,000.00	\$ 2,500.00	\$ 2,500.00
15.	Mobilization	1.0 LS	\$ 7,500.00	\$ 7,500.00	\$ 500.00	\$ 500.00	\$ 2,900.00	\$ 2,900.00	\$ 12,000.00	\$ 12,000.00
16.	Primary Slurry Control	1.0 LS	\$ 3,500.00	\$ 3,500.00	\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00
17.	Secondary Slurry Control - Grate Intake Sediment Filter Bag	2.0 Each	\$ 400.00	\$ 800.00	\$ 250.00	\$ 500.00	\$ 150.00	\$ 300.00	\$ 250.00	\$ 500.00
18.	Hydro-Mulch	0.1 Acre	\$ 20,000.00	\$ 1,200.00	\$ 12,000.00	\$ 720.00	\$ 20,000.00	\$ 1,200.00	\$ 5,000.00	\$ 300.00
19.	Seed, Fertilize and Mulch	0.1 Acre	\$ 25,000.00	\$ 1,500.00	\$ 30,000.00	\$ 1,800.00	\$ 30,000.00	\$ 1,800.00	\$ 10,000.00	\$ 600.00
20.	Temporary RECP, Type 1	300.0 SY	\$ 10.00	\$ 3,000.00	\$ 2.00	\$ 600.00	\$ 2.00	\$ 600.00	\$ 2.50	\$ 750.00
TOTAL COST: ALTERNATE A				\$ 189,140.00		\$ 160,042.00		\$ 174,568.00		\$ 175,170.00
TOTAL COST: BASE BID + ALTERNATE A				\$ 850,540.00		\$ 731,617.00		\$ 793,113.00		\$ 800,720.00



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: March 13, 2025

RE: Resolution Awarding Contract - The Concrete Contracting Co. -
\$634,965.00

SYNOPSIS:

Attachments:

1. awd 2025 Residential PCC

RESOLUTION NO. _____

RESOLUTION AWARDDING CONTRACT FOR THE
2025 RESIDENTIAL PCC PAVEMENT REHABILITATION PROJECT

WHEREAS, the plans, specifications, form of contract and estimate of costs for the 2025 Residential PCC Pavement Rehabilitation Project (the "Project") have previously been approved; and

WHEREAS, the Notice to Bidders for the taking of bids for the Project has been published, the bids have been received and opened at a public meeting, and the results of such bids have been considered at a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the bid in the sum of \$634,965.00 by The Concrete Contracting Co. for the Project, as described in the plans and specifications adopted by the City of Clive be and hereby is accepted, the same being the lowest responsible bid received.

That the City Manager is hereby authorized and directed to obtain the necessary executed contracts, bonds and certificates of insurance for the Project as described in the plans and specifications therefore, and that upon receipt of the same in accordance with said plans and specifications, the Mayor is hereby authorized and directed to execute said documents on behalf of the City of Clive, Iowa, the same being hereby approved and accepted by this City Council; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor thereon.

PASSED AND APPROVED this _____ day of _____, 2025.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Kathryn Purvis, Planner

DATE: March 13, 2025

RE: Site Plan Amendment - Soma Cosmetics - 12107 Stratford Drive

SYNOPSIS:

The applicant, Downing Construction on behalf of Soma Cosmetics, has requested approval of a Site Plan Amendment to allow for building facade update to the existing building located at 12107 Stratford Drive. The proposed exterior changes include white paint on the stucco and an opaque white stain on the stone veneer. The exterior changes were completed without staff review in conjunction with an interior building remodel, and were discovered at the final inspection. Additional information is included in the attached staff report.

The Planning and Zoning Commission reviewed the request at their meeting on February 4, 2025, and unanimously recommended denial of the Site Plan Amendment. Planning and Zoning Commission cited concerns regarding,

- whether the opaque stain application meets the Development Standards Manual minimum exterior material requirements to be a primary material,
- whether the opaque stain application meets the intent of the Development Standards Manual architectural elements requirements for variation in materials,
- the subject property no longer being complementary to the other existing buildings in the office development, and
- setting a precedent for other buildings in the Stratford Commons office development to make similar facade changes.

Staff received public comment from an adjacent neighbor who opposed the changes to the building as the white color no longer blends into the landscape buffer and increases the "commercial feel" of the area. The owner of the building responded that once established the new landscaping would alleviate the color contrast concern. Officers of the owners association provided a letter of support for the exterior modifications.

Following the Planning and Zoning Commission meeting, staff met with the architect and property owner for additional discussion. The property owner desires to maintain the white color that has been applied to the building; they wanted to create a continuous Mediterranean style throughout the interior and exterior of the building and stated they are happy with the finished project. As such, the applicant desired to continue the site plan amendment process with City Council without providing any alternatives in the hopes the modifications will be approved.

Previous projects that have desired to change the color of existing brick have utilized transparent stain after being approved through the site plan amendment process. Staff share the concerns of the Planning and Zoning Commission and would not recommend approval of the opaque stain application if it had not already been applied to the building. Staff are unsure of the process to remove the stain; replacement of exterior material may be necessary if the Site Plan Amendment is not approved.

Please feel free to contact me at (515) 223-6221 or at kpurvis@cityofclive.com if you have any question or need additional information prior to the meeting.

Attachments:

1. Soma Development Review Application Updated
2. Soma planning and zoning packet



City of Clive

1900 NW 114th Street

Clive, IA 50325-7077

Phone (515) 223-6221

www.cityofclive.com

APPLICATION FOR DEVELOPMENT REVIEW

PERMIT

STP25-000002 Site Plan Amendment

PROJECT LOCATION

12107 Stratford Drive

PROJECT DESCRIPTION

Exterior facade updates

APPLICANT

Downing Construction & Studio

509 E Scenic Valley Ave

Indianola, IA 50125

5159615386

alexg@downingconstruct.com

DEVELOPER

Downing Construction, Inc

Colby Edel

509 E Scenic Valley Ave

Indianola, IA 50125

5152908795

colbye@downingconstruct.com

ENGINEER

APPLICATION DATE

01/17/2025

PROJECT NAME

Soma Cosmetics

PROPERTY OWNER

Harry Condoleon

12107 Stratford Dr

Clive, IA 50325

(515) 395-7662

harry@somaalgon.com

PROJECT MANAGER

Downing Construction

Alex Gross

509 E Scenic Valley Ave

Indianola, IA 50125

5159615386

alexg@downingconstruct.com

ARCHITECT

Downing Studio

Josh Ridgely

509 E Scenic Valley Ave

Indianola, IA 50125

(515) 290-3424

jridgely@downingconstruct.com

MEETING DATES

PLANNING & ZONING COMMISSION

02/04/2025

CITY COUNCIL

02/27/2025



Staff Report

TO: Planning and Zoning Commission members

FROM:

Kathryn Purvis, Planner

DATE: February 4, 2025

RE: Site Plan Amendment - Soma Cosmetics - 12107 Stratford Drive

GENERAL INFORMATION

Applicant: Downing Construction on behalf of

Requested Action: Approval of a Site Plan Amendment

Location: 12107 Stratford Drive

Lot 1, Stratford Commons Office Park Plat 2

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	Medical Office	Commercial Employment	C-3
North	Residential Single Family	Residential Low Density	R-1
East	Residential Single Family	Residential Low Density	R-1
South	Medical Office	Commercial Employment	C-3
West	Commercial Office/ Residential Single Family	Commercial Employment/ Residential Low Density	C-3, R-5

CASE HISTORY

1999 - Stratford Commons Office Park Final Plat approved

2000 - Stratford Commons Office Park Plat 2 approved

2006 - Building constructed

2024 - Soma Cosmetics purchases and applies for building permits

BACKGROUND

The property is approximately 1.671 acres in size and contains an 8,000 square foot office building and 576 square foot accessory garage building. The building has served as an office use since its construction in 2006. In 2024, Soma Cosmetics purchased the property and submitted a building permit for interior renovations. As part of the building permit review, planning staff completed a site evaluation and required an administratively approved site plan amendment indicating the proposed generator location and requiring tree plantings to restore the landscape buffers. Through construction of the permitted renovation, several additional exterior modifications were completed that require approval of a Site Plan Amendment through the Planning and Zoning Commission and City Council.

ANALYSIS

At the time of building permit review, the existing stucco and stone exterior of the building was to remain unmodified. The existing stucco was light tan/off-white and the existing stone had natural earth tone color variations in keeping with the other buildings in the Stratford Commons Office Park. During the renovation the owner desired to "freshen" the exterior facade and the building was stained white on both the stucco and stone. The dumpster enclosure and ground mounted sign were also stained white. The applicant stated the desire to stain the building white was due to stone replacement for minor repairs that was not able to be satisfactorily matched to the existing stone. Staff identified the unapproved exterior modifications at the final inspection for the building permit.

The property is subject to the Declaration of Easements, Restrictions and Covenants for Stratford Commons Office Park, as amended. The covenants established the requirement for an Architectural Review Committee and state "No Owner shall construct any Improvements or make any material modifications to the shape, height or exterior appearance... without the prior approval of the plans therefor by the Architectural Review Committee (ARC)." Additionally, the covenants require 80% of non-glazed wall area to be masonry. The Association does not currently operate an ARC and the City has accepted written approval from the Association officers as approval for previous projects in lieu of the ARC procedure outlined in the covenants. The Association has provided written approval and support of the exterior modifications.

The Clive Development Standards Manual requires primarily muted, neutral, or earth tone colors; the chosen stain color meets this standard. The Development Standards further state colors not consistent with the adjoining developments are not permitted, but an alternative design may be approved through the Site Plan approval process. The Exterior Materials Class Tables in the Development Standards Manual identifies when concrete and concrete masonry units may be painted; brick and stone materials are not identified as may be painted in the table.

Historically, staff has not administratively approved paint or stain on brick, stone, or other masonry products. Staff has also advised against approval of any projects that paint these exterior materials due to maintenance and material compatibility concerns. In this case, the stain product used was designed for masonry and should not pose the same maintenance concerns as paint. The chosen stain is a "solid color" which has a largely opaque appearance that resembles paint when applied on the stone. On several projects the Commission and Council have approved stain to alter the brick exterior facade of a building without a full replacement of the masonry.

The requested site plan amendment has no impacts on site lighting, layout and circulation, utilities, stormwater management, or landscaping.

PUBLIC COMMENT

Notice was sent to the surrounding property owners within 310-feet of the subject site on February 21, 2025. Staff has received the attached comments both for and against the exterior facade changes. The Association officers stated their support for the exterior changes. A residential neighbor has stated their opposition to the change of color and raised concerns that the building no longer blends in with the natural environment, which causes their property to "feel like a commercial zone."

STAFF RECOMMENDATION

While the product utilized on the masonry is a stain and the color palette is neutral, it is a change from the surrounding office development. Staff's perspective is the question of whether to approve the white stain is aesthetic in nature. If the Commission and Council do not desire to approve the exterior modifications, staff is unsure of the removal process and potential for damage that may be caused to the underlying stone.

Staff recommends the following modifications:

1. The rooftop venting shall be painted to blend with the roof material.
2. The ducting on the rear facade shall be painted to blend into the building. If painting the ducting is not possible, staff recommends a screen be installed to reduce the visibility to adjacent residential properties.

Attachments:

1. Application
2. Notice and Mail Labels
3. Resident Response_Montgomery
4. Association approval letter
5. Masonry stain product specification sheet
6. EXTERIOR ELEVATIONS - updated
7. facade change photographs



January 21, 2025

Re: 12107 STRATFORD DR - 12107 Stratford Drive- Soma Cosmetics

Dear Property Owner:

Downing Construction has submitted a Site Plan Amendment to the City of Clive for exterior updates to an existing building located at 12107 Stratford Drive, which is generally located north of University drive and east of 123rd Street. The primary update is that the building has been stained white. The overall architectural structure of the building has not changed.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., February 4th, 2025. You may attend this meeting in person in the Public Safety Facility Training Room, 8800 Hickman Road, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's website at http://www.cityofclive.com/connect/boards_and_commissions/

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on February 13th, 2025, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's website at http://www.cityofclive.com/connect/city_council/

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

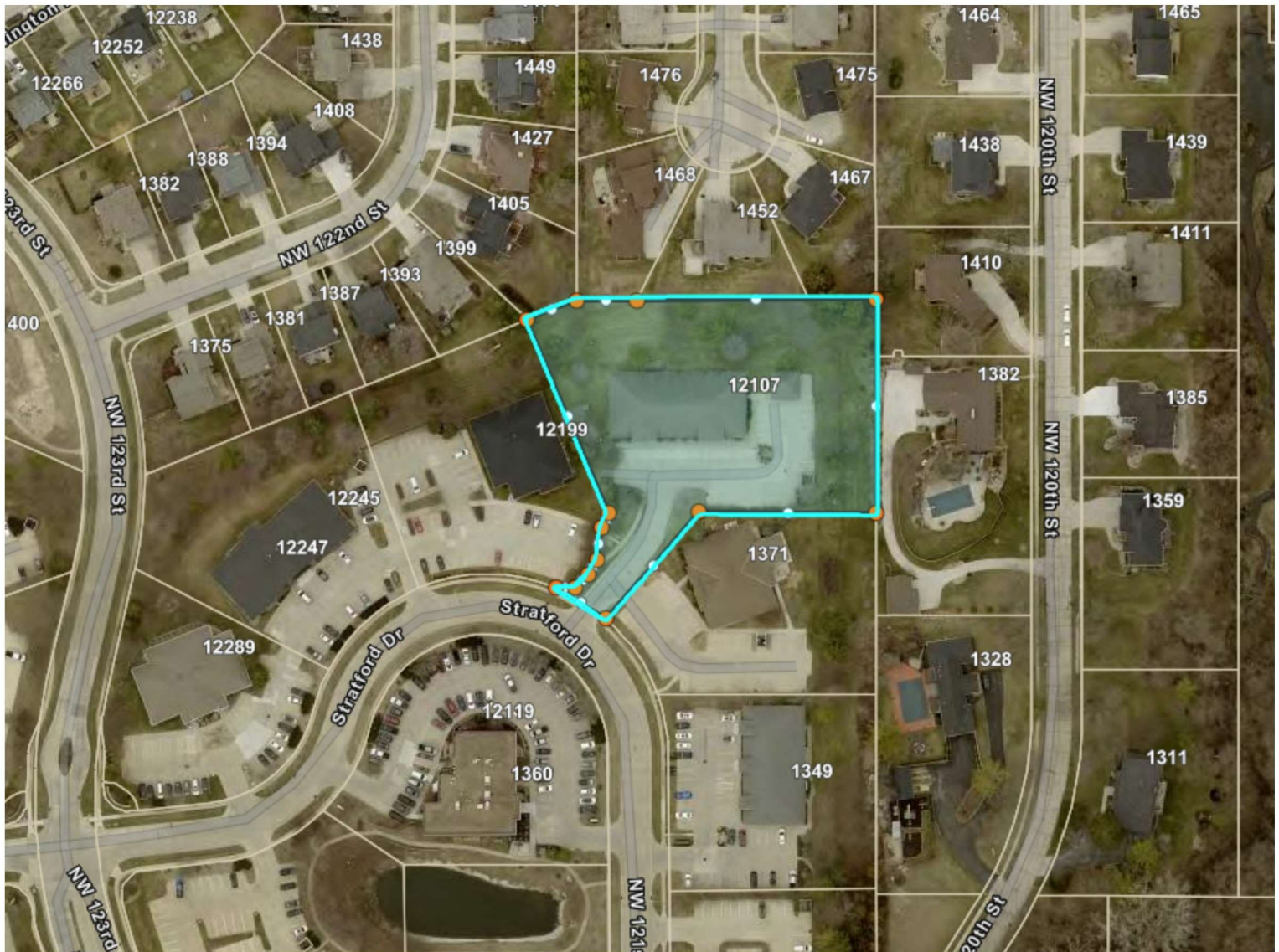
Sincerely,

A handwritten signature in black ink that reads "Kathryn Purvis".

Kathryn Purvis

KPURVIS@CITYOFCLIVE.COM

LOCATION MAP



MURPHY, THOMAS R
1471 NW 122ND ST
CLIVE, IA 50325-8102

CRICHTON, DOUGLAS B
1464 NW 120TH ST
CLIVE, IA 50325-8208

BOCKEN, MEGAN C
1467 NW 121ST ST
CLIVE, IA 50325-8239

LAWSON, JANIE R
1381 NW 122ND ST
CLIVE, IA 50325-8101

AMODEO, RALPH L
1385 NW 120TH ST
CLIVE, IA 50325-8207

KEPES, AMY L
1468 NW 121ST ST
CLIVE, IA 50325-8238

BARAKAT, TRISHA D
1388 NW 122ND ST
CLIVE, IA 50325-8100

JOHNSON, SCOTT E
1382 NW 120TH ST
CLIVE, IA 50325-8206

CITY OF CLIVE
1900 NW 114TH ST
CLIVE, IA 50325-7077

MCQUILLEN, MATTHEW L
1438 NW 120TH ST
CLIVE, IA 50325-8208

KARNOWSKI, JEFFREY R
1387 NW 122ND ST
CLIVE, IA 50325-8101

ORELAND, COREY J
1311 NW 120TH ST
CLIVE, IA 50325-8207

EZELL, FONTELLA M
1483 NW 121ST ST
CLIVE, IA 50325-8239

WAJDA, ARLEENE H
1439 NW 120TH ST
CLIVE, IA 50325-8209

RICH, CHRIS
1438 NW 122ND ST
CLIVE, IA 50325-8103

JOHNSON, RUSSELL Q
1411 NW 120TH ST
CLIVE, IA 50325-8209

DIELEMAN, ASHLEY
1452 NW 121ST ST
CLIVE, IA 50325-8238

MARTIN, DENNIS
1328 NW 120TH ST
CLIVE, IA 50325-8206

LAFAVE, CHAD
1484 NW 121ST ST
CLIVE, IA 50325-8238

HOLT, CHAD N
1427 NW 122ND ST
CLIVE, IA 50325-8102

PARROTT, NICHOLAS M
1449 NW 122ND ST
CLIVE, IA 50325-8102

HORN, ROARK R
1359 NW 120TH ST
CLIVE, IA 50325-8207

BROWN, KELLY
1475 NW 121ST ST
CLIVE, IA 50325-8239

NUCARO, THOMAS A
1476 NW 121ST ST
CLIVE, IA 50325-8238

THOMAS, JOBINSON
1410 NW 120TH ST
CLIVE, IA 50325-8208

IRISH, ROY M
1375 NW 122ND ST
CLIVE, IA 50325-8101

WEAVER, THEODORE A
1408 NW 122ND ST
CLIVE, IA 50325-8103

STAPLES, JACOB
1394 NW 122ND ST
CLIVE, IA 50325-8100

PEDERSEN, RICHARD D
1405 NW 122ND ST
CLIVE, IA 50325-8102

JACOBY, MICHAEL D
1465 NW 120TH ST
CLIVE, IA 50325-8209

HASSEL DEVELOPMENT LLC
1349 NW 121ST ST STE 100
CLIVE, IA 50325-8145

MD4 CLIVE LLC
417 1ST AVE SE
CEDAR RAPIDS, IA 52401-1309

SCHL ADMINISTRATORS OF IOWA
12199 STRATFORD DR
CLIVE, IA 50325-8146

DRAKE SIMPSON REAL ESTATE LLC
12289 STRATFORD DR
CLIVE, IA 50325-8167

ERICKSON FAMILY LC
2453 106TH ST
URBANDALE, IA 50322-3701

STRATFORD PROPERTIES ONE LLC
5745 RACCOON RIVER DR STE 190
WEST DES MOINES, IA 50266-5367

MONTGOMERY, DANIEL J
1393 NW 122ND ST
CLIVE, IA 50325-8101

ATI CAPITAL LLC
110 SE GRANT ST STE 101
ANKENY, IA 50021-3143

7CS LLC
3924 140TH ST
URBANDALE, IA 50323-2486

BOARDMAN, CHASE
1399 NW 122ND ST
CLIVE, IA 50325-8101

NORTH UNIVERSITY PROPERTIES LLC
9500 UNIVERSITY AVE STE 2112
WEST DES MOINES, IA 50266-1870

Kathryn Purvis

From: Amy Montgomery <amy.sue.montgomery@gmail.com>
Sent: Sunday, January 26, 2025 7:06 PM
To: Kathryn Purvis
Cc: Dan Montgomery
Subject: 12107 Stratford Drive - Planning & Zoning Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: Unusual sender <amy.sue.montgomery@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear City Planner and Clive Planning & Zoning Commission:

My husband, Dan Montgomery, and I live at 1393 NW 122nd Street, Clive, IA and received a notice letter regarding the upcoming February 4th meeting relating to public input on a Site Plan Amendment for the property located at 12107 Stratford Drive, Clive, IA. This property is located within sight of our backyard, and the white stain is an eyesore - we believe it lowers our property value and that of the other homes around it, as when it was natural brick brown, it blended in with nature and did not make our neighborhood feel like a commercial zone.

We request that the application be denied and that the building be required to be returned to its original natural brown brick color. Thank you for your consideration.

Sincerely,

Amy Montgomery and Dan Montgomery

City of Clive Inspection Department
1900 NW 114th Street
Clive, IA 50325

Re: 12107 Stratford Dr., Clive, Iowa

Dear Sir,

As treasurer of the Stratford Commons Office Park Association, I have contacted the president of our Association, Matt Carver, regarding the exterior painting of 12107 Stratford Drive. He has sent me the following message:

“Jan, As president of the association, I agree with you providing such a letter. Our office, School Administrators of Iowa, is a neighboring building, and the work being done is helping to update that building and the area in general. Looking from the outside, they are doing an excellent job. Thanks, Matt Carver”

Also, as manager of the Erickson Family, L.C. and owner of the neighboring building at 1371 NW 121st Street, I also agree that the changes to the building exterior at 12107 Stratford Dr. have been a great improvement over the appearance of the building. I also do not object to the changes that have been made.

Please feel free to contact me if you have further concerns.

Sincerely,

Janice M. Beal, Treasurer, Stratford Commons Office Park Assoc.

*Janice M Beal, Manager
Erickson Family, L.C.
2453 - 106th Street
Urbandale, IA 50322
(515) 229-6865*



H&C® COLORTOP™ WATER-BASED SOLID COLOR CONCRETE STAIN



PRODUCT DESCRIPTION

H&C® COLORTOP™ Water-Based Solid Color Concrete Stain is a water-based stain that provides a long-lasting, durable and decorative finish to interior or exterior concrete, masonry, or asphalt surfaces. Fortified with silicone, this easy-to-apply solid color stain can be tinted to hundreds of colors.

**H&C COLORTOP Water-Based Solid Color Concrete Stain is formerly known as H&C® Concrete Stain Solid Color Water-Based.*

FEATURES & BENEFITS

- Provides a durable finish that extends the life of concrete and masonry surfaces
- Highly resistant to pool chemicals and many other household chemicals for long lasting beauty and protection
- Water-Based formulation allows for easier application and clean-up
- Interior & exterior use
- Satin finish

RECOMMENDED USES

H&C® COLORTOP™ Water-Based Solid Color Concrete Stain is formulated for use on concrete, masonry and asphalt. It can be used on both interior and exterior surfaces including walkways, patios, pool decks, basement floors, and block and stucco walls.

COVERAGE RATES

Substrate*	sq ft/gal
Concrete floors	200-300
Porous concrete	150-250
Concrete block	100-150
Split-faced block	75-125
Fluted block	50-100
Brick (clay)	100-150
Asphalt	200-250

*Coverage will vary depending on the porosity and texture of the substrate.

SURFACE PREPARATION

New Concrete: Allow new concrete to cure at least 28 days. Concrete surfaces should be able to absorb water. To test absorption, spray various sections of the surface to be stained with water. If the water does not absorb rapidly, then acid etch the surface using H&C® CONCRETEREADY® Etching Solution, following label instructions. After proper etching, the surface should feel like 120-grit sandpaper. If not, then etch again. Mechanical abrasion methods may be necessary to achieve proper profile. Do not apply the stain until all surfaces are porous. Allow all surfaces to dry at least 24 hours before staining. Prepared concrete must have a pH of 6 to 10.

***WARNING:** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. To avoid exposure to lead dust, wear proper protective equipment, such as a properly fitted respirator (NIOSH approved) and follow proper containment and cleanup procedures. For more information, call the National Lead Information Center at 1-800-424-LEAD (in U.S.) or contact your local health authority.

Asphalt: Asphalt surfaces must be free of grease, oil, dirt, wax, and other surface contaminants. Scrub with a solvent-free cleaner, following label directions. Do not etch asphalt. Not recommended for use on freshly sealed asphalt. Newly placed or sealed asphalt should be allowed to cure at least 90 days prior application of a water-based top coat.

Repair: For the best repair on vertical and horizontal concrete and masonry surfaces, use H&C CONCRETEREADY Quick Patch and Repair to fill low spots and spalled concrete.

JOBSITE TEST SECTION

Due to the wide variety of substrates, preparation methods, application methods and environments, it is important to create a test sample.

LIMITATIONS

Do not use on wood surfaces.

TOOLS REQUIRED

- Synthetic bristle paint brush
- Synthetic roller cover (3/8 to 1/2-inch nap)
- Airless sprayer 2000 psi; tip .015 to .017 inch
- Eye Protection
- Respiratory Protection
- Gloves

NOTE: Back rolling is recommended after spraying.

APPLICATION INSTRUCTIONS

Apply H&C COLORTOP Water-Based Solid Color Concrete Stain onto dry surfaces only. Moisture content should not exceed 3 lbs/1,000 sq. ft. of surface (ASTM F710). Air, surface and material temperatures must be between 40o and 90o F and at least 5o above the dew point during and for 24 hours after application. Temperatures should be maintained above 40o F for a minimum of 7 days after application to allow for proper curing of the coating. Do not apply H&C COLORTOP Water-Based if rain is expected within 12 hours following application. A minimum of two coats are required.

How to Apply: Apply with a brush, roller, or sprayer. Stir product thoroughly before and during application. When using more than one container, intermix all containers together to ensure color uniformity. Prior to applying the first coat, dry sweep the concrete with a stiff broom or shop vacuum to remove all loose surface contaminants.

First Coat: Apply first coat evenly, working in one direction. Allow to dry at least 2 hours before applying the second coat.

Second Coat: For best coverage, apply the second coat perpendicular to the first coat. Two coats of H&C COLORTOP Water-Based Solid Color Concrete Stain are usually sufficient. However, extremely porous surfaces may require a third coat for a uniform appearance. Allow 2 hours of dry time between coats.

SLIP RESISTANCE

Some surfaces may require a slip/skid-resistant additive for safety. Surfaces may be slippery when wet and proper preventative precautions are recommended. To increase slip/skid resistance, add H&C® SharkGrip® Slip Resistant Additive to the coating when applying. See product data page for detailed instructions. The addition of anti-slip/skid additives will not eliminate the possibility or risk of slipping/skidding or falling.

CLEANUP

Clean tools and any spills or spatters immediately using soap and warm water.

DISPOSAL

Follow your state or local regulations for disposal methods.

PHYSICAL PROPERTIES

Typical Physical Properties and Characteristics		
Property	Test Method	Value
Dry Time (@ 77°F, 50% RH)	Dry-to-touch	30 minutes
	Light traffic (foot)	2 hours
	Heavy traffic	72-96 hours
	Recoat	2 hours
	Full cure	7-14 days
Flash Point	ASTM D93, PMCC	499 deg. F.
VOC	EPA Method 24	<224 g/L; 1.87 lb/gal*
Water-Vapor Transmission	ASTM D1653, Method A	5.21 ± 0.12 grains/sq ft/hr
Perm Rating	ASTM D1653	11.2 ± 0.3 grains/(hr ft² in Hg)
Accelerated Weathering	ASTM G154 Color change	3,000 hrs., no effect Delta E = 0.35
	ASTM G155	No cracking, delamination or discoloration
Wind-Driven Rain Resistance	Rilem Tube Method #11.4	Zero water penetration after 60 mins. exposure
Salt Spray Resistance	ASTM B117	No film defect after 500 hrs. exposure
Chemical Resistance	• 10% sodium hydroxide • 10% ammonium hydroxide • Mineral spirits (KB value 38)	No softening or color change
Sulfide Staining Resistance	ASTM D1712	No change after 15 mins.
Chloride Ion Penetration	AASHTO T 259/T 260	Reduction of 54% @ 0.0625-0.5" penetration, 83% @ 0.5-1.0" penetration, 36% @ 1.0-1.5" penetration
Impact Resistance (6 inch-pounds direct impact)	Fed. Std. 141A Method 2051 ASTM D2794	No film chipping
Abrasion Resistance	ASTM D968	>2,000 liters of sand
Flexibility (1-inch-diameter mandrel)	ASTM D522 Method B	No cracking or breaking
Scrub-Resistance Testing	ASTM D2486	1,200 cycles, no failure
Adhesion Testing	ASTM 3359 • Method A X-cut tape test	No film loss; Classification 5A
	• Method B cross-cut tape test	Less than 5% removed; Classification 4B
Reflectance of White	ASTM E1331	86% + 3%
Color & Gloss Retention	ASTM G90	Color: Less than 0.30 change Sheen: 0.5 difference @ 60°
Sheen (pigmented & clear)	ASTM D523	Low luster < 35
Volume Solids Pigmented: Solids by Weight Solids by Volume	ASTM D2832	43% ± 2%* 30% ± 2%*
Weight per Gallon	ASTM D1475	10 lbs.*

*May vary depending on color

MAINTENANCE

Surfaces treated with H&C COLORTOP Water-Based are easily cleaned using 3 parts water to 1 part H&C CONCRETEREADY Cleaner Degreaser.

ORDERING INFORMATION

Extra White	Part Number/SMIS
1 gallon	20.101214/6507-11450
5 gallons	20.101215/6507-11468
Deep Base	Part Number/SMIS
1 gallon	20.102214/6507-11633
5 gallons	20.102215/6507-11641
Ultra Deep	Part Number/SMIS
1 gallon	20.103214/6507-11690
5 gallons	20.103215/6507-11708

CAUTION

CAUTIONS: CONTAINS CRYSTALLINE SILICA. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (**NIOSH** approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage.

FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure.

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

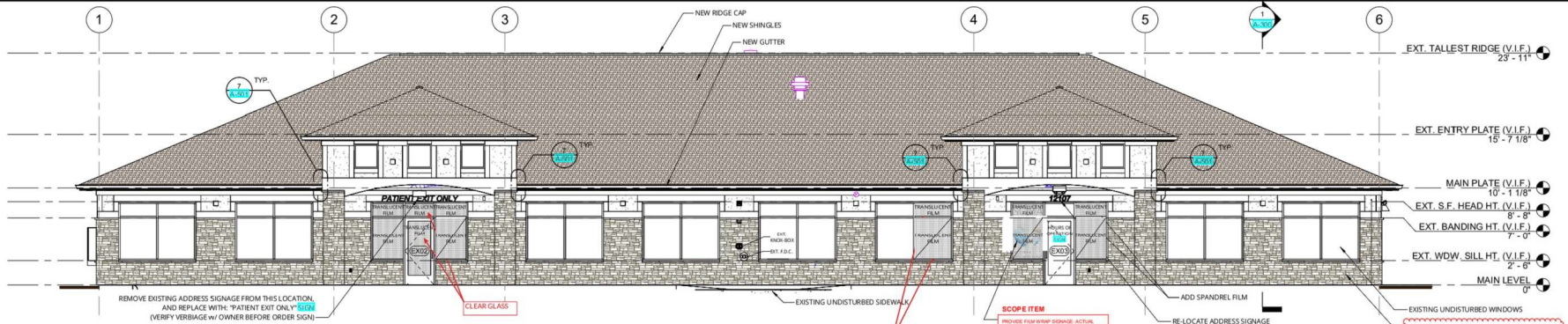
LIMITED WARRANTY

This warranty is only valid when the product is applied and maintained according to product application and maintenance instructions to a properly prepared surface. If the product fails to perform in accordance with applicable product literature **H&C** shall either replace an equivalent quantity of product free of charge or refund the original purchase price. For a replacement or a refund, return the product to the place of purchase accompanied by the original proof of purchase. This warranty shall not apply to any defect, damage or product failure resulting from improper surface preparation, structural defects, environmental damage, failure of a previous product, deterioration or defect in the underlying substrate, or improper application and maintenance of the product. Your exclusive remedy is the replacement of product or refund and does not include labor or costs associated with the application or removal of any product. **IN NO EVENT SHALL H&C BE LIABLE FOR ANY TYPE OF INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, PUNITIVE, OR INDIRECT DAMAGES WHETHER OR NOT PURCHASER IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, SHALL HAVE THE SAME DURATION AS THE ABOVE EXPRESS WARRANTY.** Some states do not allow limitations on how long an implied warranty lasts or limitations on incidental or consequential damages, so portions of the limitations above might not apply to you. This warranty gives you specific legal rights, and you may have other rights, which vary from state to state.

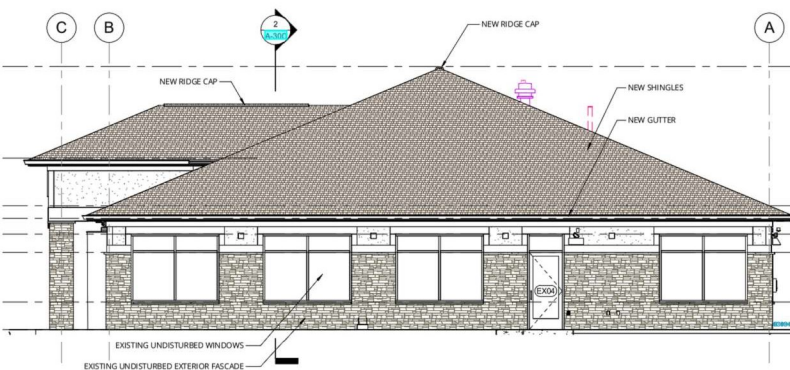
TECHNICAL SERVICES

The information and recommendations set forth in this product data sheet are based on tests conducted by or on behalf of H&C Products Group and The Sherwin-Williams® Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your H&C® or Sherwin-Williams representative to obtain the most recent product data sheet.

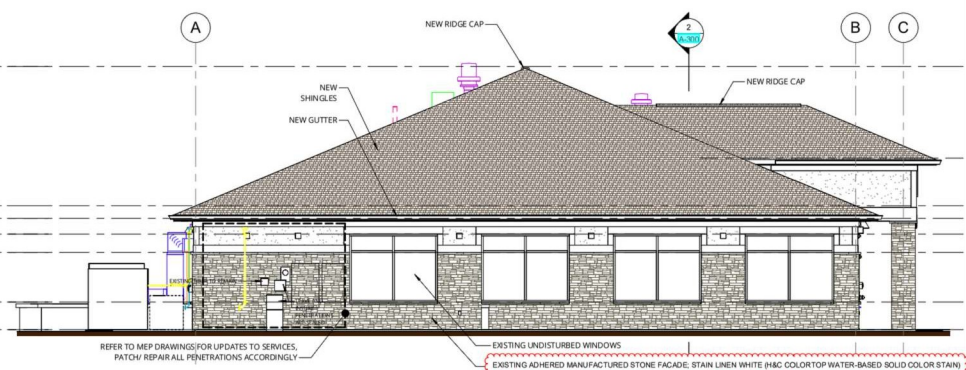
For technical assistance, call 1-800-867-8246 or visit www.hcconcrete.com.



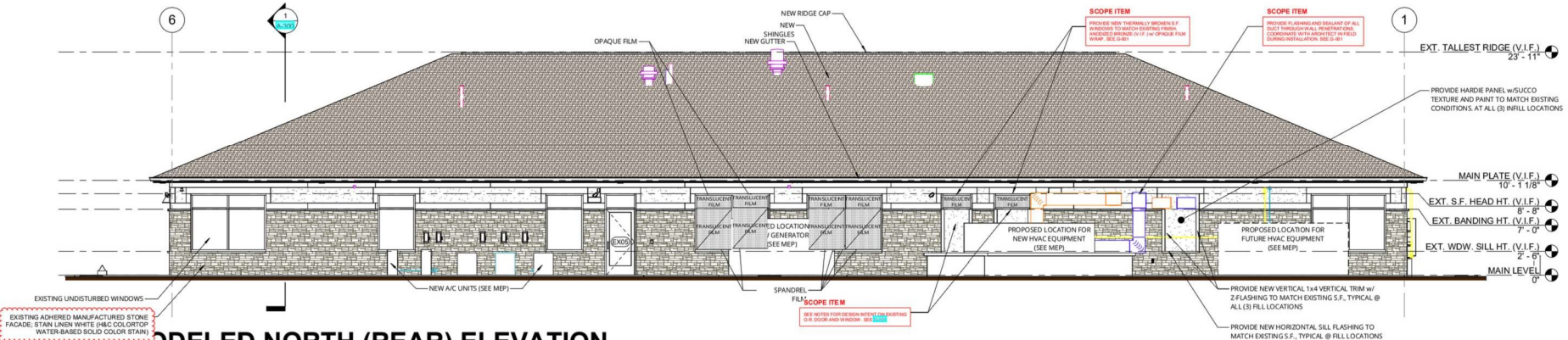
1 REMODELED SOUTH (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"



2 REMODELED EAST (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



3 REMODELED WEST (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



4 REMODELED NORTH (REAR) ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS		
REV #	DESCP.	DATE

12107 Stratford Drive Exterior Photos



Previous Exterior



Current Exterior



Subject property and adjacent commercial properties prior to exterior updates



Subject property and adjacent commercial properties after exterior updates



Back of building from top of berm facing southeast



Back of building from residential properties to the north



Monument sign updates



Close-up of treatment application on building stone



Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: March 13, 2025

RE: Linnan Park Project

SYNOPSIS:

Attachments:

None



Memo

TO: Mayor and Council members
FROM: Amanda Grutzmacher, Senior Planner
DATE: March 13, 2025
RE: Site Plan - Linnan Park - 8500 Alice Ave

SYNOPSIS:

Smith Group, on behalf of the City of Clive, has prepared a site plan for Linnan Park. Linnan Park is a neighborhood park serving residents in the 86th Street Neighborhoods. Linnan Park is Clive's oldest park and was established in 1970. Due to age, Linnan Park is in need of updates and improvements. The proposed park includes many of the same amenities relocated within the park with enhanced design. The proposed site plan includes a new restroom and shelter buildings, playground, relocated sports courts, and sprayground for community and individual events. Construction is anticipated to begin summer 2025.

Public Meetings, Engagement, and Comments

Linnan Park was a key feature of the 86th Street Neighborhoods Plan and had multiple touchpoints with the public throughout 2020 and 2021. More recently, additional engagement was done with the neighborhood during the summer and fall of 2024 through in person events and an online survey. An additional online survey was launched in February 2025 and closed on March 4 for public feedback on the preferred playground design.

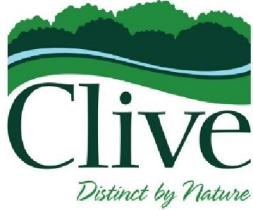
Planning and Zoning Commission considered the site plan at their meeting on March 4, 2025 and unanimously recommended approval.

Staff recommends approval subject to resolution of remaining staff comments in the letter originally dated January 28 and updated February 19, 2025.

Please feel free to contact either Amanda Grutzmacher, Senior Planner, at 515-223-6221 or agrutzmacher@cityofclive.com or Richard Brown, Leisure Services Director, at 515-223-5246 or rbrown@cityofclive.com if you have questions or need additional information prior to the meeting.

Attachments:

1. Staff report and attachments
2. Sprayground elements
3. Linnan Park renderings
4. Site Plan



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: March 4, 2025

RE: Site Plan - Linnan Park - 8500 Alice Ave

GENERAL INFORMATION

Applicant: Smith Group on behalf of the City of Clive

Requested Action: Approval of Site Plan

Location: 8500 Alice Ave

Lots 1-4, Block 14, Ravenwood

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	City park	Open Space, Institutional	TC-3
North	Multi-family residential, child care	Mixed Use, Residential - High Density	TC-3
East	Multi-family residential	Residential - High Density	R-3
South	Multi-family residential, commercial	Mixed Use, Residential - High Density	TC-3
West	Commercial, undeveloped	Mixed Use	TC-3

CASE HISTORY

1970 - Linnan Park dedicated and constructed

1976 - Site Plan for addition of wading pool

2020 - Conversion of tennis courts to futsal courts

2020 - Demolition of non-functional wading pool

BACKGROUND

Linnan Park is a neighborhood park located near the center of the 86th Street Neighborhoods. Linnan Park is Clive's oldest park, dedicated in 1970. The traditional park space is approximately 3 acres and currently features a basketball court, ball field, futsal courts, and an open air shelter available to the public for reservation. The approximately 1.6 acre Harbach Center property is also included in the site plan with opportunity for some minor changes that will be included as bid alternates. Between 2007 and 2018, the City acquired 5 commercial properties bordering Linnan Park to the west that make up an additional approximately 1.6 acres that are not included in the

proposed site plan and park improvements. These properties were conceptualized through the 86th Street Neighborhoods Plan as having integration with Linnan Park and the proposed site plan maintains opportunities for future improvements, such as the festival street conceptualized in the neighborhood plan.

ANALYSIS

Due to age, Linnan Park is in need of updates and improvements. The proposed park includes many of the same amenities relocated within the park with enhanced design. The proposed site plan includes a new restroom and shelter buildings, playground, relocated sports courts, and sprayground for community and individual events. Construction is anticipated to begin summer 2025.

Sports Courts

The existing futsal courts will be moved to the northeast corner where the underutilized baseball diamond currently exists. The full basketball court will be relocated adjacent to the updated futsal courts and near Alice Avenue. Both courts are surrounded by an 8' tall fence and feature a decorative multicolor surface treatment. These courts are lighted; Linnan Park hours are from 5:30 a.m. to 10:30 p.m. The original lighting plans have been modified in consideration of the adjacent residents.

A bid alternate on the plans includes converting part of the Harbach Center north parking lot into a basketball half-court. The Harbach Center building blocks this court from the street, so no fence is proposed. The basketball half-court will feature a similar surface treatment as the full court and futsal court if included in the final contract.

Playground, Sprayground & Amenities

The site plan includes an approximately 5,000 sf playground space. A public online survey to vote on the final playground equipment design closes on March 4.

The redesigned Linnan Park also features an approximately 3,800 sf sprayground. The sprayground is situated near the large shelter and restroom building. Within the sprayground are 2 water activator power posts and a variety of waterplay features. Product sheets have been included as an attachment to this report.

South of the playground and sprayground is an approximately 0.6-acre area shown as an open lawn flex-space that can accommodate a variety of activities.

The park also features 2 fixed grill stations, several benches, and several picnic tables outside of the shelters.

Buildings & Signs

The proposed park sign is consistent with the Clive Signage Plan and other newer park signs. The sign features wooden support posts, stainless steel rods, and laminate sign faces. The sign is located near Alice Avenue.

The existing approximately 800 sf shelter is being replaced with two open-air shelters. The small shelter is 747 sf and is located near the east property line and the multifamily development. The large shelter is 1,282 sf and is located near the west property line. A separate approximately 500 sf building housing the restrooms and sprayground

equipment is located 8' west of the large shelter. The roofs of both structures slope down and in toward their adjacent elevations, creating a similar aesthetic to the Greenbelt Landing stage and patio canopy currently under construction. The 8' space between is a continuation of the shelter floor, which creates the feeling of a single structure. The shelter floor intersects the park sidewalk network within the same 8' space.

The large shelter and the restroom building feature exposed Douglas fir beams and roof decking, standing-seam metal roof, and corten steel panels with a natural patina. The restroom building also features frosted polycarbonate panels. The small shelter is a scaled down version of the large shelter without the corten steel panel. The large shelter includes a pre-cast concrete counter top and up to 8 picnic tables or 85 occupants. The small shelter accommodates up to 6 picnic tables or 49 occupants.

There are no changes proposed to the Harbach Center building at this time.

Pedestrian Circulation & Parking

The plans show sidewalks running from the Alice Avenue sidewalk south adjacent to the east property line and between the sports courts. The north-to-south sidewalks are intersected by two sidewalks running between the east and west property lines. The east-to-west sidewalks are located on either side of the playground and shelter building. Additionally, the plans extend a 6' sidewalk connection north from the Harbach Center parking lot, between the shelter and restroom buildings, and continuing to the Alice Avenue sidewalk. The easternmost sidewalk is located on private property owned by Glacier Properties, LC, which has granted the City a permanent Public Improvements Easement for this project. Lighting is included throughout the park sidewalk network.

The existing parking along Alice Avenue will remain largely unchanged aside from ADA updates. No changes are proposed in the lower level Harbach Center parking lot or the parking block immediately near the main building entrance. Nine parking spaces north of the former apparatus bay will be eliminated for the park improvements, including the bid alternate half-court.

Landscaping & Stormwater Management

Due to a combination of the necessary utility work and the age and condition of existing trees, it is not possible to save any of the trees within Linnan Park. These removals include all but 3 trees located along the shared boundary with the multifamily development to the east owned by Glacier Properties. The plans replant 51 trees, including 4 located along the shared boundary with Glacier Properties. The trees are primarily overstory deciduous varieties with a handful of evergreens and ornamentals. Additionally, 30 low sumac shrubs are proposed around the sports courts.

Four bioretention areas are located throughout the park for stormwater management. The bioretention will be finished with a combination of plug plantings and a bioretention seed mix.

Utilities

Sanitary sewer will be extended to the restrooms and sprayground french drain. Water will be extended to the restroom and sprayground equipment building and a relocated

fire hydrant.

Storm sewer improvements are more extensive. The bioretention areas include underdrains for proper draw down. Under drains are also shown under the basketball and futsal courts and the playground area for proper drainage. Underground detention is shown beneath the open flex space. Storm sewer connects throughout the park. The final stormwater management plan is forthcoming and will be reviewed and approved by staff.

PUBLIC COMMENT

Linnan Park was a key feature of the 86th Street Neighborhoods Plan and had multiple touchpoints with the public throughout 2020 and 2021. More recently, an online survey was conducted in September 2024 for public input on specific park improvements. An additional online survey was launched in February 2025 for public feedback on the preferred playground design - this survey remains open until March 4.

Notice of the site plan review was sent to the surrounding property owners within 310-feet of the subject site on February 19, 2025. To date, staff has received general inquiries, but nothing in writing has been submitted.

STAFF RECOMMENDATION

Staff recommends approval subject to resolution of all of items outlined in the staff comment letter originally dated January 28 and updated February 19, 2025.

Attachments:

1. Application
2. Notification Letter & Mail List
3. Review Letter
4. Site Plan and Elevations
5. Renderings
6. Sprayground features



City of Clive

1900 NW 114th Street

Clive, IA 50325-7077

Phone (515) 223-6221

www.cityofclive.com

APPLICATION FOR DEVELOPMENT REVIEW

PERMIT

STP25-000003 Site Plan

PROJECT LOCATION

8500 Alice Ave

PROJECT DESCRIPTION

Linnan Park improvements

APPLICANT

Jacob Blue

44 East Mifflin St

Madison, WI 53703

(608) 327-4420

jacob.blue@smithgroup.com

DEVELOPER

City of Clive

Richard Brown

1900 NW 114th ST

Clive, IA 50325

5154532221

rbrown@cityofclive.com

ENGINEER

Veenstra & Kimm, Inc

Greg Roth

3000 Westown Pkwy

West Des Moines, IA 50266

(515) 225-8000

groth@v-k.net

APPLICATION DATE

01/17/2025

PROJECT NAME

Linnan Park

PROPERTY OWNER

Richard Brown

1900 NW 114th ST

Clive, IA 50325

5154532221

rbrown@cityofclive.com

PROJECT MANAGER

SmithGroup

Jacob Blue

44 East Mifflin St

Madison, WI 53703

(608) 327-4420

jacob.blue@smithgroup.com

ARCHITECT

Architects Schiper Kastner

Patrick Denahey

3716 Ingersoll Ave

Des Moines, IA 50312

(515) 277-6707

pdenahey@askstudio.com

MEETING DATES

PLANNING & ZONING COMMISSION

03/04/2025

CITY COUNCIL

03/13/2025



February 19, 2025

Re: 8500 ALICE AVE - Linnan Park

Dear Property Owner:

Smith Group, on behalf of the City of Clive, has submitted a Site Plan to the City of Clive for the Linnan Park improvements located at 8500 Alice Avenue.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., Mar 04, 2025. You may attend this meeting in person in the Public Safety Facility Training Room, 8800 Hickman Road, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's website at http://www.cityofclive.com/connect/boards_and_commissions/

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on Mar 13, 2025, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's website at http://www.cityofclive.com/connect/city_council/

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

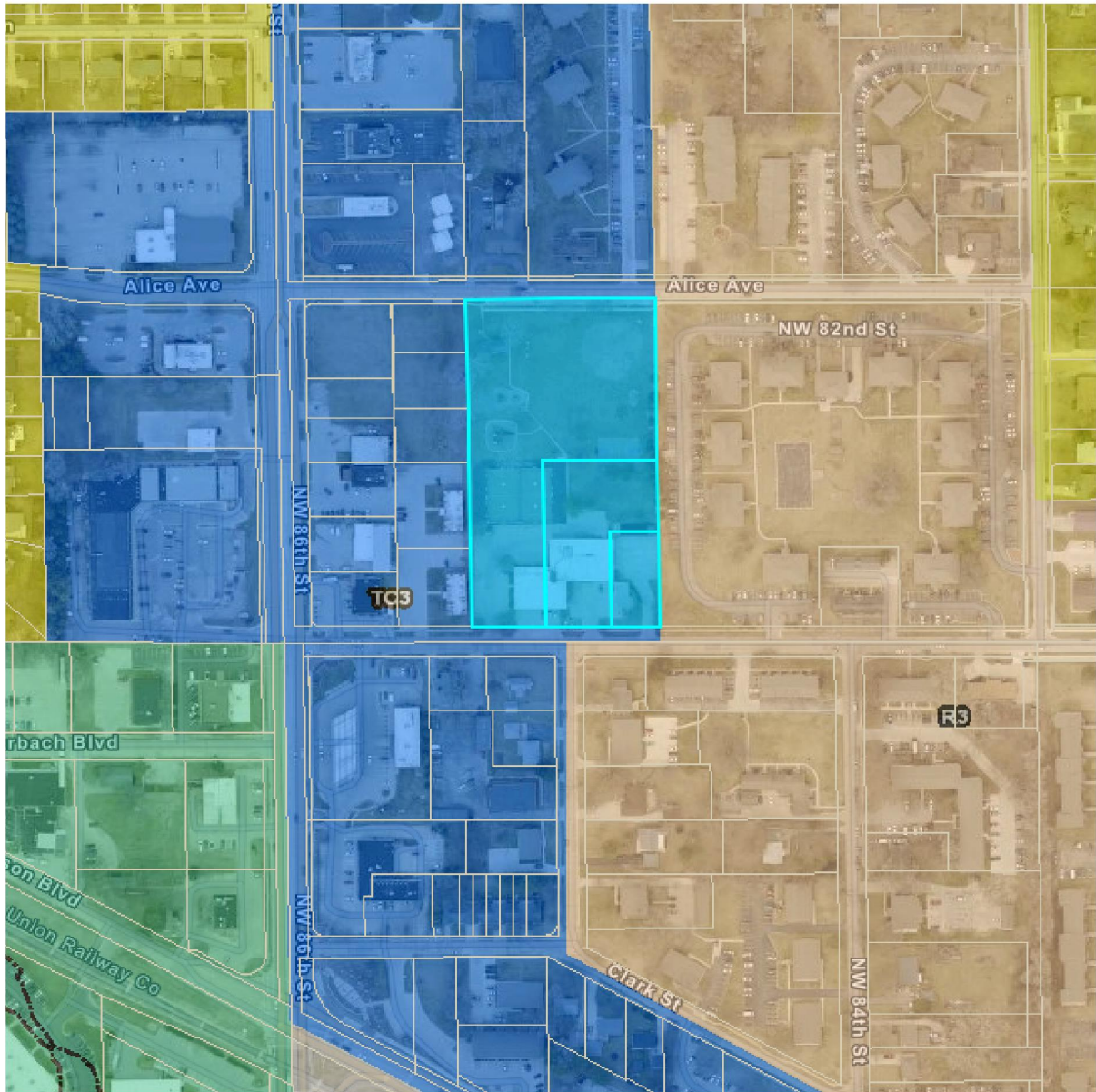
Sincerely,

A handwritten signature in cursive script that reads "Amanda Grutzmacher".

Amanda Grutzmacher

AGRUTZMACHER@CITYOFCLIVE.COM

LOCATION MAP





February 19, 2025

Jacob Blue
44 East Mifflin St
Madison, WI 53703

Re: 8500 ALICE AVE - Linnan Park - Site Plan

The Community Development Department is in receipt of an application for Site Plan for the proposed Linnan Park located at 8500 ALICE AVE. Based on the review of the provided submittal materials, staff have the following comments:

- **Cover Page/General:**

1. Identify the City of Clive Benchmark used. Please include this information on the cover sheet.
2. CV100 : Provide additional information on existing storm sewer. The invert is not determined for structure DIP04023 connecting to ST-15 (shown on Sheet CU101).

- Geotechnical-- Provide updated geotechnical data when available, including boring profile.
- CV100 -- Label existing storm structures with City asset ID. Staff understands this information is intended to be provided on a future submittal.

- **Demolition Plan:**

1. Show termination to the main for the existing water and sanitary services to the shelter in the NW corner of the site.

- **Grading/Topography Plan:**

1. C002 -- add note that final condition of stockpile location to match topsoil spec. For example, ""After use, provide soil restoration at stockpile location consistent with the decompaction and soil quality of rest of the site.""
2. CG101 -- Carry flume inverts from CU100 bioretention cell 1 (Alice Ave).

- **Landscape Plan:**

1. Sod is required for site finished condition. Replace all references to SUDAS Type 1 Turf throughout the plan set. The planting schedule has not been updated. Other references have been changed to sod.
2. Include a planting plan for around the base of the park sign.

- **Photometric Plan:**

1. Only the basketball court lights have been changed to a lower K value fixture. The walkway and playground lights are still 4000K.

- **Review Comment:**

1. CS500s: Label and structure details with their corresponding numbers shown in the utility plan.

- **Stormwater Management Plan:**

1. The updated stormwater report was not provided with submittal #2. Please be advised that an updated plan set needs to be submitted with the stormwater report for review prior to the project being placed on a Council agenda for approval. Additional review comments may be forthcoming.
2. 3-- Natural Resource Conservation Service is misspelled.
3. 4-- Clarify that "infiltration-based practices throughout the site [without soil modification]".
4. 6-- Label subwatershed drainage areas.
5. 7-- Adjust BMP map labels-- bioretention cell 3 appears to be mislabelled. Cross reference: carry labels through to plan set.
6. Cover-- Provide SWMP certification statement from Iowa registered PE or LA.
7. General-- Clarify to staff, why does the 3.5 acre study area not match 4.6 project lot area indicated on planset.
8. General-- Provide time of concentration calculations and diagrams; Confirm that 2-year depth used for Tc calculations.
9. General-- Please provide summary table of pipes with pipefull capacity, velocity, etc. with the 5-yr flow rates.
10. Bioretention Checklist pg. 2-- Add sod for erosion control measures, cross reference landscape plan.
11. Model Output pg 14.-- Use modified CN for WQv rates as described (and shown) in ISWMM; should be 99 for 100% impervious. Please clarify why descriptions of watersheds 2 and 3 do not match CNs (CN is high, descriptions read "100% pervious").
12. Model Output pg 184 (and others)-- Linetypes in underground storage area with surface features are difficult to read. Please clarify.
13. Model Output pg 2. -- Please clarify why area listing subcatchment numbers do not match diagram on same page.
14. Model Output pg 28-- Bioretention cell 3 rim does not appear to match plan set; this could be a staff error. The plan set bioretention cells do not have identifiers, and bioretention cell 3 label was not located in SWMP. In any case, it was modeled with the rim at 875.93 and ST 32 rim elevation is 875.00. Cross reference CU101.

15. Model Output pg 30-- SWMP Bioretention cell 4 rim does not appear to match plan set; this could be a staff error. The plan set bioretention cells do not have identifiers, It was modeled with the rim at 875.50 and ST 42 rim elevation is 874.75. Cross reference CU101.
16. Maintenance Plan-- Please separate out (as a standalone document) the BMP maintenance plan. Add a map showing the location of the BMPs; label the BMPs with unique identifiers that match the construction documents (so work orders with maintenance items can be assigned to the corrected final asset IDs). It is recommended that the maintenance consider the following (abridged from ISWEP's maintenance guide) debris accumulation, entry points and pretreatment, subdrains, overflows, newly established plants, mature plants, and erosion. It is preferred that photos be included for the plantings specified in the plan set for identification during early growth, blooming, and dormancy.

- **Utility Specifications:**

1. CU102: Verify Structure ST-14 is sized to complete all storm pipes connection.
2. A 60" SW-401 manhole will not accommodate the proposed and existing pipes at structure ST-14. Update the size of the manhole in the plans.
3. CU501 label the detail with the respective structure number ST-15. Adjust note one to indicate the structure, including the base and the walls, are to be cast in place as separate pours. Provide details or notes on how to adjust the structure at a later time to remove the conflict pipe.
4. Provide additional detail on Storm Structure ST-15 in plan view on Sheet CU101 and on Detail Sheet CU501. City staff's understanding is that the preferred option and final design details at this location are still being refined by V&K. After discussion with V&K, the preference would be to realign and construct an SW-505 double intake in the parking lot and connect to a downsized ST-15. The 12'x 6' special structure seems oversized as currently designed for what may be an interim condition.
5. CU102: Add a water meter that drains on the 4" service line near the proposed shelter structure.
6. Review Comment-- Staff notes 200 gpm flow rate at splash pad given at page-turn and comment letter. Please provide an estimate of potable water use (not rate).
7. CU100, CU102 - 877 contour near sidewalk flume does not match CG101
8. CU101-- Bioretention cell 3 rim does not appear to match plan set; Cross reference SWMP.
9. CU101-- Bioretention cell 4 rim does not appear to match plan set; Cross reference SWMP.
10. CU100 - Bioretention cell 4 missing cleanout information.
11. CU101 - Bioretention cell 6 missing flared end section label.
12. CU101, CU501-- Revise parking lot structure (conflict box) per discussion.
13. CU501, Special Provision - add note that acceptance of bioretention construction is based on demonstration that the WQv will draw down in 24 hours. This is a request based on a council concern about performance.

The project will be placed on the 03/04/2025, Planning and Zoning Commission agenda. Council agenda date will be determined when additional comments are addressed. Please feel free to contact me on the portal or at 515-223-6221 if you have questions or need additional information.

Sincerely,

Amanda Grutzmacher

Senior Planner

INTERACTIVITY:

- 9 points
- USERS:** 16
- playPHASE™:** 1



CLOSE-UP

PADDLE WHEEL

BENDY BUCKET

WATER WHEEL



PADDLE WHEEL



FINGER WHEEL



FINGER WHEEL

See Specification Sheet for product data.

WATERFALL 3

0010-4592

PRODUCT LINE Freestanding Play, Play Systems

CATEGORY Waterways

PLAY OPPORTUNITIES

Water cascades onto the activity channels where waterplayers splash back and forth in a fun water fight, or dump, block, plug, guide, spin, flick and collect water on it's journey down the waterfall.

PLAY-BASED LEARNING



COGNITIVE



SOCIAL



PHYSICAL



CREATIVE

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT

DISCOVERY

EXPLORATION

ADVENTURE



playPHASE™

Detachable Mounting System

INSTALLATION

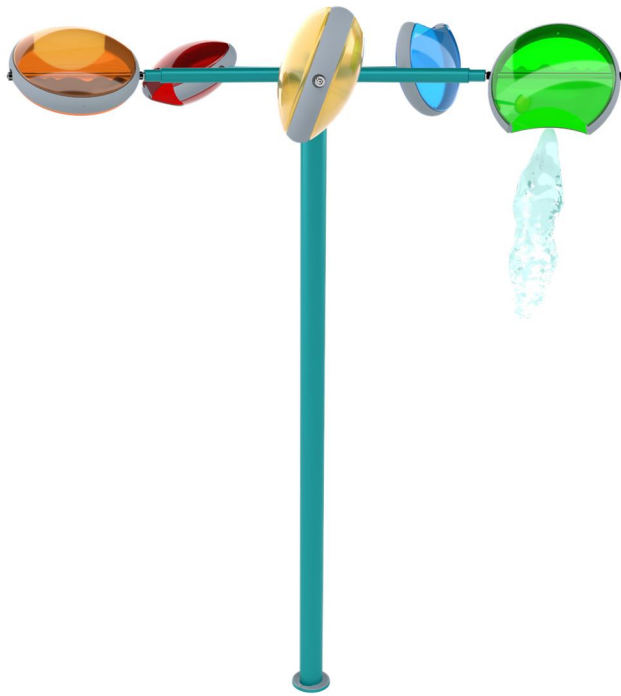
Zero-depth + Wading Pool

WATER EFFECT

Flowing Stream & Cascading

waterplay® solutions corp.

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info@waterplay.com | www.waterplay.com



See Specification Sheet for product data.



AQUALUME™ SOAKER 5

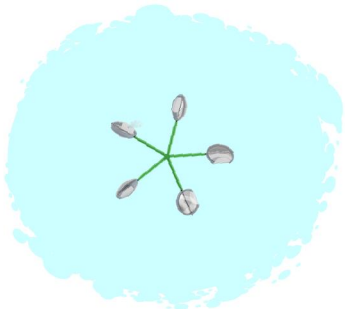
0010-9146

PRODUCT LINE Freestanding Play

CATEGORY Soakers & Spinners

PLAY OPPORTUNITIES

Keep waterplayers on their toes with the Aqualume Soaker 5. Its tipping buckets spill and dump water at random intervals to create bursts of excitement on the play pad. The translucent buckets reveals rising water to build anticipation.



PLAY-BASED LEARNING



COGNITIVE



SOCIAL



PHYSICAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

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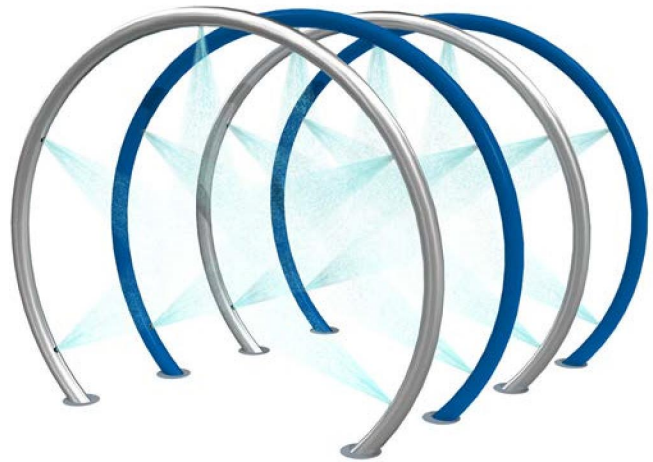
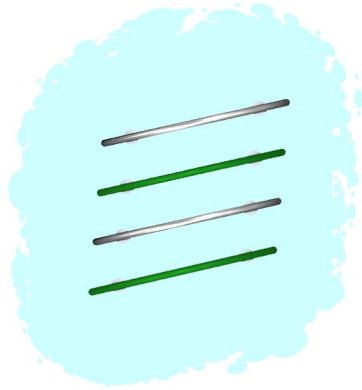
Zero-depth + Wading Pool

WATER EFFECT

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Fun for all ages and abilities with a height of 6'3" / 192cm.



SPIRAL TUNNEL

PLAY ZONES

0 - 4

5 - 8

9 +

HIGHLIGHTS

Waterplayers scurry through the four loops in the Spiral Tunnel while getting sprayed from the multiple nozzles. An instant favourite on any play pad.

WATER DISPLAY

.....
spray effect



high action



collaboration

PRODUCT COLLECTION

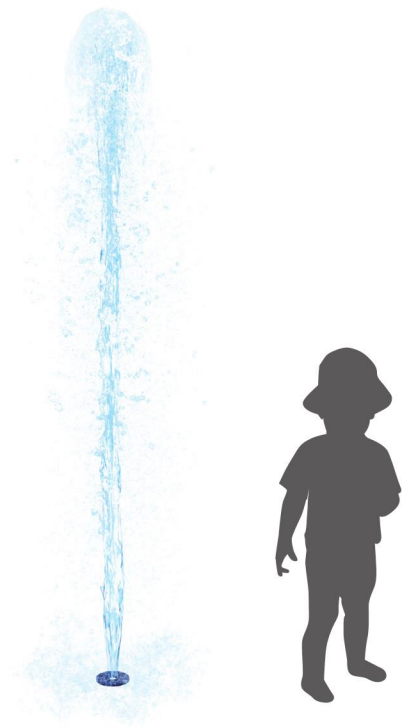
Revolutions

COLOURS

See Waterplay Colour Collections

waterplay® solutions corp.

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info@waterplay.com | www.waterplay.com



With a single stream of water reaching from three to six feet high, the Solo Spurt is a complementary ground spray that can be sprinkled anywhere within your aquatic project.

Solo Spurt

SIZE SPECIFICATIONS

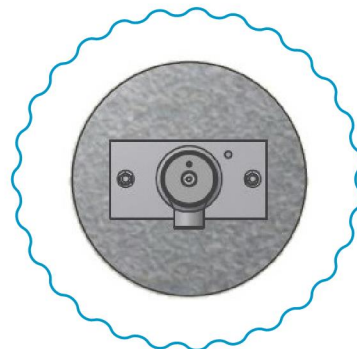
HEIGHT	SPRAY AREA
n/a	Ø5'/1524mm

NOZZLE FLOWS

GPM/LPM	ENVIRO (LOW)	HIGH
1.7/7.7	●	

PLAY ZONES

TODDLER	CHILD	YOUTH
●	●	●



SCHEMATIC LAYOUT

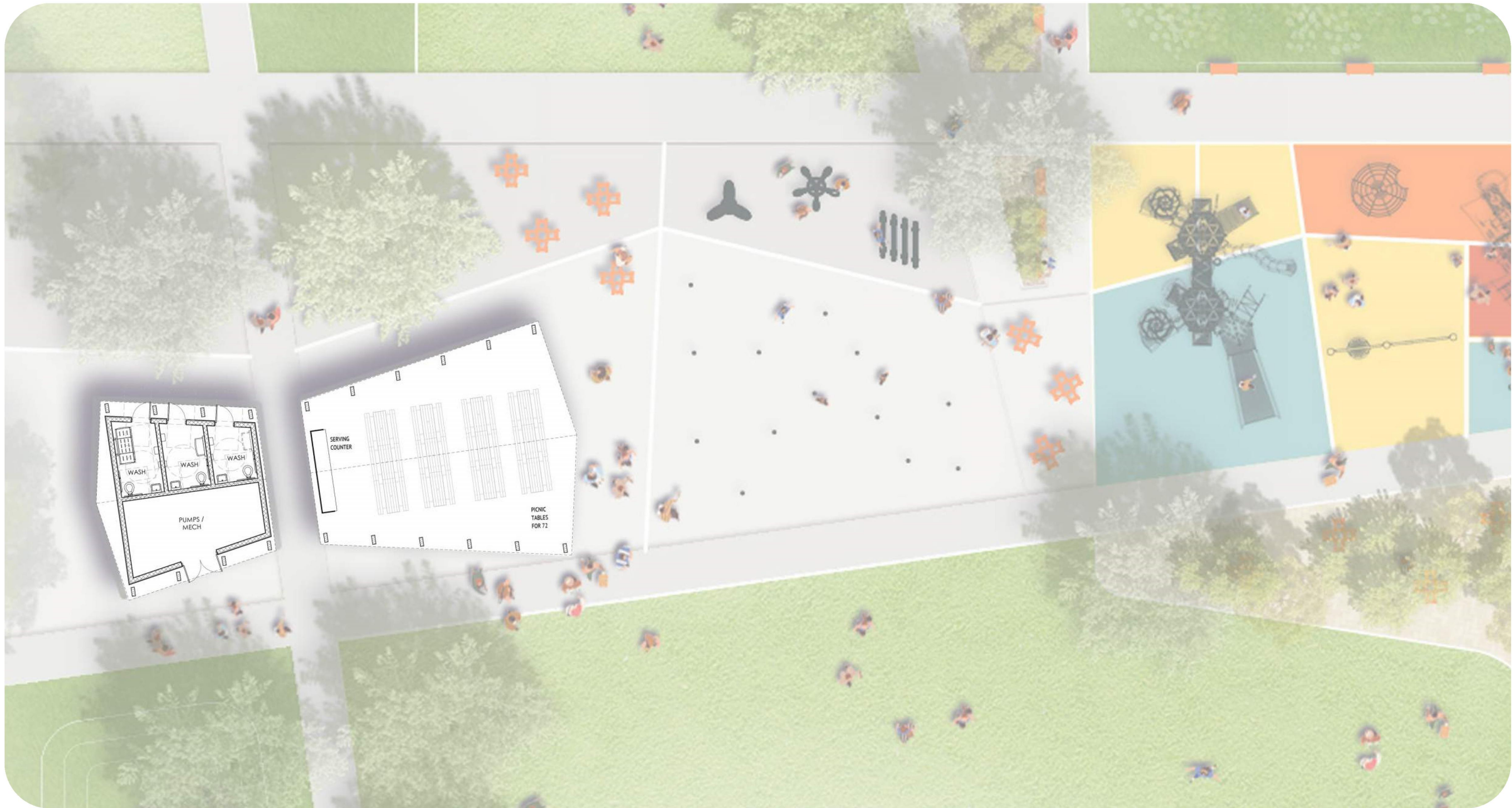


SPLASH PAD

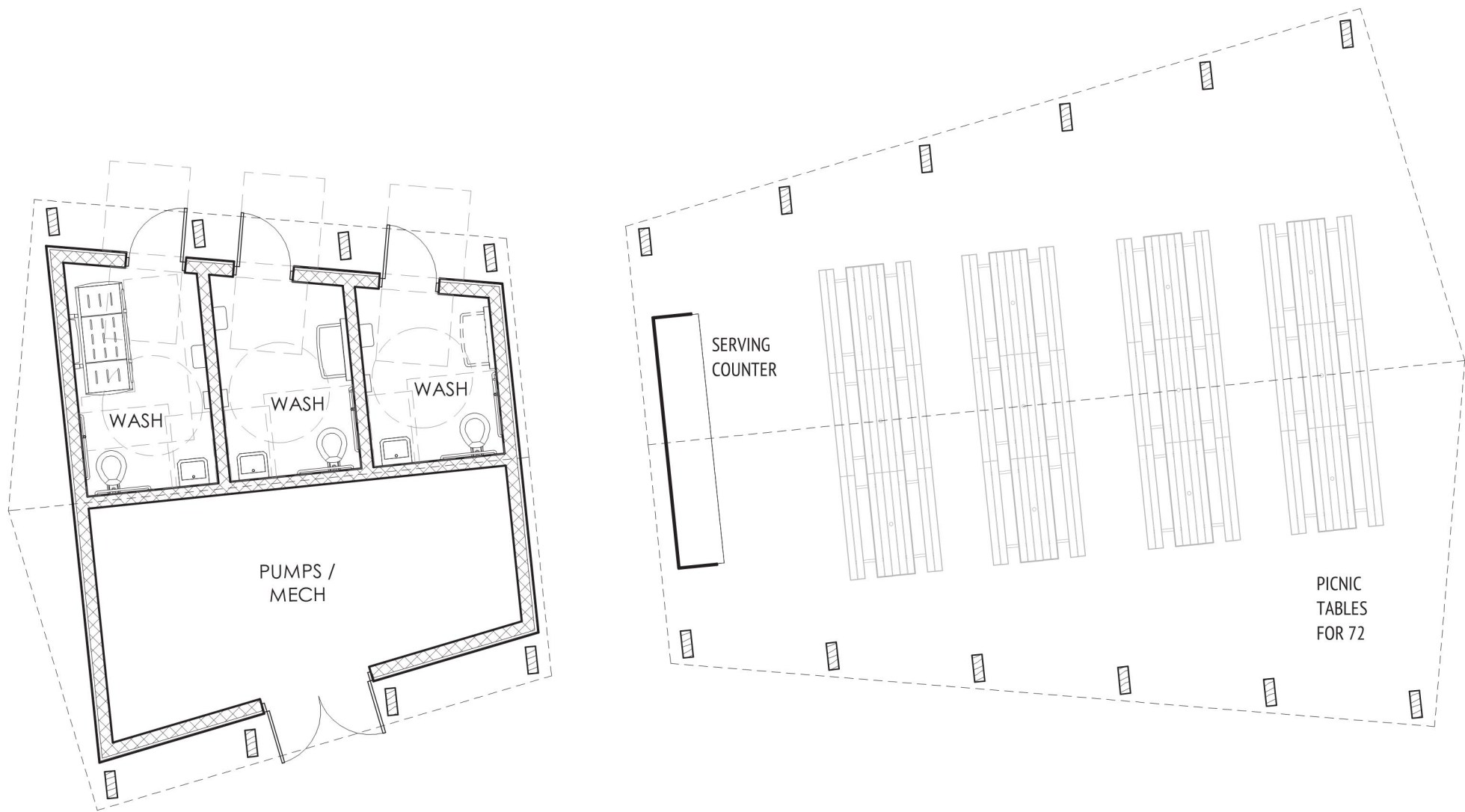


PERSPECTIVE 2

PRIMARY SHELTER



CONTEXT PLAN



ARCHITECTURAL FOOTPRINT



Linnan Park Phase 1

Clive, Iowa

February 7, 2025

90% Revised Set

SmithGroup Project Number: 14880

Prepared for:



CITY OF CLIVE
1900 NW 114TH ST
CLIVE, IA 50325

Project Site Address:
8500 ALICE AVE.
CLIVE, IA 50325

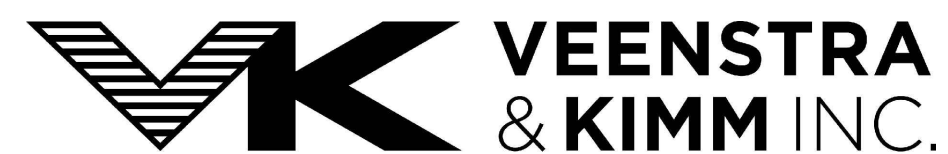
Legal Description:
LOTS 1 THROUGH 4, BLOCK 14 IN RAVENWOOD, AN
OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A
PART OF THE CITY OF CLIVE, POLK COUNTY, IOWA



Prepared by:

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com



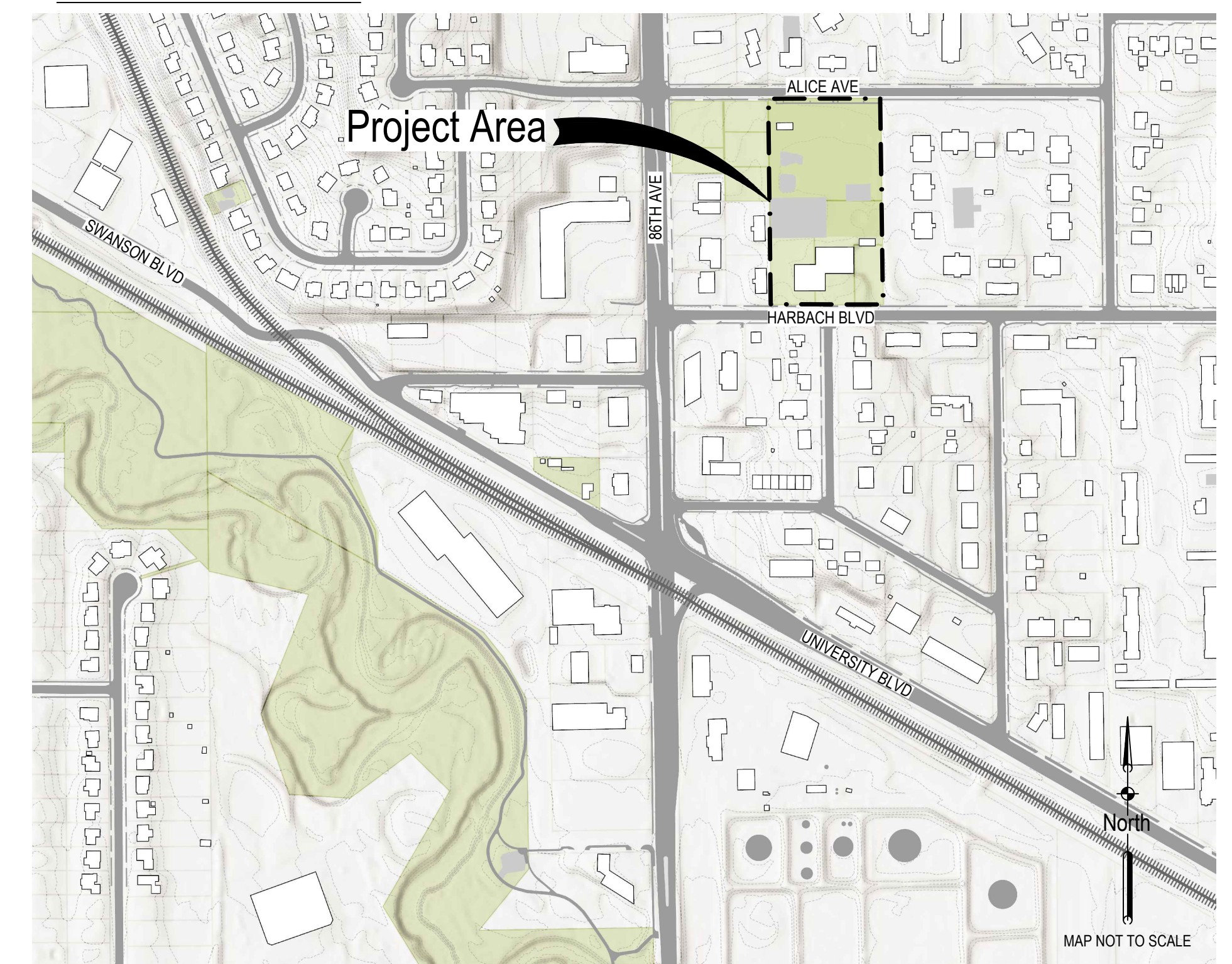
3000 Westown Parkway
West Des Moines, Iowa 50266
515-225-8000
800-241-8000 (Toll Free)
515-225-7848 (Fax)



3716 Ingersoll Ave suite a
Des Moines, Iowa 50312
515-277-6707



PROJECT VICINITY MAP



PROJECT LOCATION MAP

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

ARCHITECT:

The diagram consists of four identical rectangular blocks arranged horizontally. Each block contains a smaller rectangle in its lower-left corner, which is labeled "Seal".

Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	NARRATIVE INFORMATION
G-003	GENERAL NOTES
CV100	EXISTING CONDITIONS PLAN
C-002	SOIL MANAGEMENT PLAN
CE100	OVERALL SITE PREP & EROSION CONTROL PLAN
CS100	OVERALL LAYOUT & MATERIALS PLAN
CS101	LAYOUT & MATERIALS PLAN
CS102	LAYOUT & MATERIALS PLAN
CS400	SPLASH ENLARGEMENT PLAN
CS500	SITE DETAILS
CS501	SITE DETAILS
CS502	SITE DETAILS
CS503	SITE DETAILS
CS504	SITE DETAILS
CS505	SITE DETAILS
CS506	SITE DETAILS
CS507	SITE DETAILS
CS508	BID ALTERNATE COURT
CG100	OVERALL GRADING PLAN
CG101	GRADING PLAN
CG102	GRADING PLAN
CU100	STORM SEWER PLAN & PROFILE
CU101	STORM SEWER PLAN & PROFILE
CU102	WATER MAIN PLAN & PROFILE
CU103	SANITARY SEWER PLAN & PROFILE
CU500	STORM DETAILS
CU501	UTILITY NOTES AND DETAILS
E.1	ELECTRICAL
E.2	ELECTRCIAL DETAILS
E.3	ELECTRICAL DETAILS
E.4	ELECTRICAL DETAILS
LP100	OVERALL LANDSCAPE PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN
LP500	LANDSCAPE PLANTING DETAILS
LP501	LANDSCAPE PLANTING SCHEDULE
A000	CODE PLAN
A001	CONST TYPES, CLEARANCES, ABBREVIATIONS, SYMBOLS
A101	SHELTER 1 - FLOOR PLAN
A102	SHELTER 2 - PLANS & ELEVATIONS
A111	SHELTER 1 - ROOF PLAN
A201	SHELTER 1 - EXTERIOR ELEVATIONS
A301	SHELTER 1 - BUILDING SECTIONS
A411	SHELTER 1 - REFLECTED CIELING PLAN
A421	SHELTER 1 - INTERIOR ELEVATIONS
A501	DETAILS
A502	DETAILS
A503	DETAILS

PROJECT CONTACT INFORMATION:

CITY OF CLIVE CLIENT REPRESENTATIVE RICHARD BROWN 1900 NW 114TH ST CLIVE, IA 50325 515.223.5246 rbrown@cityofclive.com	SMITHGROUP CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE J BLUE 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 608.327.4420 jacob.blue@smithgroup.com	VEENSTRA & KIM, INC CIVIL ENGINEERING GREG ROTH 3000 WESTOWN PKWY WEST DES MOINES, IA 50266 515.225.800 groth@v-k.net	ARCHITECTS SCHIPER KASTNER ARCHITECTURE PATRICK DENAHEY 3716 INGERSOLL AVE, SUITE A DES MOINES, IA 50312 515.277.6707, X218 pdenahey@askstudio.com
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CONSTRUCTION / DEVELOPMENT SCHEDULE:

May 2025	begin construction
Summer 2025	earthwork and infrastructure
Fall 2025	final grading and playground
Winter 2025	building finishes
Spring 2026	landscaping
May 2026	construction complete

ZONING INFORMATION SUMMARY:

Zone	TC3 Town Center - Harbach Commercial Development Area District
Minimum Lot Area	NONE
Minimum Lot Width	NONE
Minimum Lot Depth	NONE
Front Yard Setback	0'-0"
Rear Yard Setback	35'-0"
Side Yard Setback	25'-0" or 75'-0" when bordering R District
Maximum Height	50'-0"
Minimum Open Space	15% - 29,896 SF

DEVELOPMENT INFORMATION SUMMARY:

Building Use: <i>Indicate all proposed uses.</i>	Restrooms and splash pad equipment room.
IBC Occupancy Classification(s)	A-3
Lot Area: <i>Provide in acres and square feet.</i>	4.6 AC / 199,303 SF
Proposed Building Footprint Area	ASK Studio - 606 SF
Existing Building Footprint Area To Remain	15,885 SF
Other New Impervious Area	55,466 SF
Other Existing Impervious Area To Remain	37,665 SF
Parking Standard	N/A
Required Parking	N/A
Provided Parking	71
Provided ADA Parking	7

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ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
NARRATIVE INFORMATION

SCALE
14880

PROJECT NUMBER

G-002

DRAWING NUMBER

FILE:C:\Users\lvdenzuela\SmithGroup Companies Inc\PRJ - 14880 - SmithGroup - SmithGroup\CAD\05 Civil\SH1-14880-0-002.dwg USER:lvdenzuela DATE:Feb, 07 2025 TIME: 11:52 am

CLIVE STANDARD NOTES	EROSION CONTROL NOTES	
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLIVE'S DEVELOPMENT REGULATIONS, POLICIES, AND STATEWIDE URBAN DESIGN AND STANDARDS MANUAL (SUDAS). 2. THE CONTRACTOR SHALL NOTIFY THE CITY OF CLIVE ONE WEEK PRIOR TO INITIATING CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS. 3. THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A REQUIRED PRE-CONSTRUCTION MEETING WITH THE CITY PUBLIC WORKS AND ENGINEERING DEPARTMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. 4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. DAMAGE TO EXISTING UTILITIES AND STRUCTURES PROPOSED TO REMAIN SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, STORM SEWER AND WATER MAIN SERVICES AND VERIFYING LOCATIONS ON THE AS-BUILT DRAWINGS. 6. RECONNECT ANY FIELD TILE THAT IS INTERCEPTED DURING UTILITY CONSTRUCTION, LOCATION OF FIELD TILE SHALL BE NOTED ON THE AS-BUILT DRAWINGS. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD DURING CONSTRUCTION OF THE PROJECT. 8. PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS, AS-BUILT RECORD DRAWINGS (HORIZONTAL AND VERTICAL AS-BUILT DATA IN STATE PLANE COORDINATES AND NAVD 88 DATUM) FOR ALL WATER, SANITARY SEWER, STORM SEWER PIPING AND ASSOCIATED APPURTENANCES, HARDSCAPE, NEW STRUCTURES AND SITE GRADING WILL BE PROVIDED (VOLUME CALCULATIONS FOR ALL STORM WATER DETENTION FACILITIES SHALL ALSO BE PROVIDED). 9. SIDEWALK AND DRIVEWAY APPROACH INSTALLATIONS SHALL BE INSPECTED BY THE CITY OF CLIVE. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY A MINIMUM OF 48-HOURS PRIOR TO INSPECTION. 10. THE CONTRACTOR SHALL IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS RESULTING FROM THE CONTRACTOR'S OR CONTRACTOR'S SUBCONTRACTOR'S WORK ON CITY OF CLIVE RIGHT-OF-WAY AND ADJOINING PROPERTY. 11. AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED ON CITY OF CLIVE RIGHT-OF-WAY. 12. OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT. 13. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION. 14. ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BY CITY OF CLIVE INSPECTORS BASED ON ACTUAL FIELD CONDITION. 15. PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY/FINAL PLAT APPROVAL, ALL UTILITY STRUCTURES, MANHOLES, VALVES, INTAKES SHALL BE RAISED LEVEL WITH FINISH GRADE. 16. ALL UTILITIES, INCLUDING ELECTRICAL AND TELEPHONE, SHALL BE LOCATED UNDERGROUND 17. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHER LANDSCAPING PROPOSED TO REMAIN IS IDENTIFIED IN THE DRAWINGS. 18. EXISTING LANDSCAPING PROPOSED TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE DURING CONSTRUCTION. 19. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL PROTECTION AND CONSTRUCTION FENCING FOLLOWING FINAL ACCEPTANCE OF THE PROJECT. 20. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE. 21. NO CHANGES TO THE APPROVED PLAN MAY BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE. 22. CONTRACTOR, FINANCING AND/OR PROJECT IDENTIFICATION SIGNS SHALL NOT BE INSTALLED ON THE CITY OF CLIVE RIGHT-OF-WAY. 23. VALVES INCLUDED IN STORMWATER MANAGEMENT FACILITIES SHALL BE CLOSED AT THE TIME OF FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY/APPROVAL OF FINAL PLAT.	1. POST SUDAS CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH SUDAS. 2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT. 3. ALL EROSION CONTROL PRACTICES INDICATED ON PLANS SHALL BE CONSIDERED MINIMUMS. 4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE SUDAS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION. 5. CONTRACTOR IS RESPONSIBLE TO INSPECT AND MAINTAIN EROSION CONTROL WEEKLY AND AFTER EACH ½ INCH RAINFALL OR MORE TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES SHALL BE IN WORKING ORDER AT THE END OF EACH WORK DAY. 6. CONTRACTOR SHALL KEEP RECORDS ON SITE OF ALL EROSION CONTROL INSPECTIONS TO BE AVAILABLE FOR REVIEW BY INSPECTORS WHEN REQUESTED. 7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. 8. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL. 9. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE SUDAS EROSION CONTROL & SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. 10. IMMEDIATELY STABILIZE STOCKPILES AND INSTALL EROSION CONTROLS ON THE DOWN STREAM SIDE OF STOCKPILES. 11. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH. 12. CONTRACTOR SHALL APPLY SEED FOR TEMPORARY SEEDING BETWEEN MAY 1 - AUGUST 1, CONTRACTOR SHALL SEED AVENA SATIVA, COMMON OATS, AT A RATE 130 PLS LBS/ACRE. FOR TEMPORARY SEEDING BETWEEN AUGUST 1 - OCTOBER 15, CONTRACTOR SHALL SEED TRITICUM AESTIVUM, WINTER WHEAT AT 130 PLS LBS/ACRE. AFTER OCTOBER 15, SEEDING IS NOT ALLOWED AND EROSION CONTROL MAT MUST BE PROVIDED UNTIL SPRING. 13. ALL DISTURBED AREAS SHALL BE SODDED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES. 14. CONTRACTOR SHALL CLEAN UP AND REMOVE INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT THOROUGHFARES AT THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS. SEDIMENT SHALL NOT BE FLUSHED OFFSITE OR INTO STORM SEWERS. 15. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL. 16. CONTRACTOR SHALL WATER ALL TEMPORARY SEEDED AREAS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED. 17. SEE SHEET C-002 - SOIL MANAGEMENT PLAN FOR TOPSOIL REQUIREMENTS FOR ALL AREAS TO BE SODDED. 18. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, INSPECTORS, CONSTRUCTION MANAGER, AND/OR THE A/E (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, SEDIMENT CONTROL TUBES, WATTLES, SWALES, ETC.), WITHIN 24 HOURS OF REQUEST. 19. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AND RESTORE LANDSCAPE AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER. 20. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION IN ACCORDANCE WITH SUDAS REQUIREMENTS. 21. ANY DISTURBED AREA THAT IS TO REMAIN INACTIVE FOR 14 DAYS SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY OR FINAL STABILIZATION METHODS SUCH AS SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.	

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90% Design, For Review	—	01/15/2025
90% Design Revised, For Review	—	02/07/2025
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

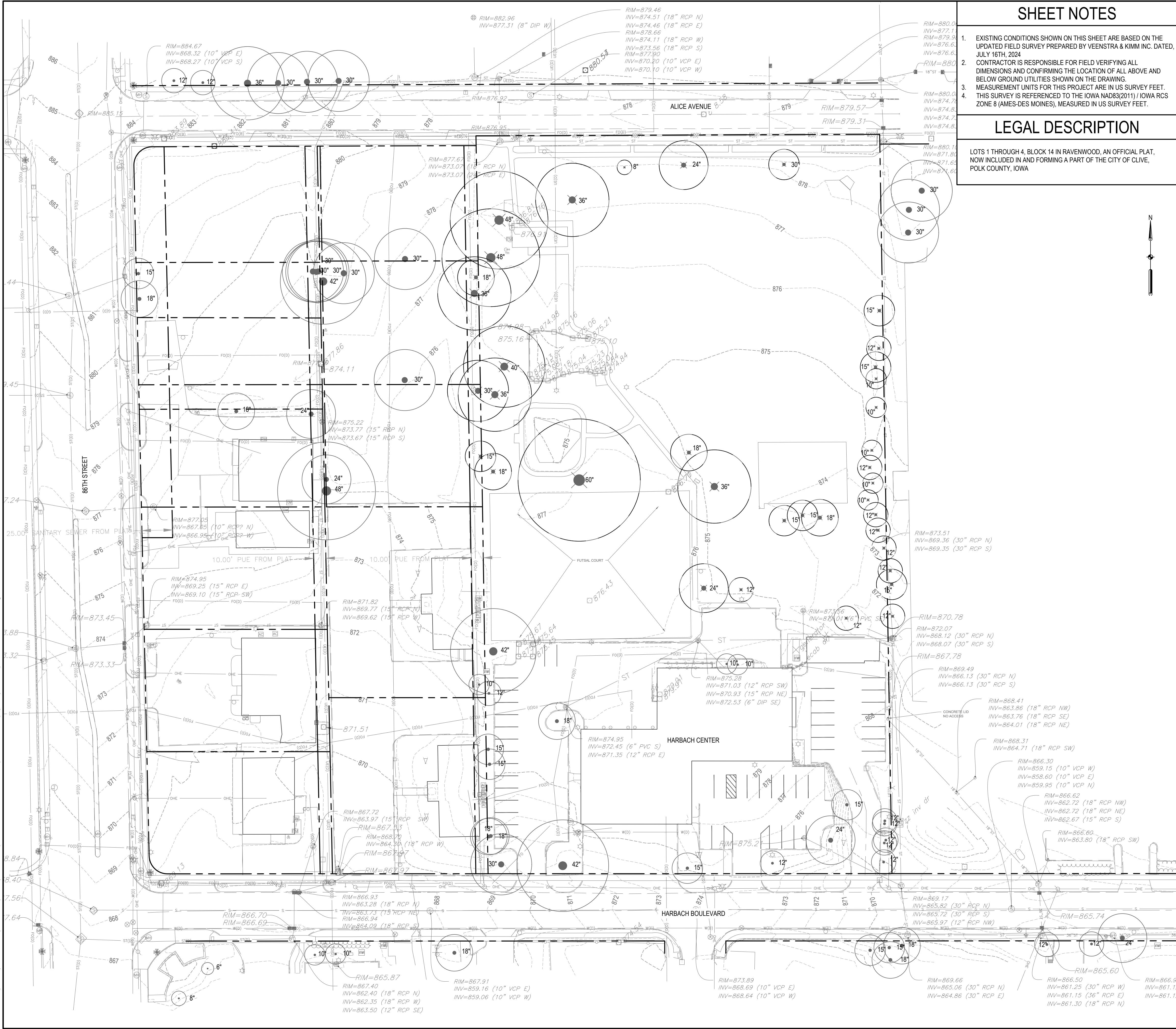
KEY PLAN

DRAWING TITLE
GENERAL NOTES

SCALE
14880

PROJECT NUMBER
G-003

DRAWING NUMBER



SHEET NOTES

- EXISTING CONDITIONS SHOWN ON THIS SHEET ARE BASED ON THE UPDATED FIELD SURVEY PREPARED BY VEENSTRA & KIMM INC. DATED, JULY 16TH, 2024
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND CONFIRMING THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SHOWN ON THE DRAWING. MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET.
- THIS SURVEY IS REFERENCED TO THE IOWA NAD83(2011) / IOWA RCS ZONE 8 (AMES-DES MOINES), MEASURED IN US SURVEY FEET.

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, BLOCK 14 IN RAVENWOOD, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CLIVE, POLK COUNTY, IOWA

GENERAL LEGEND

- SURVEY LINE & STATION INDICATOR
- CONCRETE SURFACE
- ASPHALT SURFACE
- CONCRETE SURFACE W/ASPHALT OVERLAY
- LOW GRADE ASPHALT SURFACE
- GRANULAR SURFACE
- DIRT SURFACE
- BRICK SURFACE
- SURFACING REMOVAL/REPLACEMENT
- EARTH SECTION
- NEW SEWER/MANHOLE
- NEW SEWER/INTAKE
- NEW WATER MAIN
- NEW FORCE MAIN
- NEW HYDRANT
- NEW WATER VALVE
- 8" S- EXISTING SANITARY SEWER AND SIZE
- 18" SS- EXISTING STORM SEWER AND SIZE
- 8" W- EXISTING WATER MAIN AND SIZE
- 6" FM- EXISTING FORCE MAIN AND SIZE
- 4" G- EXISTING GAS MAIN AND SIZE
- UE- UNDERGROUND POWER LINE
- OP- OVERHEAD POWER LINE
- T- UNDERGROUND TELEPHONE LINE
- CTV- CABLE TELEVISION LINE
- FO- FIBER OPTICS
- TOP OF EMBANKMENT
- TOE OF EMBANKMENT
- DRAINAGE COURSE
- MANHOLE
- CURB INTAKE
- OR
- AREA OR BEEHIVE INTAKE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- GAS VALVE
- POWER POLE
- TELEPHONE POLE
- STREET LIGHT
- POLE W/GUY ANCHOR
- TRAFFIC SIGNALS
- SIGN
- TELEPHONE CABLE JUNCTION BOX
- PEDESTRIAN CONTROL LIGHT
- RAILROAD CONTROL LIGHT
- RAILROAD SIGN
- UTILITY ACCESS COVER
- PARKING METER
- CULVERT, SIZE AND TYPE
- FLARED END SECTION
- RAILROAD
- MAILBOX
- FENCE (ALL OTHER)
- SECURITY FENCE
- WOOD FENCE
- PROPERTY LINE
- PROPERTY PIN
- SECTION CORNER
- PLAT BOUNDARY
- BUILDING
- ELEVATION MARKER
- 855.55
- CENTERLINE
- DIA. DIAMETER
- ELEV. ELEVATION
- PVC POLYVINYLCHLORIDE PIPE
- CI CAST IRON PIPE
- DI DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- VCP VITRIFIED CLAY PIPE
- RCP REINFORCED CONCRETE PIPE
- RCAP REINFORCED CONCRETE ARCH PIPE
- LRCP LINED REINFORCED CONCRETE PIPE
- LCPP LINED CONCRETE PRESSURE PIPE
- STA. STATION
- LA LINE AHEAD
- LB LINE BACK
- BM-2 BENCH MARK AND NUMBER
- ROW RIGHT-OF-WAY
- PI POINT OF INTERSECTION
- POT POINT ON TANGENT
- LF LINEAR FEET
- TH TACKED HUB
- SB-2 SOIL BORING AND NUMBER
- PVC POINT OF VERTICAL CURVATURE
- PVT POINT OF VERTICAL TANGENCY
- VC VERTICAL CURVE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- MO MIDDLE ORDINATE
- DWG. DRAWING
- CP-1 CONTROL POINT AND NUMBER
- (TYP.) TYPICAL
- HPG HIGH PRESSURE GAS
- IPG INTERMEDIATE PRESSURE GAS
- INV. INVERT
- E.W., E.F. EACH WAY, EACH FACE
- E.W. EACH WAY
- AT
- DRAWING NUMBER
- EXISTING TREE

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

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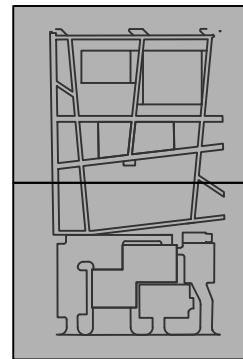


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90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
EXISTING CONDITIONS PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

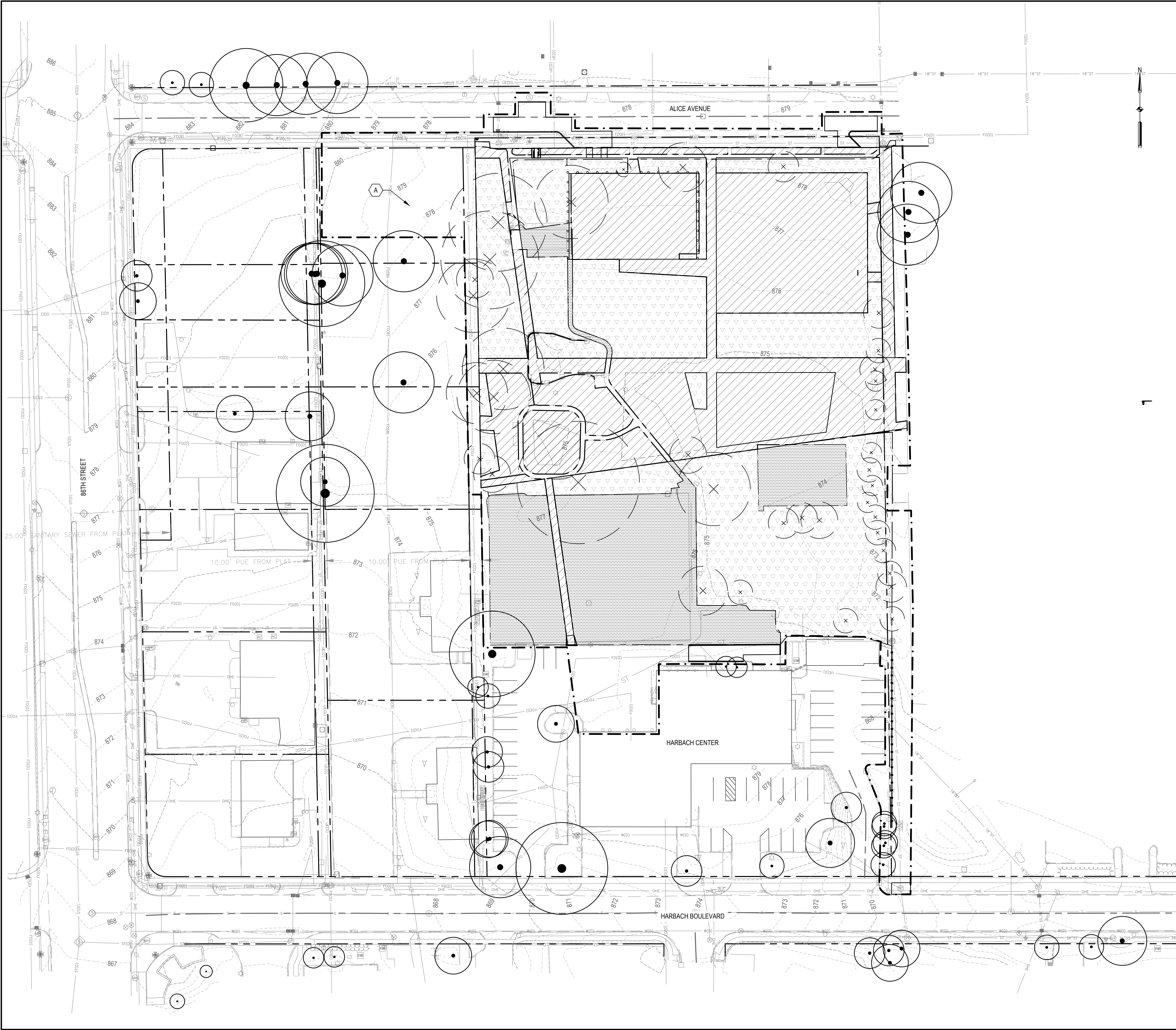
SCALE 14880

PROJECT NUMBER

CV100

DRAWING NUMBER

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SHEET NOTES

- CONTRACTOR SHALL CONTACT IOWA ONE CALL AND EXISTING ON-SITE PUBLIC AND PRIVATE UTILITIES TO FIELD VERIFY ABOVE AND BELOW GROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- EXISTING SITE SOIL TO BE STRIPPED FOR STOCKPILING SHALL BE A MINIMUM OF 6" AND MAXIMUM OF 12" DEPTH BELOW EXISTING GRADE. SOIL SHALL BE FREE FROM DEBRIS, HARD CLODS, ROOTS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN 2 INCHES. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND STOCKPILE.
- NO TOPSOIL SHALL BE PERMANENTLY REMOVED FROM THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR PLACING TOPSOIL WITHIN THE PROJECT AREA TO A DEPTH OF 8" MIN.
- ONSITE SOILS SHALL BE AMENDED WITH A MINIMUM OF 1.5 INCH OF COMPOST FOR EVERY 3 INCHES OF TOPSOIL BEFORE PLACING.
- IMPORTED TOPSOIL SHALL CONTAIN AT LEAST 3 PERCENT ORGANIC MATTER CONTENT, HAVE A PH LEVEL BETWEEN 6.0 AND 8.0, HAVE A CLAY CONTENT LESS THAN 25 PERCENT, AND MEET THE FOLLOWING MECHANICAL ANALYSIS REQUIREMENTS:

SIEVE	PERCENT PASSING
1"	100
3/4"	95% TO 97%
40	40 TO 60
NO. 100	40 TO 60
NO. 200	10 TO 30

*100 PERCENT FOR TURF GRASS AREAS.
- SOIL MANAGEMENT TECHNIQUE FOR ALL TOPSOIL TO BE PLACED SHALL BE METHOD 6 PER ISWMM, CHAPTER 5, SECTION 6. 6 INCHES SOIL WITH 3 INCHES COMPOST, EXCEPT FOR STORMWATER TREATMENT BIOTRETENTION AREAS, OR AREAS TO RECIEVE PLANTING SOIL MIX. SEE LANDSCAPE PLAN FOR SEEDING AND PLANTING LOCATIONS.
- SOIL MANAGEMENT TECHNIQUE FOR ACCENT PLANTING AREAS SHALL BE TO REPLACE TOPSOIL WITH 18" OF PLANTING SOIL MIX. SEE LANDSCAPE PLAN FOR ACCENT PLANTING LOCATIONS.
- ALL TOPSOIL PLACED AS PART OF THE GRADING AND DESIGN WORK ASSOCIATED WITH THE PROJECT MUST MEET IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL PERMIT #2 REQUIREMENTS TO MINIMIZE SOIL COMPACTION, DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
- ALL SITE PERVIOUS AREA TO BE AMENDED WITH 3" COMPOST. CROSS REFERENCE SWMP.
- FINAL CONDITION OF STOCKPILE LOCATION TO MATCH TOPSOIL SPEC.

KEYED NOTES

- A RECOMMENDED TOPSOIL STOCKPILE LOCATION, SEE NOTE 2

LEGEND

- PROPERTY LINE
- - - LIMITS OF CONSTRUCTION
- [Diagonal Lines] STRIP / SALVAGE
- [Triangles] STRIP AND PLACE AMENDED SALVAGE OR AMENDED IMPORT
- [Grid] REMOVE IMPERVIOUS AND PLACE AMENDED SALVAGE
- [Circle with Dot] EXISTING TREE TO REMAIN
- [Circle with X] EXISTING TREE SCHEDULED FOR REMOVAL

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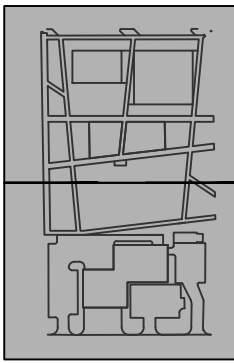


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SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SOIL MANAGEMENT PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

SCALE 14880

PROJECT NUMBER C-002

DRAWING NUMBER

- (A) SALVAGE TRASH RECEPTACLE AND ANCHORING HARDWARE.
- (B) SALVAGE BASKETBALL POLE AND BACKBOARD. PROTECT ON SITE UNTIL REINSTALLATION. CONTRACTOR TO REMOVE EXISTING CONCRETE AND REBAR, IF FOUND, FOUNDATIONS FROM BASKETBALL POLE. POLE SHALL NOT BE DAMAGED.
- (C) SALVAGE HYDRANT ASSEMBLY FOR REINSTALLATION.
- (D) REMOVE YARD HYDRANT AND ASSOCIATED VALVES. INSTALL PERMANENT CAP AND ABANDON CONNECTING WATER LINE.
- (E) SALVAGE LIGHT POLE, FOUNDATION AND ASSORTED APPURTENANCES.
- (F) REMOVE BACKSTOP POSTS, FENCING, AND FOUNDATIONS.
- (G) OWNER TO SALVAGE STONE PRIOR TO COMMENCEMENT OF WORK.
- (H) REMOVE PLAYGROUND STRUCTURES, FOUNDATIONS, SURFACING MATERIAL, AND ASSOCIATED ELEMENT AND PARTS. CONTRACTOR TO CONFIRM WITH CITY IF PIECES ARE TO BE SALVAGED.
- (I) SALVAGE BENCH AND SIGNAGE.
- (J) PROTECT LIGHT POLE TO REMAIN.
- (K) REMOVE CONCRETE PAVEMENT TO NEAREST JOINT, TYP. VERIFY IN FIELD PRIOR TO REMOVAL.
- (L) SALVAGE FUTSAL DOUBLE MINI PITCH AND LIGHTING SYSTEM FOR RELOCATION. STORE AND PROTECT ONSITE UNTIL REINSTALLATION.
- (M) RECOMMENDED TOPSOIL STOCKPILE LOCATION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND STOCKPILE.
- (N) REMOVE PICNIC SHELTER BUILDING, INCLUDING FOUNDATIONS AND CONCRETE PAVEMENT.
- (O) SAWCUT CURB TO ACCOMMODATE ADA CURB RAMP
- (P) BIORETENTION BASIN FOOTPRINT. EXTENTS OF BIORETENTION TO BE PROTECTED WITH PLANTING AREA PROTECTION FENCE THROUGHOUT CONSTRUCTION. SEE SHEET NOTE 16.
- (Q) UNDERGROUND DETENTION SYSTEM FOOTPRINT. EXTENTS OF DETENTION SYSTEM TO BE PROTECTED WITH PLANTING AREA PROTECTION FENCE THROUGHOUT CONSTRUCTION. SEE SHEET NOTE 16.
- (R) SALVAGE FENCE FOR REINSTALLATION.

1. REFER TO EROSION CONTROL NOTES ON G-003 - GENERAL NOTES
2. CONTRACTOR SHALL CONTACT IOWA ONE CALL AND EXISTING ON-SITE PUBLIC AND PRIVATE UTILITIES TO FIELD VERIFY ABOVE AND BELOW GROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPLACED AND RESTORED IN KIND. ANY SUCH AREA THAT IS TO BE RE-VEGETATED SHALL RESTORE SITE SOILS TO DECOMPACTION LEVELS AS SPECIFIED IN THECLIVE DEVELOPMENT STANDARDS MANUAL, DEFINED AS WORKING THE SOIL PRIOR TO SEEDINGS/ODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
4. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SITE FEATURES UNLESS OTHERWISE SHOWN TO BE REMOVED OR ABANDONED.
5. ALL SITE FURNISHINGS, BENCHES, BIKE RACKS, AND SIGNS SHOWN FOR SALVAGE SHALL BE RETURNED TO OWNER.
6. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL MEET APPLICABLE CITY STANDARDS.
7. CONTRACTOR SHALL MAINTAIN SERVICE TO THE EXISTING STORM SEWER SYSTEM THROUGHOUT THE DURATION OF CONSTRUCTION.
8. CONTRACTOR SHALL COORDINATE ROAD CLOSURES WITH CLIVE PARKS AND RECREATION, CITY OF CLIVE, AND THE CLIVE FIRE DEPARTMENT.
9. SEE SHEET G-003 FOR GENERAL EROSION CONTROL NOTES.
10. CONTRACTOR SHALL TAG THE TRUNKS OF ALL TREES PROPOSED TO BE REMOVED WITH ORANGE TAPE AT DBH AND MARK WITH PAINT AN ORANGE X AT THE BASE OF ALL TREES TO BE REMOVED. CONTRACTOR SHALL SCHEDULE A WALK-THROUGH WITH THE OWNER TO REVIEW AND CONFIRM ALL TREES TO BE REMOVED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR SHALL MARK ALL TREES IDENTIFIED TO BE SAVED DURING THE WALK THROUGH WITH A PINK PANT CIRCLE OVER THE X AND REMOVE THE ORANGE TAPE. CONTRACTOR SHALL IMMEDIATELY FENCE TO THE DRIP LINE ALL TREES IDENTIFIED TO BE SAVED DURING THE WALK THROUGH.
12. ADDITIONAL TREES IDENTIFIED TO BE REMOVED SHALL BE MARKED WITH ORANGE TAPE AT DBH AND PAINTED WITH AN ORANGE X AT THE TREE'S BASE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AT THEIR OWN EXPENSE ANY TREES MARKED TO BE SAVED THAT ARE REMOVED OR DAMAGED AS A RESULT OF NEGLECT OR MISCARE DURING CONSTRUCTION. IF IT IS IMPRACTICAL TO REPLACE SUCH TREES WITH AN EQUAL SIZE, THEN SEVERAL SMALLER SIZED TREES WHOSE COMBINED DBH IS EQUAL TO OR GREATER THAN THE DBH OF THE REMOVED OR DAMAGED TREE SHALL BE REQUIRED. PLANTING SIZE, TYPE, AND LOCATION TO BE APPROVED IN WRITING BY THE CITY.
14. TREE PROTECTION AND RELATED PROTECTIVE MEASURES SHOWN ON THIS DRAWING ARE BASED ON CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL MODIFY TYPES AND LOCATIONS OF THESE MEASURES AND PROVIDE TO THE OWNER FOR APPROVAL BASED ON THE ACTUAL STAGING AND STORAGE PLAN PROVIDED.
15. TWO CONSTRUCTION ENTRANCES ARE NECESSARY AND WILL BE DETERMINED BY CONSTRUCTION MANAGER AFTER PROJECT AWARD.
16. BIORETENTION BASIN AND UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE STAKED PRIOR TO SITE CONSTRUCTION TO MINIMIZE TRAFFIC AND COMPACTION. PERIMETER CONTROLS MUST BE PLACED AROUND THESE AREAS AFTER EXCAVATION/SCARIFICATION AND PRIOR TO BACKFILL OF ANY MATERIALS. CELLS SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. CONSTRUCTION OF THE CELLS SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER RAINY WEATHER. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE COMPLETED BY EQUIPMENT LOCATED ADJACENT TO THE CELL AND NOT WITHIN IT. THE BOTTOM OF THE EXCAVATION SHALL BE DEEP TILLED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO BACKFILL OF STORAGE AGGREGATE. THE ENGINEERED SOIL LAYER SHALL BE BACKFILLED IN LIFTS LESS THAN 12 INCHES IN DEPTH. BETWEEN THE LIFTS AND AFTER THE FINAL LIFT, THE SOIL SHALL BE SATURATED ACROSS THE ENTIRE AREA UNTIL WATER ENTERS THE UNDERDRAIN SYSTEM. FINAL GRADING OF ENGINEERED SOIL SHALL OCCUR AT LEAST 24 HOURS AFTER SETTLEMENT. ANY CONTAMINATION OF THE STORAGE AGGREGATE OR ENGINEERED SOIL SHALL BE FULLY REMOVED AND REPLACED WITH UNCONTAMINATED MATERIALS. MULCH SHALL BE PLACED AROUND ENTIRE CELL PRIOR TO PLANTING.
17. SEE SHEET C-002 FOR TOPSOIL REQUIREMENTS.

	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	TREE PROTECTION
	EASEMENT
	LIMITS OF REMOVAL
	ASPHALT REMOVAL
	BUILDING REMOVAL
	CONCRETE REMOVAL
	CLEAR AND GRUB
	PROTECT
	REMOVE
	SALVAGE
	RELOCATE
	FENCE REMOVAL
	UTILITY REMOVAL
	CURB REMOVAL
	CAP UTILITY
	CONSTRUCTION FENCE
	SILT FENCE, PER SUDAS 9040.119
	STABILIZED CONSTRUCTION ENTRANCE, PER SUDAS 9040.120
	INLET PROTECTION, PER SUDAS 9040. SECTION 2.18
	PAVEMENT SAWCUT
	WATTLE, PER SUDAS 9040.105
	ROCK CHECK DAM, PER SUDAS 9040.106 AND 9040.107
	EXISTING TREE
	DEMO TREE

8500 ALICE AVE.
CLIVE, IA 50325

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CLIVE, IA 50325

Owner:

CITY OF CLIVE

SMITHGROUP

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515.225.8000

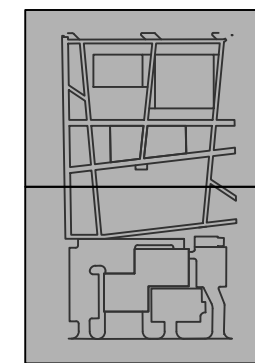


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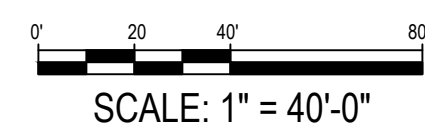
SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE

OVERALL SITE PREP & EROSION CONTROL PLAN



SCALE

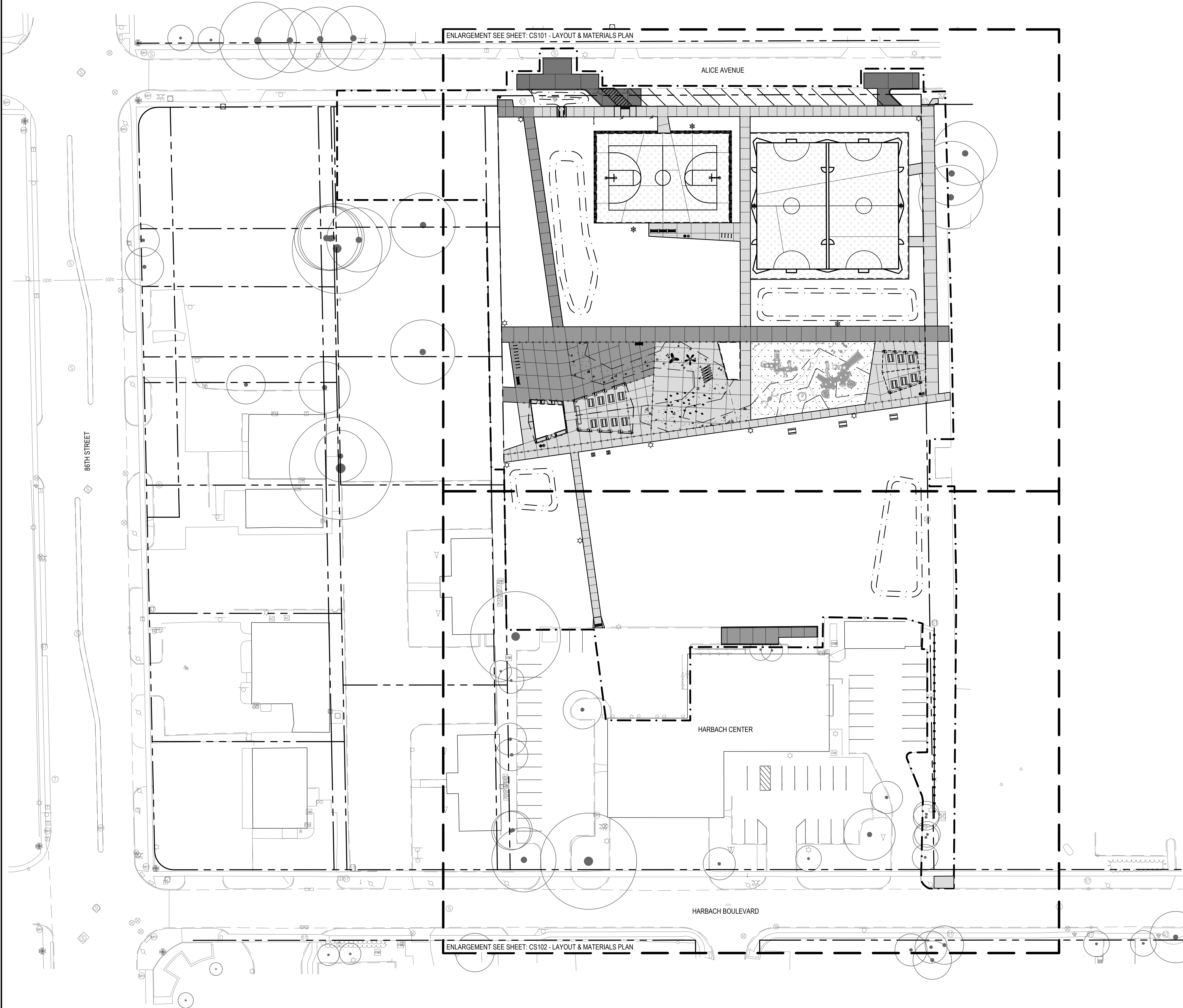
14880

PROJECT NUMBER

CE100

DRAWING NUMBER

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SHEET NOTES

1. HATCH PATTERNS ARE FOR REFERENCE ONLY. HATCHES DO NOT REPRESENT DIRECTIONAL LAYOUT OR PATTERN OF MATERIALS.
2. ALL AREAS DISTURBED OUTSIDE THE PROJECT WORK AREA SHALL BE REPAIRED OR RESTORED IN KIND.
3. ANY DISTURBED AREA THAT HAS A FINISHED CONDITION OF LAWN IN THE IMMEDIATE VICINITY OF THE BUILDINGS OR PARKING SHOULD BE REPLACED WITH SOD.
4. EXISTING TREES TO REMAIN WITHIN NEW CONSTRUCTION AREAS SHALL BE PROTECTED IN PLACE.
5. CONTRACTOR SHALL PROVIDE SCORING AND JOINTING PLAN FOR ALL CONCRETE PAVEMENT AND SUBMIT TO ENGINEER FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
6. SITE GEOMETRY INFORMATION WILL BE PROVIDED TO CONTRACTOR IN ELECTRONIC FORMAT FOR CONSTRUCTION LAYOUT. ALL DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN AND CAD FILE SHALL BE BROUGHT TO ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF CITY STREETS IN KIND WHERE PROJECT WORK REQUIRES STREET DISTURBANCE. ALL CURB AND GUTTER, DRIVE APRONS, CURB RAMPS SHALL MATCH EXISTING PROFILES AND CITY STANDARDS.

LEGEND

- PROPERTY LINES
- - - LIMITS OF CONSTRUCTION
- - - BIOFILTRATION BOUNDARY
- [Pattern] GENERAL CONCRETE PAVEMENT TYPE 1
- [Pattern] GENERAL CONCRETE PAVEMENT TYPE 1 - HEAVY SANDBLASTED FINISH
- [Pattern] GENERAL CONCRETE PAVEMENT TYPE 2
- [Pattern] GENERAL CONCRETE PAVEMENT TYPE 2 - HEAVY SANDBLASTED FINISH
- [Pattern] GENERAL CONCRETE PAVEMENT TYPE 3
- [Pattern] ASPHALT COURT SURFACING
- [Pattern] PLAYGROUND SURFACING BY OTHERS
- [Pattern] INTEGRAL CURB REPLACEMENT: REFER TO SUDAS 7030.202 SHEET 2 CURB DETAIL FOR CLASS A SIDEWALK DETAIL 1
- [Pattern] CURB TRANSITION
- [Pattern] FLUSH CURB
- [Pattern] EXPANSION JOINT
- [Pattern] CONTROL JOINT
- [Pattern] DETECTABLE WARNING STRIP
- [Pattern] SOLID PAVEMENT MARKING
- [Symbol] WHEELCHAIR PAVEMENT MARKING, IOWA DOT (WCSW)
- [Pattern] CHAINLINK FENCE
- [Symbol] FIRE HYDRANT
- [Symbol] EXISTING TREE
- [Symbol] EXISTING LIGHT
- [Symbol] TYPE 1 LIGHT POLE
- [Symbol] TYPE 2 LIGHT POLE
- [Symbol] SALVAGED FUTSAL LIGHT
- [Symbol] LITTER AND RECYCLING RECEPTACLES
- [Symbol] PICNIC TABLES
- [Symbol] BENCHES
- [Symbol] BIKE RACK - 2 SPACES PER RACK
- [Symbol] FIXED GRILL STATION
- [Symbol] DOUBLE SIDED PARK SIGNAGE: OWNER PROVIDED CONTRACTOR INSTALLED

LINNAN PARK
PHASE 1

8500 ALICE AVE.
CLIVE, IA 50325

Owner:
CITY OF CLIVE

SMITHGROUP

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VEENSTRA & KIMM INC.

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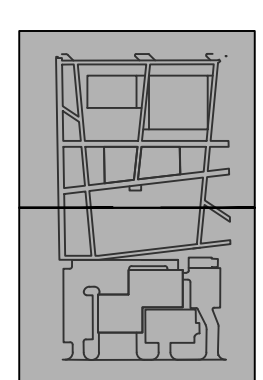
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90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

OVERALL LAYOUT &
MATERIALS PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

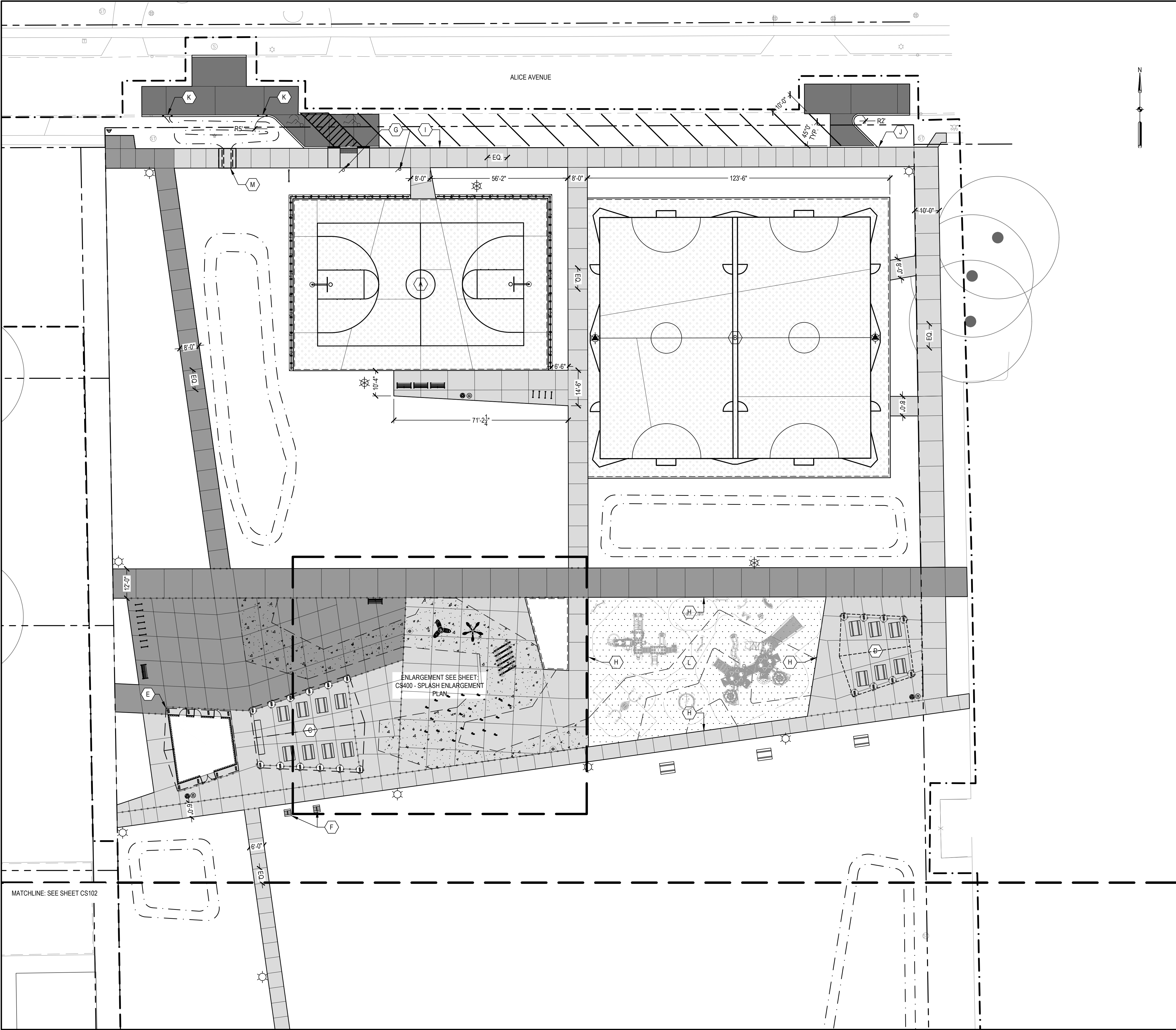
SCALE 14880

PROJECT NUMBER

CS100

DRAWING NUMBER

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SHEET NOTES

- SEE SHEET CS100 - OVERALL LAYOUT & MATERIALS FOR GENERAL LAYOUT AND MATERIALS PLAN NOTES.
- LEGEND IS A MASTER LEGEND, NOT ALL LEGEND ITEMS APPEAR ON SHEET.
- CONCENTRATED RUNOFF SHALL BE DIVERTED FROM BIORETENTION BASINS UNTIL PLANT STABILIZATION HAS OCCURED.
- ALL CURB DIMENSIONS ARE GIVEN FROM FACE OF CURB.

KEYED NOTES

- A BASKETBALL COURT
- B RELOCATED FUTSAL COURT
- C SHELTER ONE
- D SHELTER TWO
- E CANOPY ABOVE
- F FIXED GRILL STATION
- G ADA SITE SIGNAGE
- H THICKENED EDGE CONCRETE PAVEMENT
- I CLASS A SIDEWALK AT EXISTING CURB
- J CLASS A SIDEWALK WITH REPLACEMENT CURB: REFER TO SUDAS 7030.201 SHEET 1
- K CURB CUT TO BIOFILTRATION
- L PLAYGROUND BY OTHERS
- M SIDEWALK FLUME

- 1&2 CS504
- 1&2 CS505
- 1 A101
- 2 CS502
- 2 CS501
- 2 CS500
- 4 CS500
- 7 CS500

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION
- BIOFILTRATION BOUNDARY
- GENERAL CONCRETE PAVEMENT TYPE 1
- GENERAL CONCRETE PAVEMENT TYPE 1 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 2
- GENERAL CONCRETE PAVEMENT TYPE 2 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 3
- ASPHALT COURT SURFACING
- PLAYGROUND SURFACING BY OTHERS
- INTEGRAL CURB REPLACEMENT: REFER TO SUDAS 7030.202 SHEET 2 CURB DETAIL FOR CLASS A SIDEWALK DETAIL 1
- CURB TRANSITION
- FLUSH CURB
- EXPANSION JOINT
- CONTROL JOINT
- DETECTABLE WARNING STRIP
- SOLID PAVEMENT MARKING
- WHEELCHAIR PAVEMENT MARKING, IOWA DOT (WCSW)
- CHAINLINK FENCE
- FIRE HYDRANT
- EXISTING TREE
- EXISTING LIGHT
- TYPE 1 LIGHT POLE
- TYPE 2 LIGHT POLE
- SALVAGED FUTSAL LIGHT
- LITTER AND RECYCLING RECEPTACLES
- PICNIC TABLES
- BENCHES
- BIKE RACK - 2 SPACES PER RACK
- FIXED GRILL STATION
- DOUBLE SIDED PARK SIGNAGE: OWNER PROVIDED CONTRACTOR INSTALLED

- 1 CS500
- 1 CS500
- 1 CS500
- 1 CS500
- 1 CS500
- 5 CS500
- 3 CS500
- 8 CS500
- 6 CS500
- 1 CS503
- 1 CS502
- 2 CS502
- 3 CS502

LINNAN PARK
PHASE 1

8500 ALICE AVE.
CLIVE, IA 50325

Owner:
CITY OF CLIVE

SMITHGROUP

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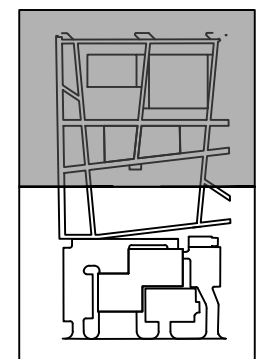


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90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
LAYOUT & MATERIALS PLAN

SCALE: 1" = 20'-0"

SCALE 14880

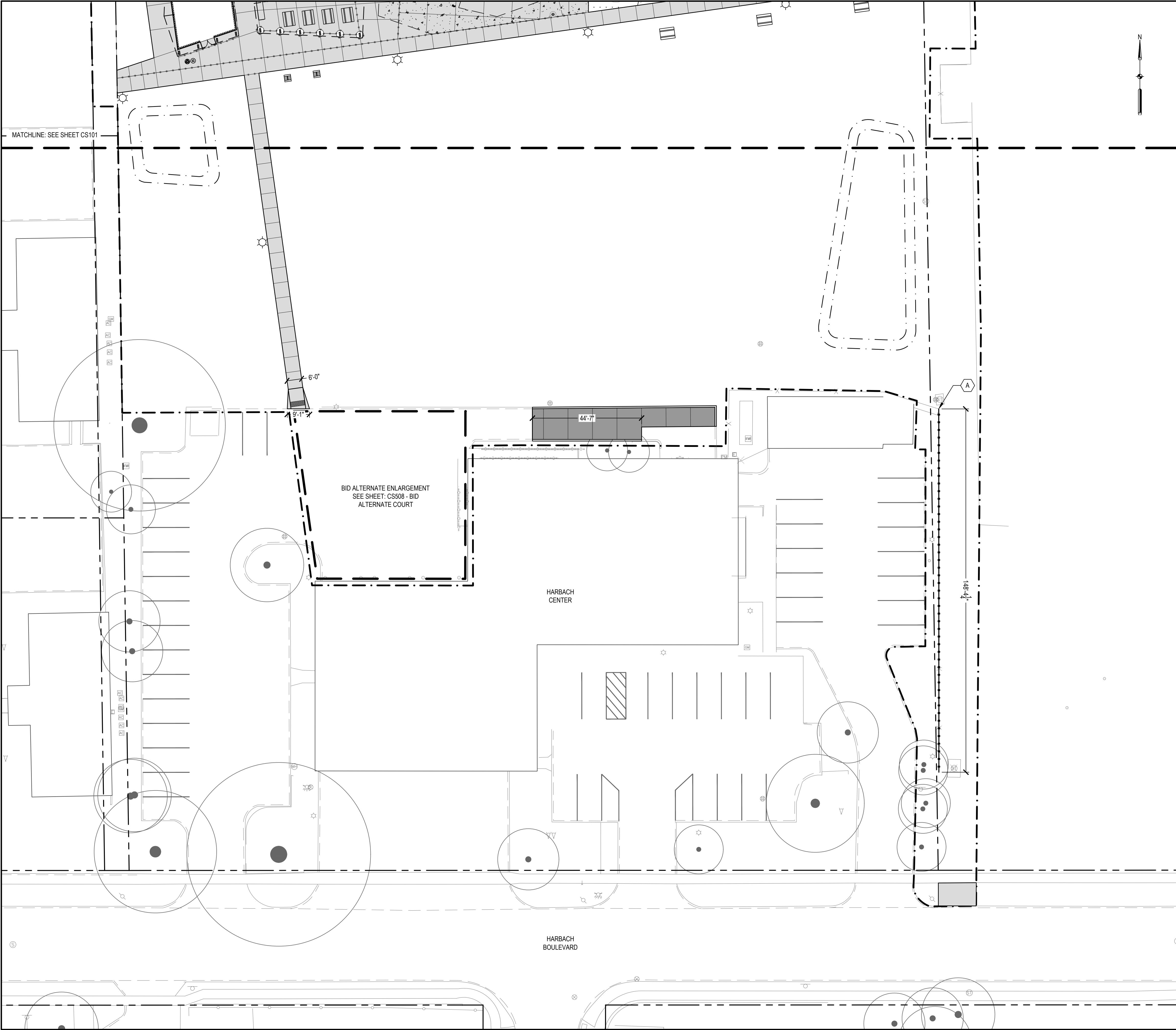
PROJECT NUMBER

CS101

DRAWING NUMBER

NOT FOR CONSTRUCTION

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SHEET NOTES

- 1. SEE SHEET CS100 - OVERALL LAYOUT & MATERIALS FOR GENERAL LAYOUT AND MATERIALS PLAN NOTES.
- 2. LEGEND IS A MASTER LEGEND, NOT ALL LEGEND ITEMS APPEAR ON SHEET.
- 3. CONCENTRATED RUNOFF SHALL BE DIVERTED FROM BIORETENTION BASINS UNTIL PLANT STABILIZATION HAS OCCURED.
- 4. ALL CURB DIMENSIONS ARE GIVEN FROM FACE OF CURB.

KEYED NOTES

A JOIN TO EXISTING CHAINLINK FENCE POST

LEGEND

--- -- PROPERTY LINES

- - - LIMITS OF CONSTRUCTION

- . - BIOFILTRATION BOUNDARY

[Pattern] GENERAL CONCRETE PAVEMENT TYPE 1

[Pattern] GENERAL CONCRETE PAVEMENT TYPE 1 - HEAVY SANDBLASTED FINISH

[Pattern] GENERAL CONCRETE PAVEMENT TYPE 2

[Pattern] GENERAL CONCRETE PAVEMENT TYPE 2 - HEAVY SANDBLASTED FINISH

[Pattern] GENERAL CONCRETE PAVEMENT TYPE 3

[Pattern] ASPHALT COURT SURFACING

[Pattern] PLAYGROUND SURFACING BY OTHERS

[Pattern] INTEGRAL CURB REPLACEMENT: REFER TO SUDAS 7030.202 SHEET 2. CURB DETAIL FOR CLASS A SIDEWALK DETAIL 1

[Pattern] CURB TRANSITION

[Pattern] FLUSH CURB

[Pattern] EXPANSION JOINT

[Pattern] CONTROL JOINT

[Pattern] DETECTABLE WARNING STRIP

[Pattern] SOLID PAVEMENT MARKING

[Symbol] WHEELCHAIR PAVEMENT MARKING, IOWA DOT (WCSW)

[Pattern] CHAINLINK FENCE

[Symbol] FIRE HYDRANT

[Symbol] EXISTING TREE

[Symbol] EXISTING LIGHT

[Symbol] TYPE 1 LIGHT POLE

[Symbol] TYPE 2 LIGHT POLE

[Symbol] SALVAGED FUTSAL LIGHT

[Symbol] LITTER AND RECYCLING RECEPTACLES

[Symbol] PICNIC TABLES

[Symbol] BENCHES

[Symbol] BIKE RACK - 2 SPACES PER RACK

[Symbol] FIXED GRILL STATION

[Symbol] DOUBLE SIDED PARK SIGNAGE: OWNER PROVIDED CONTRACTOR INSTALLED

1 CU500

1 CS500

1 CS500

1 CS500

1 CS500

1 CS500

5 CS500

3 CS500

8 CS500

6 CS500

1 CS503

1 CS502

2 CS502

3 CS502

LINNAN PARK
PHASE 1

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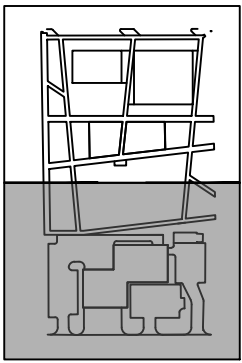
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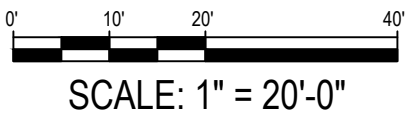
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE
LAYOUT & MATERIALS PLAN

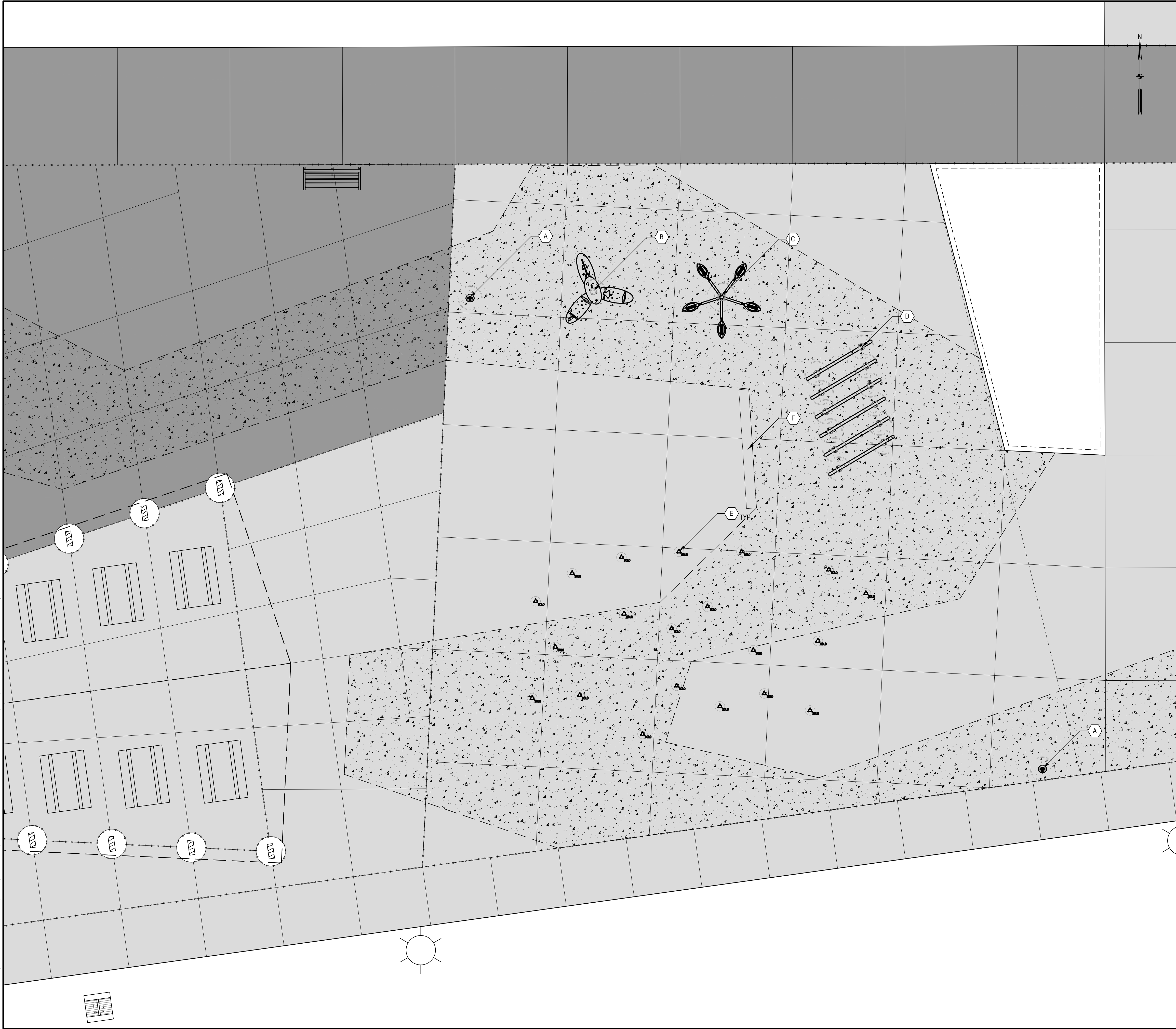


SCALE 14880

PROJECT NUMBER
CS102

DRAWING NUMBER

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SHEET NOTES

- SEE SHEET CS100 - OVERALL LAYOUT & MATERIALS FOR GENERAL LAYOUT AND MATERIALS PLAN NOTES.
- LEGEND IS A MASTER LEGEND, NOT ALL LEGEND ITEMS APPEAR ON SHEET.

KEYED NOTES

- A WATERPLAY ACTIVATOR POWER POST
- B WATERPLAY WATERFALL 3
- C WATERPLAY AQUALUME SOAKER 5
- D WATERPLAY SPIRAL TUNNEL
- E WATERPLAY GROUND SPRAY SOLO SPURT
- F 8-INCH TRENCH DRAIN

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION
- BIOFILTRATION BOUNDARY
- GENERAL CONCRETE PAVEMENT TYPE 1
- GENERAL CONCRETE PAVEMENT TYPE 1 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 2
- GENERAL CONCRETE PAVEMENT TYPE 2 - HEAVY SANDBLASTED FINISH
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- ASPHALT COURT SURFACING
- PLAYGROUND SURFACING BY OTHERS
- INTEGRAL CURB REPLACEMENT: REFER TO SUDAS 7030.202 SHEET 2 CURB DETAIL FOR CLASS A SIDEWALK DETAIL 1
- CURB TRANSITION
- FLUSH CURB
- EXPANSION JOINT
- CONTROL JOINT
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- CHAINLINK FENCE
- FIRE HYDRANT
- EXISTING TREE
- EXISTING LIGHT
- TYPE 1 LIGHT POLE
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- SALVAGED FUTSAL LIGHT
- LITTER AND RECYCLING RECEPTACLES
- PICNIC TABLES
- BENCHES
- BIKE RACK - 2 SPACES PER RACK
- FIXED GRILL STATION
- DOUBLE SIDED PARK SIGNAGE: OWNER PROVIDED CONTRACTOR INSTALLED

LINNAN PARK PHASE 1

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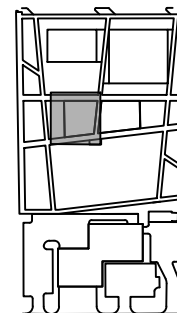


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SEALS AND SIGNATURES

KEY PLAN



PROJECT NORTH

DRAWING TITLE SPLASH ENLARGEMENT PLAN

0' 2.5' 5' 10'
SCALE: 1" = 5'-0"

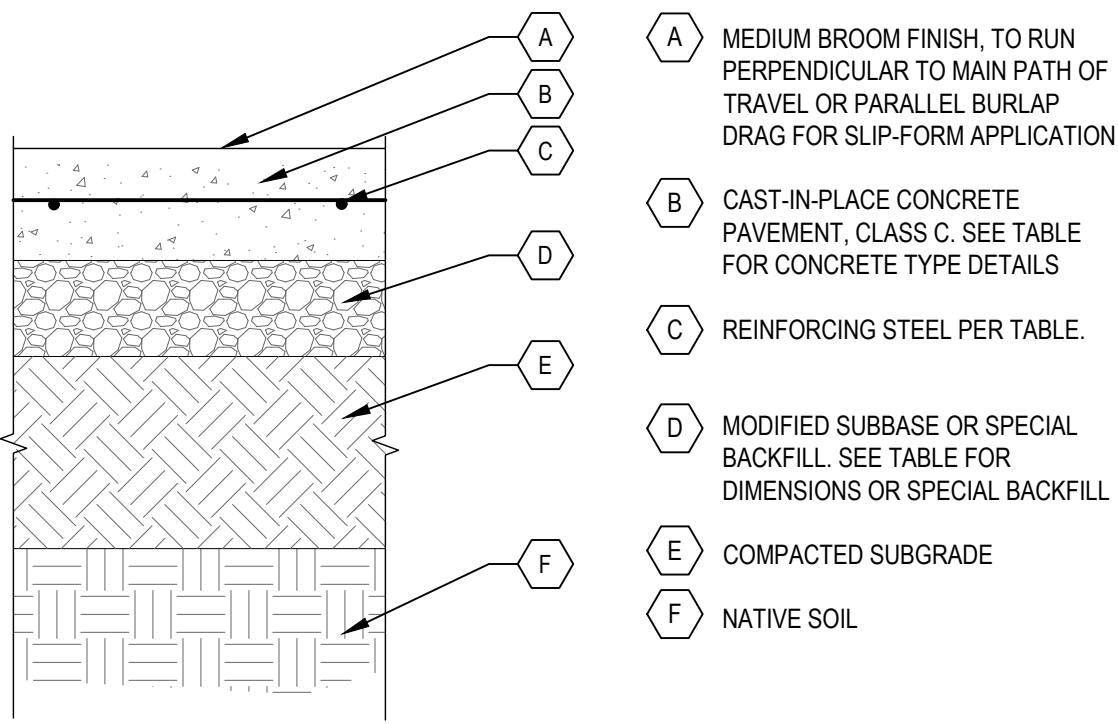
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PROJECT NUMBER

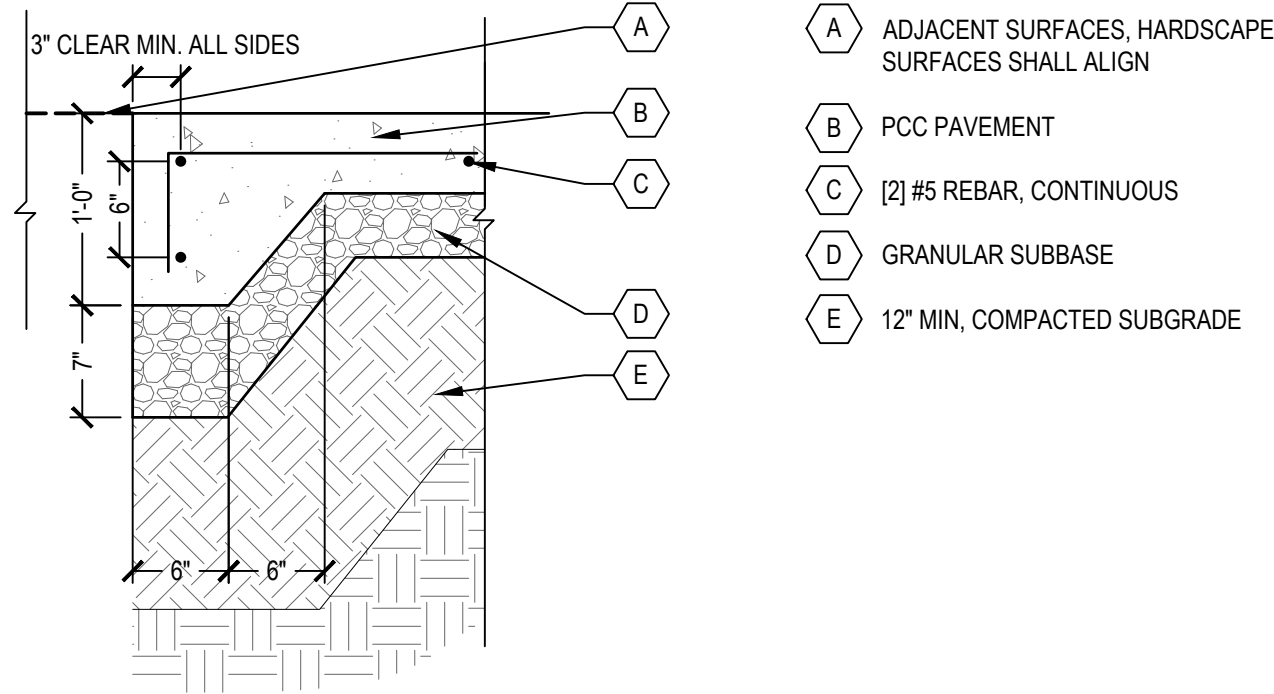
CS400

DRAWING NUMBER

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CONCRETE TYPE	DURABILITY CLASS	CONCRETE DEPTH	SUBBASE DEPTH	STEEL REINFORCEMENT
PCC PAVEMENT TYPE 1	2	0'-6"	0'-6"	NONE
PCC PAVEMENT TYPE 2	4	0'-7"	0'-6"	#4 BAR AT 18" OC EACH WAY
PCC PAVEMENT TYPE 3	2	0'-8"	0'-6"	#4 BAR AT 18" OC EACH WAY

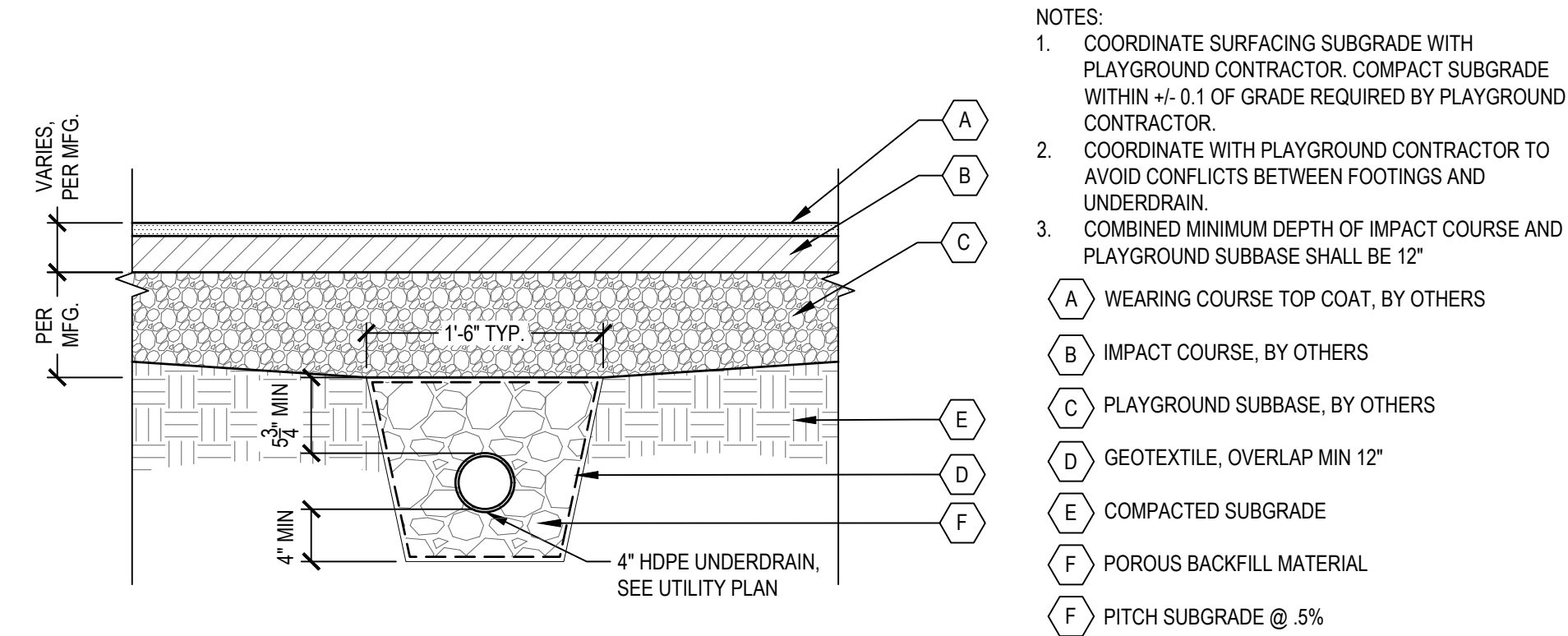


1 GENERAL CONCRETE PAVEMENT

SCALE: 1" = 1'

2 THICKENED EDGE CONCRETE PAVEMENT

SCALE: 1" = 1'

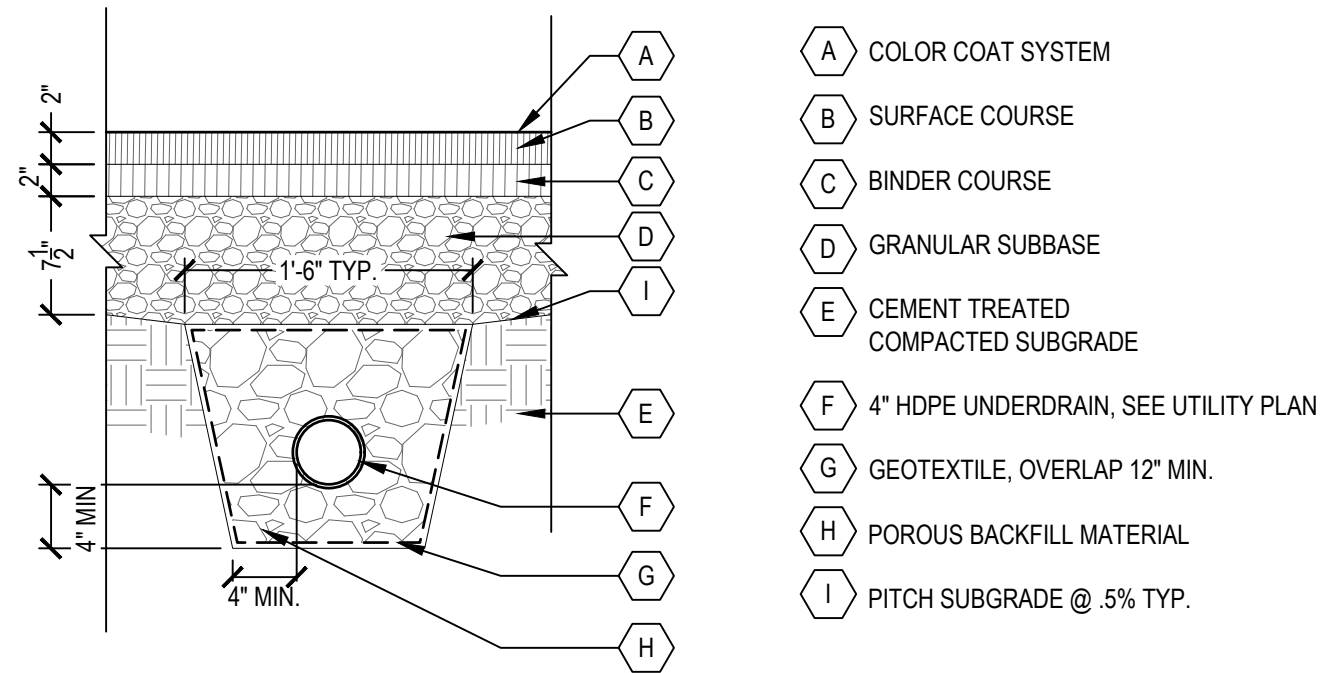


3 PLAYGROUND UNDERDRAIN

SCALE: 1" = 1'

4 CLASS A SIDEWALK AT EXISTING CURB

SCALE: 1" = 1'

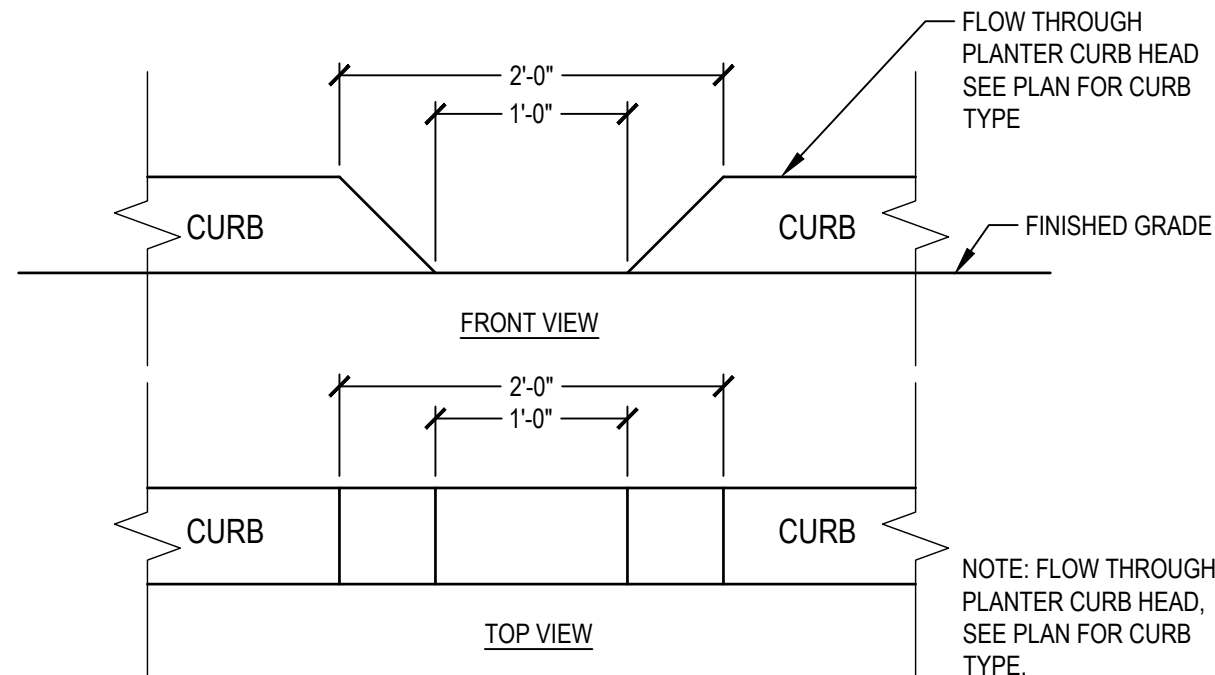


5 ASPHALT COURT SURFACING

SCALE: 1" = 1'

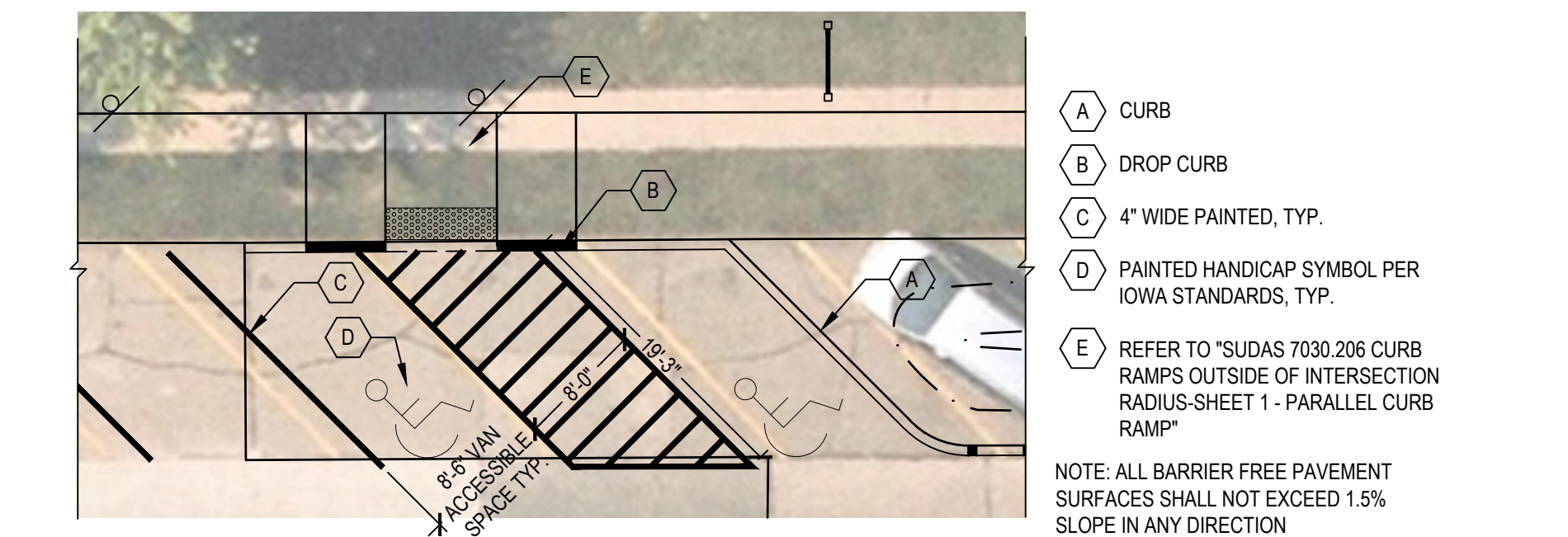
6 FLUSH CURB

SCALE: 1" = 1'



7 CURB CUT TO BIOFILTRATION

SCALE: 1" = 1'



8 ACCESSIBLE PARKING LAYOUT

SCALE: 1" = 10'

LINNAN PARK PHASE 1

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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

SITE DETAILS

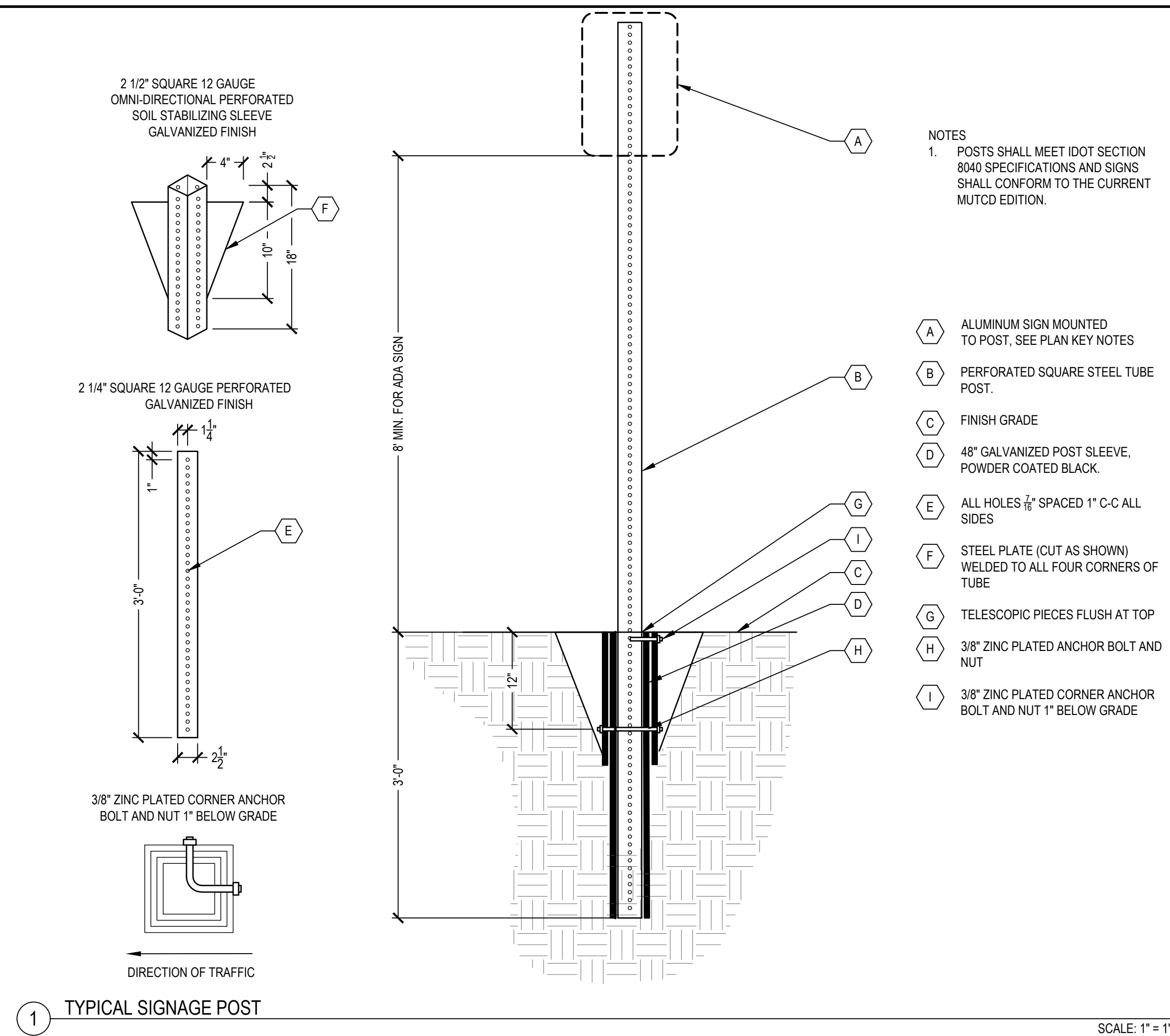
SCALE: AS NOTED

SCALE 14880

PROJECT NUMBER

CS500

DRAWING NUMBER



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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

SITE DETAILS

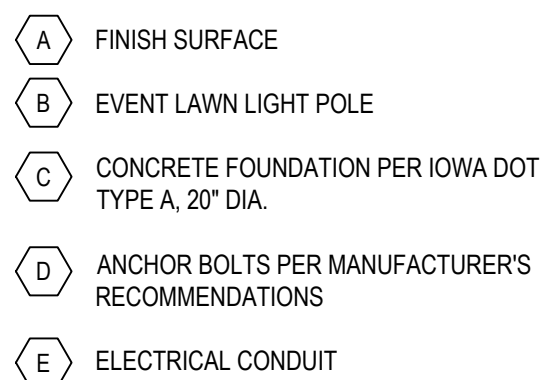
SCALE: AS NOTED

SCALE _____

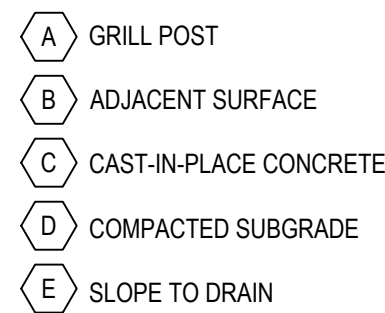
PROJECT NUMBER

CS50

DRAWING NUMBER



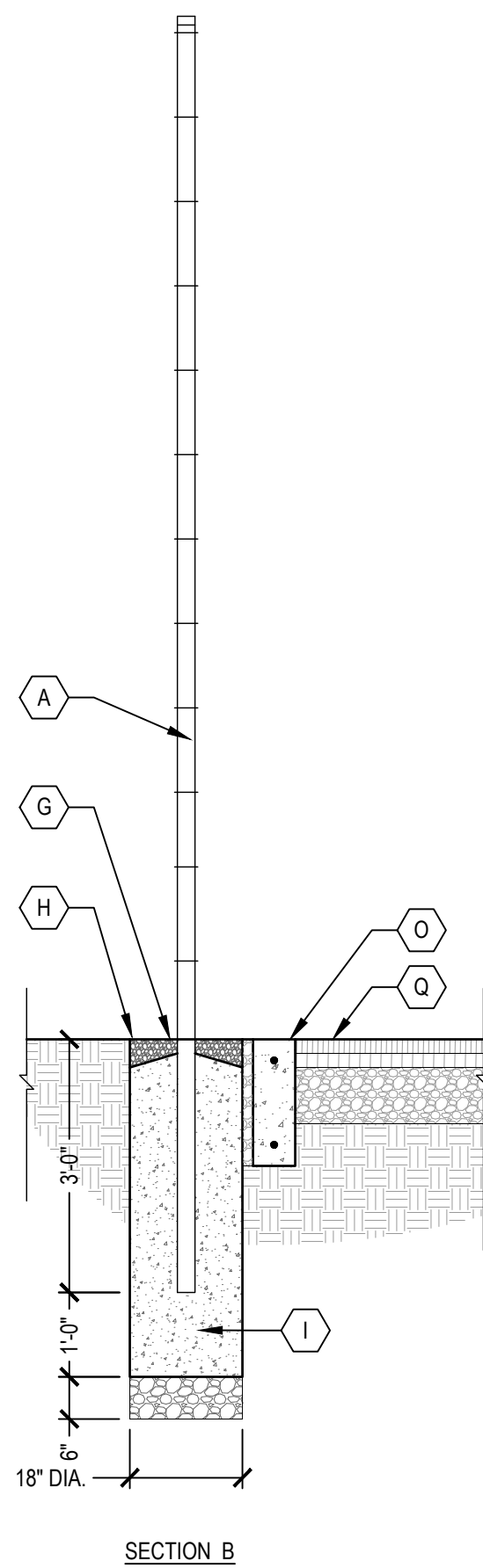
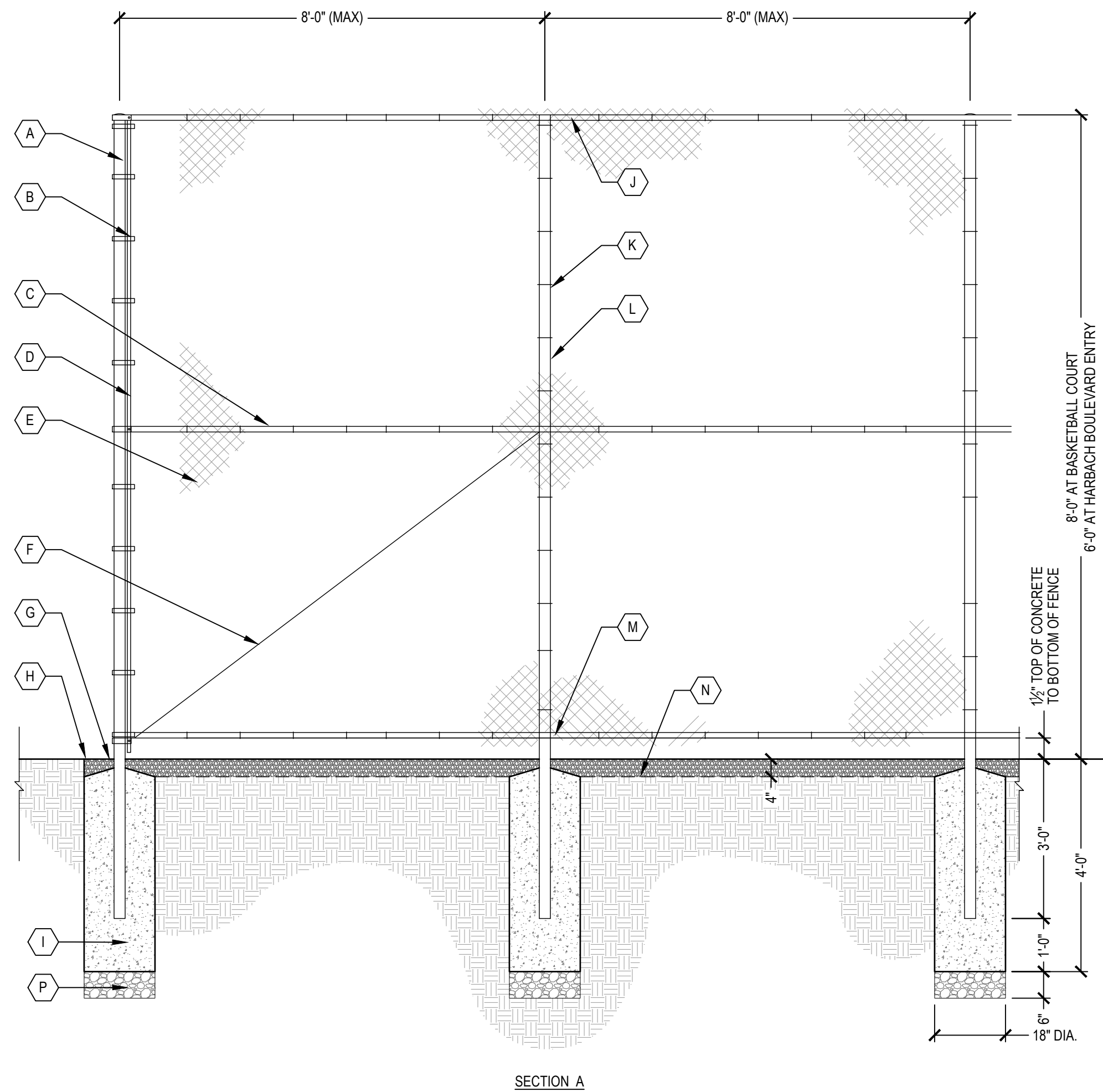
SCALE: 1"=1'



SCALE: 1"=1'



NOT TO SCALE



- (A) END OR CORNER POST 3" @ 6.5LBS/FT.
- (B) 1/8" x 1" TENSION BANDS 12" ON CENTER
- (C) 1 1/2" STD. PIPE INTERMEDIATE RAIL 1.66" O.D. @ 2.27LBS/FT. FOR FENCES OVER 12'
- (D) 1/8" X 3/4" TENSION BAR
- (E) #6 GAUGE 1" MESH WROUGHT STEEL CHAIN LINK FENCE GALV. AFTER FABRICATION
- (F) 3/8"Ø DIAGONAL TRUSS ROD WITH BENT ENDS BETWEEN EACH CORNER & LINE POST ALSO LINE & GATE POST, WHERE TOTAL FENCE SIDE HAS 4 OR MORE NUMBER FENCE PANELS ONLY
- (G) STONE MULCH
- (H) GRADE LINE
- (I) CAST-IN-PLACE CONCRETE FOOTING
- (J) 1 1/2"Ø STD. PIPE TOP RAIL 1.66" O.D. 2.27 LBS/FT. FOR FENCES OVER 12'
- (K) #9 GAUGE STEEL FABRIC TIES @ 12" ON CENTER
- (L) 21/2"Ø STD. PIPE LINE POST 2.875" O.D. (SPEC PIPE SCHEDULE RATING I.E. SCH40)
- (M) 1 1/2" Ø STD. PIPE BOTTOM RAIL 1.66" O.D. 2.27 LBS/FT.
- (N) GEOTEXTILE FABRIC
- (O) FLUSH CURB
- (P) GRANULAR SUBBASE
- (Q) COURT SURFACING

- NOTES:
1. THE CENTER LINE OF LINE POSTS IS THE CENTER LINE OF THE FENCE.
 2. THE BOTTOM RAIL SHALL BE 1½" Ø STD. PIPE (1.66" O.D. @ 2.27 LBS/FT.) WITH #9 GAUGE STEEL FABRIC TIES @ 12" ON CENTER.
 3. ALL FENCE CAPS SHALL BE SPOTWELDED.
 4. ALL PIPE TO BE WROUGHT STEEL HOT DIP GALVANIZED. SIZE AS SHOWN ON DETAILS OF THIS SHEET.
 5. REQUIRED MAXIMUM INTERMEDIATE PULL POST SPACING IS AS FOLLOWS: FOR 6'-0" HIGH FENCE SPACING 150'-0"
 6. PULL POST SHALL BE THE SAME SIZE AS CORNER POST, INSTALLED WITH ADJACENT PANELS, COMPLETE WITH TENSION BARS, INTERMEDIATE RAILS AND TRUSS ROD TO BE USED FOR 12'-0" HT. FENCES ONLY.
 7. TOP RAIL COUPLINGS SHALL BE WROUGHT STEEL GALVANIZED OUTSIDE SLEEVE TYPE, 7" LONG SPACED @ 20'-0" ON CENTER, ONE COUPLING IN EVERY FIVE TO BE OF A TYPE TO TAKE UP EXPANSION AND CONTRACTION OF TOP RAIL.
 8. ALL FITTINGS TO BE EQUIPPED WITH NUTS AND BOLTS AS REQUIRED FOR ERECTION, (ALL GALV.) CLAMPS AND CAPS TO BE MALLEABLE IRON, GALVANIZED. BANDS TO BE WROUGHT STEEL GALVANIZED. LOCKING DEVICE TO BE ADAPTABLE FOR PADLOCKING. CARRIAGE BOLTS AND NUTS TO BE ¾" Ø GALV. STEEL OF PROPER LENGTH.
 9. POST FOOTINGS TO BE OF CLASS SPECIFIED.
 10. ALL FENCE GROUNDING SHALL MEET THE REQUIREMENTS OF THE CURRENT MUNICIPAL CODE OF CITY OF CLIVE.
 11. ALL FENCING SHALL BE GROUNDING AT ENDS. THE CONNECTIONS TO THE GROUND SHALL BE MADE TO THE FENCE FABRIC BOTTOM SELVAGE. ALL CONNECTIONS SHALL BE MADE BY MEANS OF SOLDERLESS, NON-FERROUS CONNECTORS. THE TOP OF THE RODS SHALL BE SIX INCHES BELOW THE STONE MULCH COURSE AND THE CABLE CONNECTION SHALL BE MADE AT LEAST SIX INCHES BELOW THE TOP OF THE GROUND ROD. ALL CONNECTIONS BETWEEN GATE AND FENCE AND GROUND ROD SHALL BE NO. 8 BARE STRANDED SOFT DRAWN CABLE.
 12. GROUND RODS SHALL BE INSTALLED AS REQUIRED AND SHALL BE MADE OF COPPER OR COPPER-CLAD STEEL, NOT LESS THAN ¾" DIAMETER AND LENGTH OR NUMBER OF RODS SHALL HAVE A RESISTANCE TO GROUND NOT TO EXCEED 25 OHMS. GROUND RODS TO BE INSTALLED VERTICALLY.
 13. GROUND RODS SHALL OCCUR NO FURTHER APART THAN 50' ON-CENTER OR ONE PER 50 LINEAR FEET.
 14. IF A FENCE IS 5' OR LESS IN DISTANCE FROM A LIGHT POLE THEN THE FENCE SHALL BE BONDED TO THE LIGHT POLE BY MEANS OF UNDERGROUND JUMBERS.
 15. ALL CHAIN LINK FENCE FABRIC, POSTS, CAPS, RAILS, TIES, CLAMPS, ETC. SHALL HAVE (POLYVINYL CHLORIDE) PVC COATING, FUSED AND BONDED. BLACK COLOR.
 16. CONCRETE FOR FOOTINGS SHALL BE 28 DAY STRENGTH 3500 PSI MIN. AIR ENTRAINED AND AIR CONTENT 5-8% TO SLUMP 2"-4".
 17. TOPS OF CHAINLINK POST FOOTINGS TO BE SLOPED TO ACHIEVE POSITIVE DRAINAGE. MAX 2% SLOPE ON TOP OF FOUNDATION.
 18. SIZING, CONNECTIONS, INSTALLATIONS METHODS PER ASTM F567

SCALE: 1/2" = 1'-0"

LINNAN PARK PHASE 1

8500 ALICE AVE.
CLIVE, IA 50325

Owner:

CITY OF CLIVE

SMITHGROUP

44 EAST MIFFLIN STREET
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[illegible]

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

SITE DETAILS

SCALE: AS NOTED

SCALE

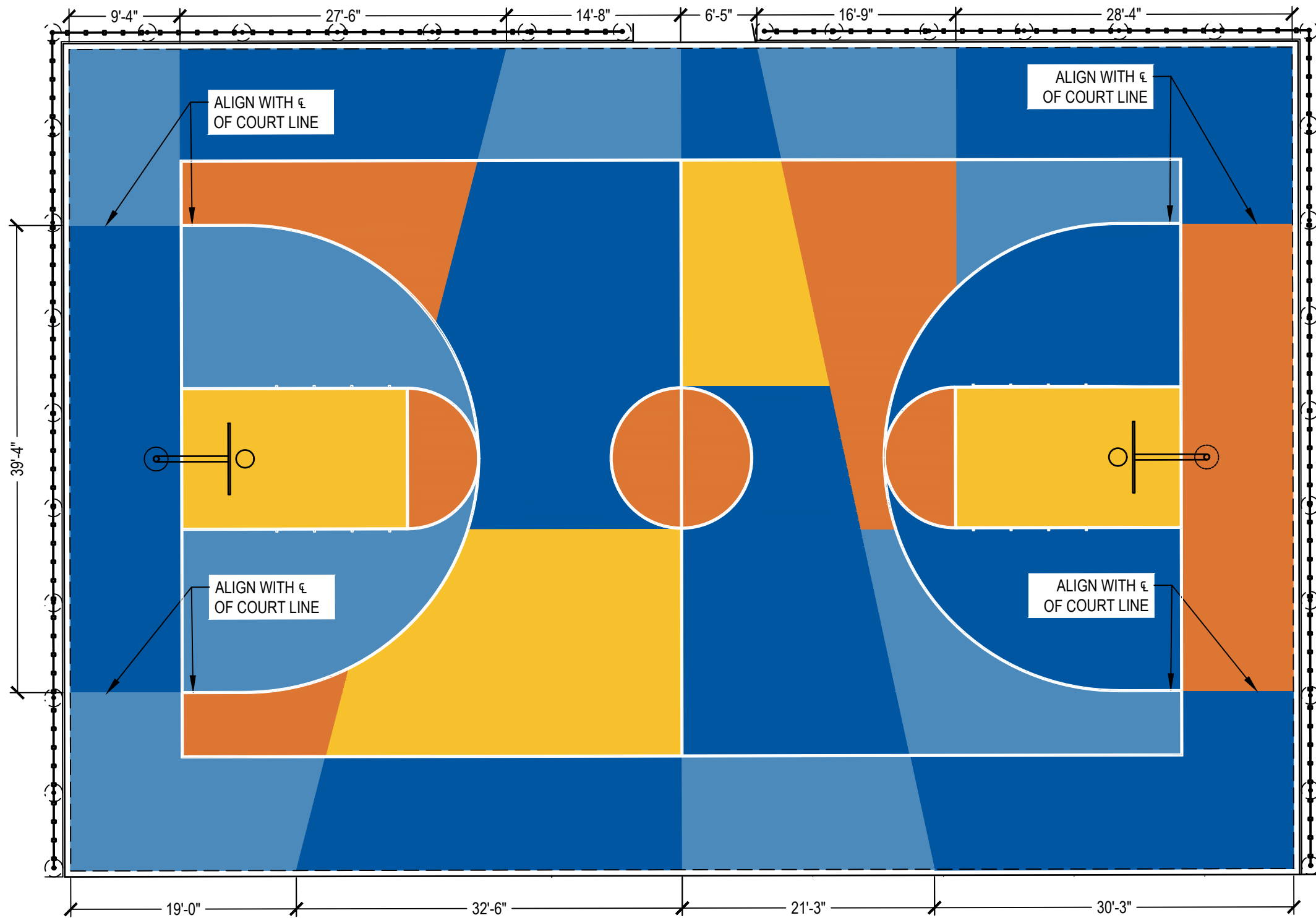
14880

PROJECT NUMBER

CS503

DRAWING NUMBER

FILE:C:\Users\lvdenzuela\SmithGroup Companies Inc\PRJ - 14880 - SmithGroup - SmithGroup\CAD 05 Civil\SH1-14880-CS-CRTDETAIL.dwg USER:lvdenzuela DATE:Feb, 07 2025 TIME: 11:54 am

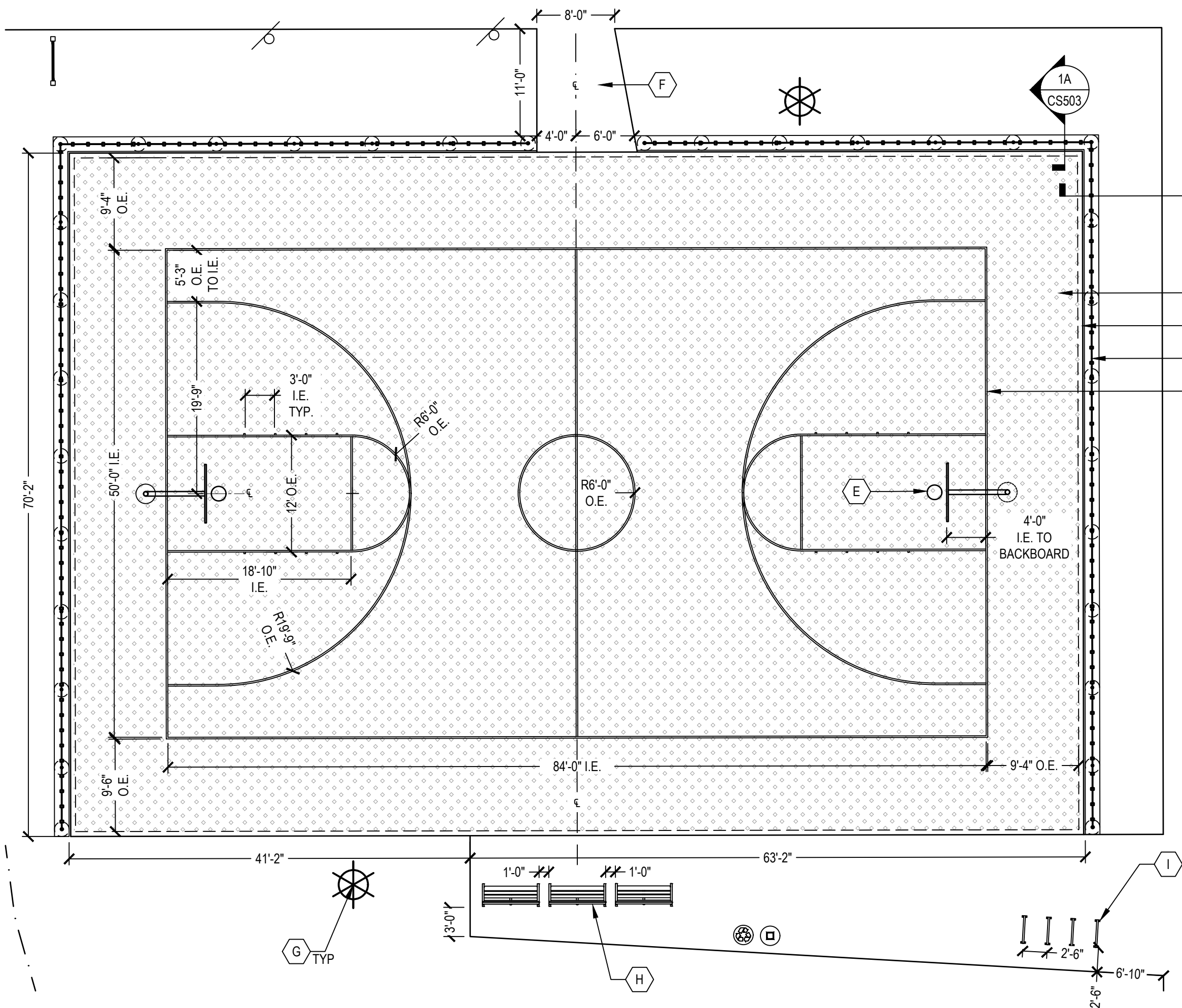


- NOTES:
1. COLORS SHOWN ARE FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR EXACT COLORS.
 2. CONTRACTOR TO MARK EDGES OF PAINTING AREAS WITH TAPE OR CHALK FOR APPROVAL BY ENGINEER/ARCHITECT AND CITY OF CLIVE PRIOR TO PAINTING.

- LAYKOLD BISCAVNE BLUE
- LAYKOLD ARTIC BLUE
- LAYKOLD PUMPKIN
- LAYKOLD CANARY
- LAYKOLD KIWI
- LAYKOLD KEY LIME

1 BASKETBALL COURT PAINTING

SCALE: 1" = 10'



- NOTES:
1. ALL COURT LINES SHALL BE 2" THICK.
 2. REFER TO BASKETBALL COURT PAINTING
 3. BASKETBALL COURT GEOMETRY AND DIMENSIONS PER NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATION (NFHS) STANDARDS FOR HIGH SCHOOL BASKETBALL. REFER TO NFHS "BASKETBALL COURT DIAGRAM" AVAILABLE AT: <https://www.nfhs.org/media/7213108/basketball-court-diagram.pdf>
 4. SALVAGED BASKETBALL POLE LOCATIONS ARE ESTIMATES. CONTRACTOR RESPONSIBLE TO LOCATE PER NFHS STANDARDS.

- A ASPHALT COURT SURFACING
- B FLUSH CURB
- C CHAINLINK FENCE
- D COURT LINES
- E SALVAGED AND RELOCATED BASKETBALL BACKBOARD, HOOP, AND POLES
- F GENERAL CONCRETE PAVEMENT TYPE 1
- G TYPE 1 LIGHT POLE
- H BENCH
- I BIKE RACKS

- 5 CS500
- 6 CS500
- 1 CS503
- 1 CS500
- 1 CS502

2 BASKETBALL COURT

SCALE: 1" = 10'

LINNAN PARK PHASE 1

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Owner:

CITY OF CLIVE

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ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
SITE DETAILS

SCALE: AS NOTED

SCALE 14880

PROJECT NUMBER

CS504

DRAWING NUMBER

FS AQUALUME SOAKER 50011-4258

LIST OF MATERIALS / LISTE DE MATÉRIEAUX (IF / SI APPLICABLE)

BASE MATERIAL / MATÉRIEL304 STAINLESS STEEL / ACIER INOXYDABLE

NOZZLES / BUSESACRYLIC / ACRYLIQUE

IMPACT SPRAY AREA / ZONE D'ASPERSION D'IMPACT

8'-0" [2436 mm]

'R' (RADIUS / RAYON)

3'-4" [1006 mm]

10'-6" [3191 mm]

9'-0" [2732 mm]

3'-0" [914 mm]

FLUSH TO GRADE / À NIVEAU

PLAYPHASE BASE

FOOTING BY INSTALLER / BASE DE BÉTON PAR L'INSTALLATEUR

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE

R (ft/mm) L (ft/mm) W (ft/mm)

GPWLPW PSWPa

NOZZLES / BUSES

1/4" 250 1/4" 250

SOLD SEPARATELY / VENDUE SÉPARÉMENT

PLAYPHASE NO. QTY / QTE

PLAYPHASE MID QTY / QTE

PLAYPHASE LRG QTY / QTE

CLIENT APPROVAL:

DRAWING ID: 0011-4258

SHEET: 1 OF 1

WATERPLAY BY MAKER

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

SE REFERER AU DOCUMENT DE SPECIFICATION ECRT POUR LES DÉTAILS COMPLETS DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.

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E: jprobert@waterplay.com W: waterplay.com

FS SPIRAL TUNNEL0010-0377

LIST OF MATERIALS / LISTE DE MATÉRIEAUX (IF / SI APPLICABLE)

BASE MATERIAL / MATÉRIEL304 STAINLESS STEEL / ACIER INOXYDABLE

NOZZLES / BUSESACETAL / ACÉTAL

IMPACT SPRAY AREA / ZONE D'ASPERSION D'IMPACT

8'-7" [2605 mm]

7'-5" [2269 mm]

6'-7" [1994 mm]

3'-0" [914 mm]

FLUSH TO GRADE / À NIVEAU

PLAYPHASE BASE

FOOTING BY INSTALLER / BASE DE BÉTON PAR L'INSTALLATEUR

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE

R (ft/mm) L (ft/mm) W (ft/mm)

GPWLPW PSWPa

NOZZLES / BUSES

1/4" 250 1/4" 250

SOLD SEPARATELY / VENDUE SÉPARÉMENT

PLAYPHASE NO. QTY / QTE

PLAYPHASE MID QTY / QTE

PLAYPHASE LRG QTY / QTE

CLIENT APPROVAL:

DRAWING ID: 0010-0377

SHEET: 1 OF 1

WATERPLAY BY MAKER

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FS WATERFALL 30010-4592

LIST OF MATERIALS / LISTE DE MATÉRIEAUX (IF / SI APPLICABLE)

BASE MATERIAL / MATÉRIEL304 STAINLESS STEEL / ACIER INOXYDABLE

PANELS / PANNEAUXACRYLIC / ACRYLIQUE

OTHER / AUTREURETHANE / URÉTHANE

IMPACT SPRAY AREA / ZONE D'ASPERSION D'IMPACT

7'-3" [2202 mm]

6'-5" [1948 mm]

5'-1" [1549 mm]

3'-0" [914 mm]

FLUSH TO GRADE / À NIVEAU

PLAYPHASE BASE

FOOTING BY INSTALLER / BASE DE BÉTON PAR L'INSTALLATEUR

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE

R (ft/mm) L (ft/mm) W (ft/mm)

GPWLPW PSWPa

NOZZLES / BUSES

1/4" 250 1/4" 250

SOLD SEPARATELY / VENDUE SÉPARÉMENT

PLAYPHASE NO. QTY / QTE

PLAYPHASE MID QTY / QTE

PLAYPHASE LRG QTY / QTE

CLIENT APPROVAL:

DRAWING ID: 0010-4592

SHEET: 1 OF 1

WATERPLAY BY MAKER

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GS SOLO SPURT0010-7481

LIST OF MATERIALS / LISTE DE MATÉRIEAUX (IF / SI APPLICABLE)

BASE MATERIAL / MATÉRIEL304 STAINLESS STEEL / ACIER INOXYDABLE

NOZZLES / BUSESACETAL / ACÉTAL

IMPACT SPRAY AREA / ZONE D'ASPERSION D'IMPACT

0'-3" [73 mm]

0'-5" [124 mm]

0'-11" [289 mm]

0'-4" [101 mm]

FLUSH TO GRADE / À NIVEAU

FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE

R (ft/mm) L (ft/mm) W (ft/mm)

GPWLPW PSWPa

NOZZLES / BUSES

1/4" 250 1/4" 250

SOLD SEPARATELY / VENDUE SÉPARÉMENT

PLAYPHASE NO. QTY / QTE

PLAYPHASE MID QTY / QTE

PLAYPHASE LRG QTY / QTE

CLIENT APPROVAL:

DRAWING ID: 0010-7481

SHEET: 1 OF 1

WATERPLAY BY MAKER

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FS WATER-O0010-0369

LIST OF MATERIALS / LISTE DE MATÉRIEAUX (IF / SI APPLICABLE)

BASE MATERIAL / MATÉRIEL304 STAINLESS STEEL / ACIER INOXYDABLE

NOZZLES / BUSESACETAL / ACÉTAL

IMPACT SPRAY AREA / ZONE D'ASPERSION D'IMPACT

5'-4" [1619 mm]

7'-10" [2375 mm]

0'-4" [89 mm]

6'-7" [1994 mm]

3'-0" [914 mm]

FLUSH TO GRADE / À NIVEAU

PLAYPHASE BASE

FOOTING BY INSTALLER / BASE DE BÉTON PAR L'INSTALLATEUR

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE

R (ft/mm) L (ft/mm) W (ft/mm)

GPWLPW PSWPa

NOZZLES / BUSES

1/4" 250 1/4" 250

SOLD SEPARATELY / VENDUE SÉPARÉMENT

PLAYPHASE NO. QTY / QTE

PLAYPHASE MID QTY / QTE

PLAYPHASE LRG QTY / QTE

CLIENT APPROVAL:

DRAWING ID: 0010-0369

SHEET: 1 OF 1

WATERPLAY BY MAKER

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ACTIVATOR POWER POST0010-1854

LIST OF MATERIALS / LISTE DE MATÉRIEAUX (IF / SI APPLICABLE)

BASE MATERIAL / MATÉRIEL304 STAINLESS STEEL / ACIER INOXYDABLE

PANELS / PANNEAUXACRYLIC / ACRYLIQUE

IMPACT SPRAY AREA / ZONE D'ASPERSION D'IMPACT

0'-9" [226 mm]

0'-10" [254 mm]

3'-6" [1071 mm]

3'-0" [914 mm]

FLUSH TO GRADE / À NIVEAU

PLAYPHASE BASE

FOOTING BY INSTALLER / BASE DE BÉTON PAR L'INSTALLATEUR

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE

R (ft/mm) L (ft/mm) W (ft/mm)

GPWLPW PSWPa

NOZZLES / BUSES

1/4" 250 1/4" 250

SOLD SEPARATELY / VENDUE SÉPARÉMENT

PLAYPHASE NO. QTY / QTE

PLAYPHASE MID QTY / QTE

PLAYPHASE LRG QTY / QTE

CLIENT APPROVAL:

DRAWING ID: 0010-1854

SHEET: 1 OF 1

WATERPLAY BY MAKER

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ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
SITE DETAILS

SCALE: AS NOTED

SCALE
14880

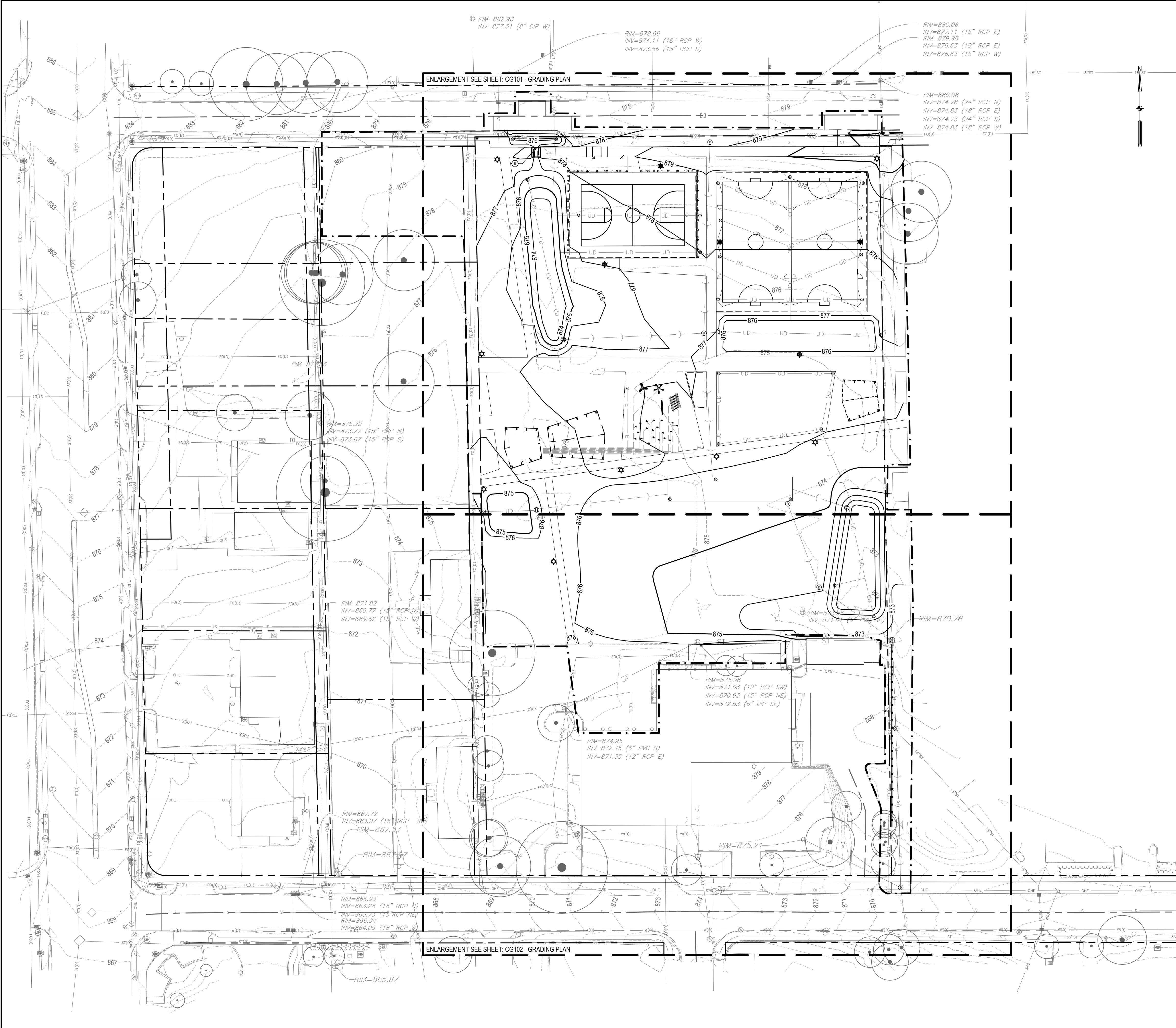
PROJECT NUMBER

CS506

DRAWING NUMBER

Page 299 of 370

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SHEET NOTES

- CONTRACTOR SHALL CONTACT IOWA ONE CALL AND EXISTING ON-SITE PUBLIC AND PRIVATE UTILITIES TO FIELD VERIFY ABOVE AND BELOW GROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- GRADES SHALL SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER COMPACTION OF SOIL AND INSTALLATION OF PAVERS, AND SHALL BE UNIFORM IN SLOPE.
- FINISHED SURFACES SHALL BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE AND SHALL TRANSITION SMOOTHLY TO EXISTING SURFACES.
- FINISHED SURFACE GRADING SLOPES SHALL NOT EXCEED 1.5% CROSS SLOPE OR 5.0% RUNNING SLOPE.
- BIORETENTION BASIN AND UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE STAKED PRIOR TO SITE CONSTRUCTION TO MINIMIZE TRAFFIC AND COMPACTION. CELLS SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. CONSTRUCTION OF THE CELLS SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER RAINY WEATHER. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE COMPLETED BY EQUIPMENT LOCATED ADJACENT TO THE CELL AND NOT WITHIN IT. THE BOTTOM OF THE EXCAVATION SHALL BE DEEP TILLED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO BACKFILL OF STORAGE AGGREGATE. THE ENGINEERED SOIL LAYER SHALL BE BACKFILLED IN LIFTS LESS THAN 12 INCHES IN DEPTH. BETWEEN THE LIFTS AND AFTER THE FINAL LIFT, THE SOIL SHALL BE SATURATED ACROSS THE ENTIRE AREA UNTIL WATER ENTERS THE UNDERDRAIN SYSTEM. FINAL GRADING OF ENGINEERED SOIL SHALL OCCUR AT LEAST 24 HOURS AFTER SETTLEMENT. ANY CONTAMINATION OF THE STORAGE AGGREGATE OR ENGINEERED SOIL SHALL BE FULLY REMOVED AND REPLACED WITH UNCONTAMINATED MATERIALS. MULCH SHALL BE PLACED ACROSS ENTIRE CELL PRIOR TO PLANTING.
- SEE SHEET C-002 - SOIL MANAGEMENT PLAN FOR TOPSOIL REQUIREMENTS.
- ANY AREA THAT IS TO BE RE-VEGETATED SHALL RESTORE SITE SOILS TO DECOMPACTION LEVELS AS SPECIFIED IN THECLIVE DEVELOPMENT STANDARDS MANUAL, DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
- OWNER OR OWNER'S REPRESENTATIVE TO BE ON SITE DURING BACKFILL PLACEMENT.

KEYED NOTES

- A ADA LANDING PER PROWAG STANDARDS
B CURB CUT TO BIOLFILTRATION

LEGEND

LINNAN PARK PHASE 1

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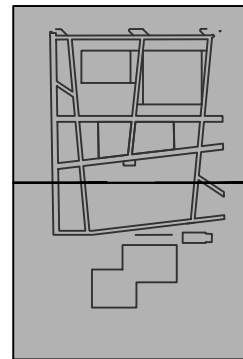


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515.277.6707

ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
OVERALL GRADING PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

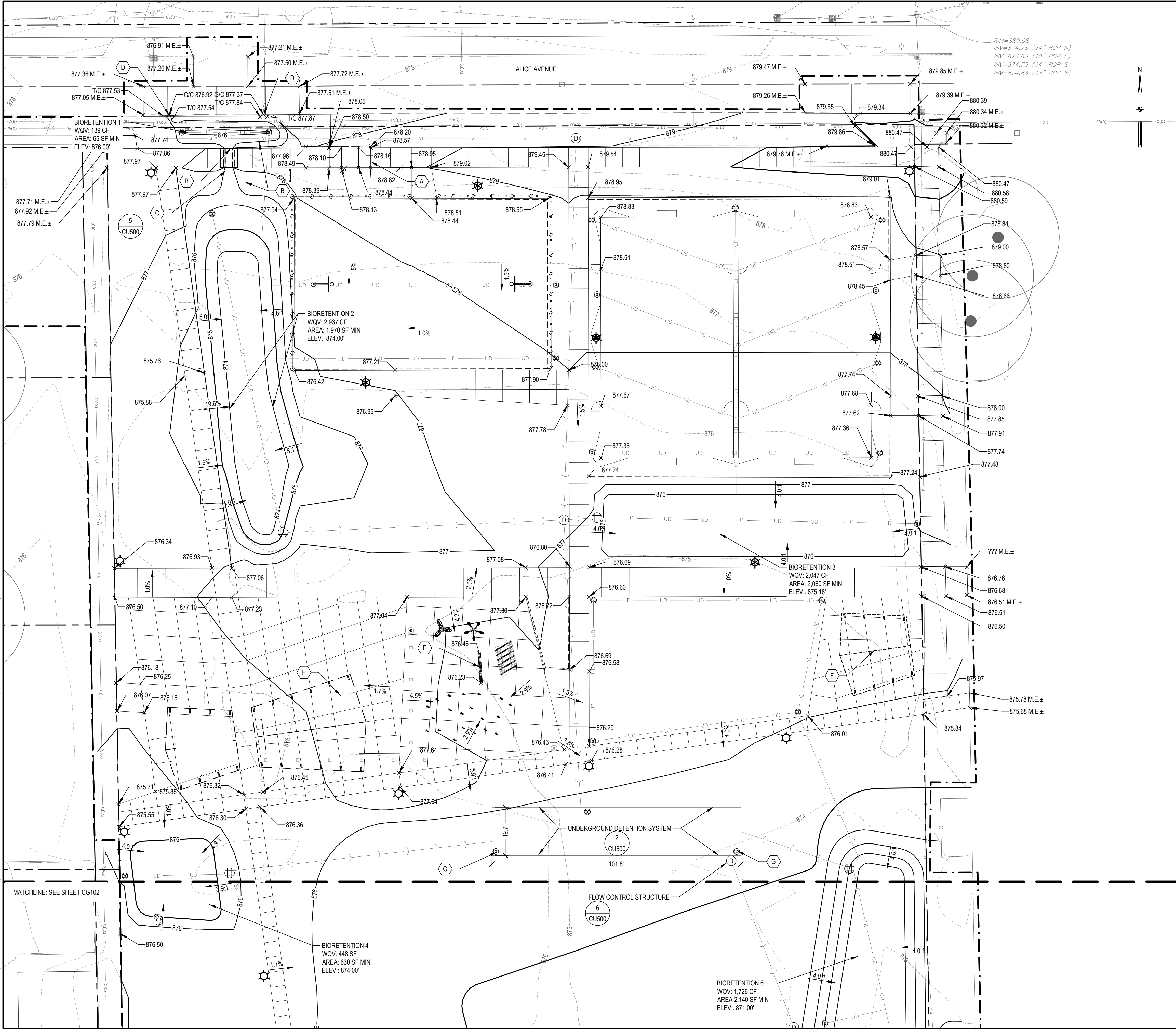
SCALE
14880

PROJECT NUMBER

CG100

DRAWING NUMBER

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SHEET NOTES

- BIORETENTION BASIN AND UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE STAKED PRIOR TO SITE CONSTRUCTION TO MINIMIZE TRAFFIC AND COMPACTION. CELLS SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. CONSTRUCTION OF THE CELLS SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER RAINY WEATHER. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE COMPLETED BY EQUIPMENT LOCATED ADJACENT TO THE CELL AND NOT WITHIN IT. THE BOTTOM OF THE EXCAVATION SHALL BE DEEP TILLED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO BACKFILL OF STORAGE AGGREGATE. THE ENGINEERED SOIL LAYER SHALL BE BACKFILLED IN LIFTS LESS THAN 12 INCHES IN DEPTH. BETWEEN THE LIFTS AND AFTER THE FINAL LIFT, THE SOIL SHALL BE SATURATED ACROSS THE ENTIRE AREA UNTIL WATER ENTERS THE UNDERDRAIN SYSTEM. FINAL GRADING OF ENGINEERED SOIL SHALL OCCUR AT LEAST 24 HOURS AFTER SETTLEMENT. ANY CONTAMINATION OF THE STORAGE AGGREGATE OR ENGINEERED SOIL SHALL BE FULLY REMOVED AND REPLACED WITH UNCONTAMINATED MATERIALS. MULCH SHALL BE PLACED ACROSS ENTIRE CELL PRIOR TO PLANTING.
- SEE SHEET C-002 - SOIL MANAGEMENT PLAN FOR TOPSOIL REQUIREMENTS.
- ANY AREA THAT IS TO BE RE-VEGETATED SHALL RESTORE SITE SOILS TO DECOMPACTION LEVELS AS SPECIFIED IN THE CLIVE DEVELOPMENT STANDARDS MANUAL, DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
- OWNER OR OWNER'S REPRESENTATIVE TO BE ON SITE DURING BACKFILL PLACEMENT.

KEYED NOTES

- A ADA LANDING PER PROWAG STANDARDS
- B UNDERLAY WITH PROFILE PRODUCT'S FUTERRA GREENARMOR 7020 TURF REINFORCEMENT MAT, OR APPROVED EQUAL, IN ORDER TO PROVIDE A MINIMUM UNVEGETATED SHEAR STRESS OF 5.8 LB/FT² AND VELOCITY OF 16.0 FT/SEC.
- C SIDEWALK FLUME
- D SLOTTED CURB
- E TRENCH DRAIN
- F SHELTER
- G MAINTENANCE AND ACCESS PORTAL

LEGEND

- PROPERTY LINES
- - - LIMITS OF CONSTRUCTION

LINNAN PARK PHASE 1

8500 ALICE AVE.
CLIVE, IA 50325

Owner:

CITY OF CLIVE

SMITHGROUP

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608.251.1177
www.smithgroup.com

VEENSTRA & KIMM INC.

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515.225.8000



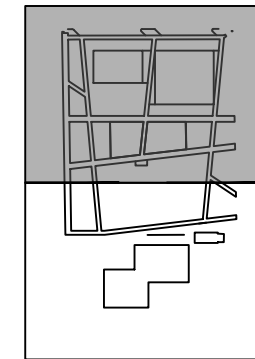
3716 INGERSOLL AVE,
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DES MOINES, IA 50312
515.277.6707

ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

GRADING PLAN

0' 10' 20' 40'

SCALE: 1" = 20'-0"

SCALE

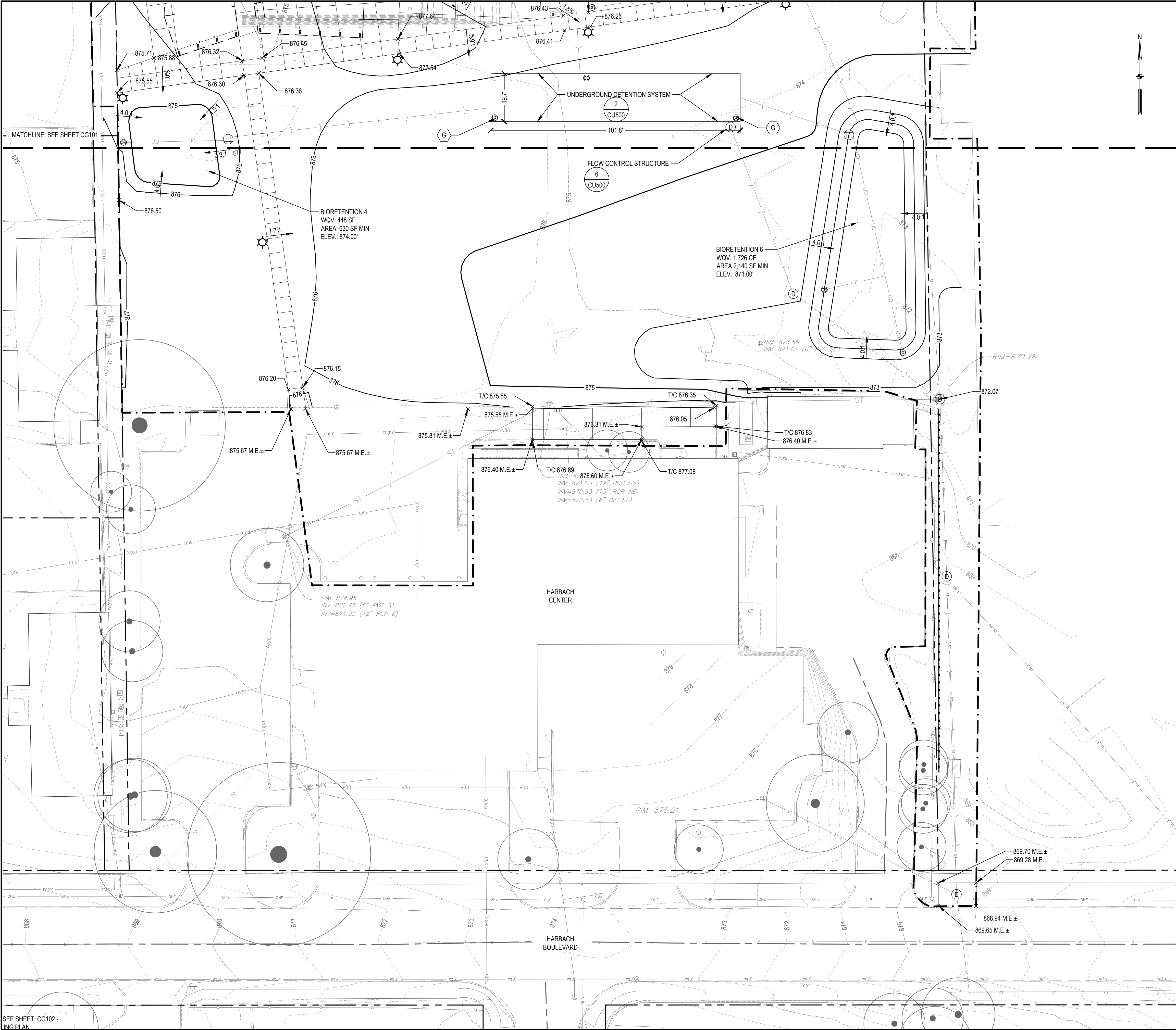
14880

PROJECT NUMBER

CG101

DRAWING NUMBER

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SHEET NOTES

- BIORETENTION BASIN AND UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE STAKED PRIOR TO SITE CONSTRUCTION TO MINIMIZE TRAFFIC AND COMPACTION. CELLS SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. CONSTRUCTION OF THE CELLS SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER RAINY WEATHER. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE COMPLETED BY EQUIPMENT LOCATED ADJACENT TO THE CELL AND NOT WITHIN IT. THE BOTTOM OF THE EXCAVATION SHALL BE DEEP TILLED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO BACKFILL OF STORAGE AGGREGATE. THE ENGINEERED SOIL LAYER SHALL BE BACKFILLED IN LIFTS LESS THAN 12 INCHES IN DEPTH. BETWEEN THE LIFTS AND AFTER THE FINAL LIFT, THE SOIL SHALL BE SATURATED ACROSS THE ENTIRE AREA UNTIL WATER ENTERS THE UNDERDRAIN SYSTEM. FINAL GRADING OF ENGINEERED SOIL SHALL OCCUR AT LEAST 24 HOURS AFTER SETTLEMENT. ANY CONTAMINATION OF THE STORAGE AGGREGATE OR ENGINEERED SOIL SHALL BE FULLY REMOVED AND REPLACED WITH UNCONTAMINATED MATERIALS. MULCH SHALL BE PLACED ACROSS ENTIRE CELL PRIOR TO PLANTING.
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- OWNER OR OWNER'S REPRESENTATIVE TO BE ON SITE DURING BACKFILL PLACEMENT.

LEGEND

- PROPERTY LINES
- - - LIMITS OF CONSTRUCTION

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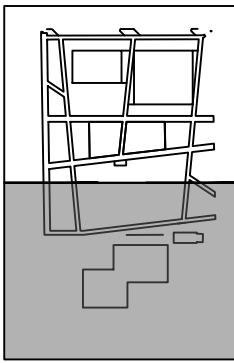
3716 INGERSOLL AVE,
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



GRADING PLAN

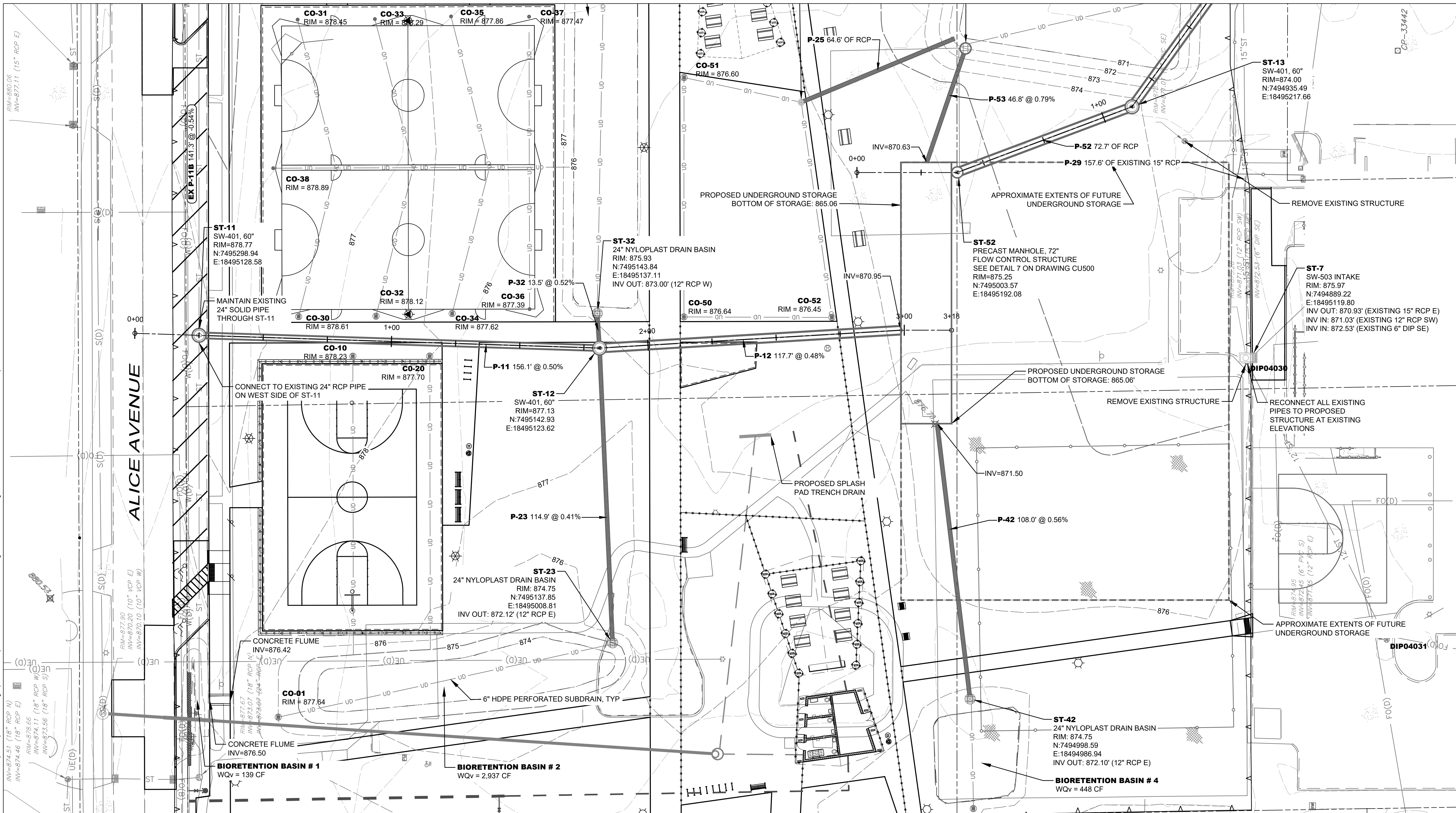
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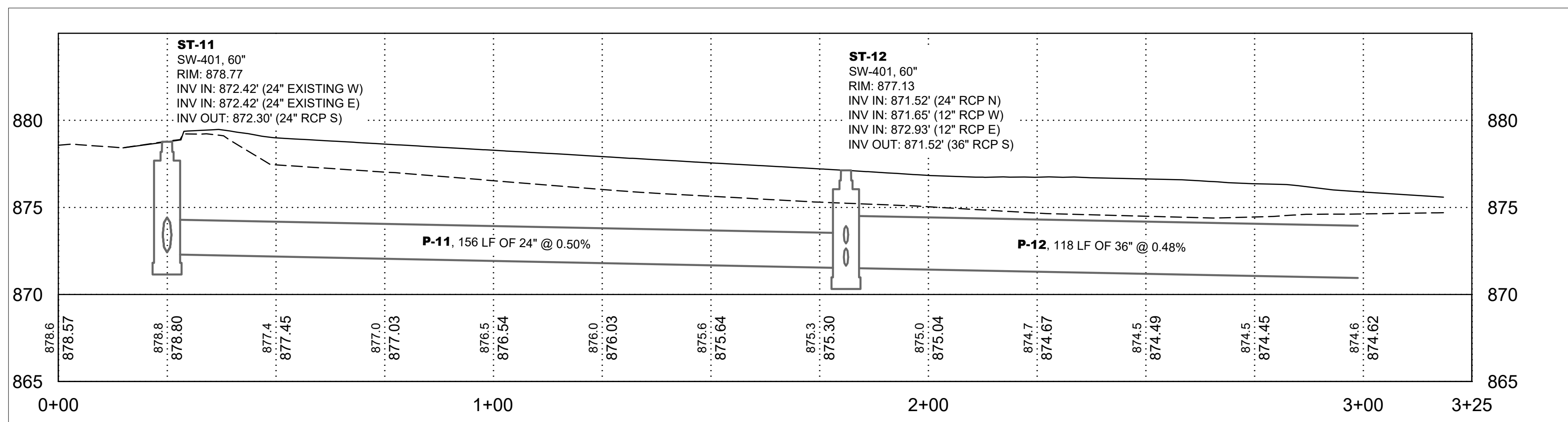
CG102

DRAWING NUMBER



NOTES:

1. SEE SHEET CU501 FOR CITY OF CLIVE TYPICAL UTILITY NOTES.



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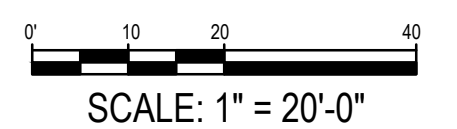
SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE

STORM SEWER
PLAN AND PROFILE



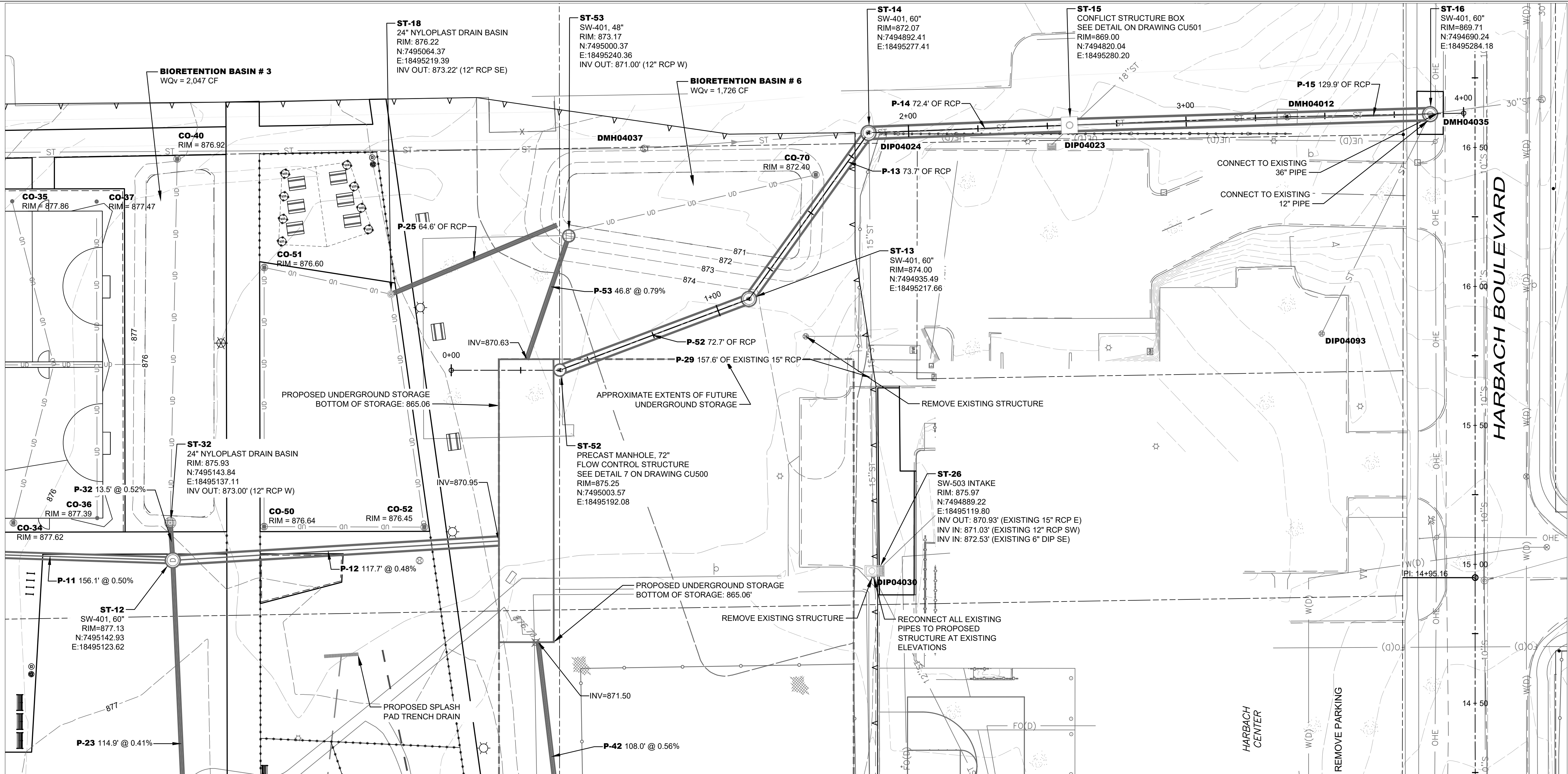
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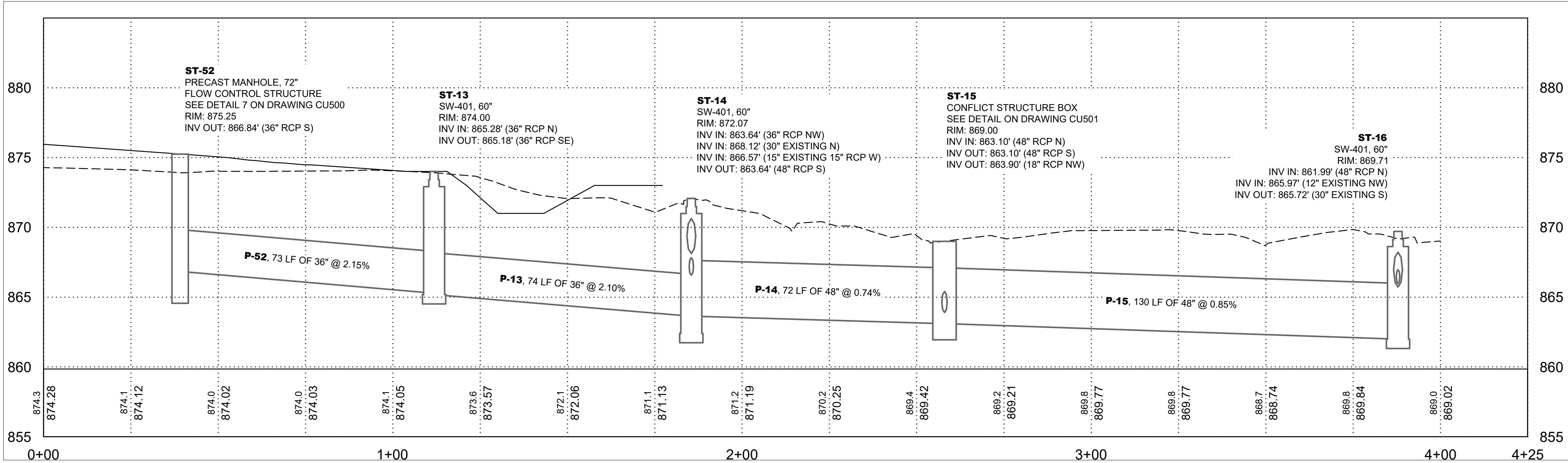
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- NOTES:**
- SEE SHEET CU501 FOR CITY OF CLIVE TYPICAL UTILITY NOTES.



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SEALS AND SIGNATURES

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KEY PLAN



DRAWING TITLE

**STORM SEWER
PLAN AND PROFILE**

0' 10' 20' 40'
SCALE: 1" = 20'-0"

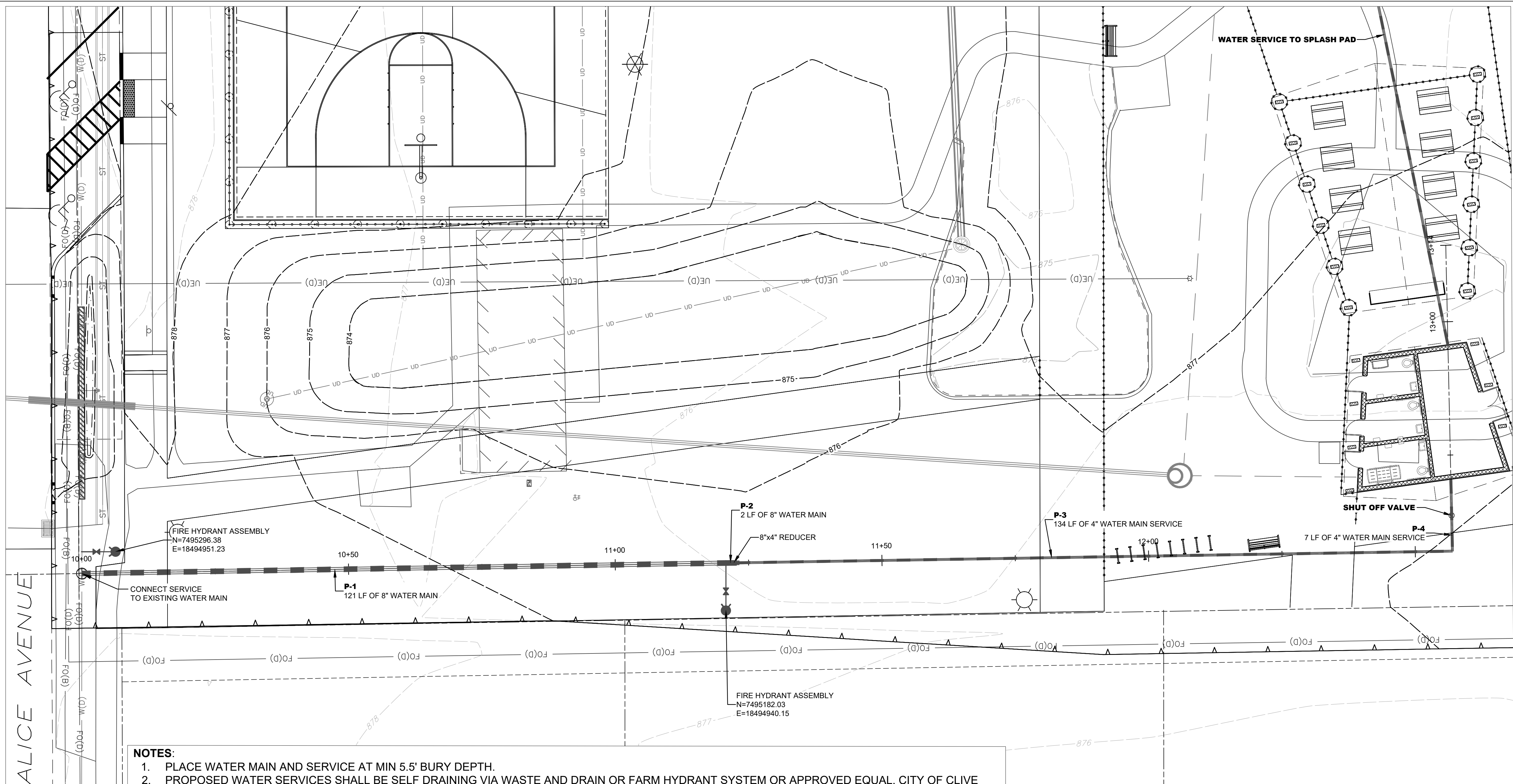
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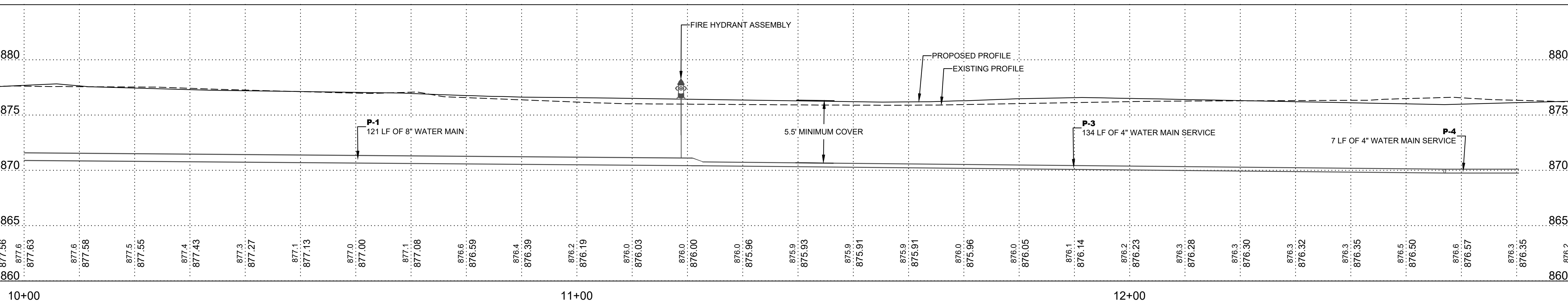
PROJECT NUMBER

DRAWING NUMBER

CU101



- NOTES:**
1. PLACE WATER MAIN AND SERVICE AT MIN 5.5' BURY DEPTH.
 2. PROPOSED WATER SERVICES SHALL BE SELF DRAINING VIA WASTE AND DRAIN OR FARM HYDRANT SYSTEM OR APPROVED EQUAL. CITY OF CLIVE TO APPROVE PRIOR TO INSTALLATION.
 3. SEE SHEET CU501 FOR CITY OF CLIVE TYPICAL UTILITY NOTES.



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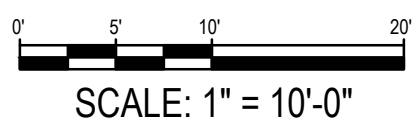
SEALS AND SIGNATURES:

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE
WATER MAIN PLAN &
PROFILE



SCALE 14880

PROJECT NUMBER

CU102

DRAWING NUMBER

NOTES:

- SEE IOWA DOT STANDARD ROAD PLAN TC-211 FOR TRAFFIC CONTROL PLAN FOR LANE CLOSURE.
- SAWCUT AND REMOVE EXISTING PAVEMENT TO NEAREST JOINT LINE.
- CONTRACTOR TO SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO SCHEDULING WORK. ALL PROPOSED TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS.
- MAINTAIN ONE LANE OF THROUGH TRAFFIC ON ALICES AVENUE AT ALL TIMES DURING PAVEMENT REPLACEMENT.
- EASTBOUND AND WESTBOUND LANES TO BE POURED BACK SEPARATELY WITH AN APPROVED "M" MIX.
- SEE SHEET CU501 FOR CITY OF CLIVE TYPICAL UTILITY NOTES.

PAVEMENT REMOVAL LIMITS. SEE SHEET CD101.

APPROXIMATE EXTENTS OF EXISTING WATER MAIN LOWERING

8" SANITARY PVC INV: 870.55' EXISTING 24" STORM APPROX INV: 872.95'

CONSTRUCT SANITARY SEWER WITH WATER MAIN MATERIAL EXTENDING 10' FROM WATER MAIN CROSSING

8" SANITARY PVC INV: 870.54' REMOVE APPROXIMATELY 36' OF EXISTING WATERMAIN AND LOWER FOR 18" VERTICAL SEPARATION FROM SANITARY SEWER.

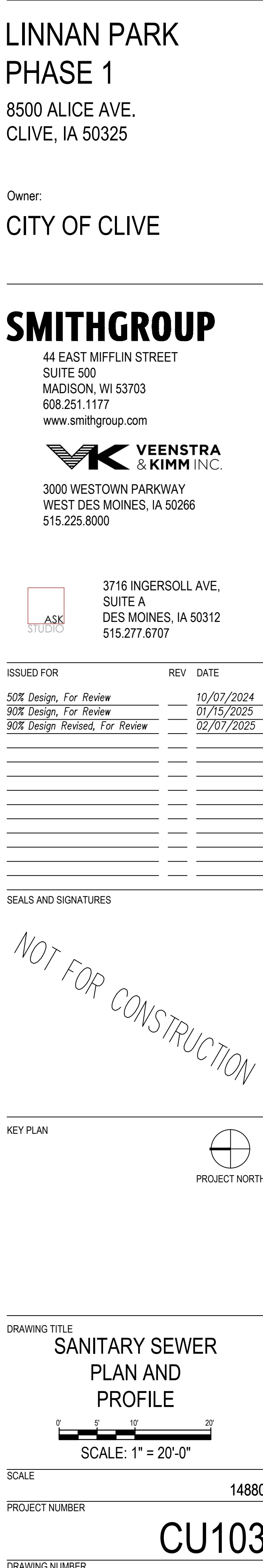
EX MH EXISTING SANITARY MANHOLE

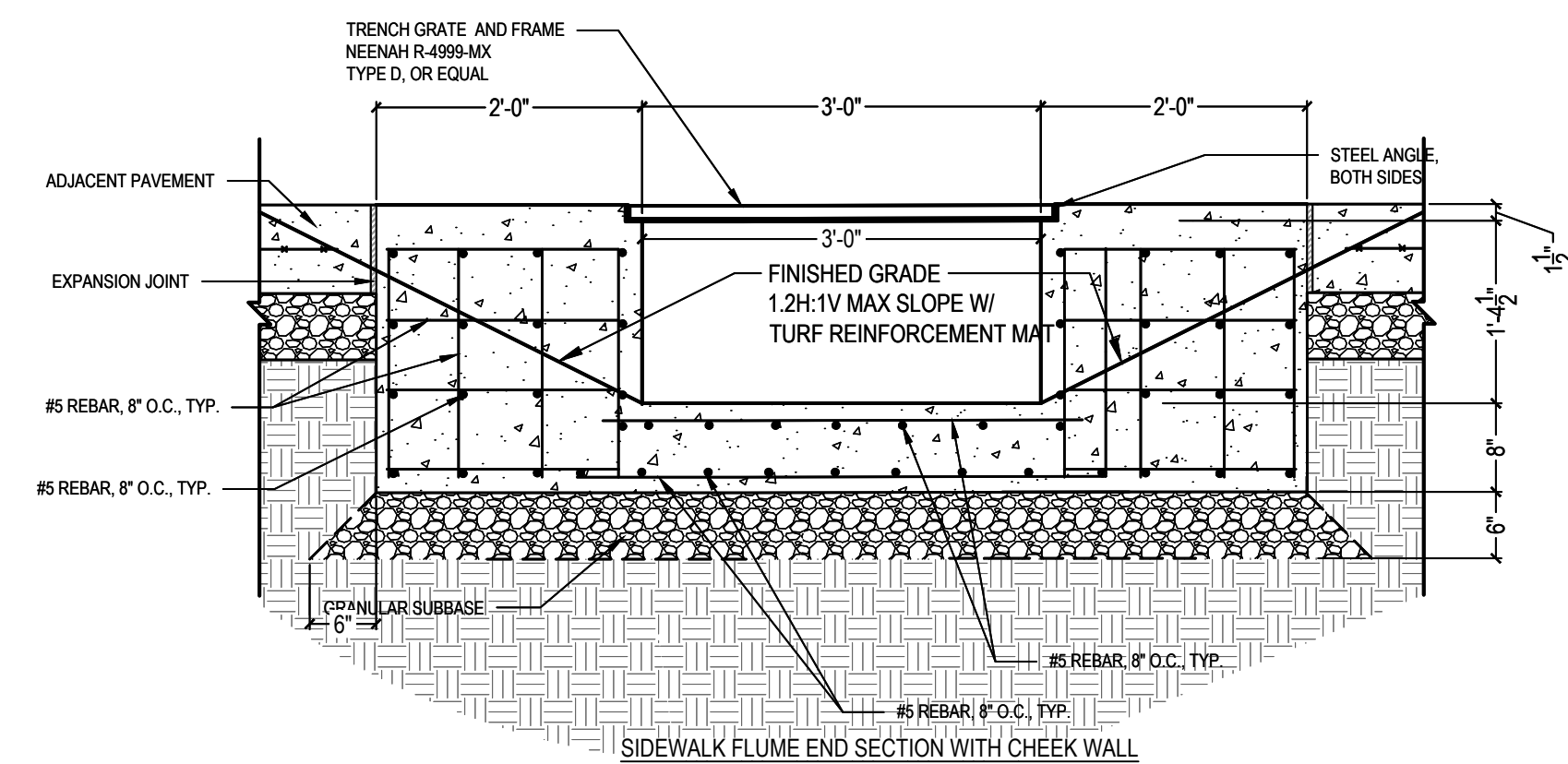
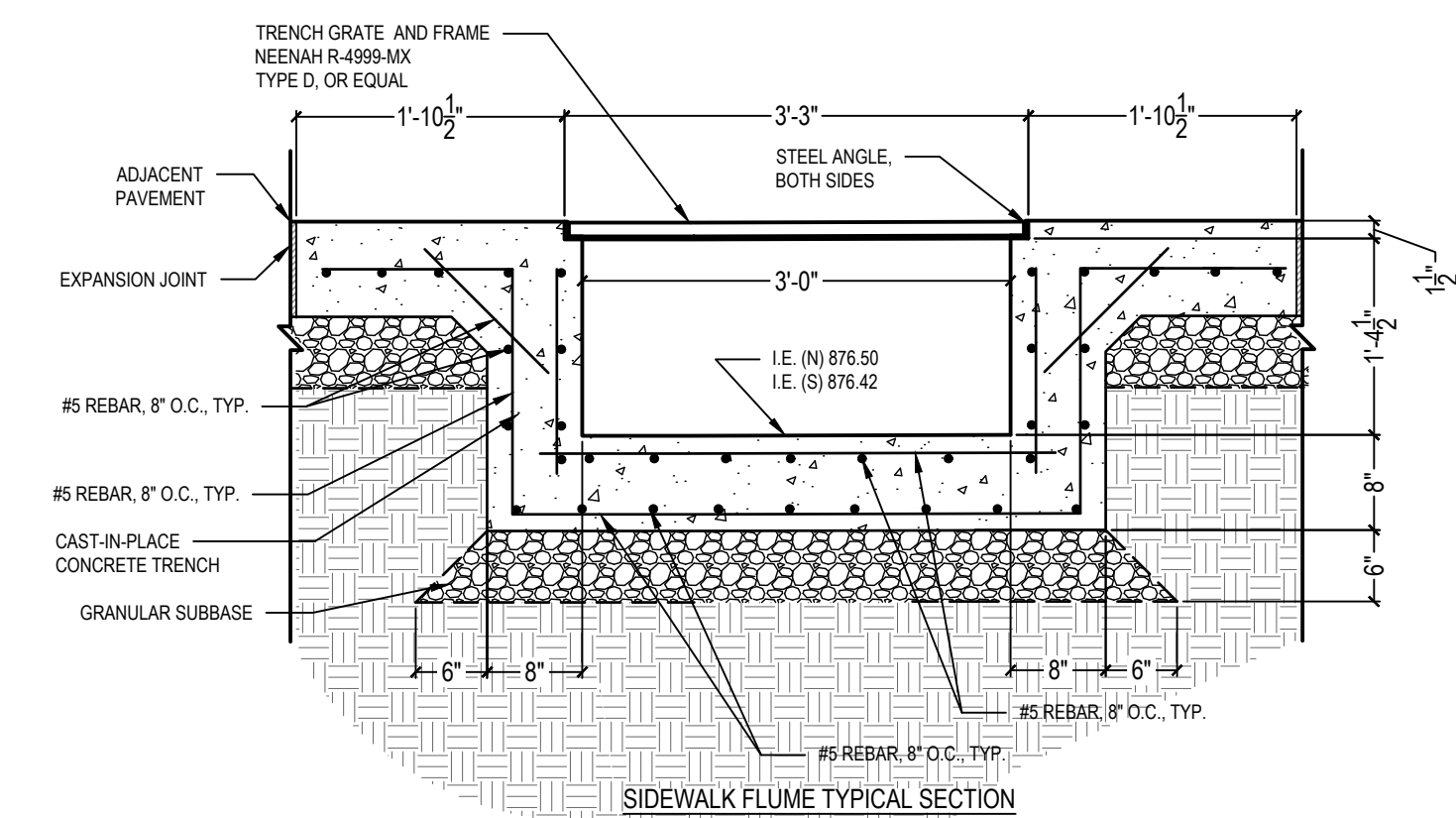
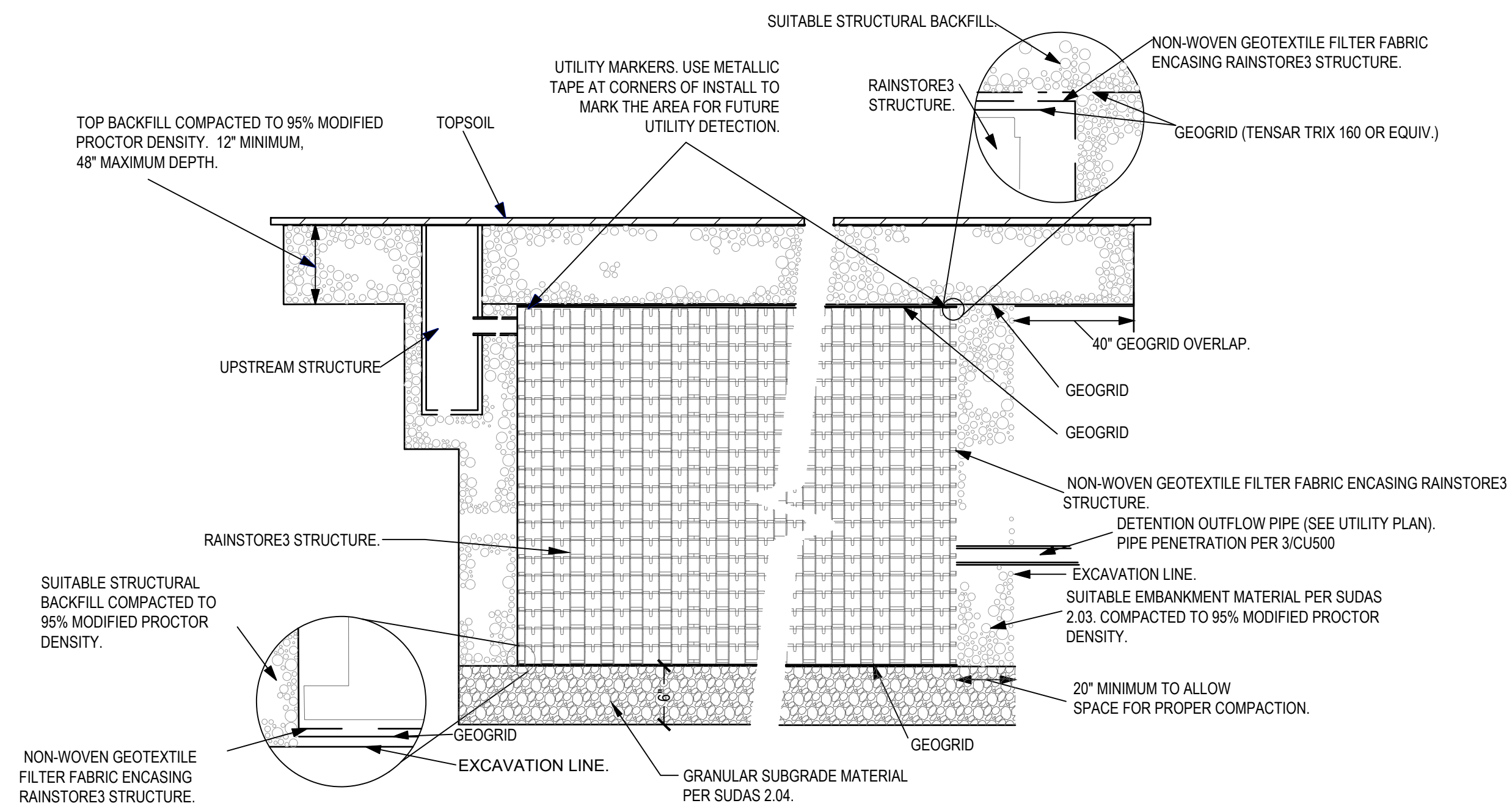
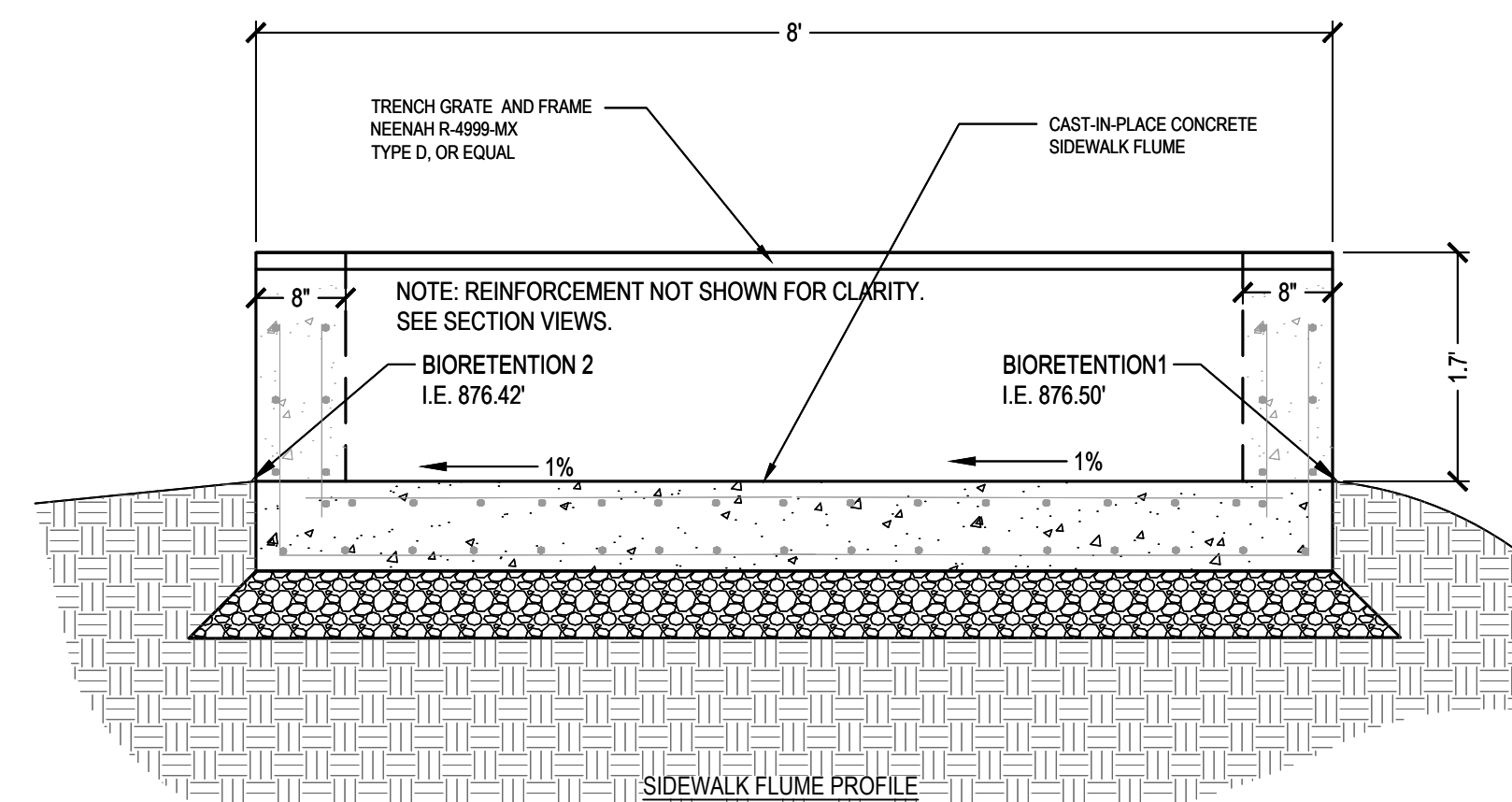
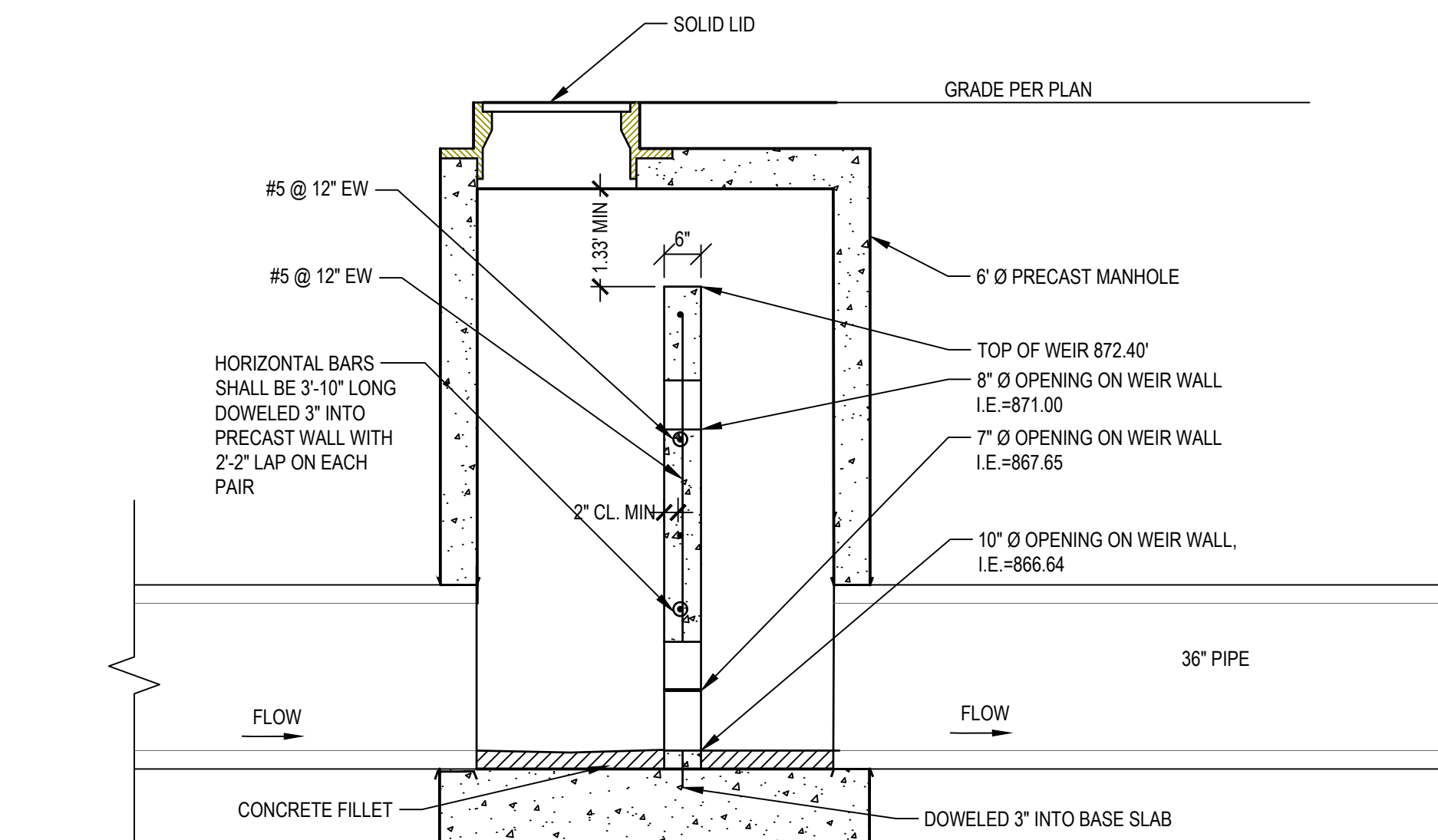
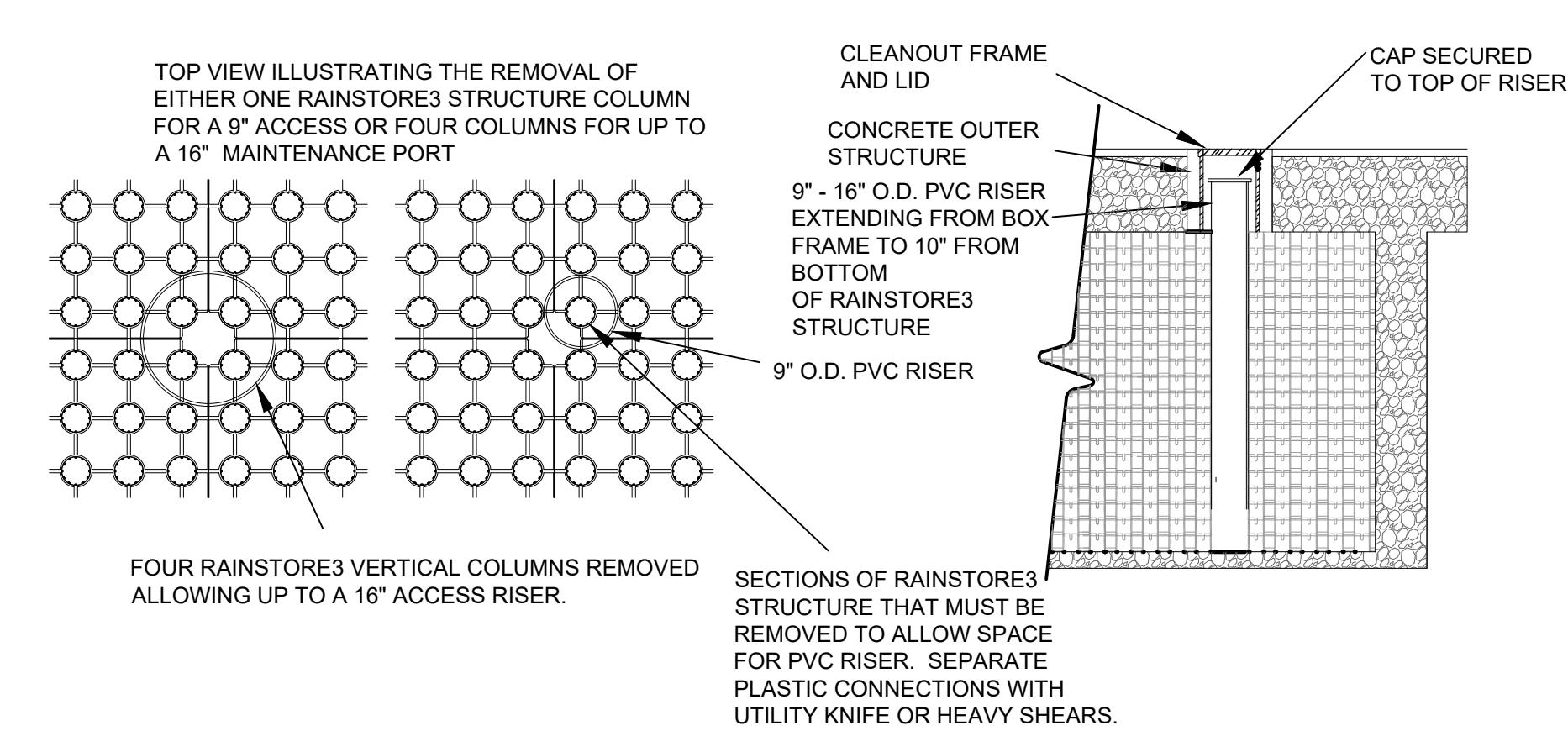
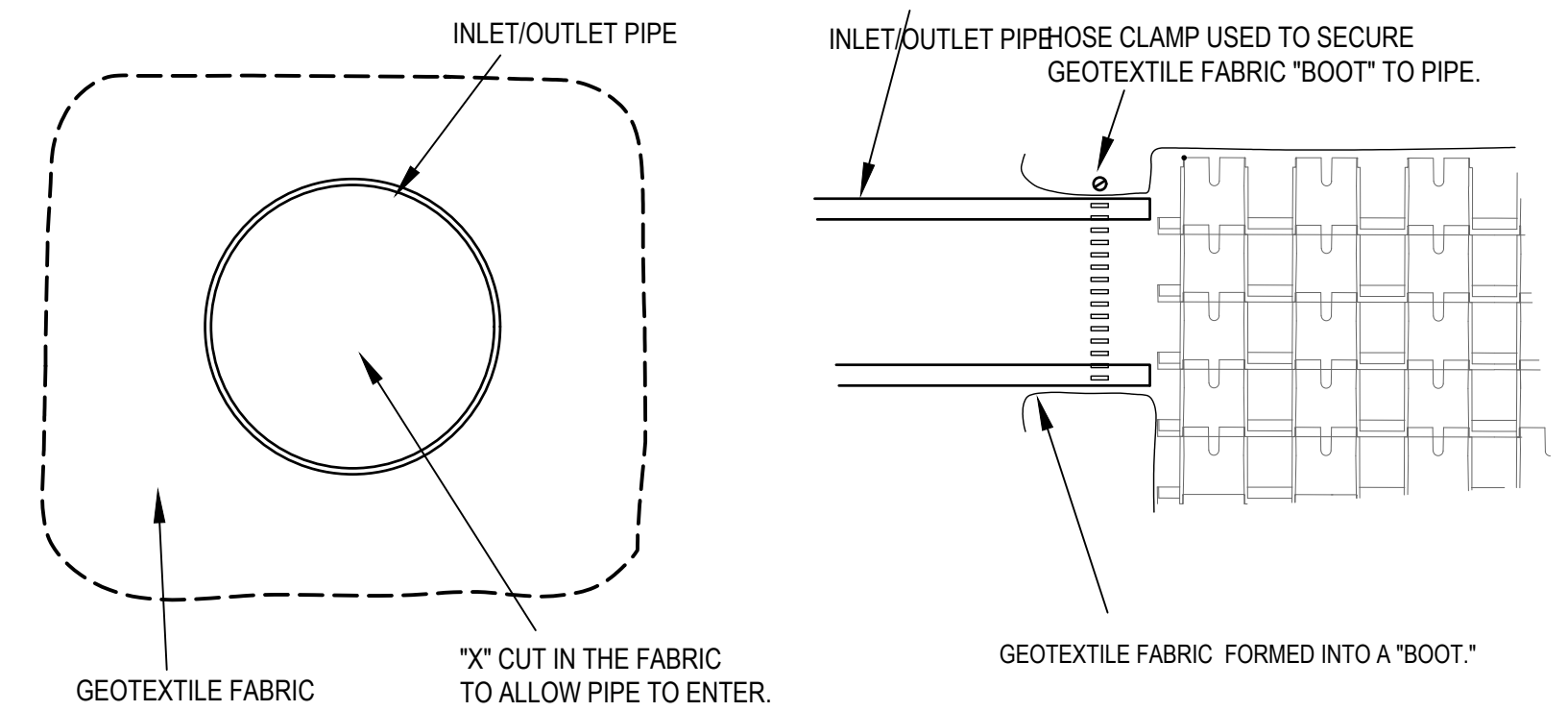
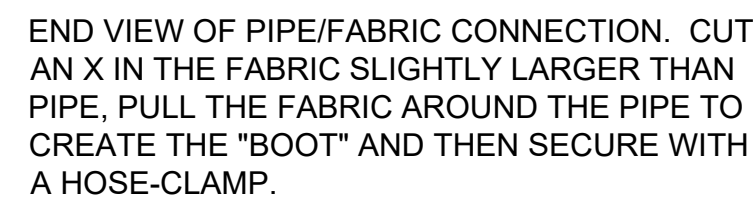
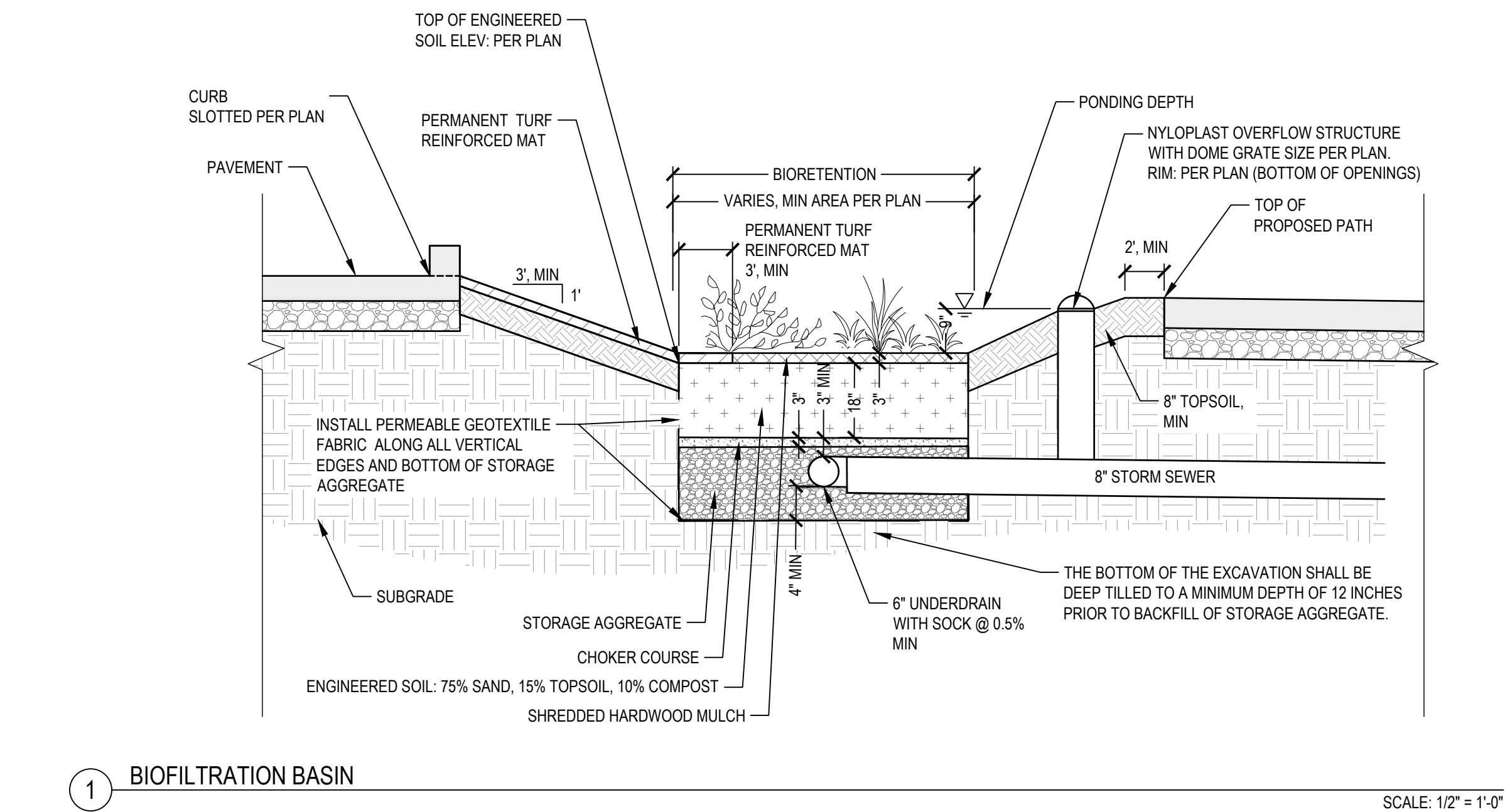
CORE DRILL AND CONNECT NEW 8" PVC PIPE TO EXISTING STRUCTURE WITH WATERTIGHT CONNECTION

CONNECT SANITARY SERVICE TO PROPOSED SPLASH PAD TRENCH DRAIN WITH P TRAP

MH-1 SW-301, 48" N:7495096.94 E:18494965.46 INV IN: 871.36' (8" PVC Pipe N)

SANITARY SEWER SERVICE CONNECTION





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[illegible]

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

STORM DETAILS

SCALE: AS NOTED

SCALE 14880

PROJECT NUMBER

CU500

DRAWING NUMBER

FILE: \\vk-fs\wdrshore\0400\0499-Misc_Sups\0499-0046-Smithgroup_Linnan_Park_DS_Pn1\CADD\ProdDrawings\M_STORM\49946-PP-STORM_SEWER.dwg USER:sschetchinger DATE:Feb, 07 2025 TIME: 12:08 am

CITY OF CLIVE DEVELOPMENT STANDARDS MANUAL (FEB 1, 2024)

APPENDIX E. SANITARY SEWER TYPICAL NOTES

- ALL SANITARY SEWER SHALL BE PVC TRUSS PIPE WITH CLASS F3 BEDDING UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL INSTALL SEWER TAPE AT THE END OF EACH SANITARY SEWER SERVICE.
- ALL INVERTS LOCATED AT AN ELEVATION ABOVE THE CENTERLINE OF THE EXISTING THROUGH PIPE AND LESS THAN 2.0 FEET ABOVE THE MANHOLE FLOOR SHALL HAVE A POURED-IN-PLACE SLOPED INVERT.
- ALL MANHOLES WITHIN PAVEMENT SHALL HAVE TYPE B ADJUSTABLE CASTINGS AND INTERNAL CHIMNEY SEALS. ALL MANHOLES NOT WITHIN PAVEMENT SHALL HAVE TYPE A NONADJUSTABLE CASTINGS AND EXTERNAL CHIMNEY SEALS.
- ALL 4-INCH AND 6-INCH SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH SUDAS AND SHALL BE EXTENDED 10 FEET INSIDE LOT LINES UNLESS OTHERWISE NOTED ON PLANS.
- MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
- MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERNS.
- THE CONTRACTOR SHALL TELEWISE EVERY SANITARY SEWER LINE AND PROVIDE A COPY OF THE DIGITAL REPORT INCLUDING A VIDEO RECORDING UTILIZING A PACP COMPLIANT FORMAT TO THE PUBLIC WORKS DIRECTOR. USING A 500 GALLON TANK AND GARDEN HOSE, THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE DURING TELEVISIONING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY CLEANING AND/OR REPAIRS. THE CONTRACTOR SHALL JET CLEAN AND VACUUM ANY SECTION OF PIPE FROM MANHOLE TO MANHOLE WITH MUD OR DEBRIS GREATER THAN 1 FOOT DEEP ALONG WITH ANY DOWNSTREAM SECTIONS AS REQUIRED DUE TO CONSTRUCTION. THESE SEGMENTS SHALL THEN BE RE-TELEVIEWED TO DEMONSTRATE PIPES ARE CLEAN. REQUIRED TELEVISIONING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- SPECIAL SANITARY SEWER CONNECTIONS SHALL BE MADE WITH 441 STYLE WATER MAIN CLAMP.
- PROVIDE SHOP DRAWINGS FOR MANHOLE STRUCTURES FOR APPROVAL BY CITY PRIOR TO ORDERING OR INSTALLING MANHOLES.

APPENDIX F. WATER MAIN TYPICAL NOTES

- PIPE MATERIALS SHALL BE AWWA C900 CLASS 150 PVC.
- INSTALL TRACER WIRE, #12 AWG COPPER CONDUCTOR WITH LINEAR LOW-DENSITY POLYETHYLENE INSULATION MATERIAL, UNDER PIPE AND BRING TRACER WIRE TO SURFACE AT HYDRANT WITH A TRIVIEW TRACER WIRE STATION.
- CONNECT NEW TRACER TO EXISTING USING APPROVED SPLICE KIT AND PROVIDE A GROUND ROD AT END OF TRACER WIRE FOR LOCATION AND EXTENSION IN FUTURE. THE CITY WILL TEST THE TRACER WIRE PRIOR TO ACCEPTANCE. ANY NECESSARY REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- HYDRANTS, VALVE BOXES AND COVERS SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- HYDRANTS SHALL BE WATROUS PRODUCTS, OPEN LEFT.
- STOP BOXES FOR 1"H THROUGH 2"H WATER SERVICE LINES SHALL INCLUDE A STAINLESS STEEL SELF-CENTERING ROD WITH STAINLESS STEEL COTTER PIN WITHIN THE STOP BOX HOUSING WITH A 1.25"H EXTENDABLE UPPER SECTION AND LID WITH A 1.25"H PENTAGON PLUG. ALL STOP BOX INSTALLATIONS SHALL BE COMPLETED IN SUCH A MANNER THAT THE LID IS ALLOWED TO RISE WITH THE FROST AND LOWER IF DRIVEN OVER WITHOUT DAMAGE TO CURB VALVE. FINISH GRADE OF THE LID SHALL BE LEVEL WITH THE SURROUNDING SURFACE SO AS NOT TO PRESENT A HAZARD TO THE PUBLIC.
- WATER MAIN TO HAVE 5.5 FEET BURY, TYPICAL EXCEPT AT CRITICAL CROSSINGS.
- ALL HYDRANTS SHALL BE PAINTED YELLOW IN ACCORDANCE WITH CITY OF CLIVE STANDARDS.
- ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
- THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.
- THE CONTRACTOR SHALL CONTACT THE CITY OF CLIVE WATER DEPARTMENT FOR THE OPERATION OF EXISTING VALVES. WATER VALVES SHALL NOT BE OPERATED BY ANY ENTITY OTHER THAN THE CITY OF CLIVE WATER DEPARTMENT.
- THE CONTRACTOR SHALL NOT USE WATER UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL REQUIRE PRIOR APPROVAL FROM THE CITY OF CLIVE.
- THE CONTRACTOR SHALL INSTALL TEST PORTS AT LOCATIONS AS DIRECTED BY CITY STAFF DURING CONSTRUCTION TO AID IN DISINFECTION AND TESTING OF THE NEW SYSTEM.

APPENDIX G. STORM SEWER NOTES

- THE CONTRACTOR SHALL TELEWISE EVERY STORM SEWER LINE AND PROVIDE A COPY OF THE DIGITAL REPORT INCLUDING A VIDEO RECORDING UTILIZING A PACP COMPLIANT FORMAT TO THE PUBLIC WORKS DIRECTOR.
- ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT
- ALL INTAKES SHALL HAVE VANE GRATES.
- ALL INTAKES SHALL BE POURED-IN-PLACE CONCRETE STRUCTURES UNLESS NOTED OTHERWISE.

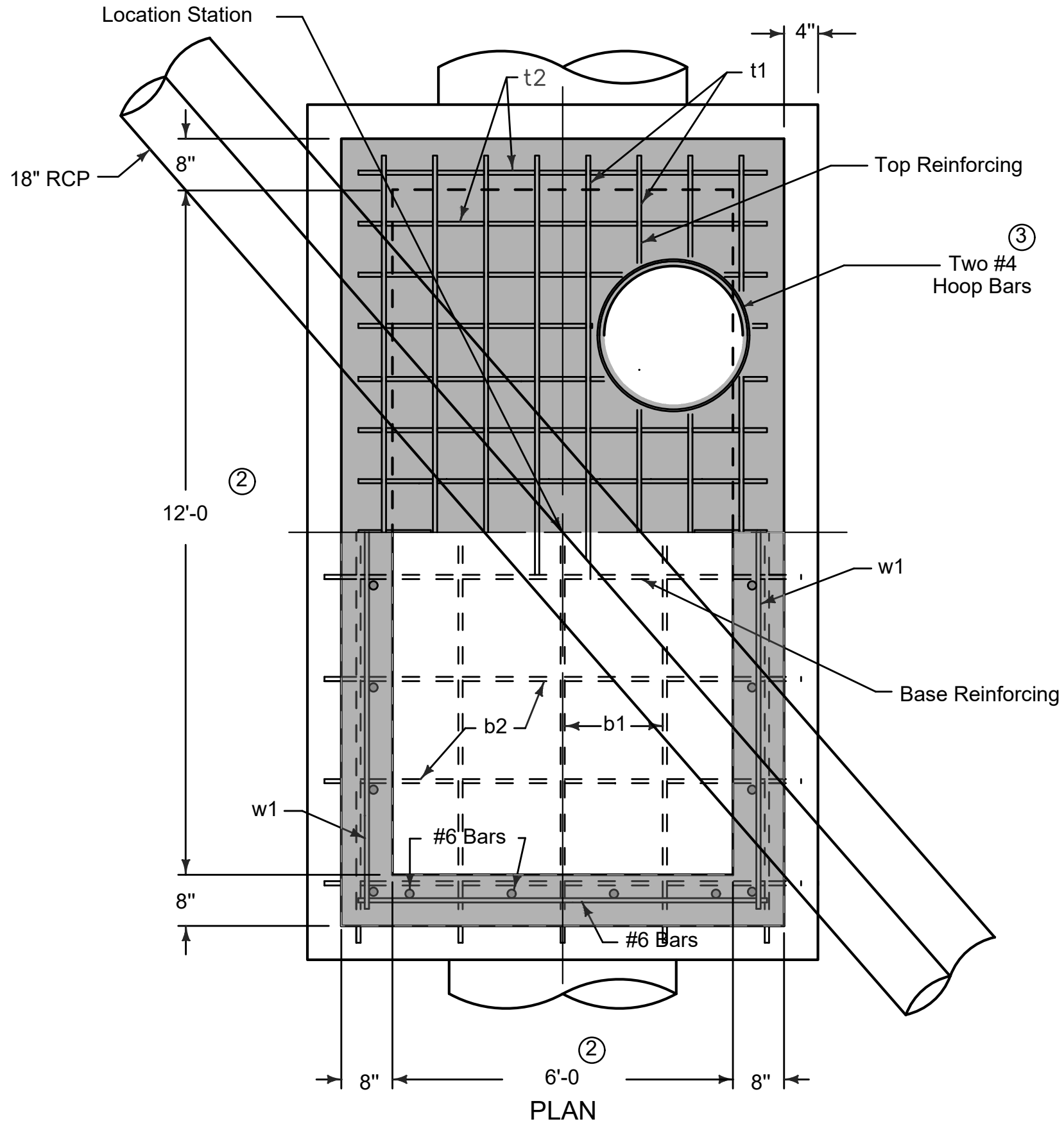
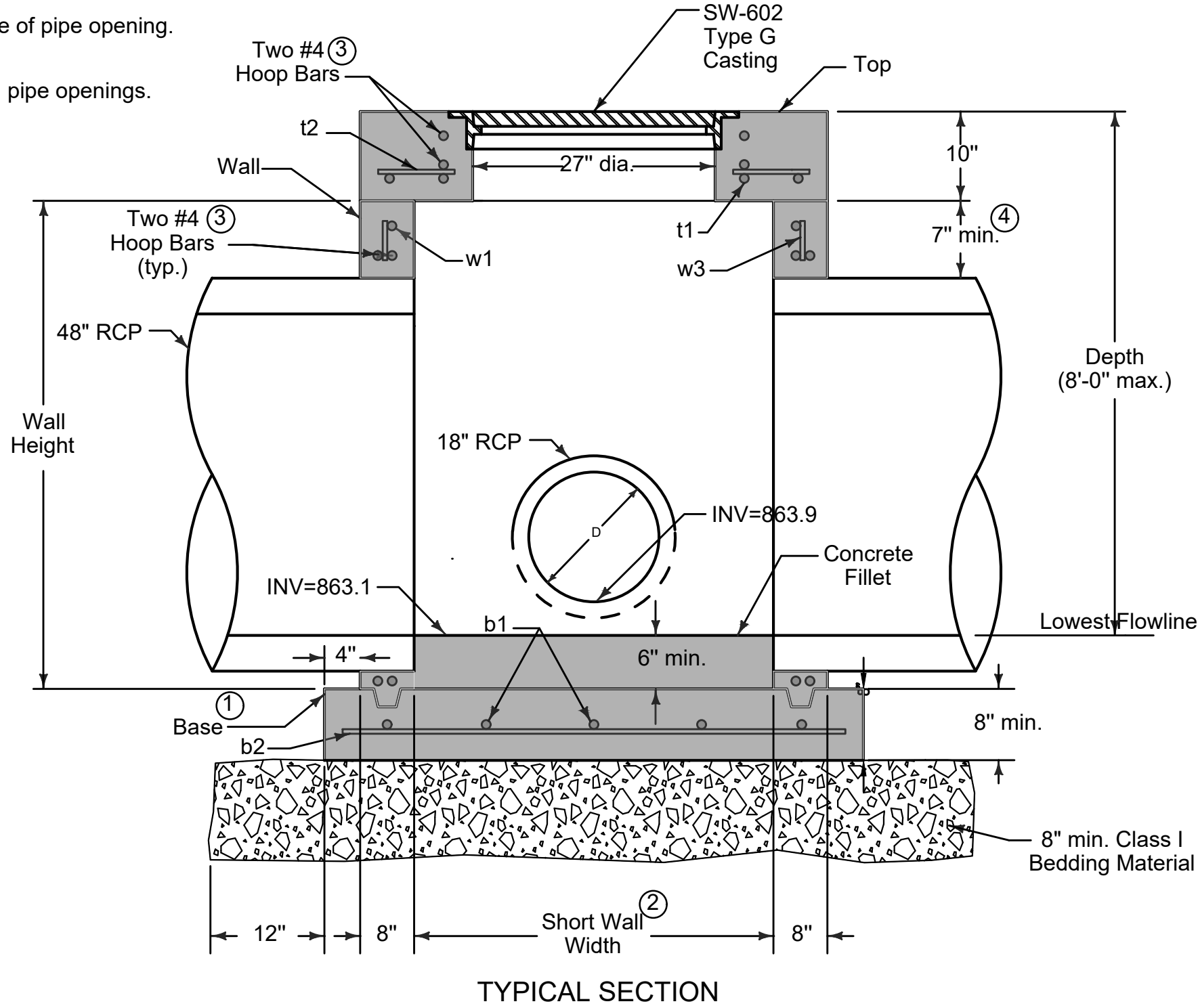
CONFLICT STRUCTURE INITIAL CONSTRUCTION

PROTECT AND SUPPORT EXISTING 18 INCH STORM PIPE THROUGH CONSTRUCTION OF ST-44. IT MAY BE REQUIRED TO REPLACE THE 18 INCH PIPE DUE TO CONDITION OR JOINT PLACEMENT/CONDITION. TEMPORARY SUPPORTS MAY BE REQUIRED UNTIL REMOVAL OF PIPE. SUPPORT CAN BE MADE WITH SOLID CONCRETE BLOCKS. PIPE WILL CONVEY STORM WATER THROUGH STRUCTURE. ST-44 WILL CAST WALKS AROUND EXISTING PIPE TO MAINTAIN FLOWS. INCLUDE HOOP REBARS AT ALL OPENINGS.

CONFLICT STRUCTURE FUTURE CONSTRUCTION

WHEN THE OUTLET ALONG HARBACH BLVD IS CONNECTED TO THE OUTLET PIPE AT 82ND/ STREET, REMOVE 18 INCH PIPE AND ALL SUPPORTS, IF ANY, FROM INTERIOR OF ST-44 AND MAINTAIN FLOW FROM WEST WALL INTO THE STRUCTURE. ALSO, FILL OPENING IN EAST WALL WITH REINFORCING STEEL ANCHORED INTO THE WALL AND HIGH STRENGTH CONCRETE TO STOP FLOW FROM CONTINUING EAST INTO PIPE. REPAIR INSIDE OF ST-44 AS REQUIRED.

- Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
- Provide 6 inches of wall width (minimum) each side of pipe opening.
- Provide two #4 hoop bars at top opening and at all pipe openings.
- 7 inch minimum wall height above all pipes.



Diameter of Largest Pipe, D	Minimum Bar Size
48" or 54"	6
33" to 42"	5
30" or smaller	4

REINFORCING BAR LIST					
Mark	Size	Location	Shape	Length	Spacing
t1	See Table	Top	—	Long Wall plus 8"	6"
t2	See Table	Top	—	Short Wall plus 8"	6"
b1	See Table	Base	—	Long Wall plus 14"	12"
b2	See Table	Base	—	Short Wall plus 14"	12"
w1	See Table	Walls	—	Long Wall plus 8"	12"
w2	See Table	Walls	—	Short Wall plus 8"	12"
w3	See Table	Walls	—	Wall Height minus 4"	12"

*Place a minimum of one w1 bar above each pipe opening

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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

UTILITY NOTES
AND DETAILS

SCALE

14880

PROJECT NUMBER

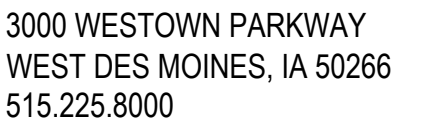
CU501

DRAWING NUMBER

8500 ALICE AVE.
CLIVE, IA 50325

CITY OF CLIVE

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com



3716 INGERSOLL AVE,
SUITE A
DES MOINES, IA 50312
515.277.6707

[illegible]

KEY PLAN

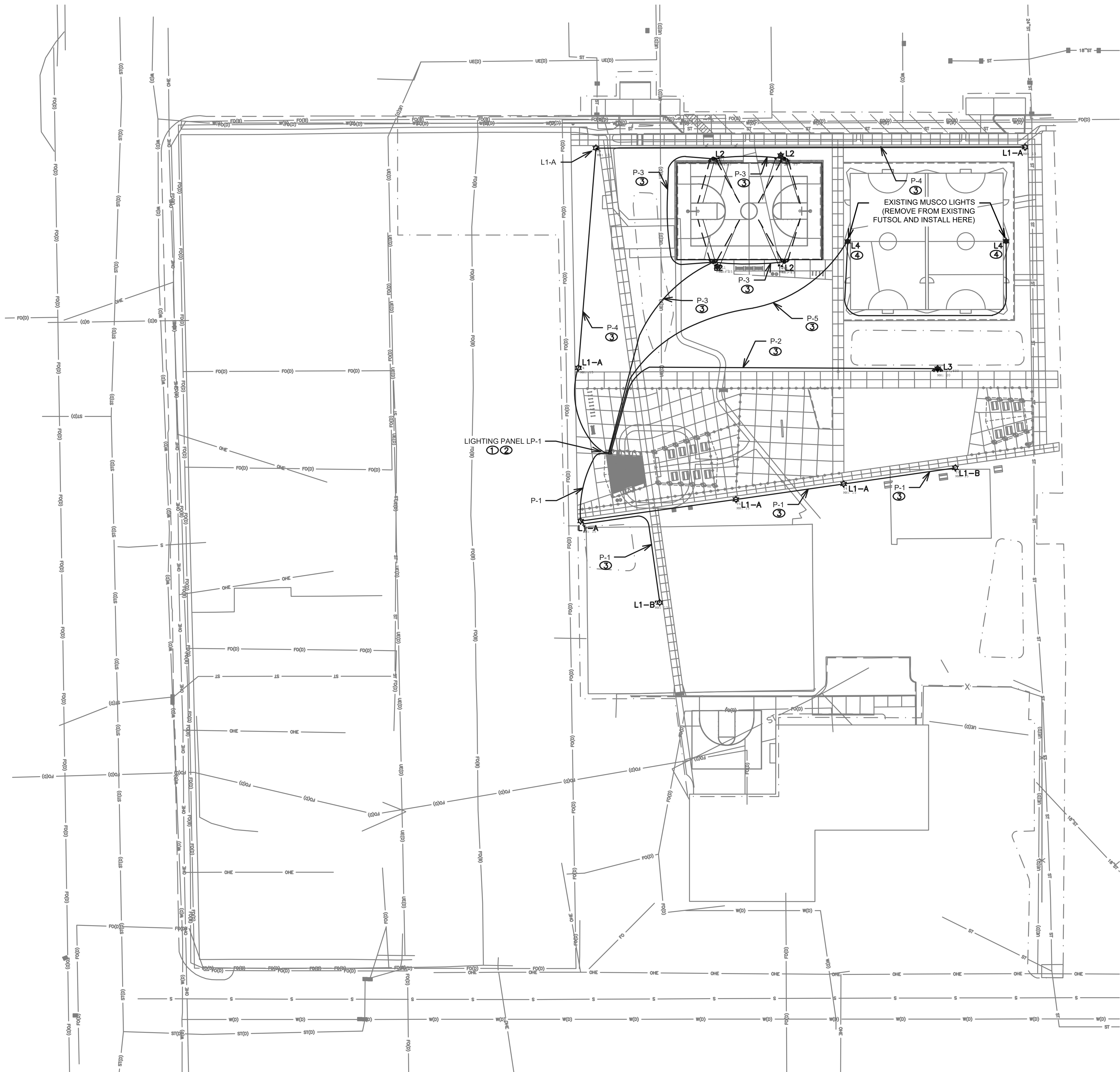


SCALE: 1" = 40'

14880

E.1

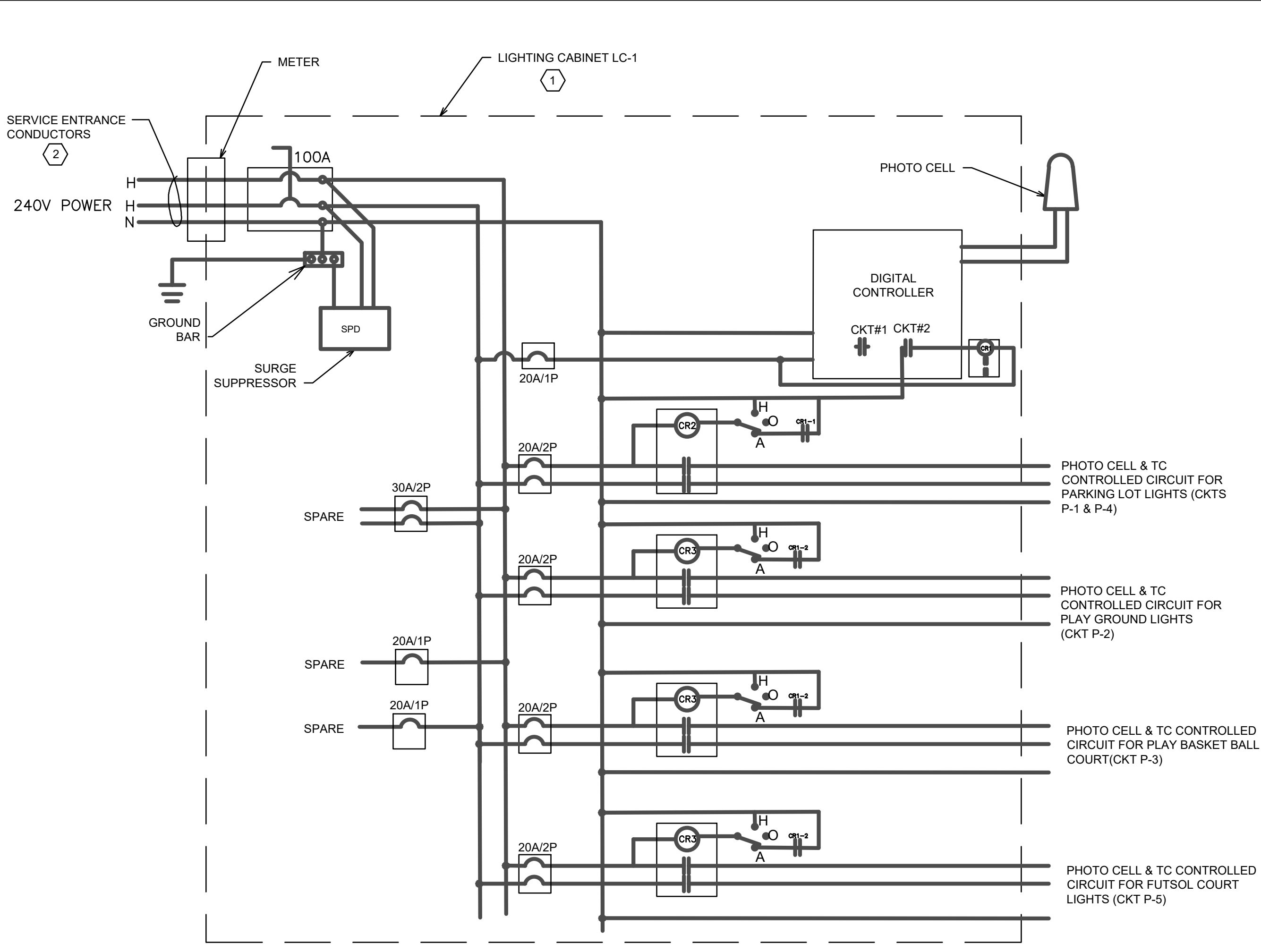
DRAWING NUMBER



ELECTRICAL SITE PLAN

1. COORDINATE WITH MIDAMERICAN ENERGY COMPANY AND OBTAIN 100 AMP, 240V/1PH ELECTRIC SERVICE.
2. INSTALL LIGHTING CABINET LC-1 ON NORTH SIDE OF BUILDING; COORDINATE EXACT LOCATION WITH ENGINEER/ARCHITECT IN FIELD.
3. LIGHTING CIRCUITS, P-1, P-2, P-3, P-4 & P-5: 2/ #6 & 1/ #6 G IN 1 1/2"; INSTALL AS SHOWN; COORDINATE ROUTING WITH ENGINEER IN FIELD.
4. REMOVE EXISTING LIGHTS AND POLE FRPM EXISTING FUTSOL AND INSTALL IN THIS NEW LOCATION.

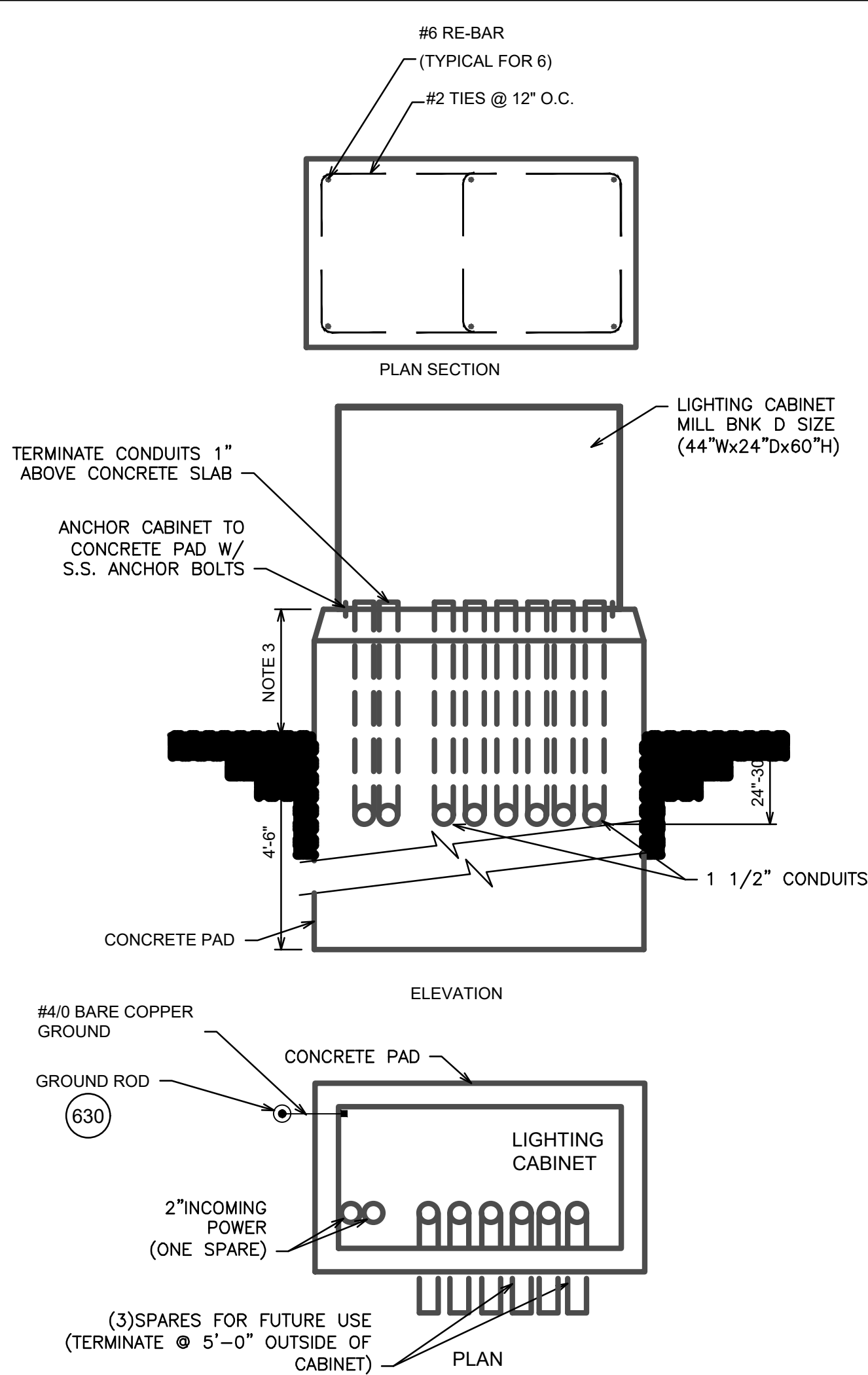
1. COORDINATE EXACT LOCATIONS OF POLES AND LIGHTING CABINET WITH ENGINEER IN FIELD.



1 PLAN NOTES:

1. PROVIDE METER ENCLOSURE COMPLYING WITH MIDAMERICAN ENERGY COMPANY REQUIREMENTS; METER FURNISHED BY MIDAMERICAN ENERGY COMPANY.
2. ROUTE (2) #3 & 1 #8 G IN 2" C FROM LIGHTING CABINET TO NEAREST POLE MOUNTED TRANSFORMERS; TERMINATE AT THE BASE OF POLE WITH 50' OF CONDUCTORS; COORDINATE REQUIREMENTS WITH MIDAMERICAN ENERGY COMAPNY.

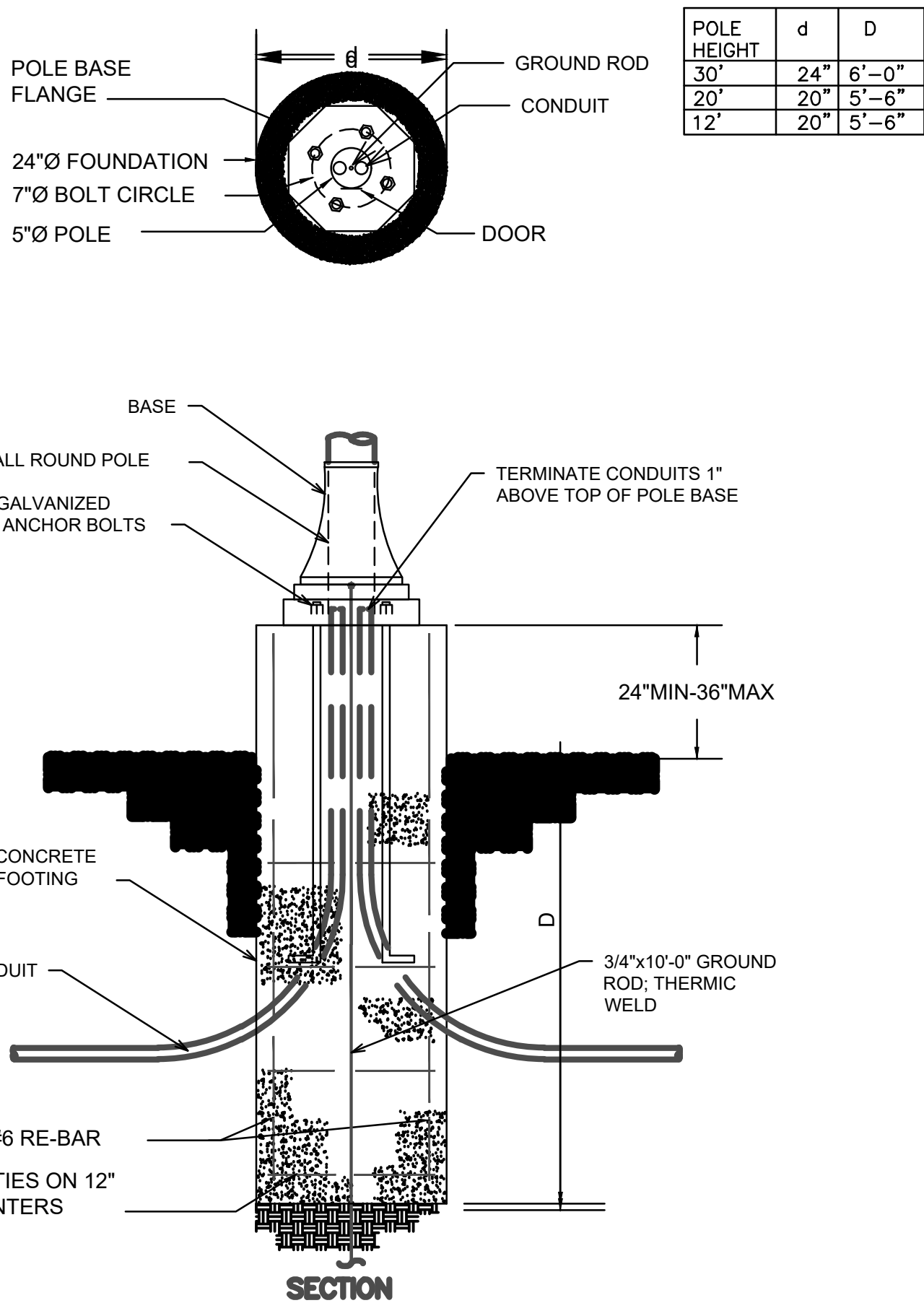
LIGHTING CABINET LC-1 WIRING SCHEMATIC 610
NO SCALE



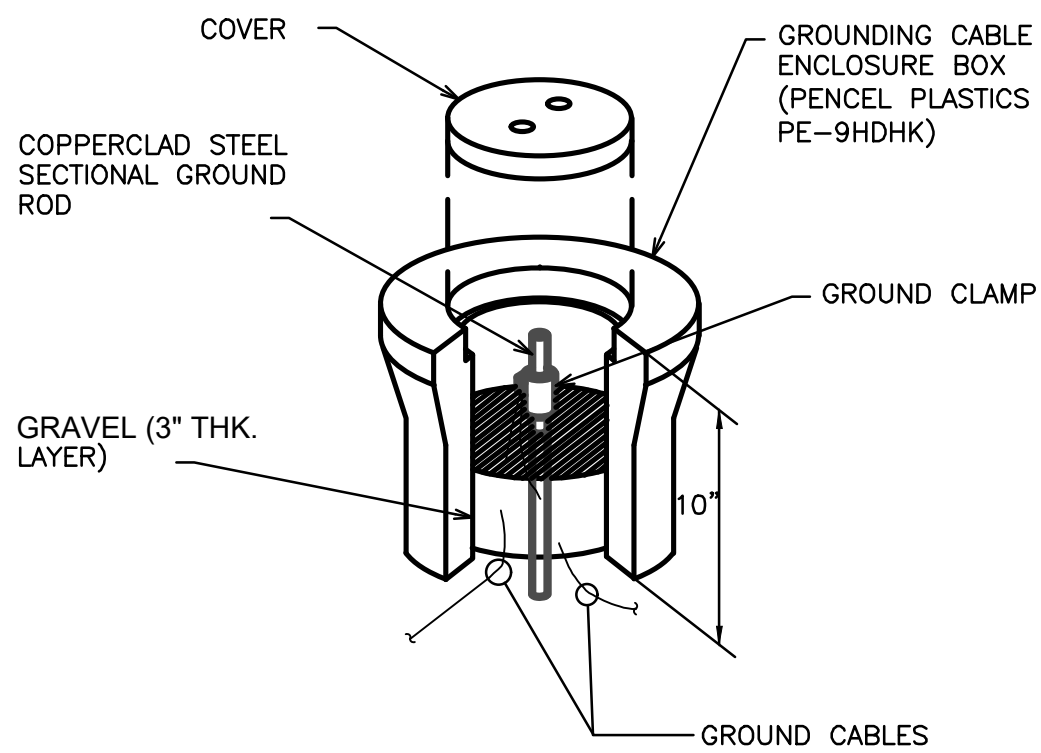
NOTES:

1. REFER TO SITE ELECTRICAL PLAN FOR ORIENTATION OF CONDUITS.

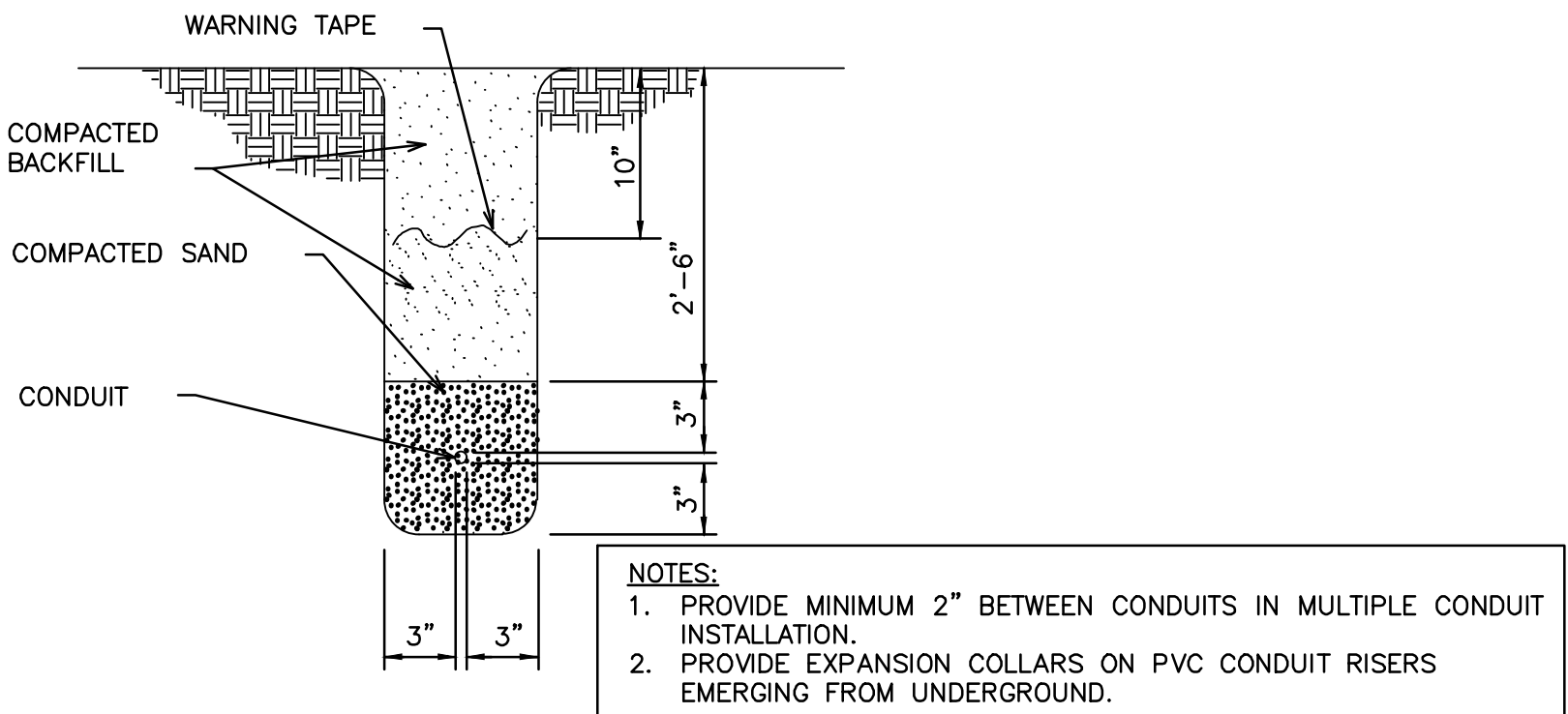
LIGHTING CABINET (LC) FOUNDATION DETAIL 615
NO SCALE



LIGHT POLE FOUNDATION 620
NO SCALE

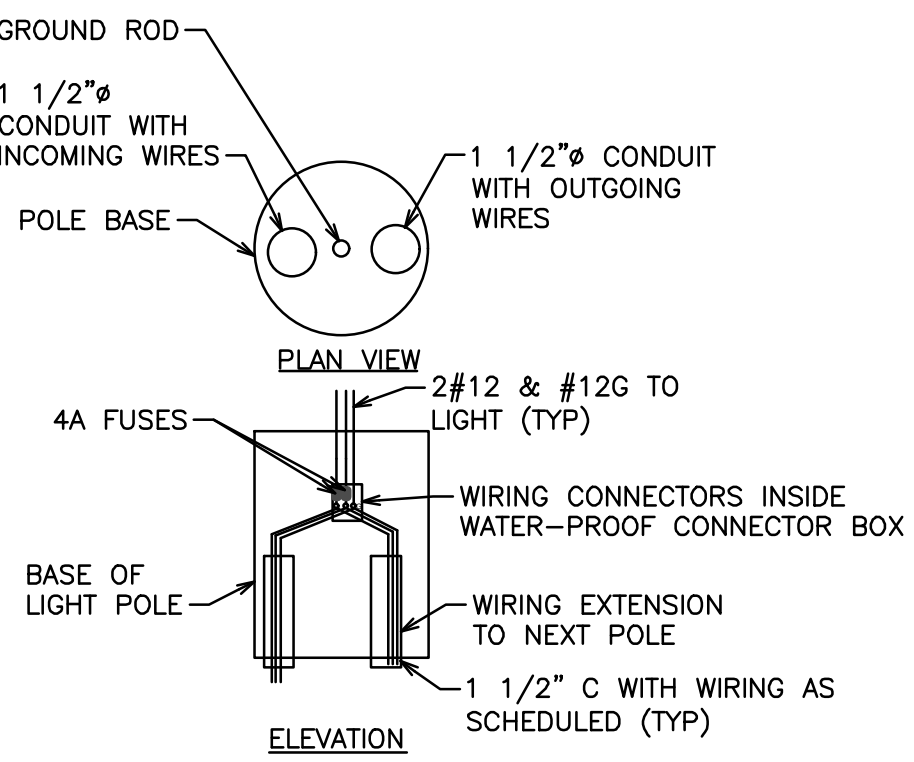


GROUND ROD DETAIL 630
NO SCALE



- NOTES:
1. PROVIDE MINIMUM 2" BETWEEN CONDUITS IN MULTIPLE CONDUIT INSTALLATION.
 2. PROVIDE EXPANSION COLLARS ON PVC CONDUIT RISERS EMERGING FROM UNDERGROUND.

UNDERGROUND CONDUIT TRENCH DETAIL 640
NO SCALE



CONNECTION INSIDE LIGHT POLE BASE 650
NO SCALE

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90% Design, For Review	—	01/15/2025
90% Design Revised, For Review	—	02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN
PROJECT NORTH

DRAWING TITLE

ELECTRICAL
DETAILS

SCALE

PROJECT NUMBER

DRAWING NUMBER

14880

E.2

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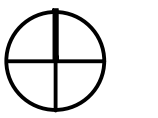
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

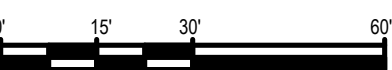
KEY PLAN



PROJECT NORTH

DRAWING TITLE

ELECTRICAL DETAILS



SCALE: 1" = 30'

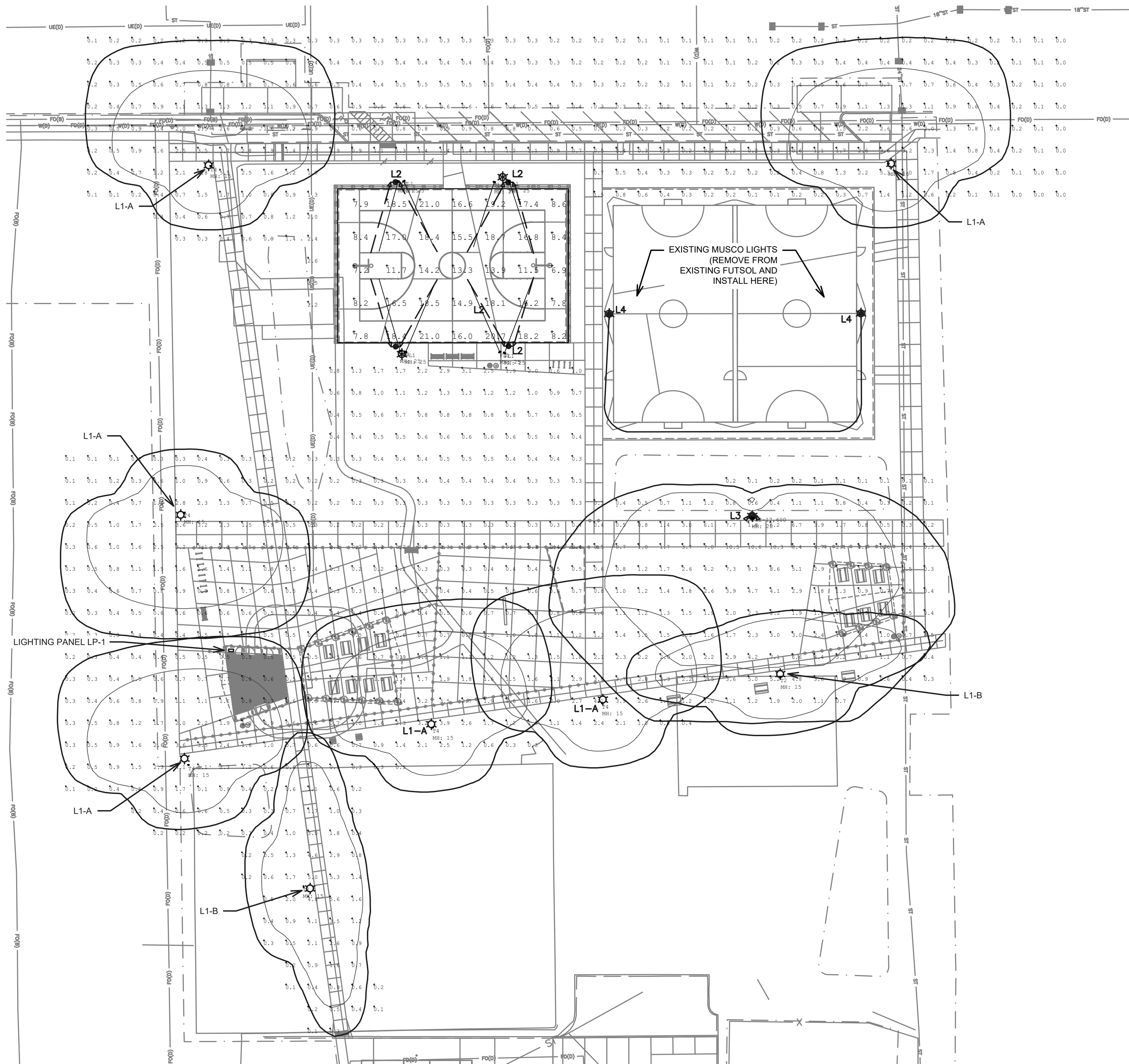
SCALE

PROJECT NUMBER

4880

E.4

DRAWING NUMBER

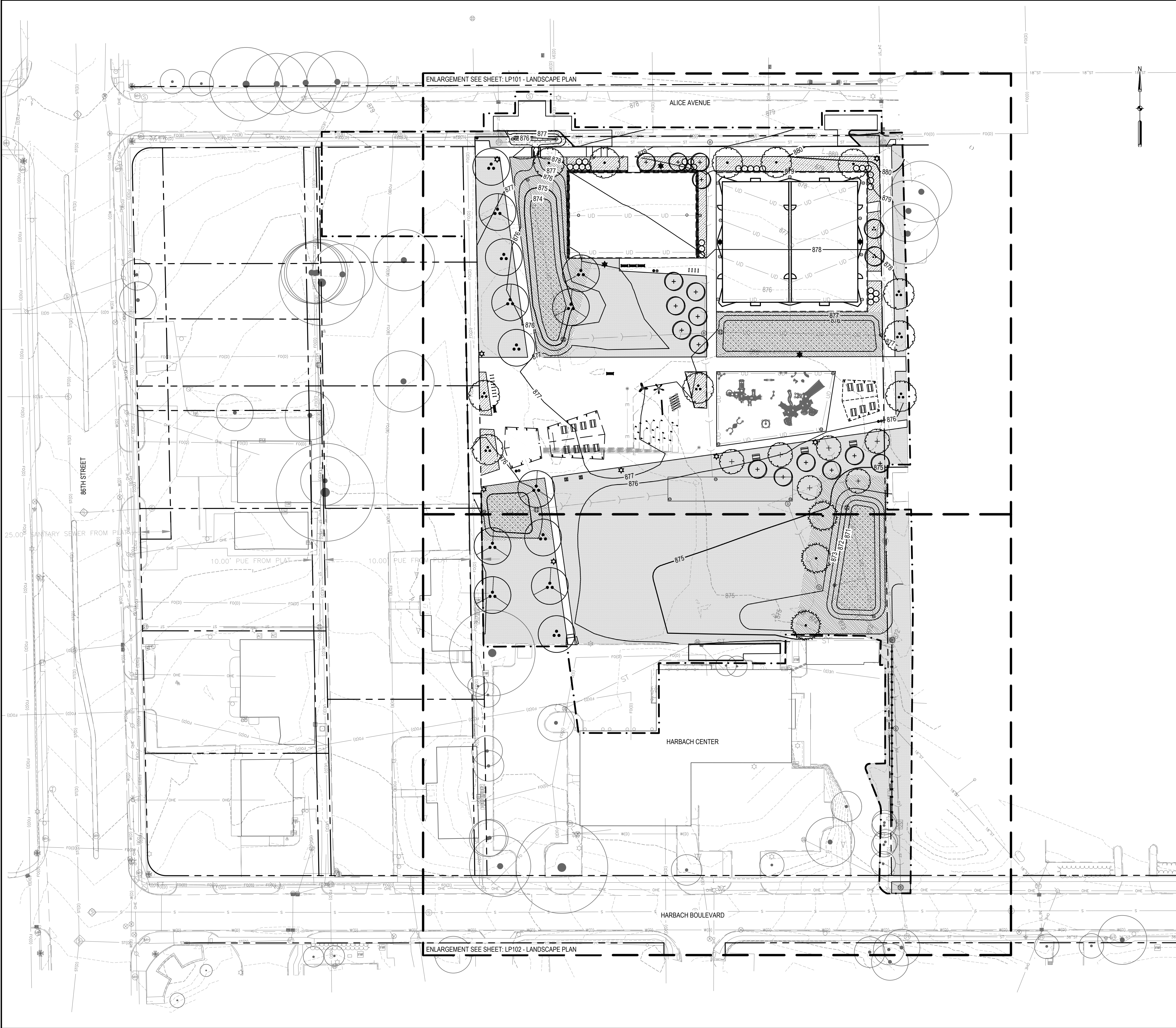


Luminaire Schedule							
Symbol	Qty	Label	Description	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement
1	8	FL1	PSLED P5 XXXXX 66 30K	22037	154	1232	Single
2	1	FL2-17,600	PSLED P4 XXXXX 66 40K	18236	123	246	2 @ 90 degrees
3	2	T2	ASSY36055	8349	59	118	Single
4	6	T4	ASSY36056	8400	59	354	Single

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	1.04	10.6	0.0	N.A.	N.A.
Object 1 Top 1	Illuminance	Fc	14.33	21.0	6.9	2.08	3.04

SITE LIGHTING PHOTOMETRIC PLAN

FILE:C:\Users\wvlenzuela\SmithGroup Companies Inc\PRJ - 14880 - SmithGroup - SmithGroup\CAD 05 Civil\SH1-14880-LP100.dwg USER:wvlenzuela DATE:Feb, 07 2025 TIME: 11:56 am



OPEN SPACE SUMMARY

1. REQUIRED OPEN SPACE: 29,895 SF - 15%
2. TOTAL OPEN SPACE:
(90,115 SF - 45%)

TREE REQUIREMENTS

1. A MINIMUM QUANTITY OF TREES REQUIRED: 1.5 PER 1000 SF
REQUIRED OPEN SPACE
1.1. 1.5 X 29.85 = 45 MINIMUM TREES REQUIRED

LEGEND

- PROPERTY LINES
- - - LIMITS OF CONSTRUCTION
- EXISTING TREE
- SOD
- ▨ BIORETENTION SEED MIX
- ▨ BIORETENTION PLUG MIX
- ▨ UPLAND SEED MIX

LINNAN PARK PHASE 1

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REV DATE

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10/07/2024

90% Design, For Review

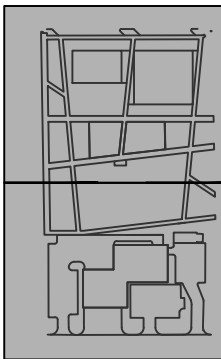
01/15/2025

90% Design Revised, For Review

02/07/2025

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE

OVERALL LANDSCAPE PLAN

0' 20' 40' 80'

SCALE: 1" = 40'-0"

SCALE

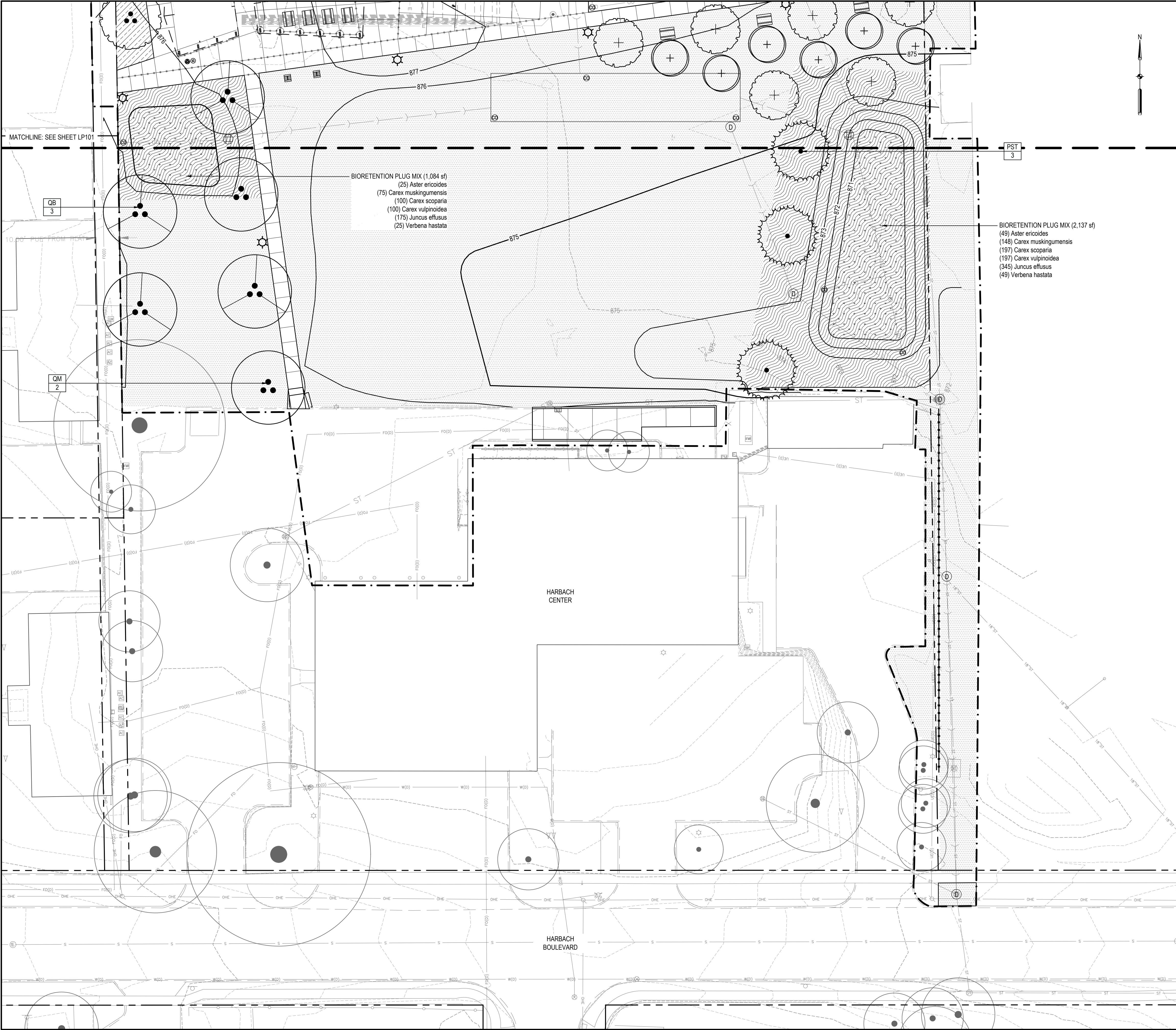
14880

PROJECT NUMBER

LP100

DRAWING NUMBER

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SHEET NOTES

- 1. SEE SHEET LP500 FOR LANDSCAPE PLANTING DETAILS.
- 2. SEE SHEET LP501 FOR FULL LANDSCAPE PLANING SCHEDULE

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION
- EXISTING TREE
- SOD
- BIORETENTION SEED MIX
- BIORETENTION PLUG MIX
- UPLAND SEED MIX

LINNAN PARK
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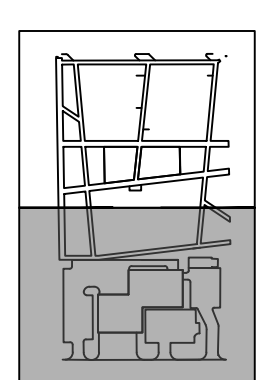
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SEALS AND SIGNATURES

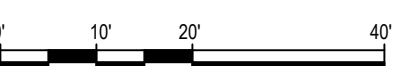
NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

LANDSCAPE PLAN



SCALE: 1" = 20'-0"

SCALE

14880

PROJECT NUMBER

LP102

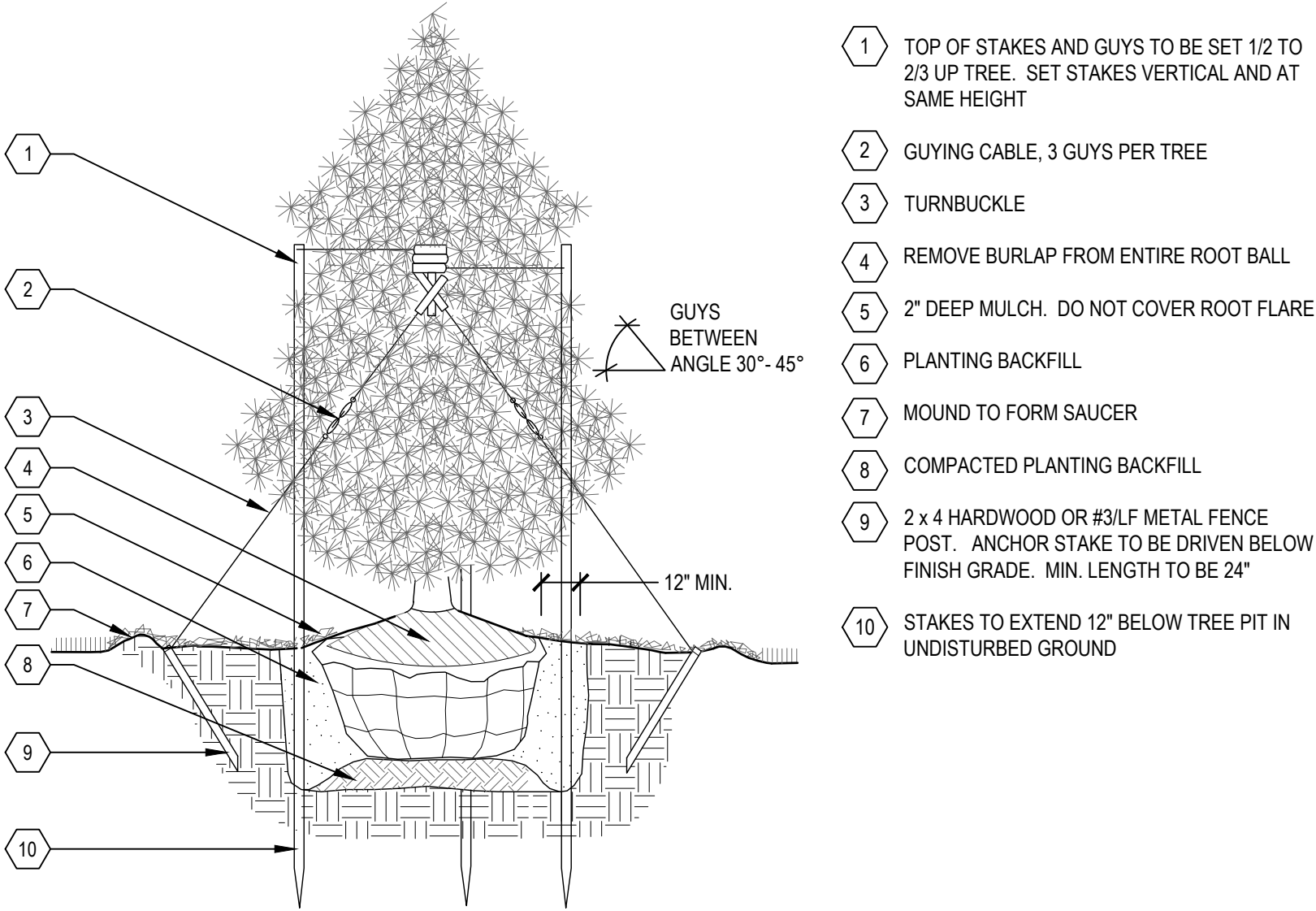
DRAWING NUMBER

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SCHEDULES

SIZE	STAKING / GUYING	MULCH SAUCER DIMENSION (NON-BED AREAS)
• UP TO 6' TALL	• DOUBLE STAKE	• 4' MIN. OR 2' WIDER THAN TREE CANOPY AT GROUND LEVEL
• 6' - 12' TALL	• TRIPLE STAKE	• 5' MIN. OR 2' WIDER THAN TREE CANOPY AT GROUND LEVEL
• > 12' TALL	• TRIPLE GUY	• 8' MIN. OR 2' WIDER THAN TREE CANOPY AT GROUND LEVEL

NOTE:
NEVER CUT CENTRAL LEADERS. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.

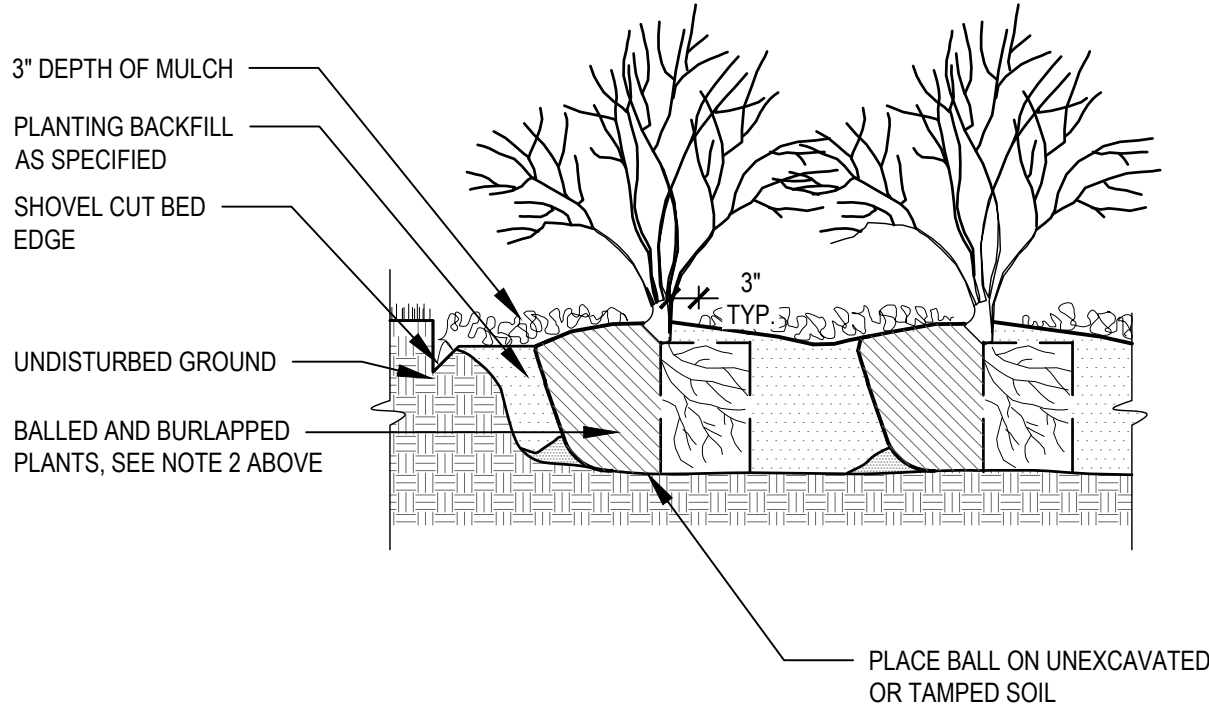


1 CONIFEROUS TREE PLANTING

SCALE: 1" = 1'

NOTES:

1. PLANT EACH SHRUB SUCH THAT THE ROOT COLLAR IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET AND REMOVE COMPLETELY FROM ROOT BALL. REMOVE TWINE, ROPE, AND BURLAP ENTIRELY FROM ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.

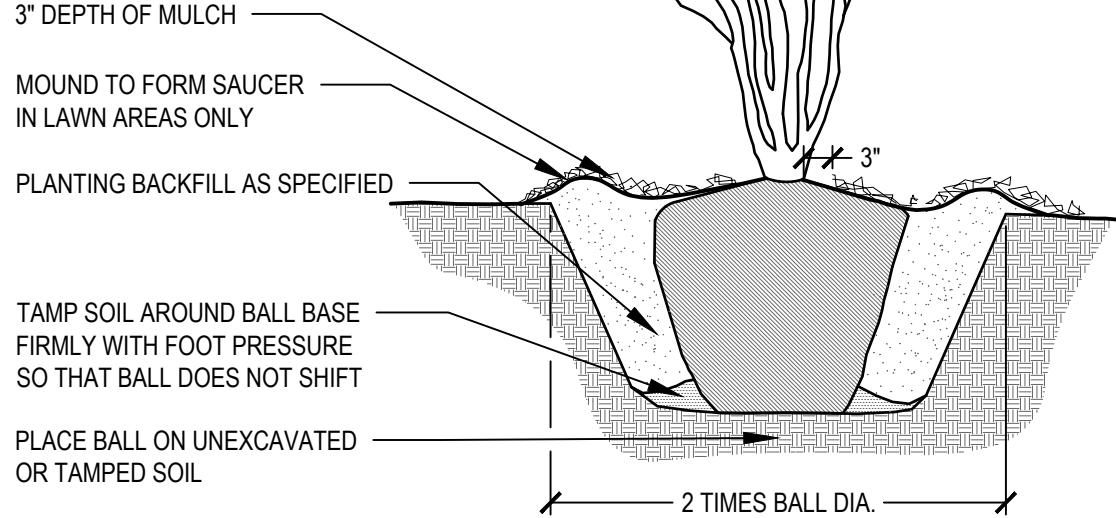


2 SHRUB SPACING

SCALE: 1" = 1'

NOTES:

1. PLANT EACH TREE SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET AND BURLAP ENTIRELY FROM TOP AND SIDES OF ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
4. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.



3 ORNAMENTAL TREE PLANTING

SCALE: 1" = 1'

SCHEDULES

MULCH SAUCER DIMENSION (NON-BED AREAS)

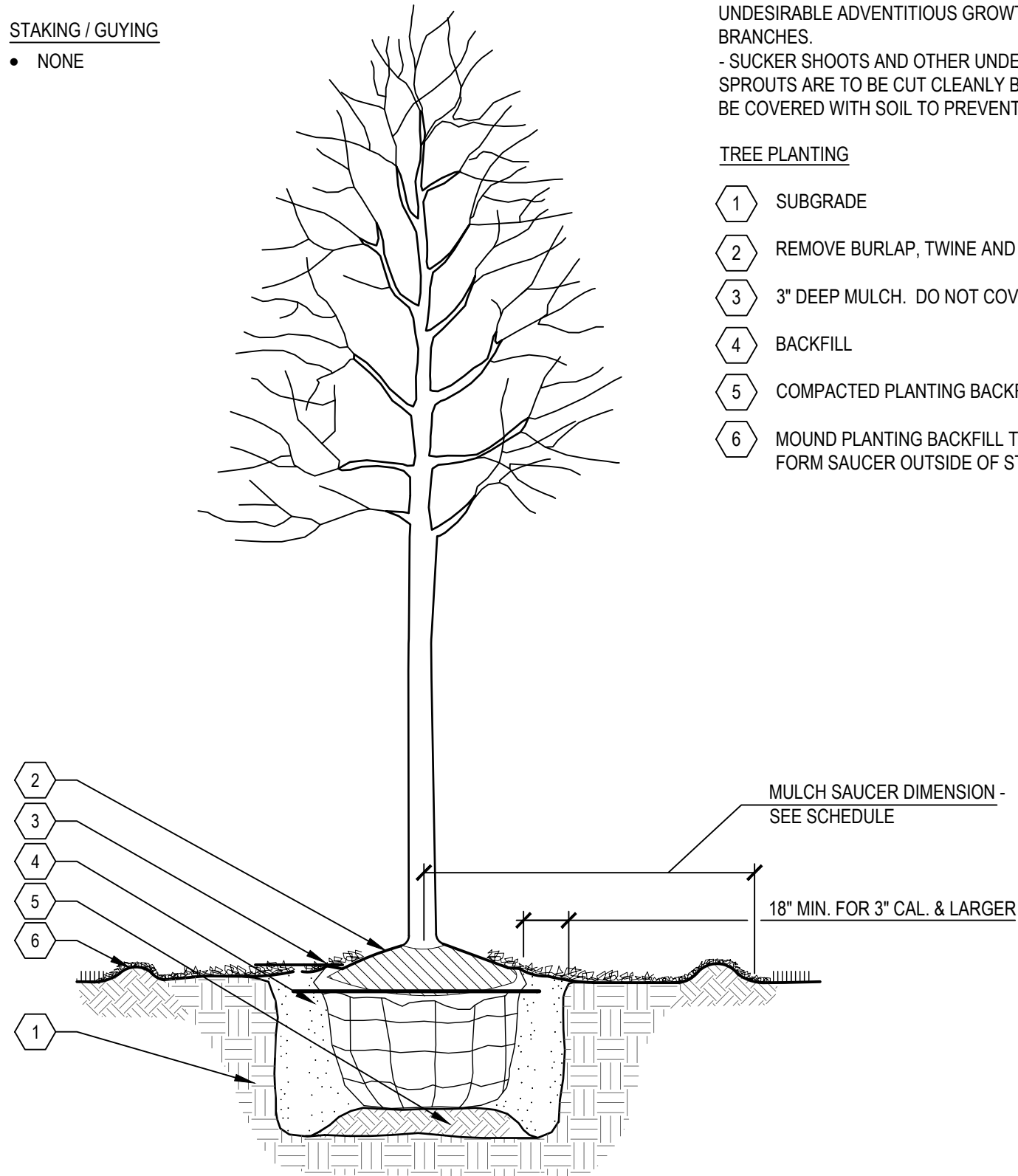
- 6" DIAMETER
- STAKING / GUYING
- NONE

NOTES:

- NEVER CUT CENTRAL LEADERS.
- TREES ARE TO BE PRUNED ONLY AS NECESSARY TO REMOVE: DEAD OR INJURED TWIGS, BRANCHES AND/OR LIMBS WATER SPROUTS AND OTHER UNDESIRABLE ADVENTITIOUS GROWTH ARISING FROM THE TRUNK OR BRANCHES.
- SUCKER SHOOTS AND OTHER UNDESIRABLE BASAL SPROUTS. BASAL SPROUTS ARE TO BE CUT CLEANLY BELOW THE SOIL LINE; CUT STUBS ARE TO BE COVERED WITH SOIL TO PREVENT RESPROUTING.

TREE PLANTING

- 1 SUBGRADE
- 2 REMOVE BURLAP, TWINE AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL
- 3 3" DEEP MULCH. DO NOT COVER ROOT FLARE
- 4 BACKFILL
- 5 COMPACTED PLANTING BACKFILL
- 6 MOUND PLANTING BACKFILL TO FORM SAUCER AROUND PLANT PIT. FORM SAUCER OUTSIDE OF STAKES



4 DECIDUOUS TREE PLANTING

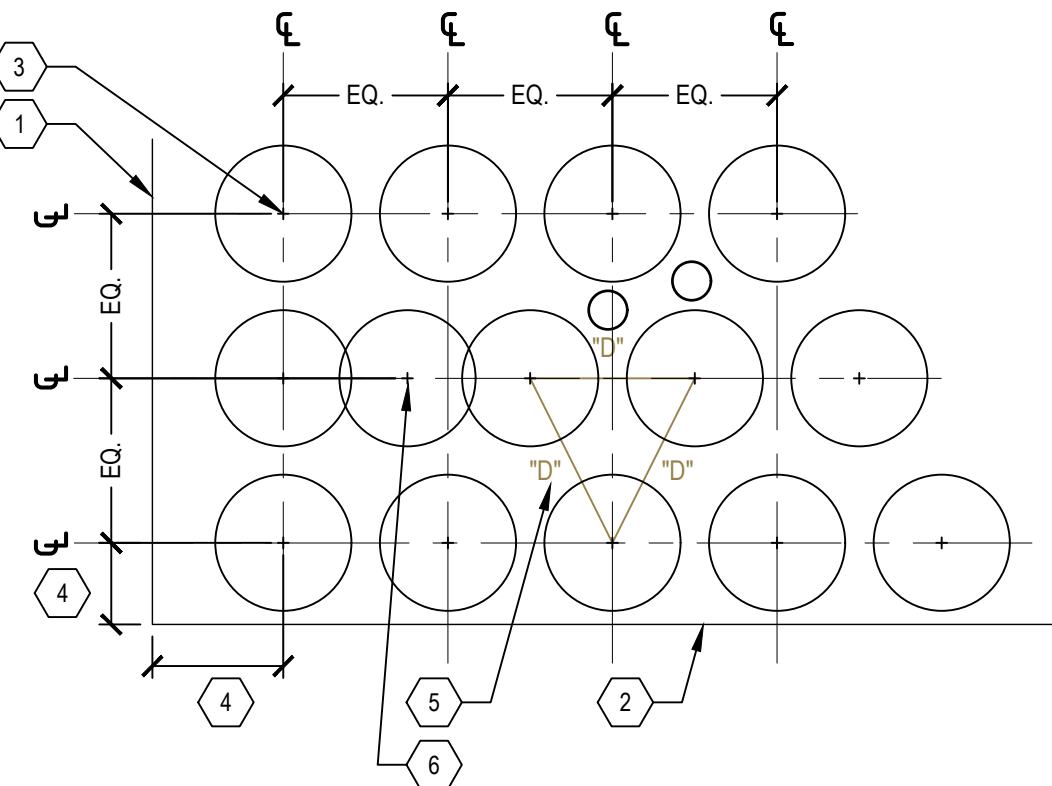
SCALE: 1" = 1'

5 PERENNIAL PLANTING

SCALE: 1" = 1'

NOTE:

1. CONTAINER PLANTS: REMOVE POTS AND SEPARATE POT BOUND ROOTS AS SPECIFIED.
2. SET FINISH GRADE 2" BELOW FINISH SURFACE OF PAVING, CURB OR HEADER.



6 PLANTING SPACING

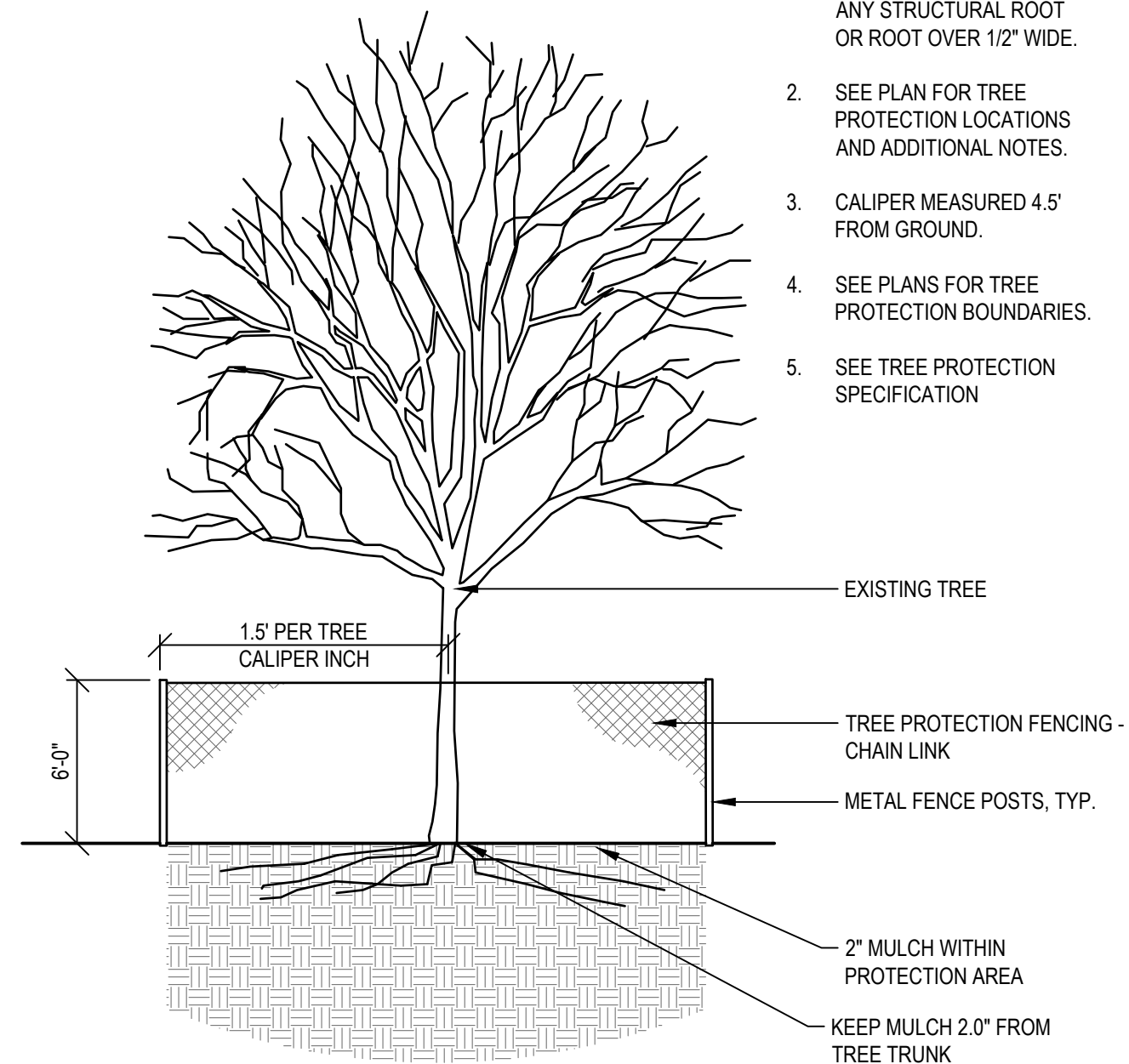
SCALE: 1" = 1'

7 SHOVEL CUT BED EDGE

SCALE: 1" = 1'

NOTES:

1. DO NOT DRIVE POSTS INTO ANY STRUCTURAL ROOT OR ROOT OVER 1/2" WIDE.
2. SEE PLAN FOR TREE PROTECTION LOCATIONS AND ADDITIONAL NOTES.
3. CALIPER MEASURED 4.5' FROM GROUND.
4. SEE PLANS FOR TREE PROTECTION BOUNDARIES.
5. SEE TREE PROTECTION SPECIFICATION



8 TREE PROTECTION

NOT TO SCALE

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90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
**LANDSCAPE PLANTING
DETAILS**

SCALE: AS NOTED

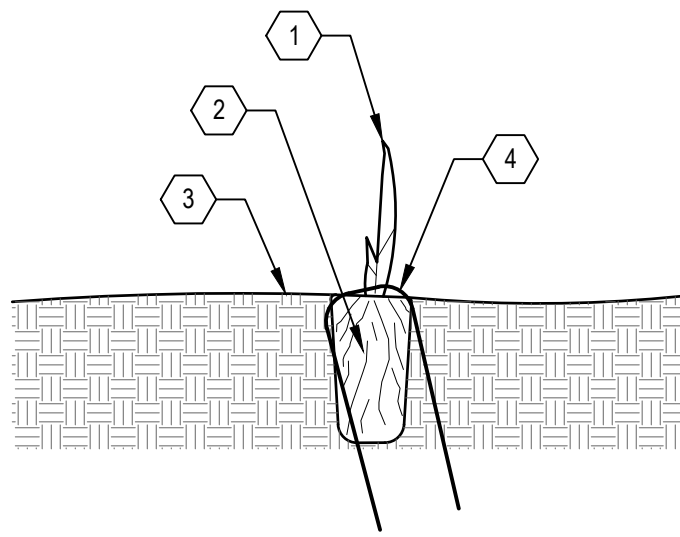
SCALE 14880

PROJECT NUMBER

LP500

DRAWING NUMBER

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- 1
- DO NOT DAMAGE SPROUTED ENDS
- 2
- PLUG (SEE PLANT LIST)
- 3
- ENGINEERED SOIL MEDIA
- 4
- 8" LONG METAL STAPLE

- NOTES:
1. INSTALL ALL PLANTS FIRMLY INTO THE SOIL.
2. PLANT EACH PLUG OR ROOTSTOCK INTO THE SOIL UP TO THE SHOOT COLLAR OF THE PLANT. FIRM SOIL AROUND PLUG. DO NOT BURY THE ENTIRE PLANT OR DAMAGE SPROUTED VEGETATION. PLUGS SHALL BE PLANTED AFTER INSTALLATION OF NATIVE SEED AND EROSION MAT. SEE SPECIFICATIONS FOR INSTALLATION INTO MAT.
4. SEE PLANTING SCHEDULE FOR PLANT SPACING.

1

NATIVE PLUG INSTALL

SCALE: NTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FORM	REMARKS
TREES						
	BP	16	BETULA POPULIFOLIA / GRAY BIRCH	8' HT.	CONT.	
	MGL	6	METASEQUOIA GLYPTOSTROBOIDES / DAWN REDWOOD	8' HT.	CONT.	
	NSY	5	NYSSA SYLVATICA / TUPELO	2.5" CAL.	B&B	
	POC	6	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2.5" CAL.	B&B	
	QB	8	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B	
	QM	5	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	2.5" CAL.	B&B	
EVERGREEN TREES						
	PST	3	PINUS STROBUS / WHITE PINE	6' HT.	B&B	
ORNAMENTAL TREES						
	AXG	2	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY MULTI-STEM	6' HT.	CONT.	MULTI-STEM
SYMBOL		QTY	BOTANICAL / COMMON NAME	SIZE	FORM	REMARKS
SHRUBS						
		30	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#3	CONT.	
GROUND COVERS						
		59,310 SF	SUDAS TYPE 1 TURF			
		4,917 SF	UPLAND SEED MIX			REFER TO SPECIFICATIONS FOR SEED AND MIX RATES
		22,759 SF	BIORETENTION SEED MIX			REFER TO SPECIFICATIONS FOR SEED AND MIX RATES
		8,879 SF	BIORETENTION PLUG MIX			RANDOMLY PLACE SPECIES IN GROUPS OF 5-12 PLANTS
	205		ASTER ERICOIDES / HEATH ASTER	2.5" PLUG	PLUG	STAPLED PLANTING
	616		CAREX MUSKINGUMENSIS / PALM SEDGE	2.5" PLUG	PLUG	STAPLED PLANTING
	820		CAREX SCOPARIA / BROOM SEDGE	2.5" PLUG	PLUG	STAPLED PLANTING
	820		CAREX VULPINOIDEA / FOX SEDGE	2.5" PLUG	PLUG	STAPLED PLANTING
	1,436		JUNCUS EFFUSUS / SOFT RUSH	2.5" PLUG	PLUG	STAPLED PLANTING
	205		VERBENA HASTATA / BLUE VERVAIN	2.5" PLUG	PLUG	STAPLED PLANTING

2

PLANTING SCHEDULE

LINNAN PARK

PHASE 1

8500 ALICE AVE.
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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
LANDSCAPE PLANTING
SCHEDULE

SCALE: AS NOTED

SCALE14880

PROJECT NUMBER

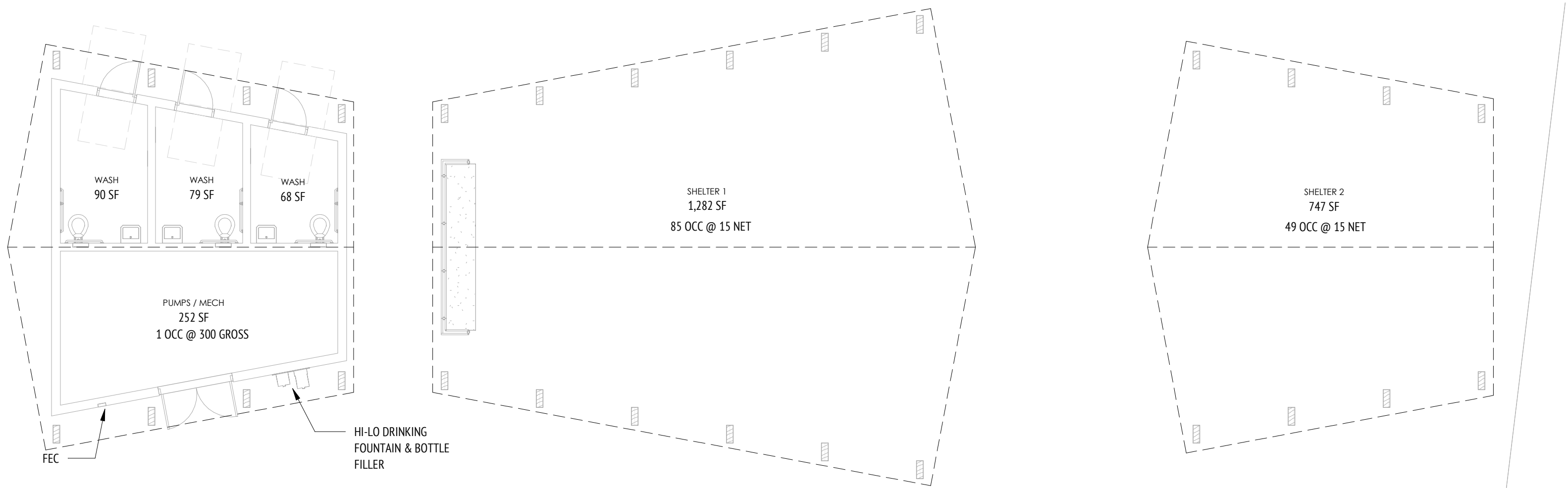
LP501

DRAWING NUMBER

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4 SITE - SHELTER LOCATIONS
SCALE: 1/64" = 1'-0"



1 SHELTER 1 - CODE PLAN
SCALE: 1/8" = 1'-0"

3 SHELTER 2 - CODE PLAN
SCALE: 1/8" = 1'-0"

ABBREVIATED CODE REVIEW SUMMARY

APPLICABLE CODES

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- STATE PLUMBING CODE (BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC))
- STATE MECHANICAL CODE (BASED ON THE 2021 INTERNATIONAL MECHANICAL CODE (IMC))
- STATE ELECTRICAL CODE (BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC), NFPA 70)
- STATE ENERGY CODE (BASED ON THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC))
- 2010 ADA GUIDELINES FOR ACCESSIBLE DESIGN
- 2017 ANSI A117.1

PROJECT DESCRIPTION

THE PROJECT IS NEW CONSTRUCTION OF A BATHROOM FACILITY, WITH LARGE OPEN PARK SHELTER AND A SEPARATE SMALL OPEN PARK SHELTER, LOCATED AT LINNAN PARK, 8500 ALICE AVENUE, CLIVE, IA. THE BATHROOM STRUCTURE IS COMPRISED OF BURNISHED BLOCK WALLS, CORTEN STEEL CLADDING, GLULAM WOOD COLUMNS AND TRUSSES, TRANSLUCENT PANEL, AND A STANDING SEAM METAL ROOF. THE SMALLER SHELTER LOCATED ON THE EAST SIDE OF THE SITE IS COMPRISED OF THE SAME MATERIALS, EXCEPT FOR THE BURNISHED BLOCK & TRANSLUCENT PANEL WALLS. BOTH SPACES ARE CONSIDERED A-3 OUTDOOR SEATING / STANDING, VB CONSTRUCTION.

CHAPTER 3 - OCCUPANCY TYPES

GROUP TYPE: A-3 ASSEMBLY

CHAPTER 5 - BUILDING HEIGHTS AND AREAS

IBC TABLE 504.3 - ALLOWABLE BUILDING HEIGHT

TYPE VB CONSTRUCTION, NS
MAX ALLOWED:
A: 40'-0" DESIGNED: 21'-0" (SHELTER 1)
19'-6" (SHELTER 2)

IBC 504.4 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE

TYPE VB, CONSTRUCTION, NS
MAX ALLOWED:
A-3: 1 STORY DESIGNED: 1 STORY (SHELTER 1 & 2)

IBC 506.2 - ALLOWABLE BUILDING AREA

ALLOWABLE AREA PER STORY
TABULAR VALUES: NS SPRINKLER, TYPE VB CONSTRUCTION;
A-3: 6,000 SF DESIGNED: 1,756 SF (SHELTER 1)
700 SF (SHELTER 2)

CHAPTER 6 - TYPES OF CONSTRUCTION

IBC TABLE 601

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TYPE V-B CONSTRUCTION)

BUILDING ELEMENT	REQUIRED	PROVIDED	REFERENCE
PRIMARY STRUCTURAL FRAME	0 HR	0 HR	A001
BEARING WALLS			
EXTERIOR	0 HR	0 HR	A001
INTERIOR	0 HR	0 HR	A001
NON-BEARING WALLS AND PARTITIONS			
EXTERIOR	SEE TABLE 705.5		
INTERIOR	0 HR	0 HR	A001
FLOOR CONSTRUCTION AND SECONDARY STRUCTURAL MEMBERS	0 HR	0 HR	A001
ROOF CONSTRUCTION AND SECONDARY STRUCTURAL MEMBERS	0 HR	0 HR	A001

CHAPTER 9 - FIRE PROTECTION

IBC 903.2.2 GROUP A-3. SPRINKLER NOT REQUIRED FOR A-3 OCCUPANCY - DOES NOT MEET ANY OF THE CONDITIONS LISTED.

IBC 905.3 - STANDPIPE REQUIRED INSTALLATION. BUILDING IS 3 STORIES WITH HIGHEST LEVEL LESS THAN 30' ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS - NO STANDPIPE REQUIRED.

IBC 906.1 - PORTABLE FIRE EXTINGUISHERS. TO BE PROVIDED THROUGHOUT WITHIN A MAX TRAVEL DISTANCE OF 75'.

IBC 907.2.1 - GROUP A. FIRE ALARM NOT REQUIRED FOR GROUP A OCCUPANCY - DOES NOT MEET ANY OF THE CONDITIONS LISTED.

CHAPTER 10 - MEANS OF EGRESS

IBC 1004 - OCCUPANT LOAD.

SHELTER 1: 85 OCCUPANTS @ 15 NET (COVERED AREA)
SHELTER 2: ## OCCUPANTS @ 15 NET (COVERED AREA)

CHAPTER 11 - ACCESSIBILITY

IBC 1110.2 TOILET AND BATHING FACILITIES

WHERE MULTIPLE SINGLE-USER TOILET ROOMS OR BATHING ROOMS ARE CLUSTERED TOGETHER AT A SINGLE LOCATION, AT LEAST 50% SHALL BE ACCESSIBLE. ALL THREE (3) RESTROOMS ARE ACCESSIBLE.

1110.5 DRINKING FOUNTAINS

NOT FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED (STANDING & WHEELCHAIR). DRINKING FOUNTAINS ARE FREE-STANDING, LOCATED ELSEWHERE IN THE PARK

CHAPTER 13 - ENERGY EFFICIENCY

BUILDING IS NOT HEATED OR COOLED - BUILDING IS WINTERIZED DURING COLD MONTHS.
RESTROOM / MECHANICAL SPACES ARE PROVIDED WITH EXHAUST AS REQUIRED PER CODE - REFER TO MECHANICAL PLANS

UPC - CHAPTER 4 - PLUMBING FIXTURE COUNT

TABLE 422.1 - MINIMUM PLUMBING FACILITIES

- PROVIDED:
- WC: 3
 - LAVS: 3
 - DRINKING FOUNTAIN STATIONS: 1 (REFER TO SITE PLAN)
 - SERVICE SINKS: 1

LINNAN PARK
PHASE 1

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE

CODE PLAN

As indicated

SCALE 14880

PROJECT NUMBER

A000

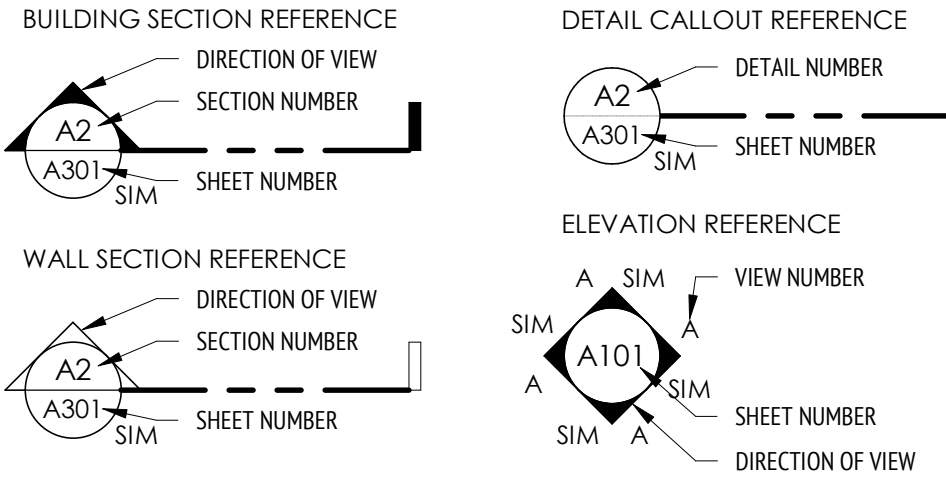
DRAWING NUMBER

ABBREVIATIONS

&	AND	DIA	DIAMETER	HC	HANDICAPPED	NO	NUMBER	SHT	SHEET
@	AT	DN	DOWN	HDDB	HARDBOARD	NOM	NOMINAL	SIM	SIMILAR
ACC	ACCESSIBLE	DO	DOOR OPENING	HDWR	HARDWARE	NTS	NOT TO SCALE	SPEC	SPECIFICATION
ACT	ACOUSTIC CEILING TILE	DR	DOOR	HM	HOLLOW METAL			SQ	SQUARE
ADDIT'L	ADDITIONAL	DS	DOWNSPOUT	HO	HOLD OPEN	OC	ON CENTER	SST	STAINLESS STEEL
ADDM	ADDENDUM	DTL	DETAIL	HORIZ	HORIZONTAL	OD	OUTSIDE DIAMETER	STC	SOUND TRANSMISSION COEFFICIENT
AFF	ABOVE FINISHED FLOOR	DW	DISHWASHER	HR	HOUR	OH	OVERHEAD		
ALT	ALTERNATE			HVAC	HEATING VENTILATION AND AIR CONDITIONING	OPNG	OPENING	STL	STEEL
ALUM	ALUMINUM	E	EAST	HYD	HYDRANT	OPP	OPPOSITE	STOR	STORAGE
APPROX	APPROXIMATE	EA	EACH					STRUCT	STRUCTURAL
APT	APARTMENT	EJ	EXPANSION JOINT					SUSP	SUSPENDED
ATTN	ATTENTION	ELEC	ELECTRICAL	IBC	INTERNATIONAL BUILDING CODE	PAR	PARALLEL	T	TREAD
AUTO	AUTOMATIC	ELEV	ELEVATOR, ELEVATION	ID	INSIDE DIAMETER	PC	PRECAST	T&B	TOP AND BOTTOM
AVE	AVENUE	EP	ELECTRICAL PANEL	IN	INCH/INCHES	PERF	PERFORATED	T&G	TONGUE AND GROOVE
		EQ	EQUAL	INFO	INFORMATION	PERP	PERPENDICULAR	T/	TOP OF
B/	BOTTOM OF	EQUIP	EQUIPMENT	INSUL	INSULATION	PLAM	PLASTIC LAMINATE	TB	TOWEL BAR
BD	BOARD	ETC	ET CETERA, AND SO FORTH	INSUL	INSULATED OR INSULATION	PLYWD	PLYWOOD	TELE	TELEPHONE
BLDG	BUILDING	EW	EACH WAY	INT	INTERIOR	PNT	PAINT	THK	THICKNESS
BLKG	BLOCKING	EXIST	EXISTING	JAN	JANITOR	PR	PAIR	THRU	THROUGH
BO	BOTTOM OF	EXP	EXPANSION	JT	JOINT	PREFAB	PREFABRICATED	TLT	TOILET
BSMNT	BASEMENT	EXT	EXTERIOR			PREFIN	PREFINISHED	TMPO	TEMPERED
BTWN	BETWEEN			KIT	KITCHEN	PROJ	PROJECT	TO	TOP OF
BW	BOTH WAYS	FD	FLOOR DRAIN			PT	PRESSURE TREATED	TS	TUBE STEEL
		FDC	FIRE DEPARTMENT CONNECTION			PTN	PARTITION	TV	TELEVISION
CC	CENTER TO CENTER	FE	FIRE EXTINGUISHER			PVC	POLYVINYL CHLORIDE	TYP	TYPICAL
CD	CONTRACT DOCUMENTS	FEC	FIRE EXTINGUISHER CABINET	LAM	LAMINATE	QT	QUARRY TILE		
CIP	CAST-IN-PLACE	FIXT	FIXTURE	LAV	LAVATORY	QTY	QUANTITY	UNFIN	UNFINISHED
CJ	CONTROL JOINT	FLR	FLOOR	LVP	LUXURY VINYL PLANK			UNO	UNLESS NOTED OTHERWISE
CL	CENTERLINE	FND	FOUNDATION	LVT	LUXURY VINYL TILE	R	RADIUS, RISER	URNL	URINAL
CLG	CEILING	FR	FIRE RESISTANT			RB	RESILIENT BASE	UTIL	UTILITY
CLR	CLEAR	FT	FEET/FOOT	MAX	MAXIMUM	RCP	REFLECTED CEILING PLAN		
CMU	CONCRETE MASONRY UNIT	FTG	FOOTING	MDF	MEDIUM DENSITY FIBERBOARD	RD	ROOF DRAIN	VAR	VARIES
CONC	CONCRETE	FURN	FURNITURE	MDO	MEDIUM DENSITY OVERLAY	REF	REFRIGERATOR	VCT	VINYL COMPOSITION TILE
CONT	CONTINUOUS			MECH	MECHANICAL	REQ	REQUIRE, REQUIRED	VERT	VERTICAL
COORD	COORDINATE	GA	GAUGE	MEMB	MEMBRANE	REV	REVISION, REVISED	VEST	VESTIBULE
CPT	CARPET	GALV	GALVANIZED	MFR	MANUFACTURER	RM	ROOM	VIF	VERIFY IN FIELD
CT	CERAMIC TILE	GB	GRAB BAR	MIN	MINIMUM	RO	ROUGH OPENING	W	WIDTH, WEST
CTR	CENTER	GC	GENERAL CONTRACT(OR)	MISC	MISCELLANEOUS	S	SOUTH	W/	WITH
		GL	GLASS	MO	MASONRY OPENING	SCHED	SCHEDULE	W/O	WITHOUT
D	DEEP, DEPTH	GWB	GYP SUM WALL BOARD	MR	MOISTURE RESISTANT	SECT	SECTION	WD	WOOD
DBL	DOUBLE	GYP	GYP SUM	MTL	METAL	SF	SQUARE FEET/FOOT	WDW	WINDOW
DEG	DEGREE			N	NORTH	SHR	SHOWER	WWF	WELDED WIRE FABRIC
DEMO	DEMOLISH OR DEMOLITION	H	HIGH/HEIGHT	NA	NOT APPLICABLE				
DEPT	DEPARTMENT	HB	HOSE BIBB	NIC	NOT IN CONTRACT				

SYMBOLS

ROOM NAME	ROOM NAME	X202A	DOOR NUMBER
101	ROOM NUMBER	22	WINDOW TYPE
150 SF	ROOM AREA	?	KEYNOTE NUMBER
12	GRID NUMBER	20	REVISION NUMBER
W1	CONSTRUCTION TYPE		



MATERIALS LEGEND

	BRICK
	CMU
	BATT INSULATION
	CONCRETE
	GRAVEL / GRANULAR FILL
	PLYWOOD
	RIGID INSULATION
	STEEL
	WOOD TRIM
	DIMENSION LUMBER
	GYP SUM BOARD

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SEALS AND SIGNATURES

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DRAWING TITLE

CONST TYPES,
CLEARANCES,
ABBREVIATIONS,
SYMBOLS

As indicated

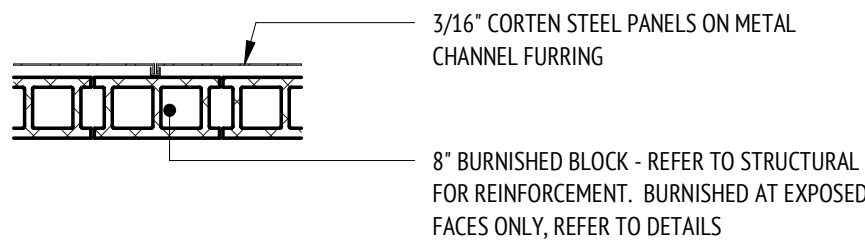
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PROJECT NUMBER

A001

DRAWING NUMBER

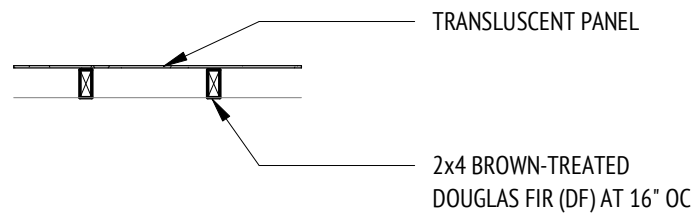
W1 EXT - BURNISHED BLOCK / STEEL



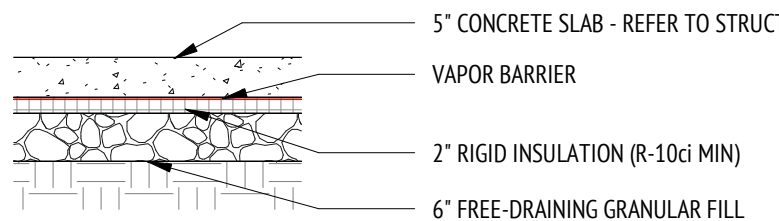
W2 INT - BURNISHED BLOCK



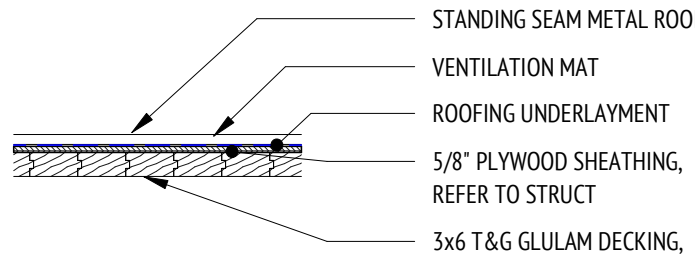
W3 TRANSLUCENT PANEL WALL



F1 FLOOR SLAB



R1 ROOF ASSEMBLY



CONSTRUCTION TYPES

SCALE: 1/2" = 1'-0"

2 OPERABLE PARTS

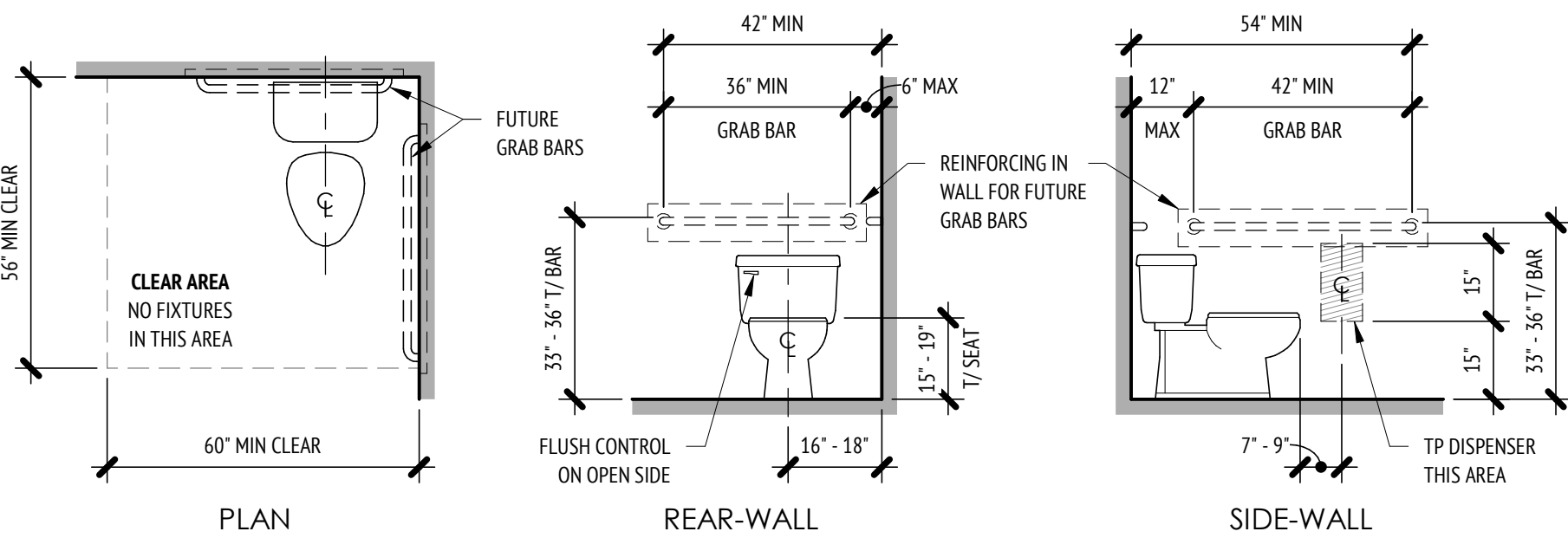
SCALE: 3/8" = 1'-0"

4 WALL MOUNT SINK

SCALE: 3/8" = 1'-0"

3 TYPE A - TOILET

SCALE: 3/8" = 1'-0"



A101

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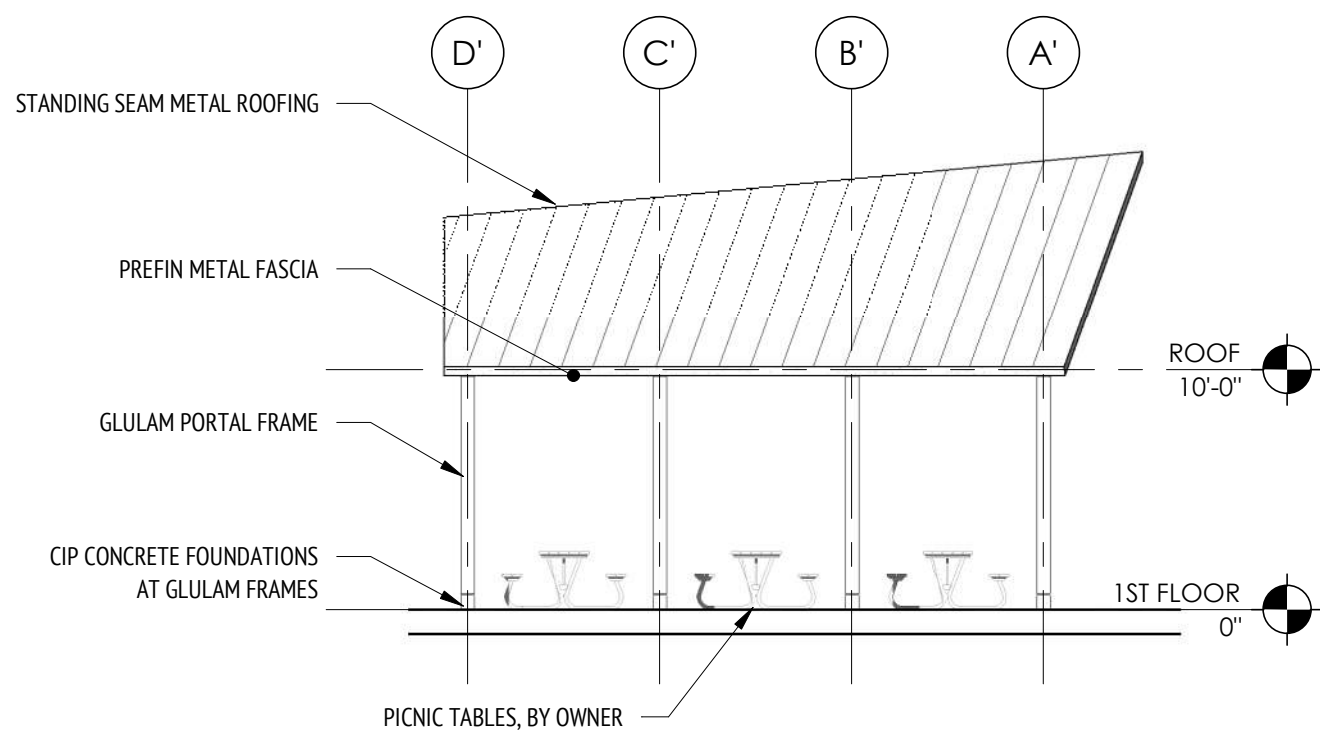
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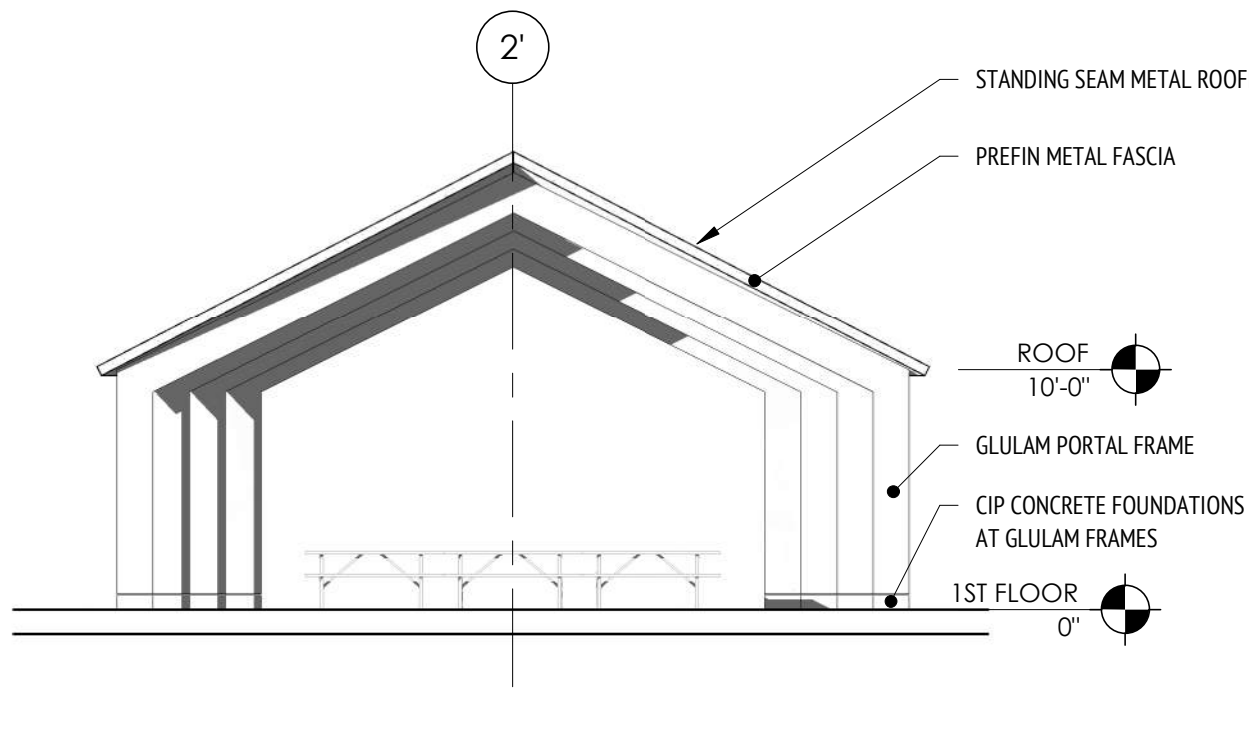
SEALS AND SIGNATURES

DRAWING TITLE
SHELTER 2 - PLANS &
ELEVATIONS

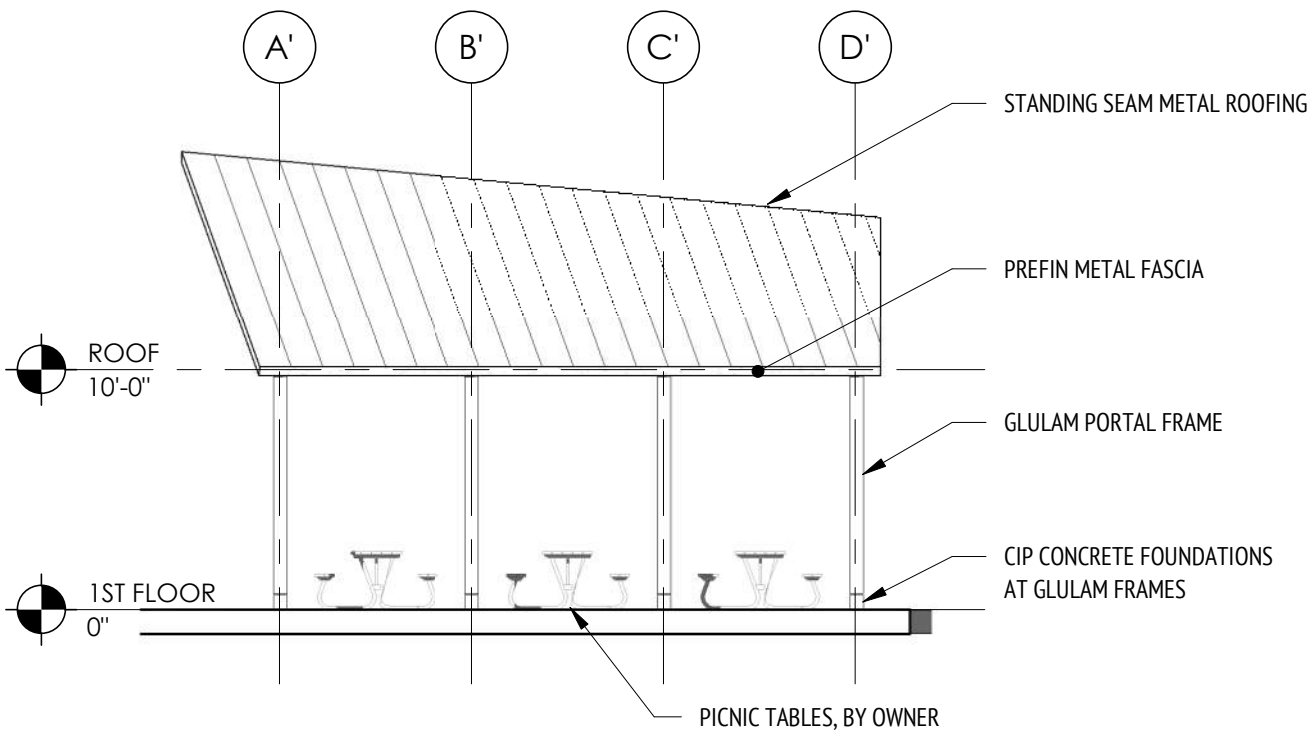
As indicated
SCALE 14880
PROJECT NUMBER
DRAWING NUMBER
A102



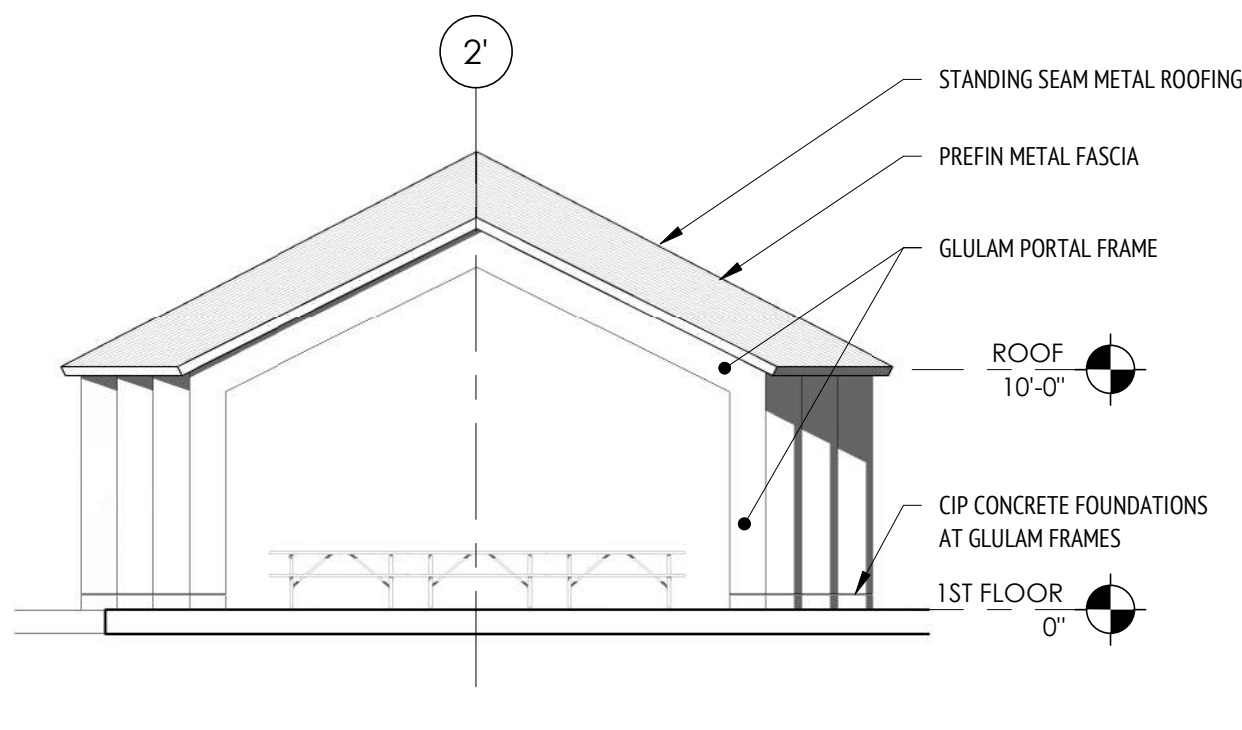
7 SHELTER 2 - NORTH ELEV
SCALE: 1/8" = 1'-0"



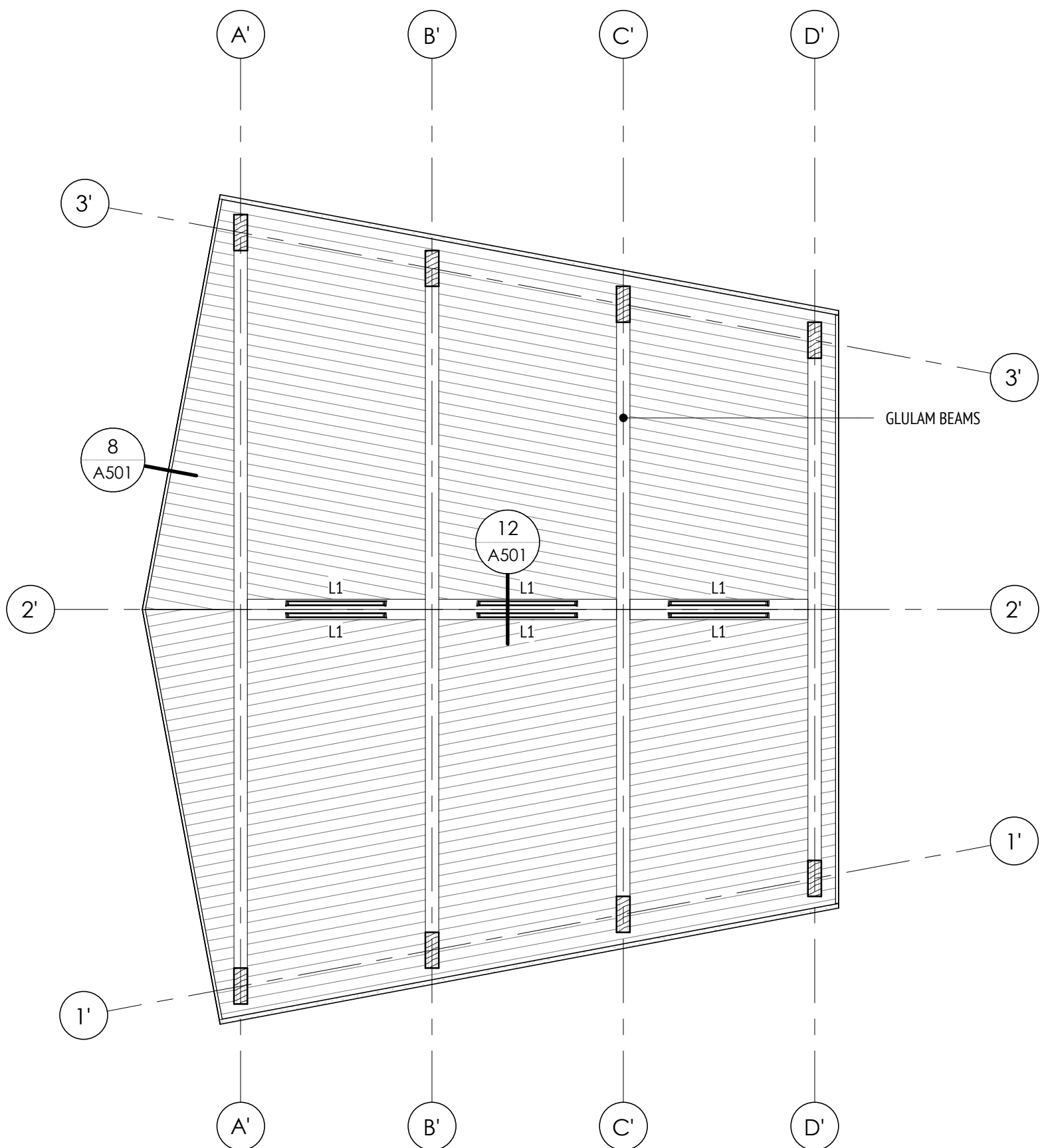
6 SHELTER 2 - WEST ELEV
SCALE: 1/8" = 1'-0"



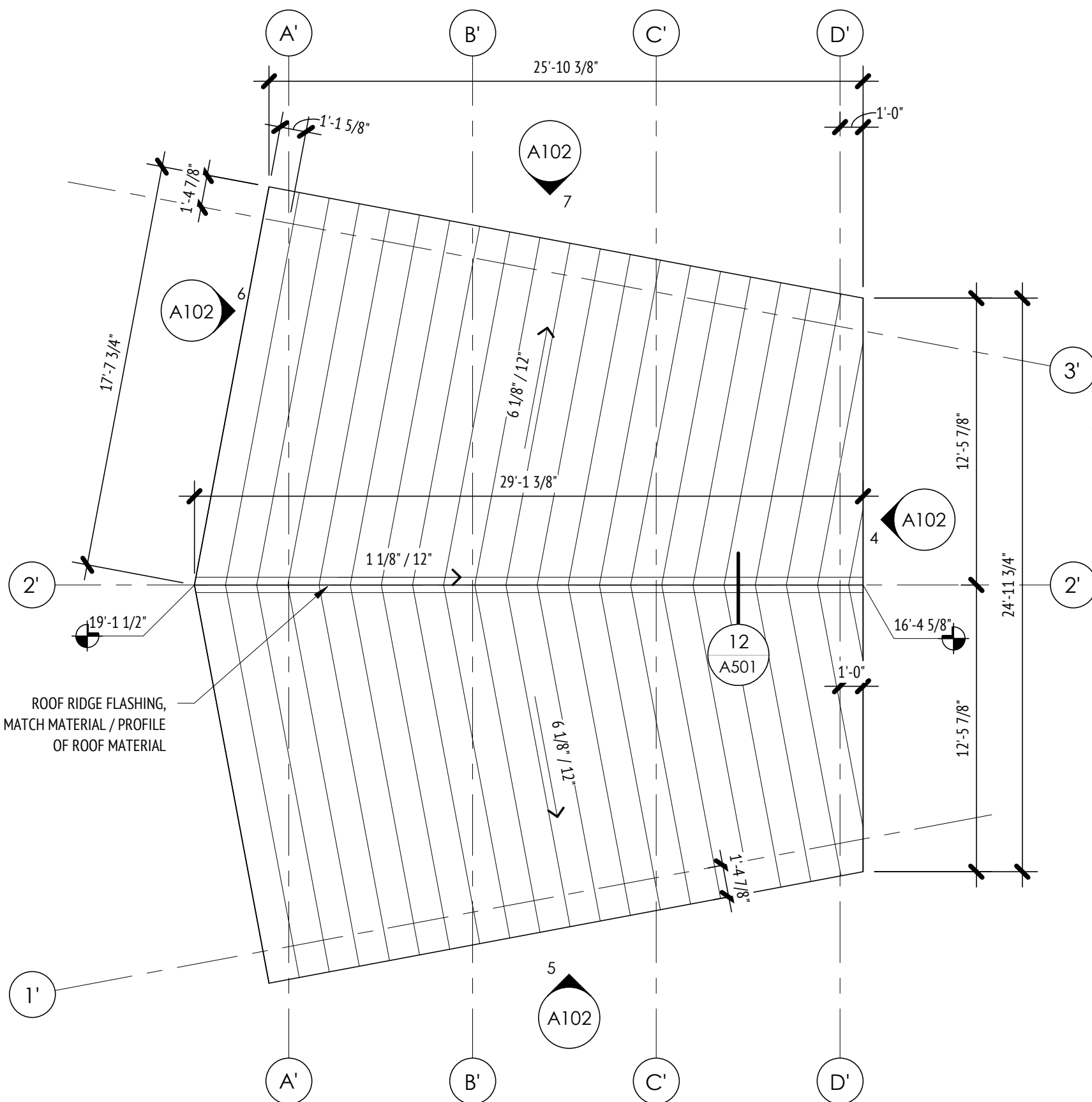
5 SHELTER 2 - SOUTH ELEV
SCALE: 1/8" = 1'-0"



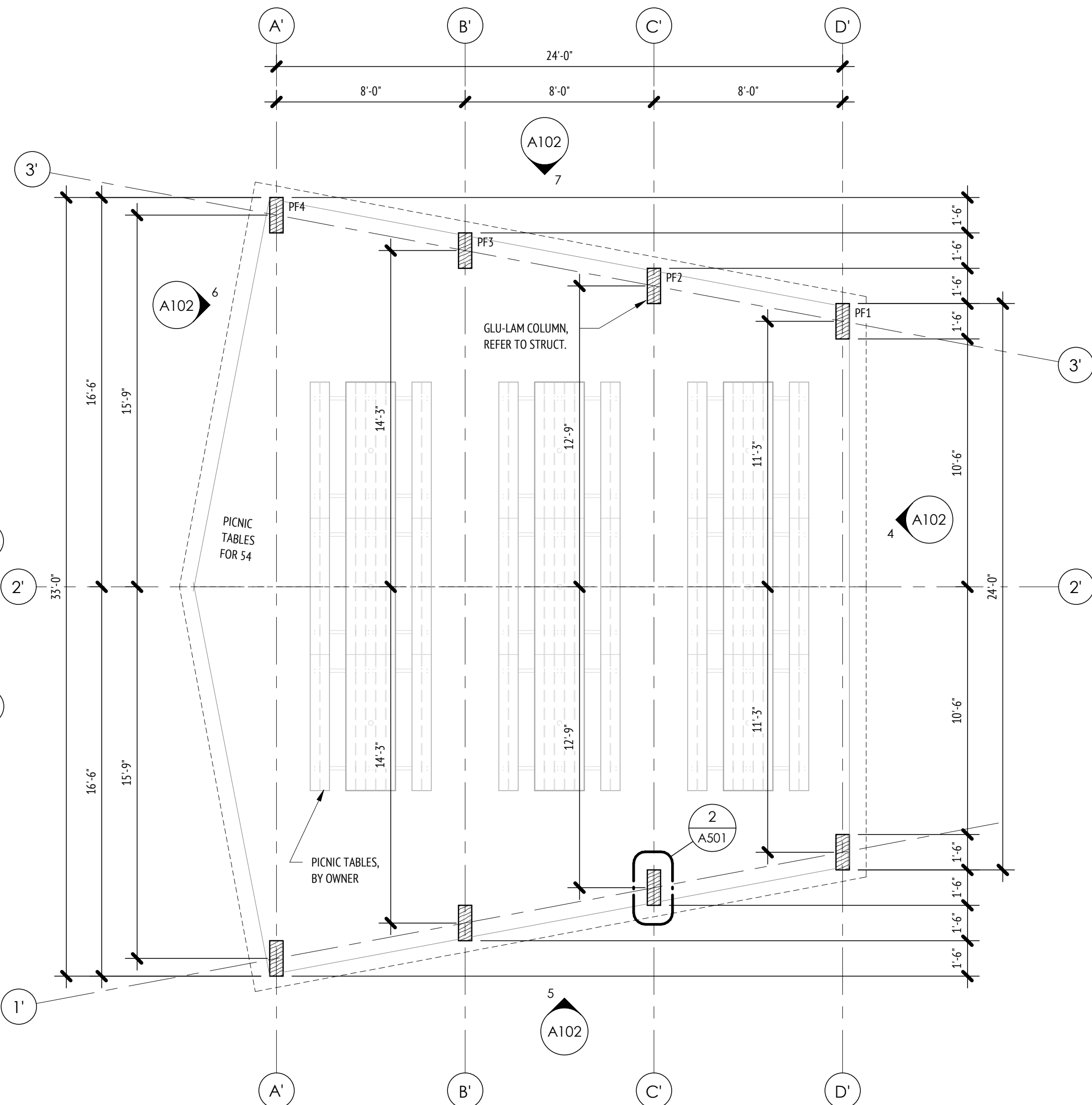
4 SHELTER 2 - EAST ELEV
SCALE: 1/8" = 1'-0"



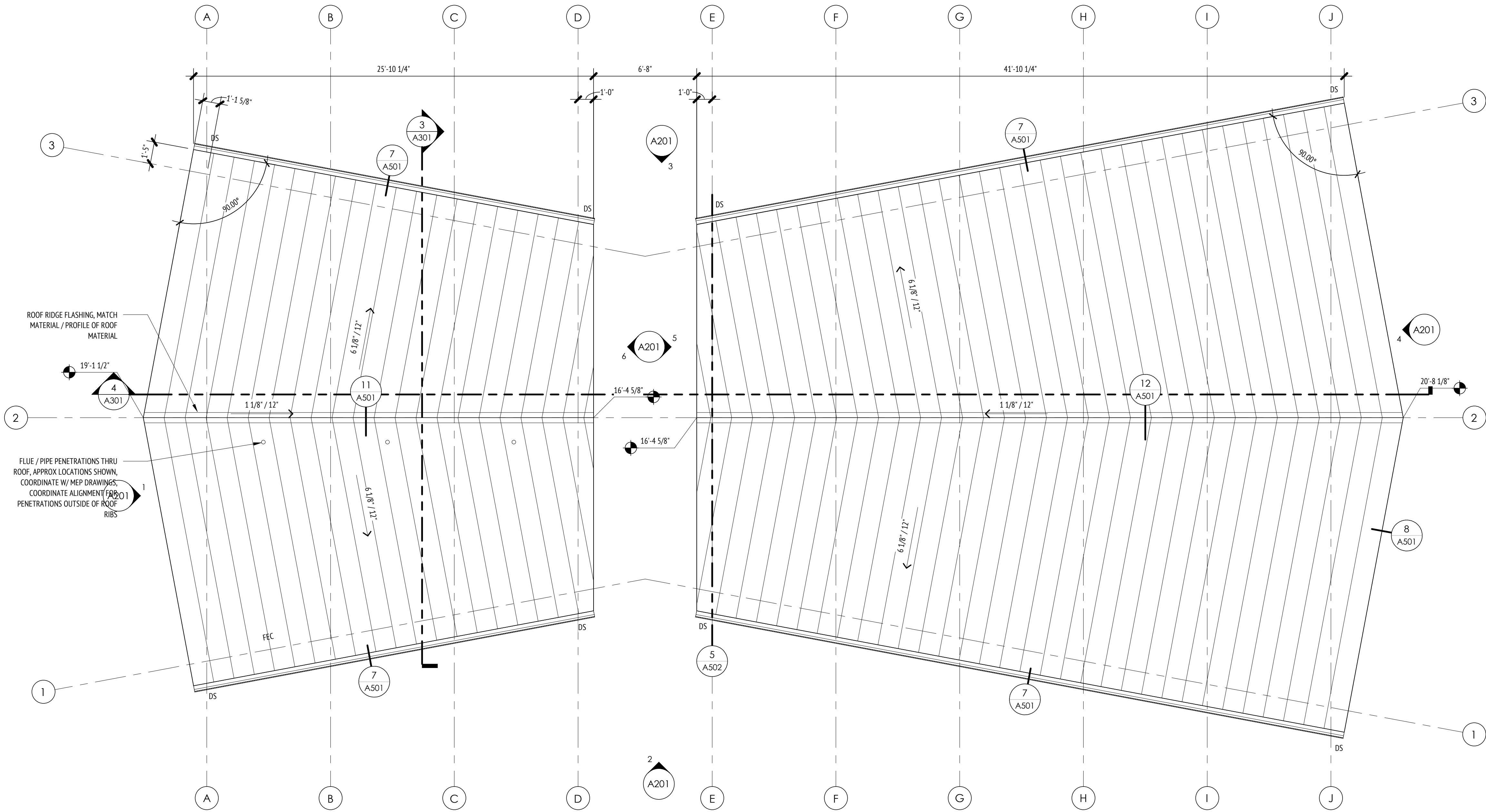
3 SHELTER 2 - RCP
SCALE: 3/16" = 1'-0"



2 SHELTER 2 - ROOF PLAN
SCALE: 3/16" = 1'-0"



1 SHELTER 2 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 SHELTER 1 - ROOF PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1.

GRIDLINES ARE ALIGNED TO CENTER OF COLUMNS / WALLS OR FACE OF BLOCK WALLS

2.

REFER TO A001 FOR ACCESSIBLE CLEARANCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN FIELD.

FLOOR PLAN KEY NOTES

1

XXX

2

3

4

5

6

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SEALS AND SIGNATURES

DRAWING TITLE	As indicated
SCALE	14880
PROJECT NUMBER	A111
DRAWING NUMBER	



MAT: ZINC STANDING SEAM
MFR: RHEINZINK
SIZE: MANUF. STD
LOC: ROOFING



MAT: DOUGLAS FIR T&G
ROOF DECKING
CLR: CLEAR SEALANT
SIZE: 6" x 3" BOARDS
LOC: ROOF DECKING



MAT: CORTEN STEEL PANEL
MFR: BOK MODERN
CLR: NAT. PATINA
SIZE: 4' x 8'
LOC: RESTROOM EXTERIOR
WALL CLADDING



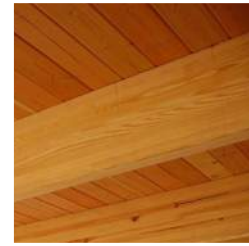
MAT: PRECAST
CLR: BUFF
FIN: SMOOTH
SIZE: 4' x 8'
LOC: COUNTERTOP UNDER
SHELTER



MAT: EXTERIOR PAINT
CLR: TBD - BROWN COLOR
FIN: SEMI-GLOSS
LOC: HM DOORS & FRAMES



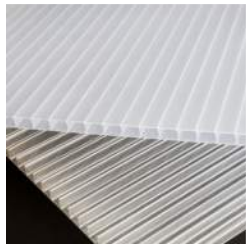
MAT: BURNISHED BLOCK
MFR: ECHELON MASONRY
CLR: TBD, WARM TONES
SIZE: 8x16
LOC: WASHROOMS & PUMPS



MAT: DOUGLAS FIR
GLULAM BEAM COLUMNS
CLR: CLEAR SEALANT
LOC: ROOF SUPPORT
STRUCTURE



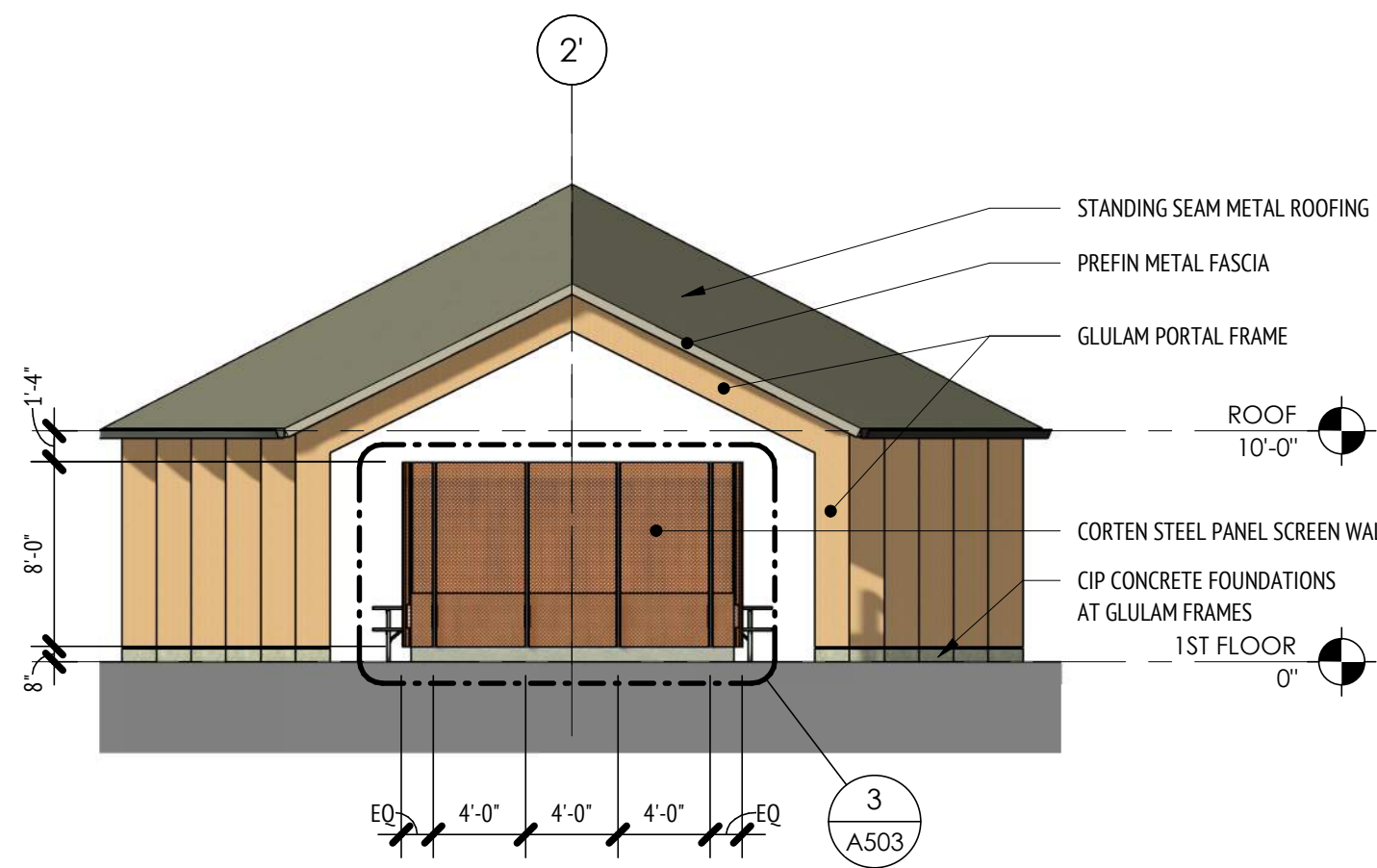
MAT: PERFORATED CORTEN
STEEL PANEL
MFR: BOK MODERN
CLR: NAT. PATINA
SIZE: 4' x 8'
LOC: SCREEN WALL AROUND
PRECAST COUNTERTOP



MAT: MULTI-WALL
POLYCARBONATE PANEL
MFR: PLASKOLITE
CLR: FROSTED
FIN: SMOOTH
SIZE: 4' x 8'
LOC: CLERESTORY; SEPARATIONS
ABOVE BURNISHED BLOCK WALLS

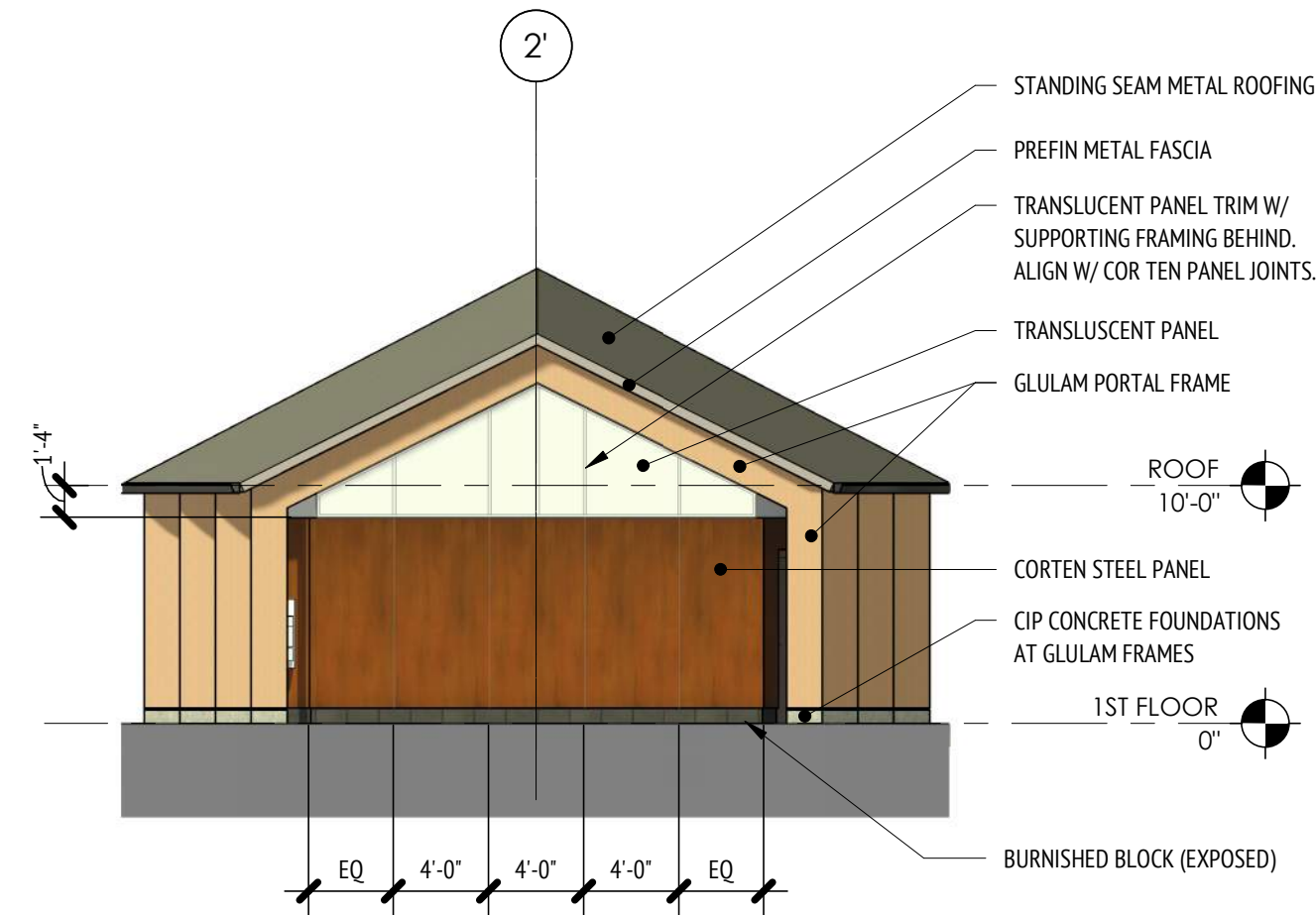
7 PARK SHELTER MATERIALS

SCALE: 1/8" = 1'-0"



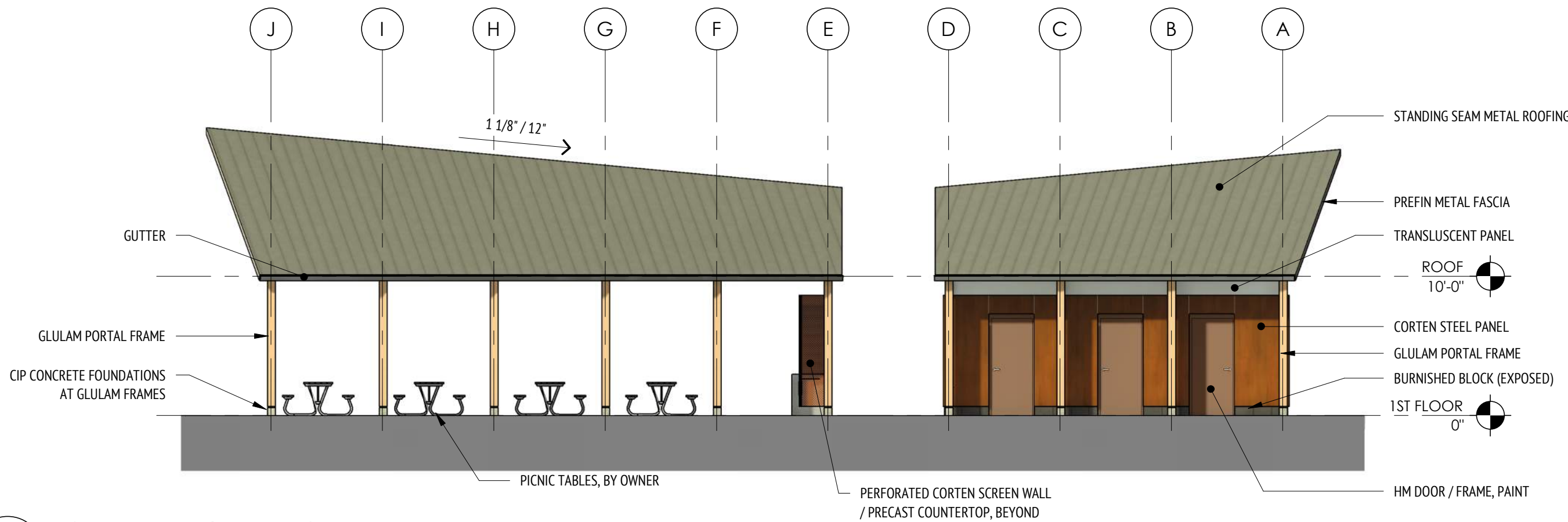
5 SHELTER 1 - WEST ELEV

SCALE: 1/8" = 1'-0"



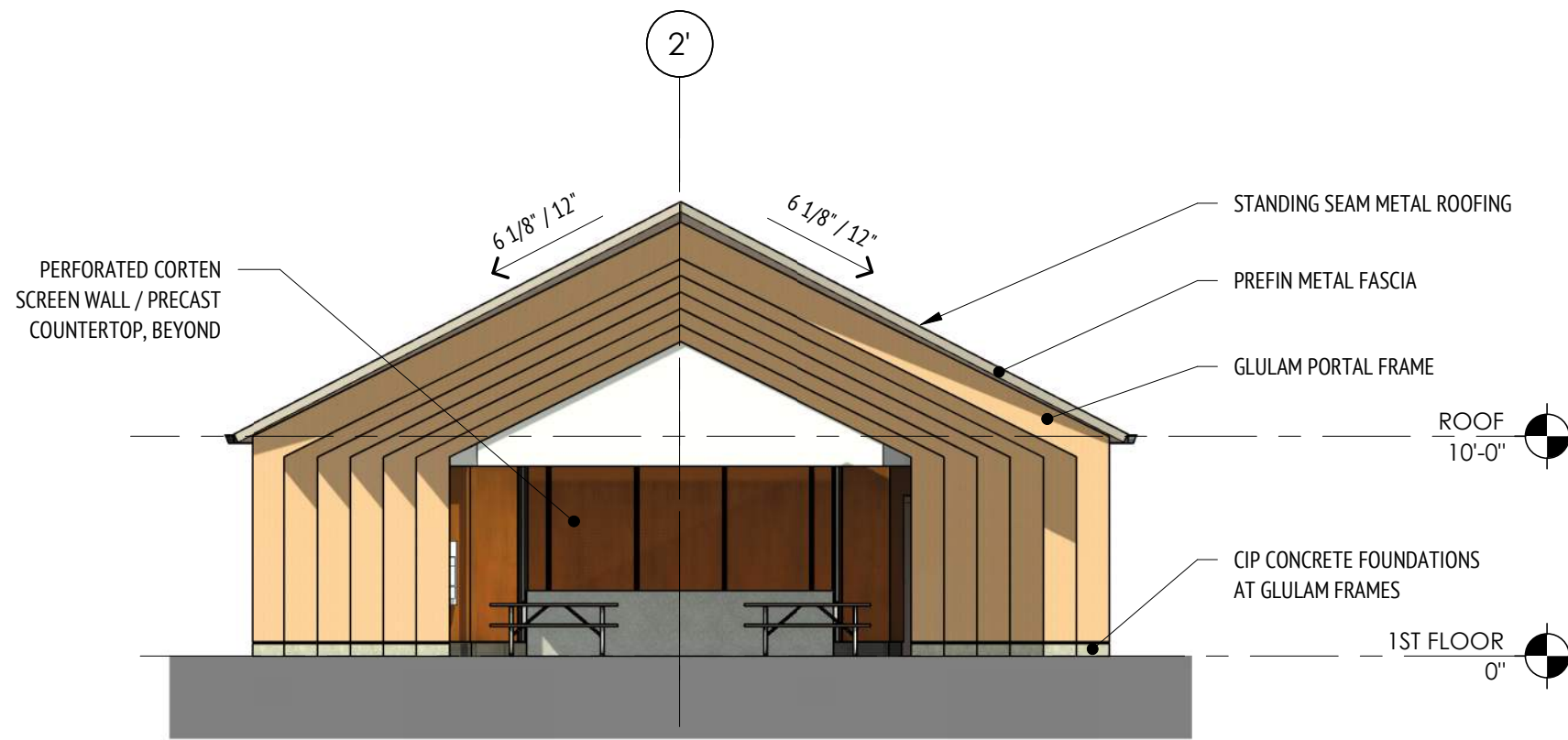
6 RESTROOM - EAST ELEV

SCALE: 1/8" = 1'-0"



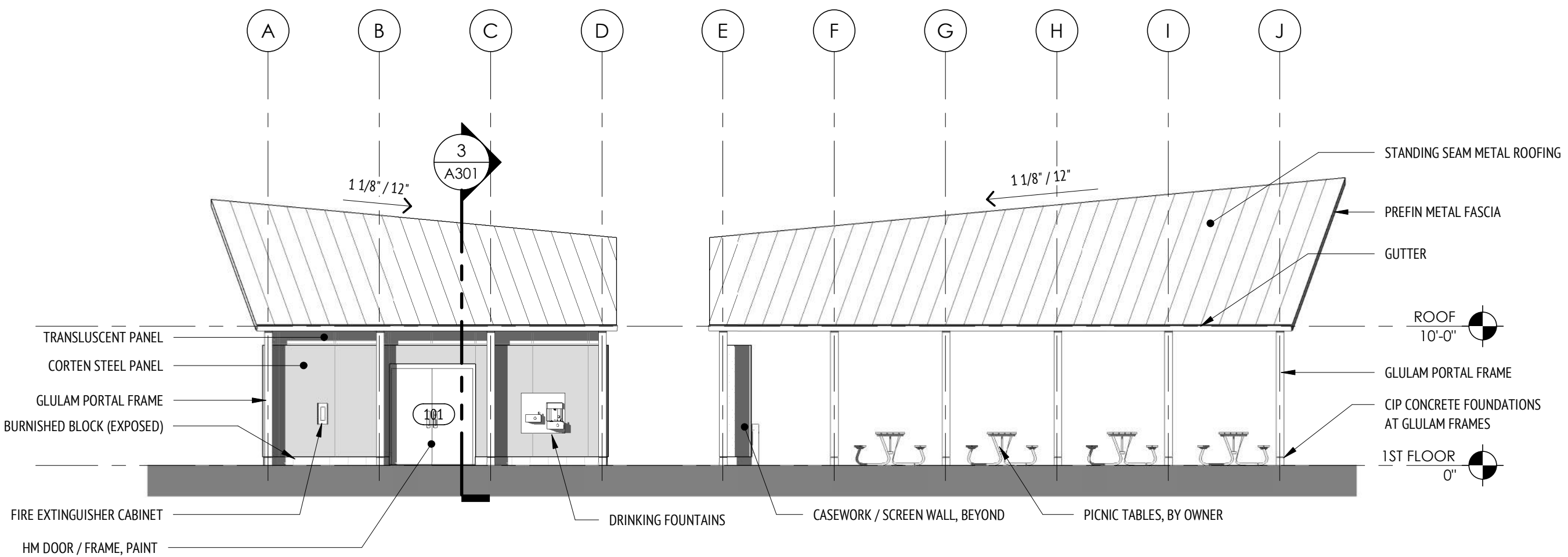
3 SHELTER 1/RR - NORTH ELEV

SCALE: 1/8" = 1'-0"



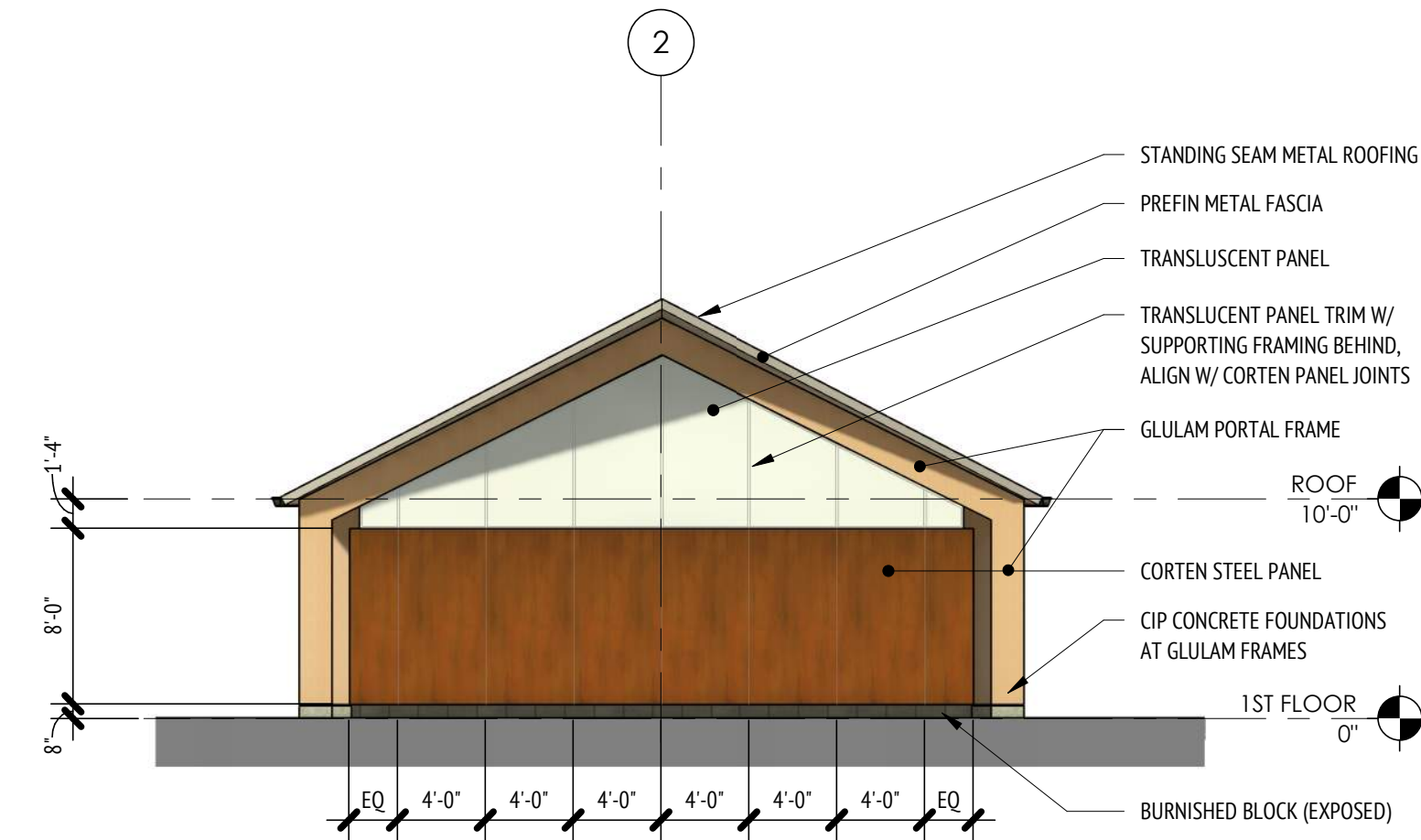
4 SHELTER 1 - EAST ELEV

SCALE: 1/8" = 1'-0"



2 SHELTER 1/RR - SOUTH ELEV

SCALE: 1/8" = 1'-0"



1 RESTROOM - WEST ELEV

SCALE: 1/8" = 1'-0"

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DRAWING TITLE
SHELTER 1 - EXTERIOR
ELEVATIONS

SCALE
1/8" = 1'-0"

PROJECT NUMBER
14880

DRAWING NUMBER
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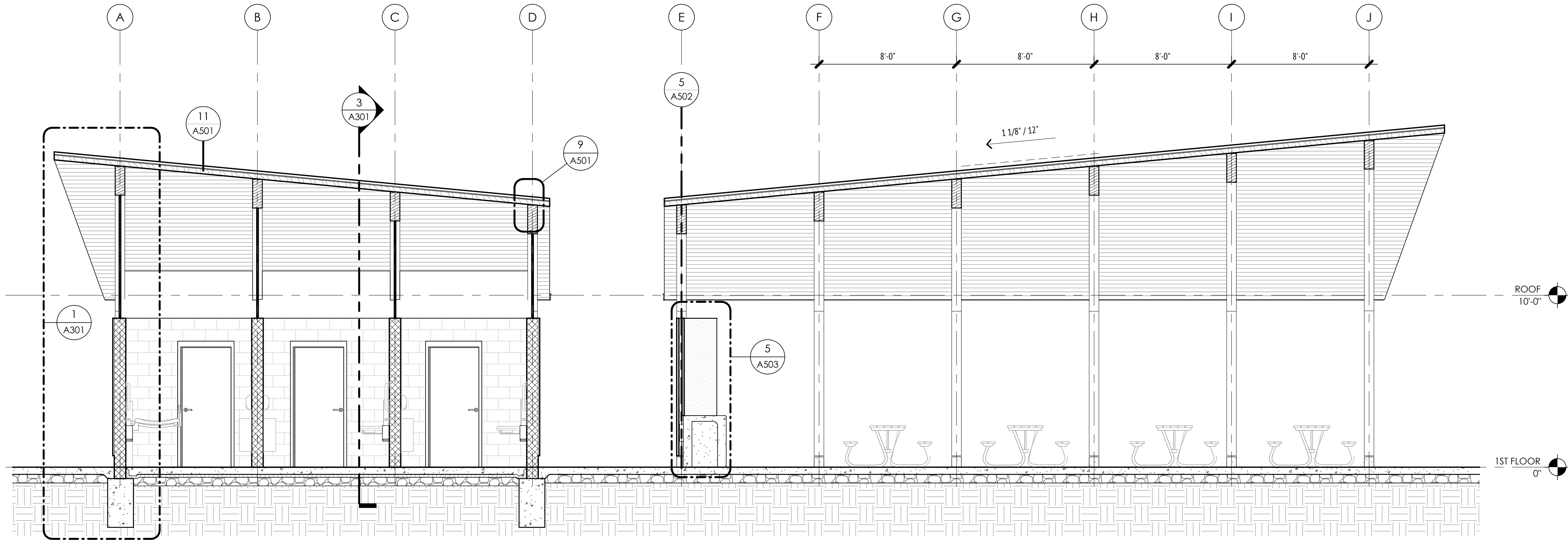
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SHELTER 1 - BUILDING
SECTIONS

As indicated
SCALE
14880

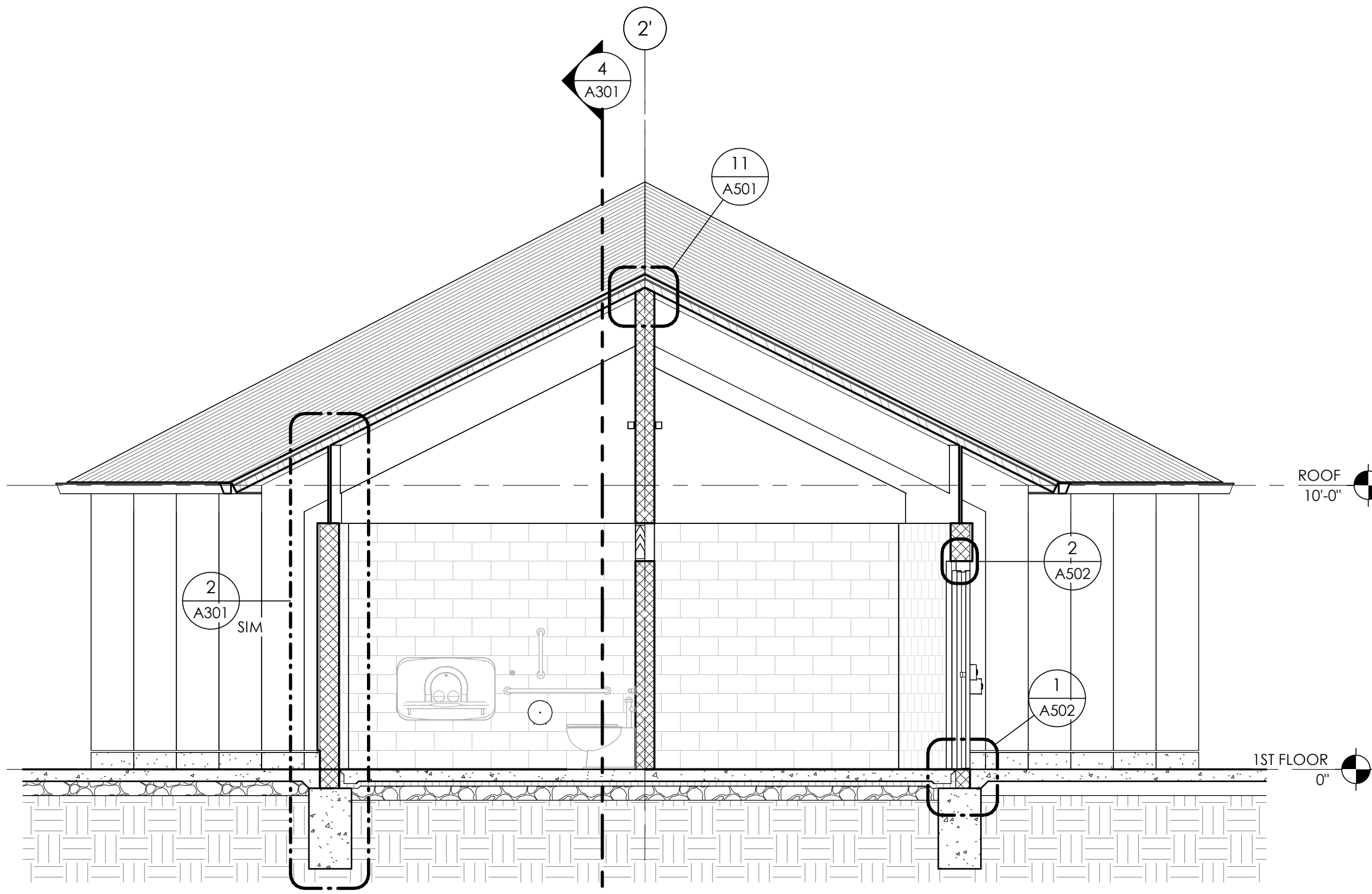
PROJECT NUMBER

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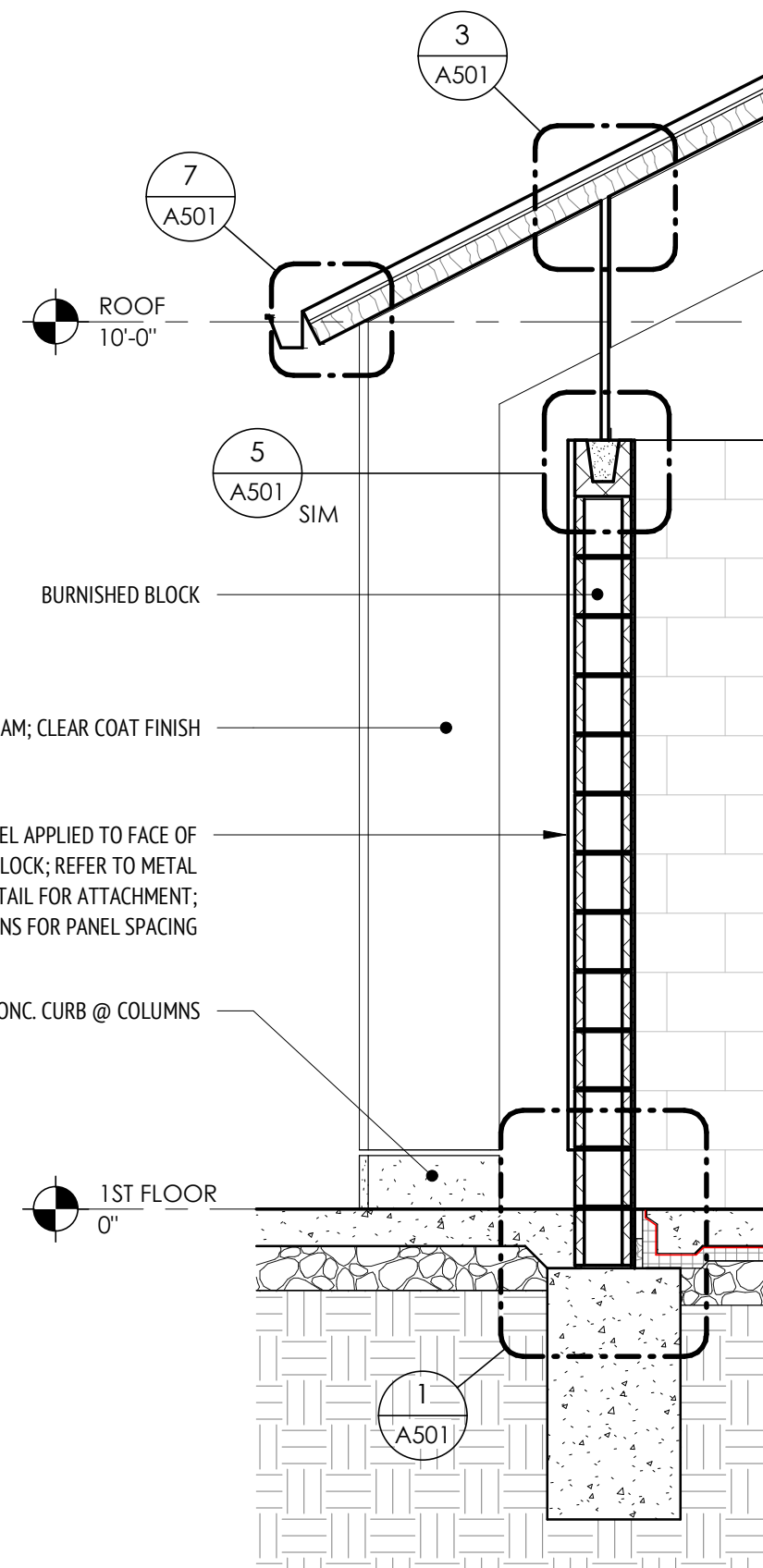
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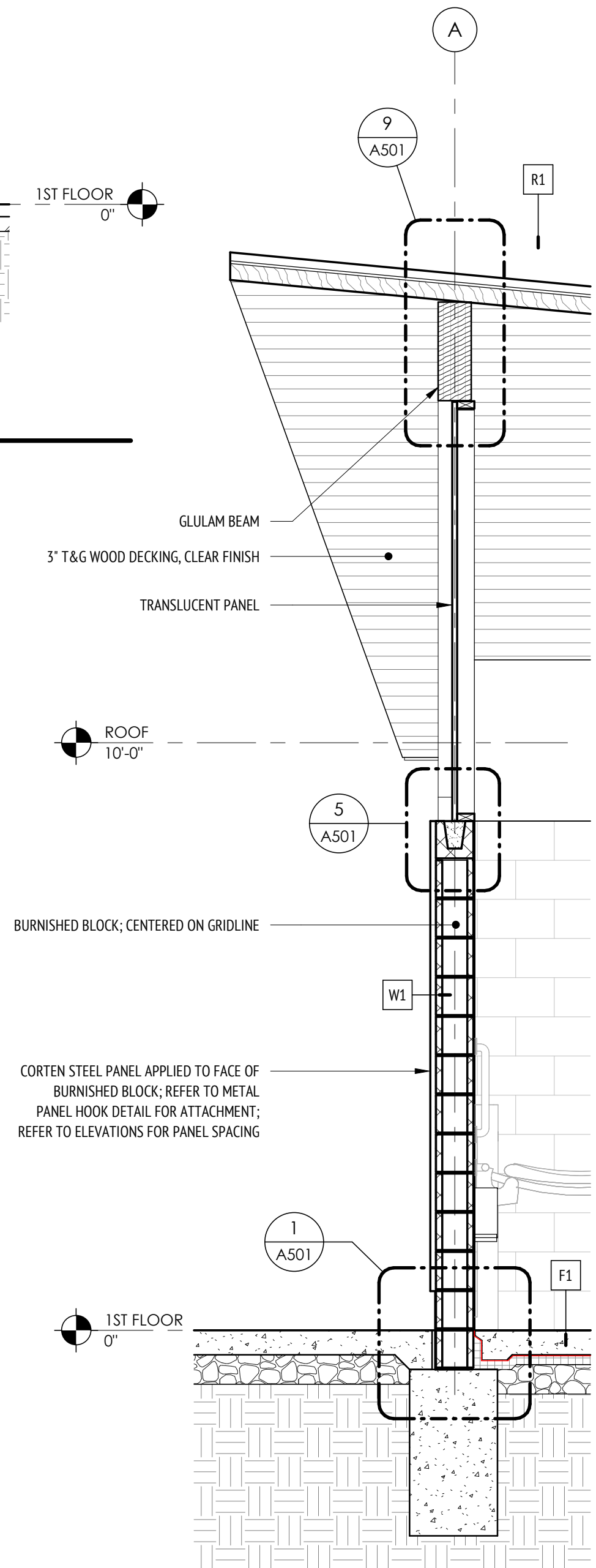
4 BUILDING SECTION E-W
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION N-S
SCALE: 1/4" = 1'-0"



2 WALL SECTION @ BLOCK WALL
SCALE: 1/2" = 1'-0"



1 WALL SECTION - END CONDITION
SCALE: 1/2" = 1'-0"

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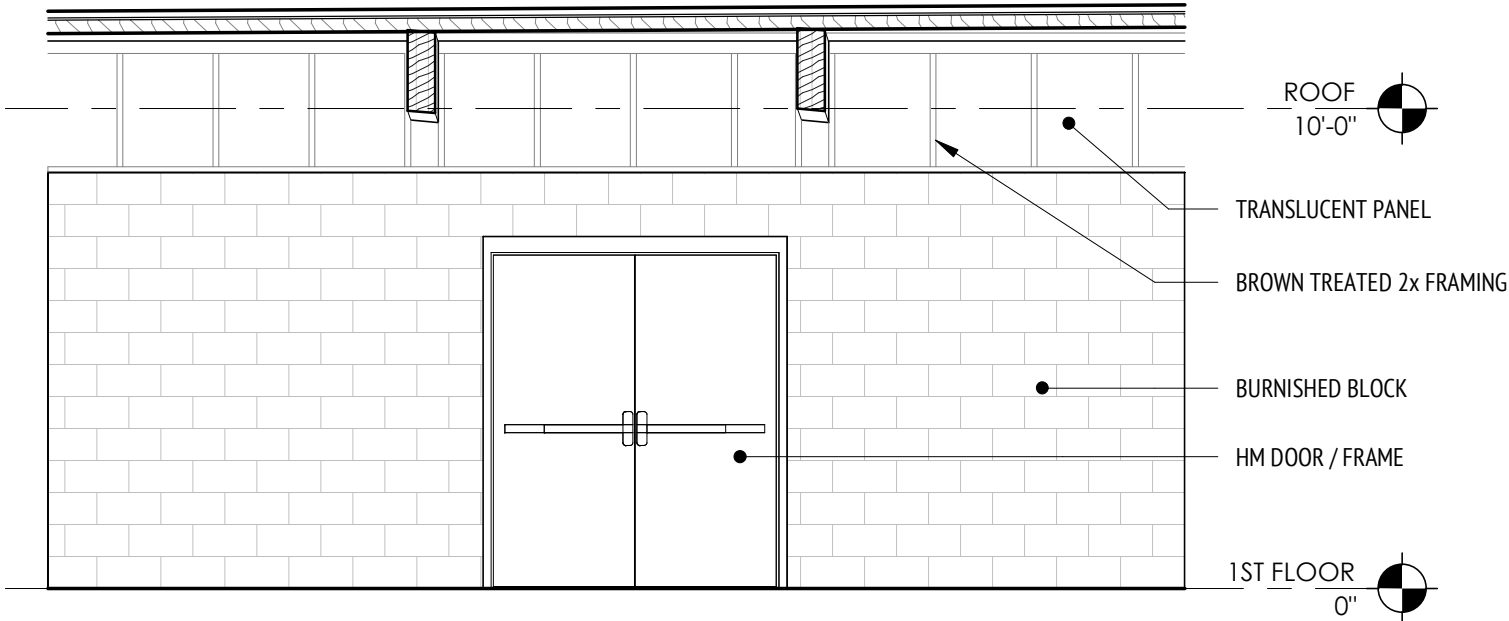
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SHELTER 1 - INTERIOR
ELEVATIONS

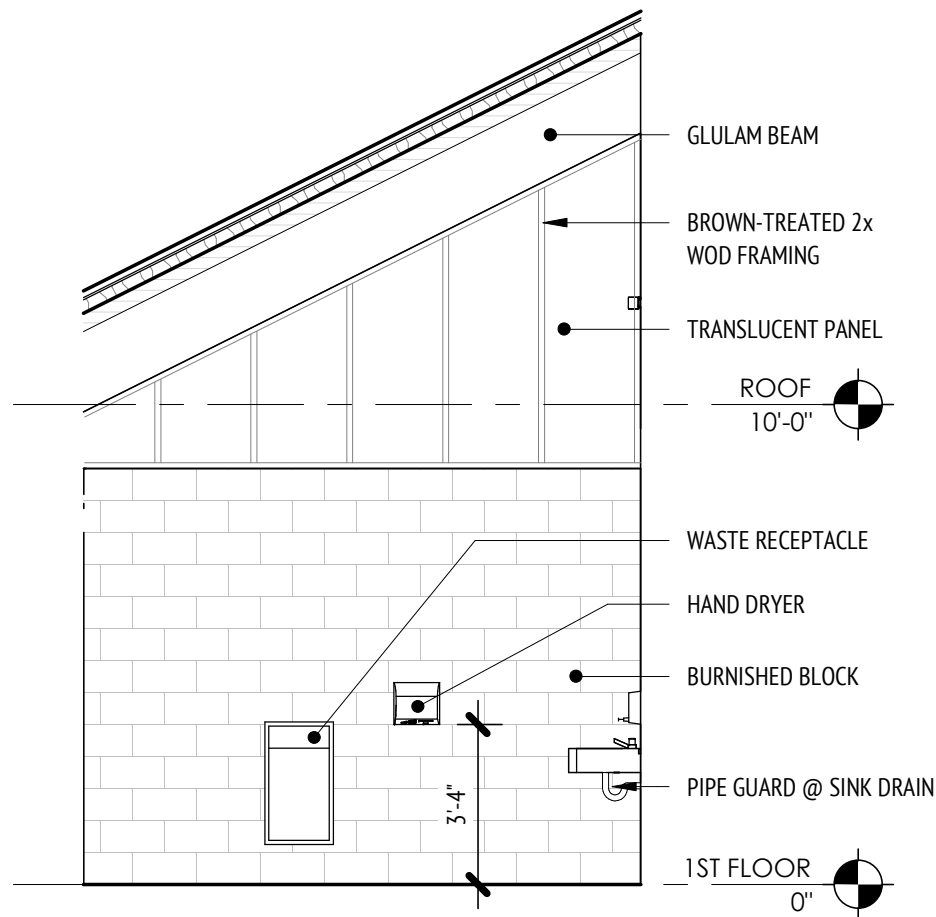
SCALE
1/4" = 1'-0"

PROJECT NUMBER
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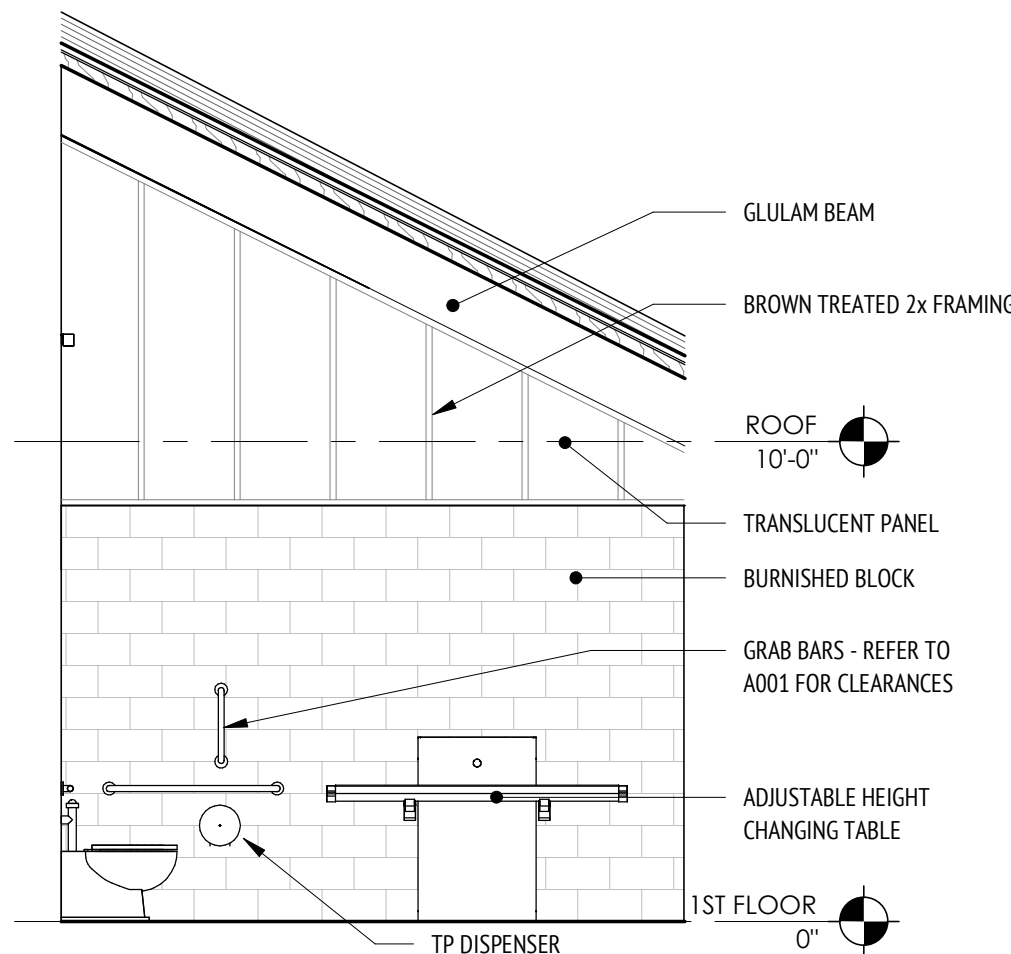
DRAWING NUMBER
A421



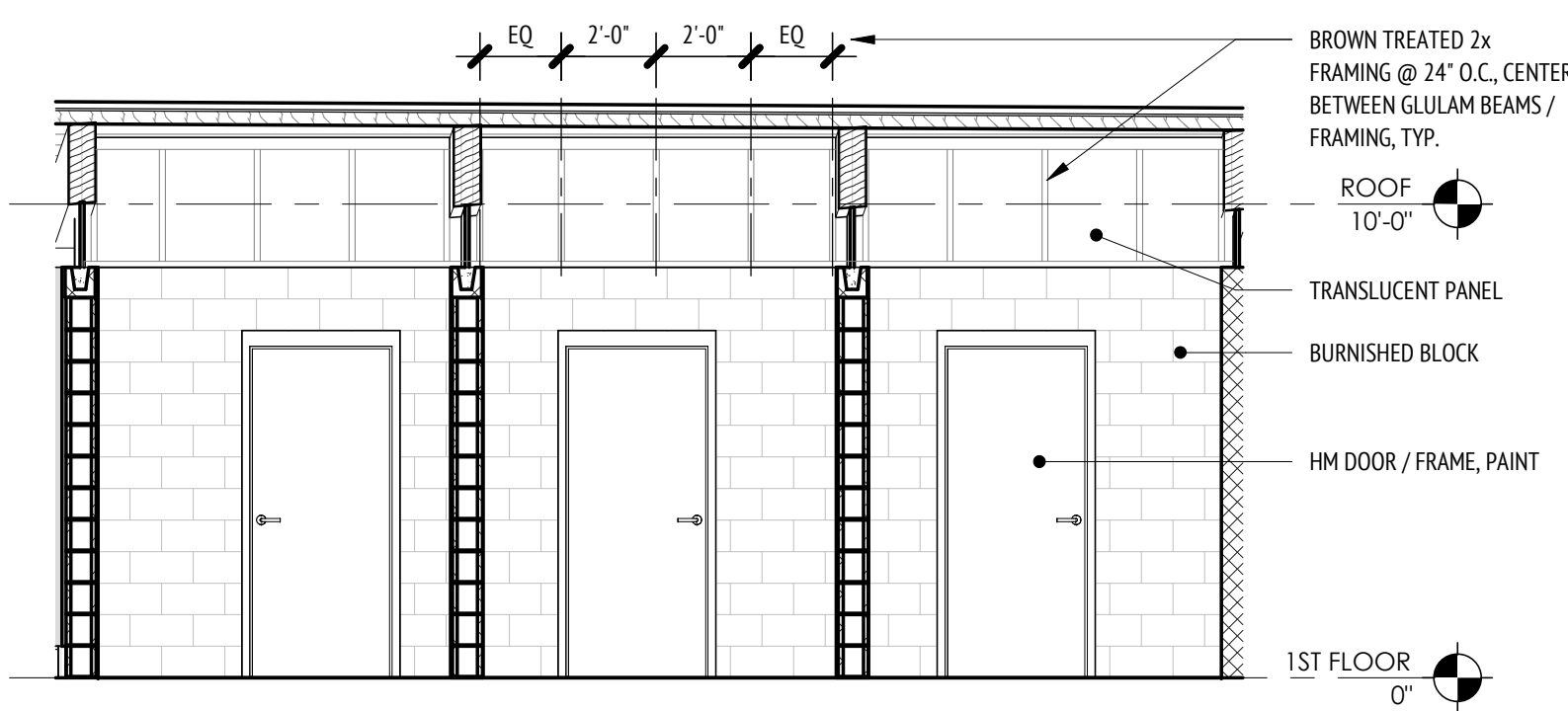
9 PUMPS / MECH - SOUTH INT ELEV
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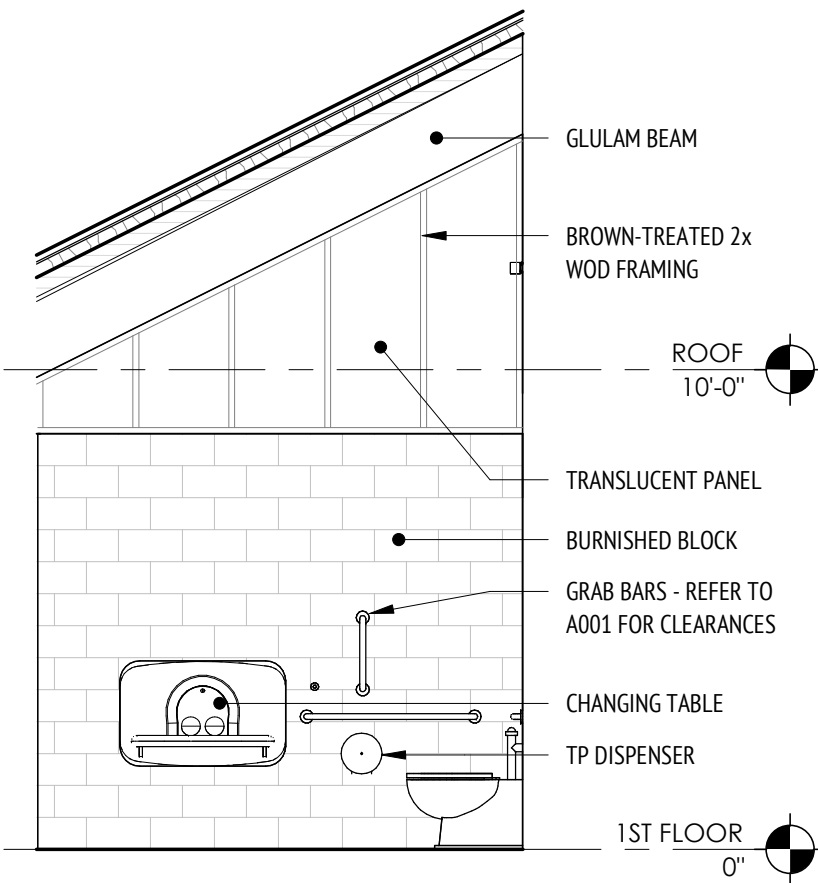
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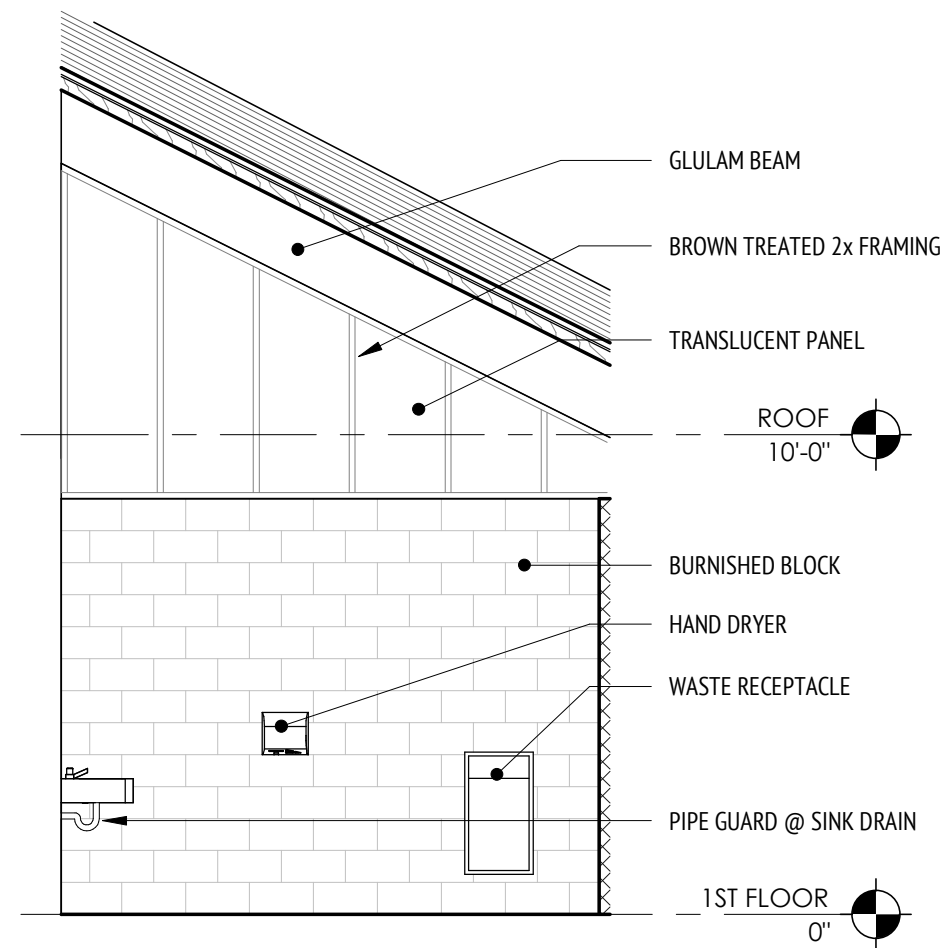
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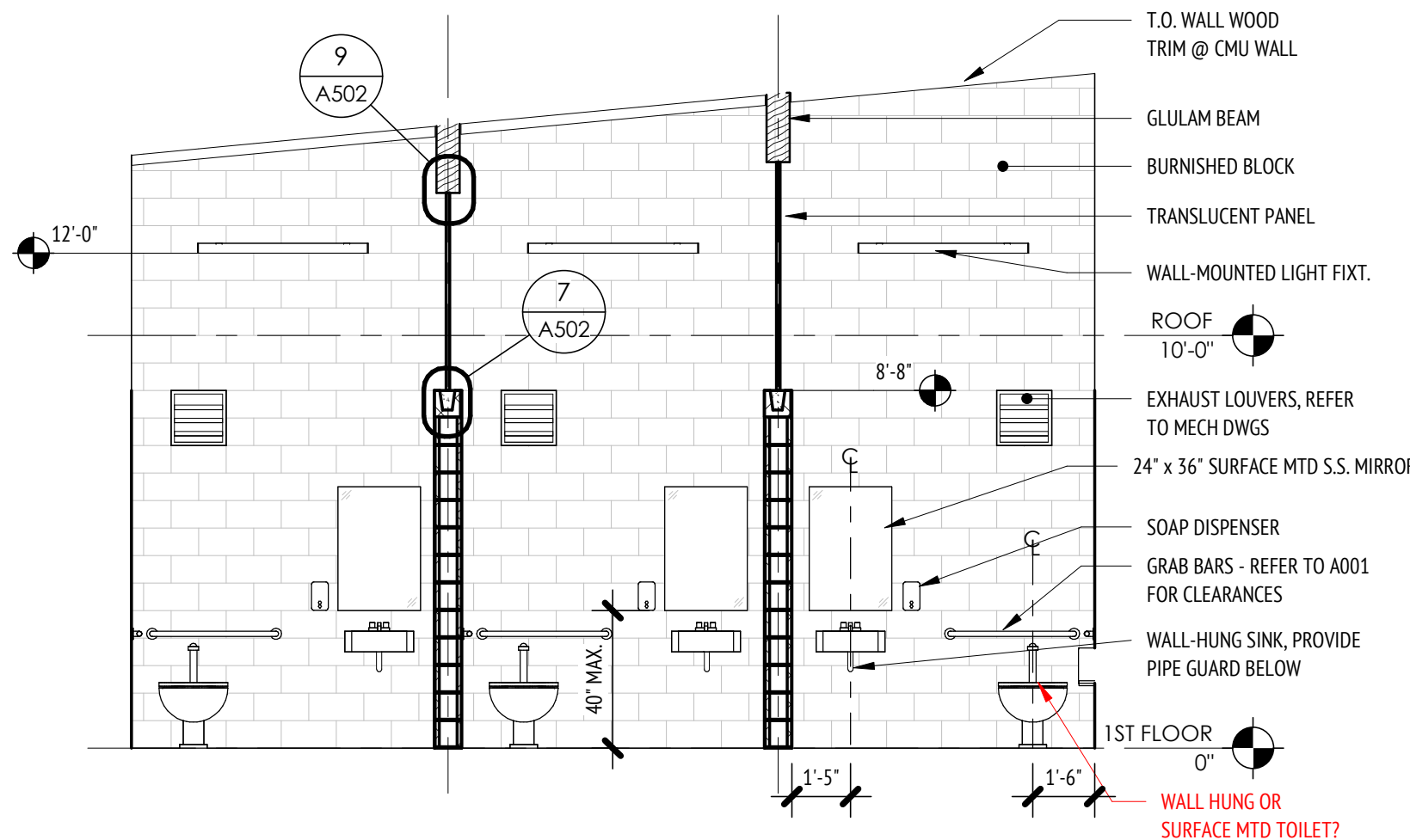
6 WASH ROOMS - NORTH INT ELEV
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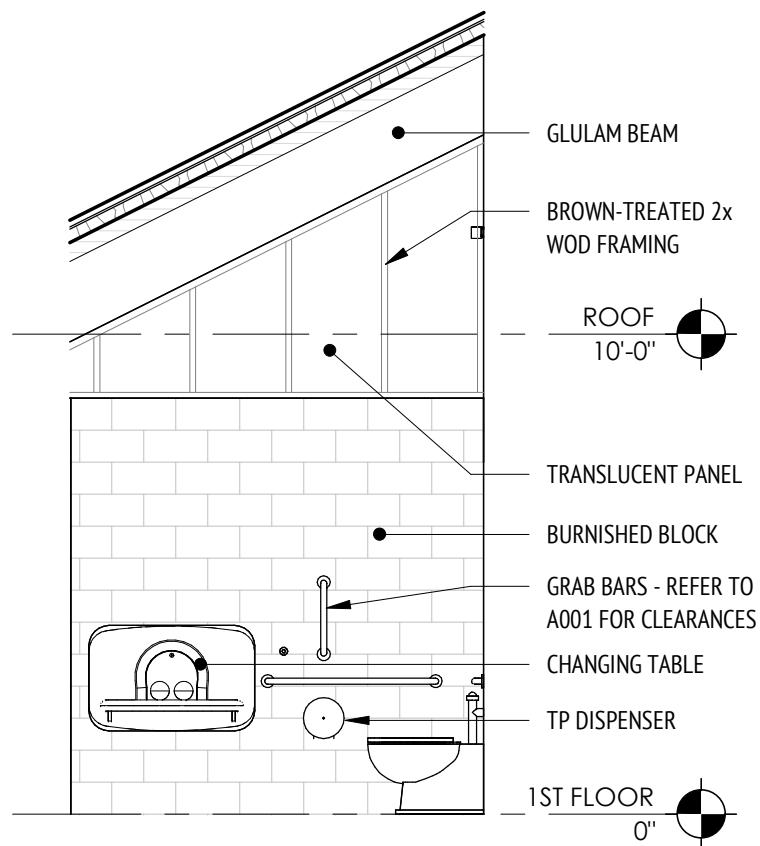
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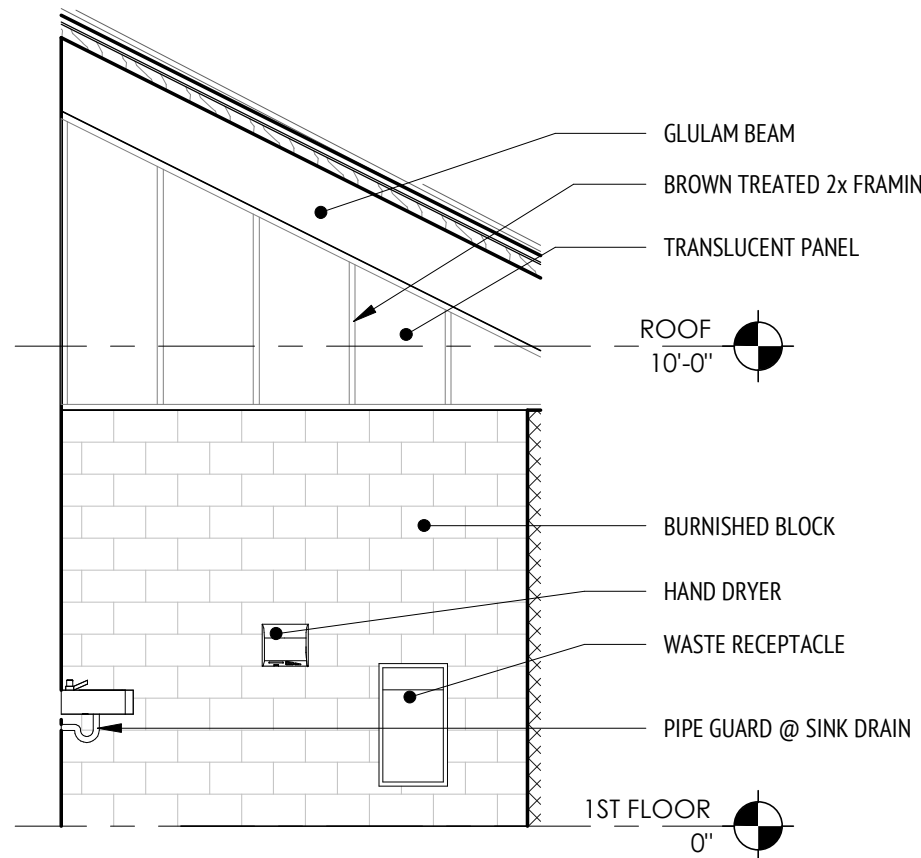
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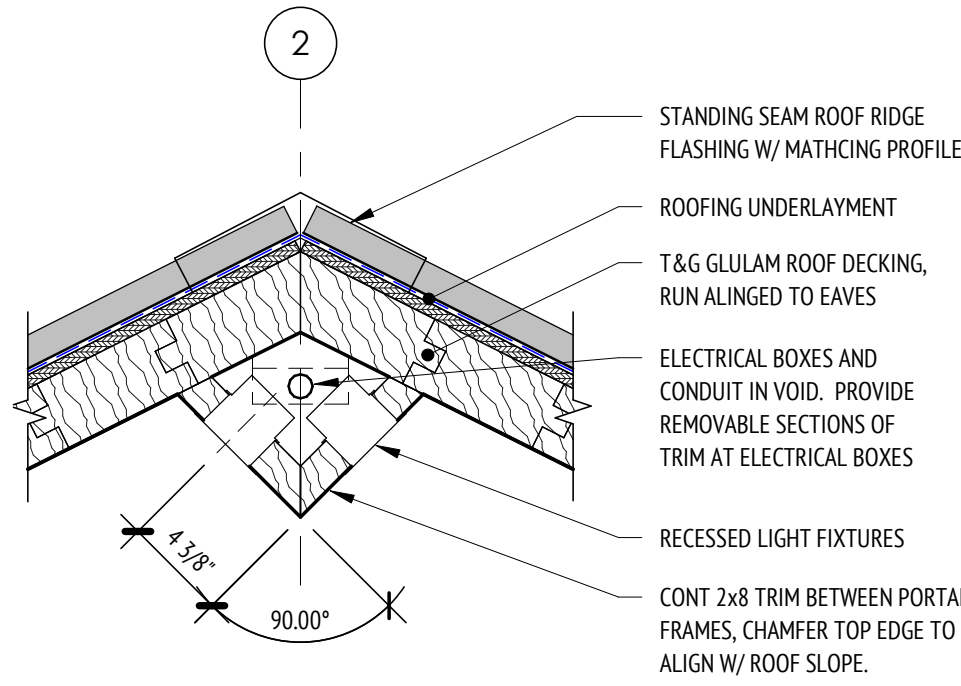
3 WASH ROOMS - SOUTH INT ELEV
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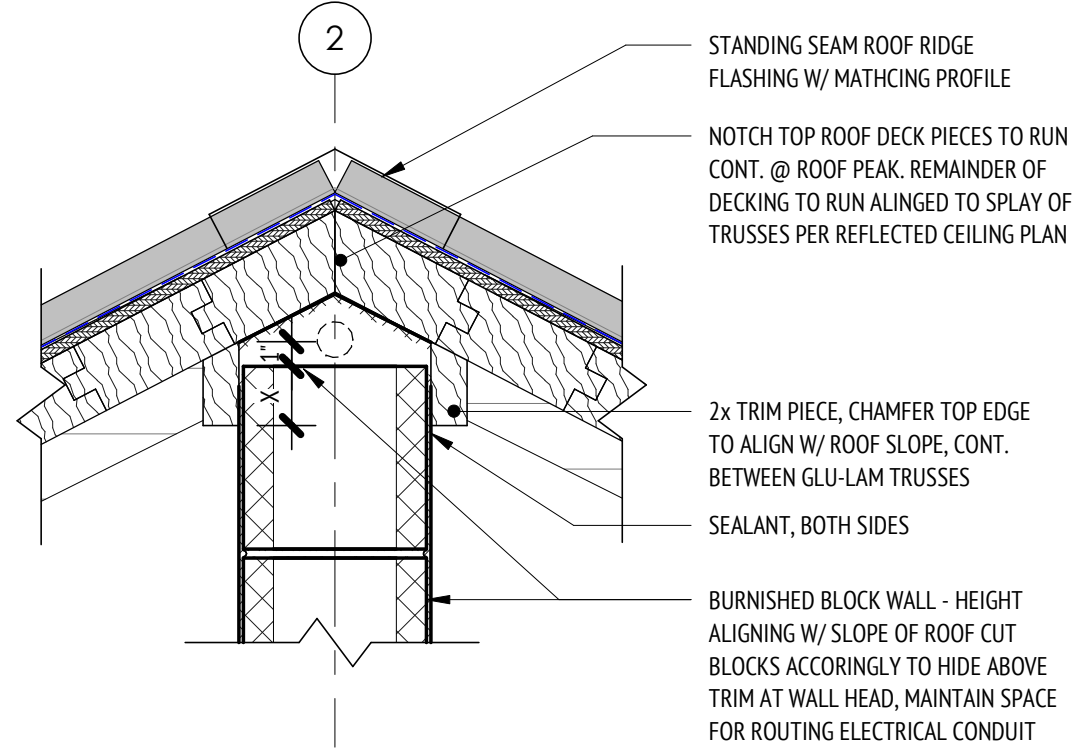
2 WASH 104 - EAST INT ELEV
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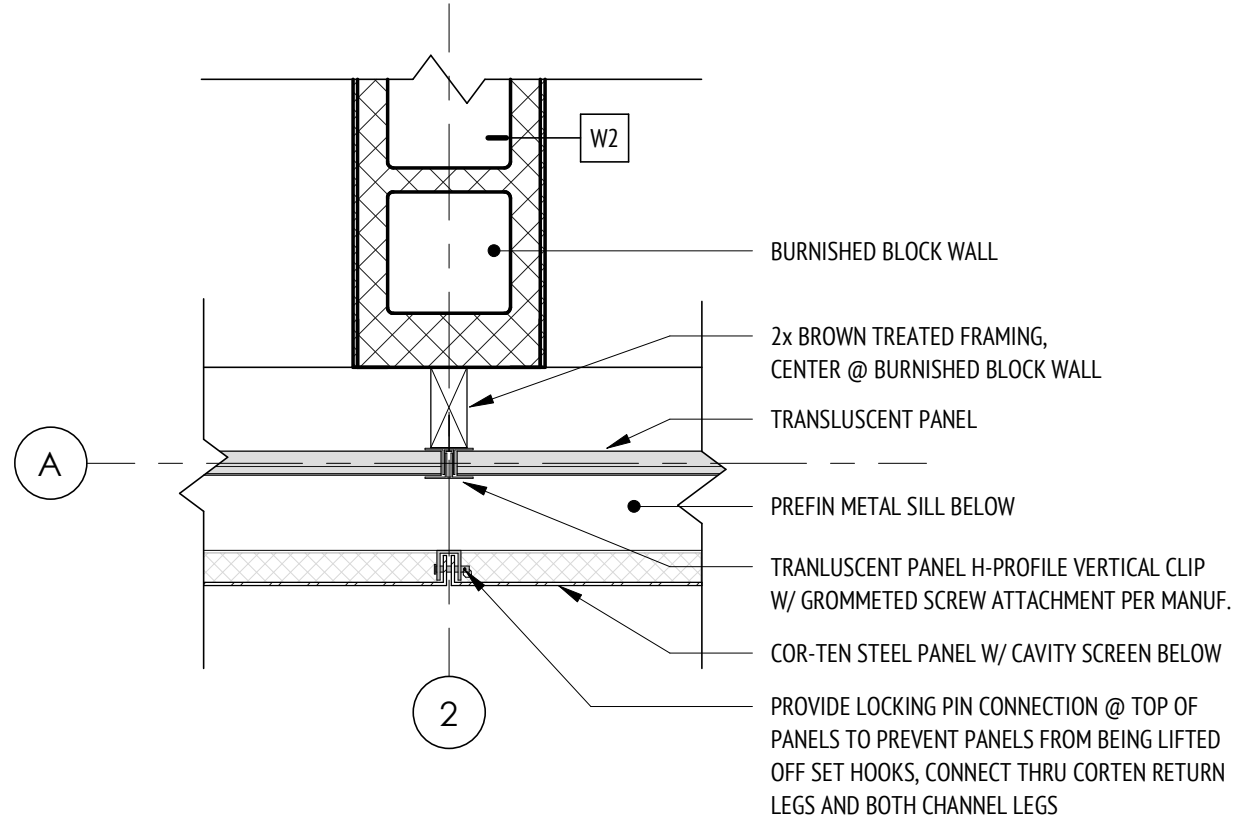
1 WASH 104 - WEST INT ELEV
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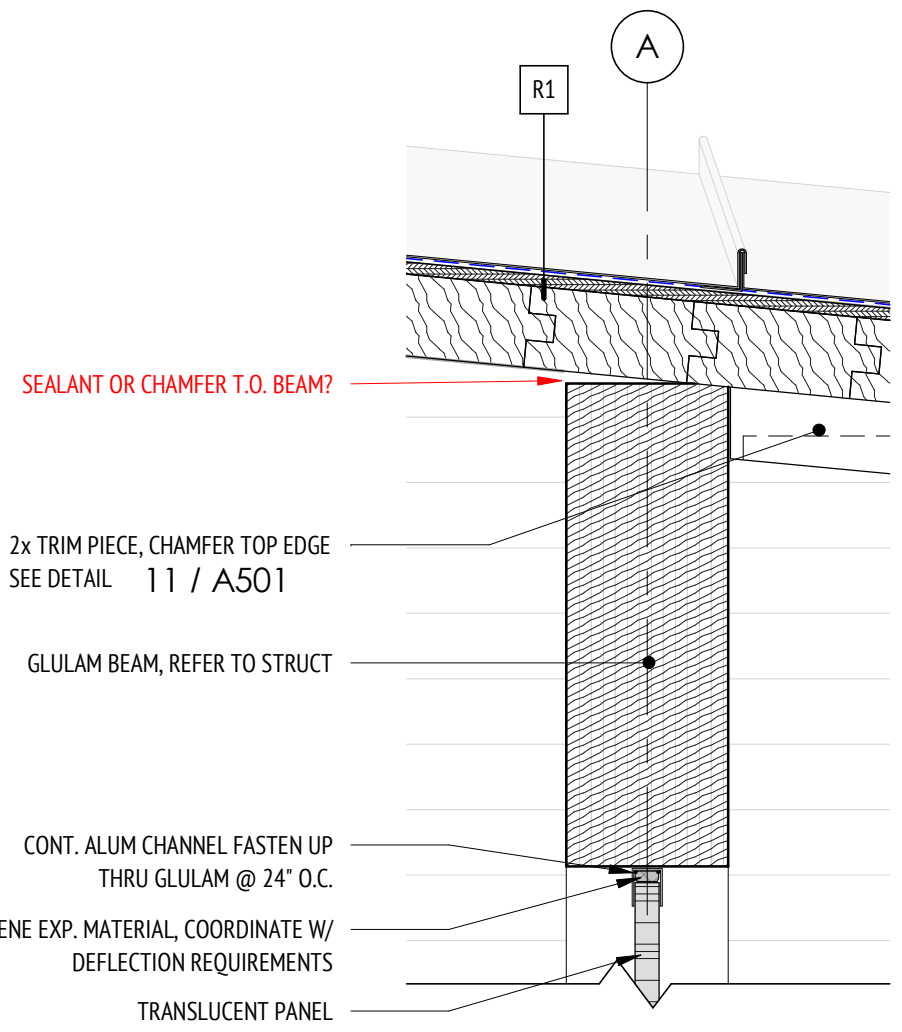
12 ROOF RIDGE - OPEN SHELTER
SCALE: 1 1/2" = 1'-0"



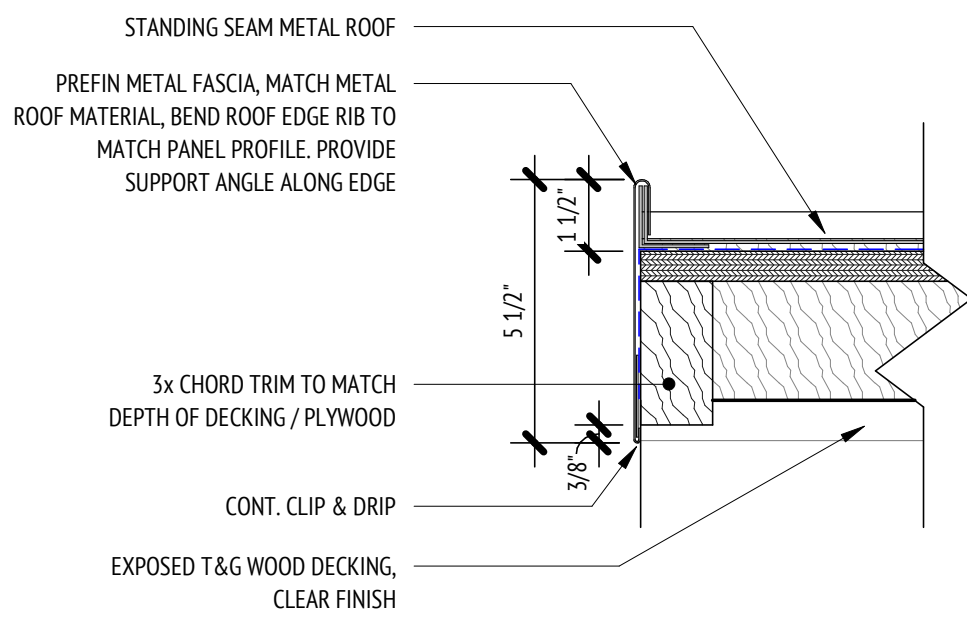
11 ROOF RIDGE DTL @ BLOCK WALL
SCALE: 1 1/2" = 1'-0"



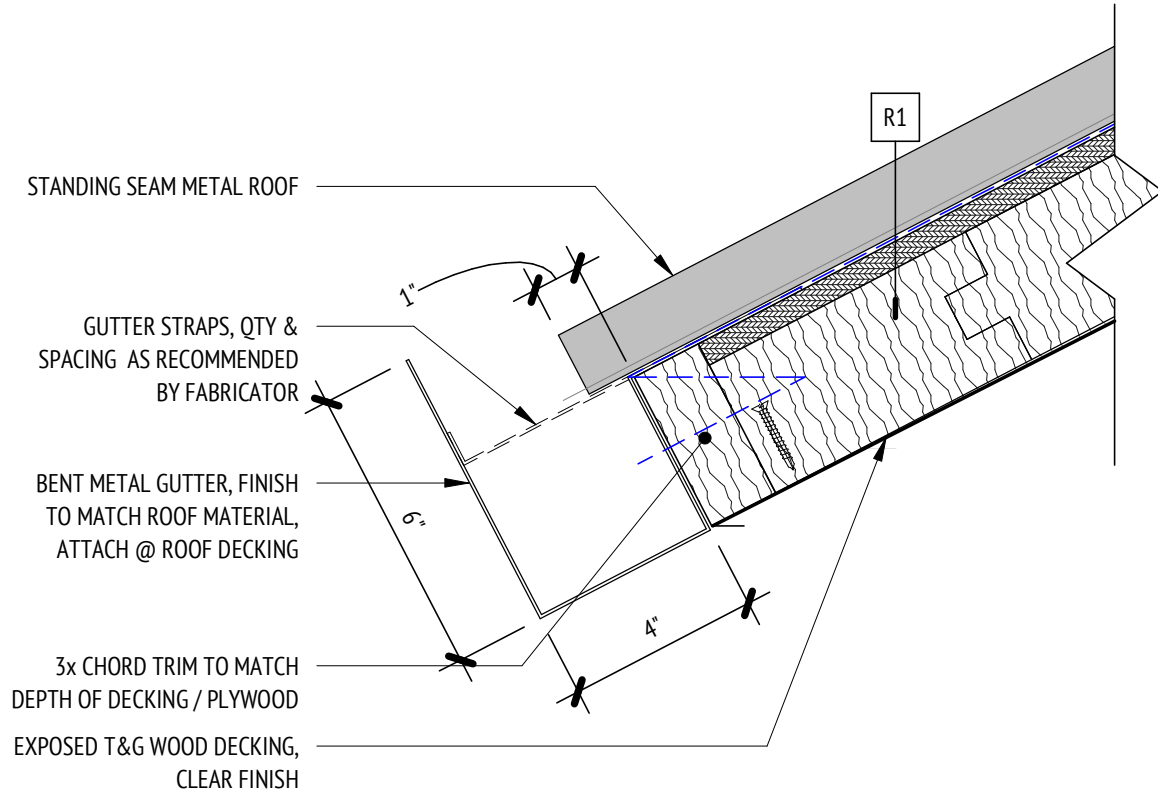
10 TP JAMB @ BLOCK WALL
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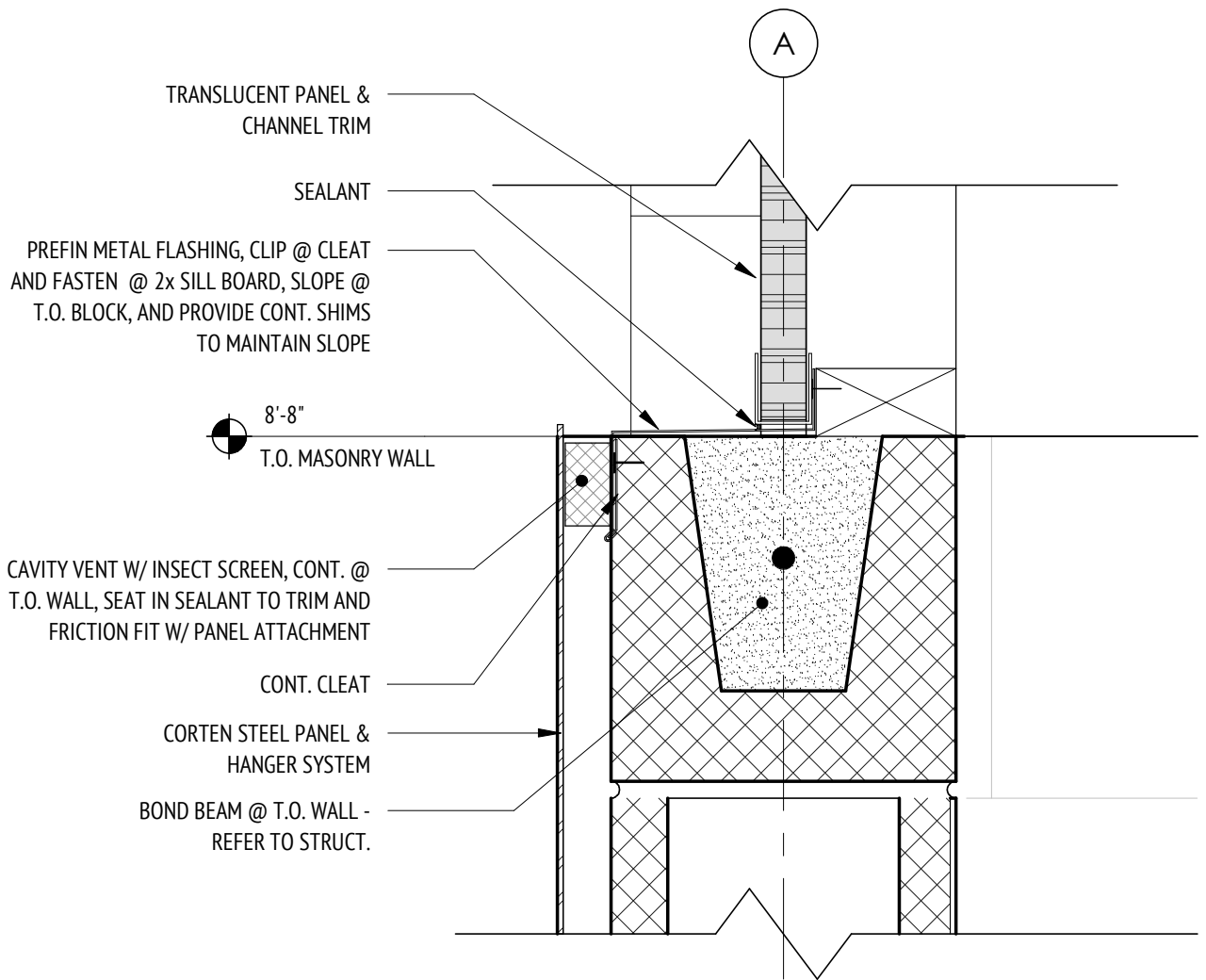
9 TP HEAD DTL @ BEAM
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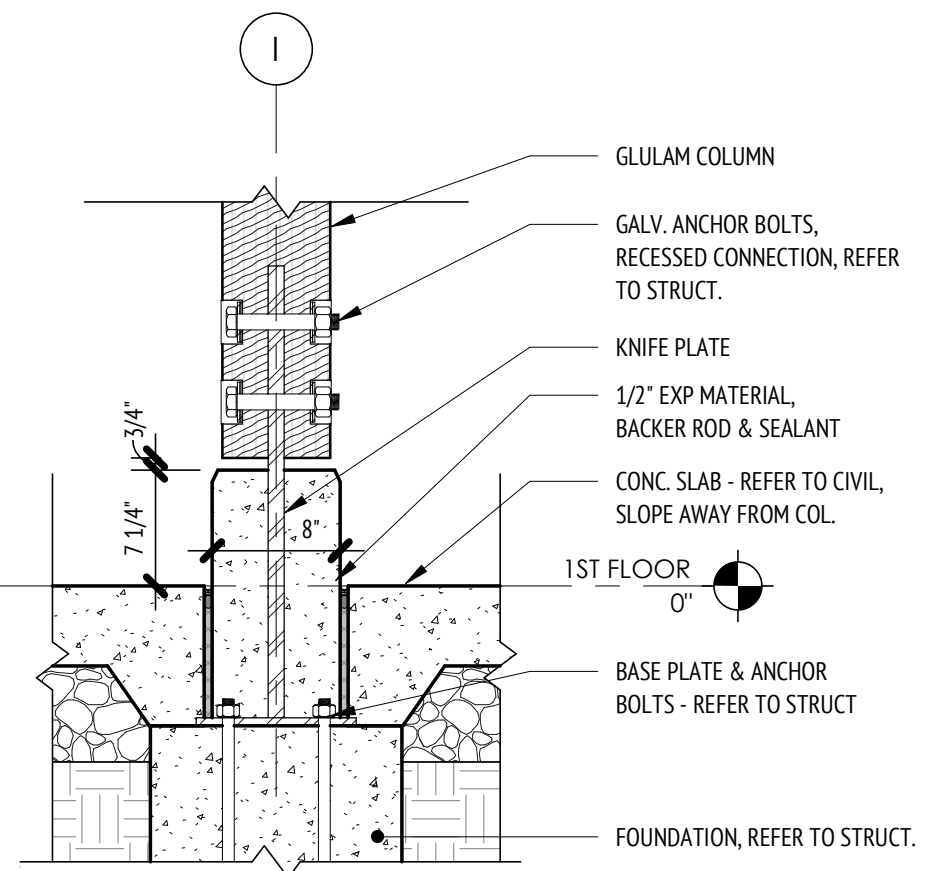
8 RAKE EDGE DTL
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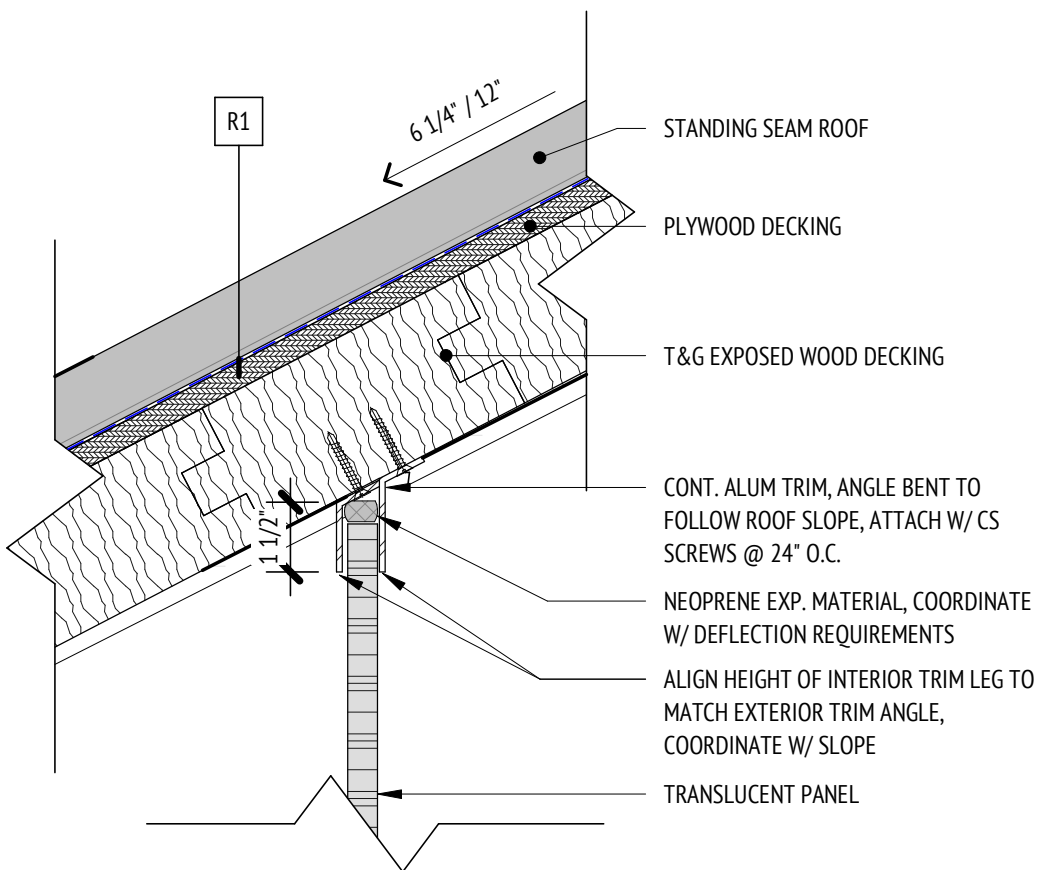
7 RAKE EDGE - GUTTER
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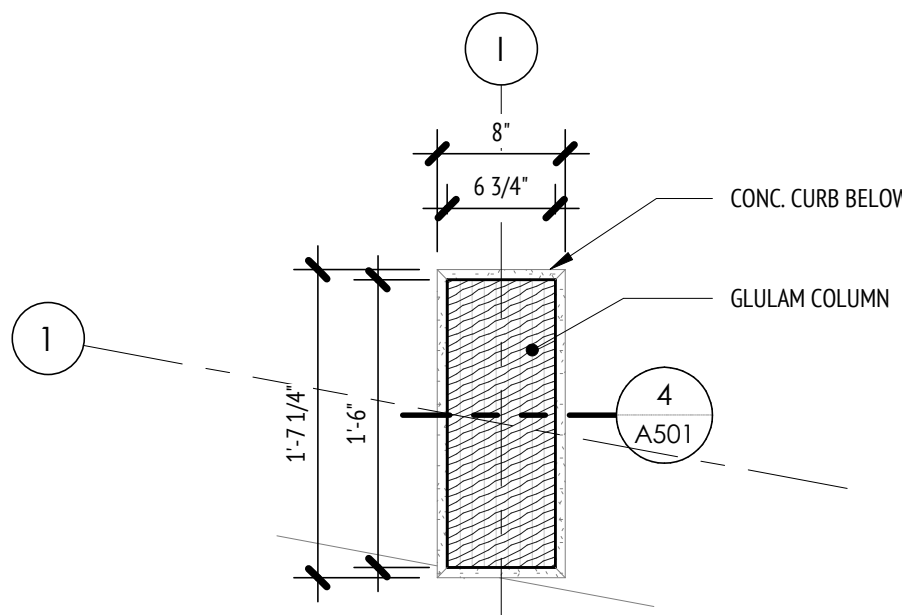
5 SILL DETAIL @ TP
SCALE: 3" = 1'-0"



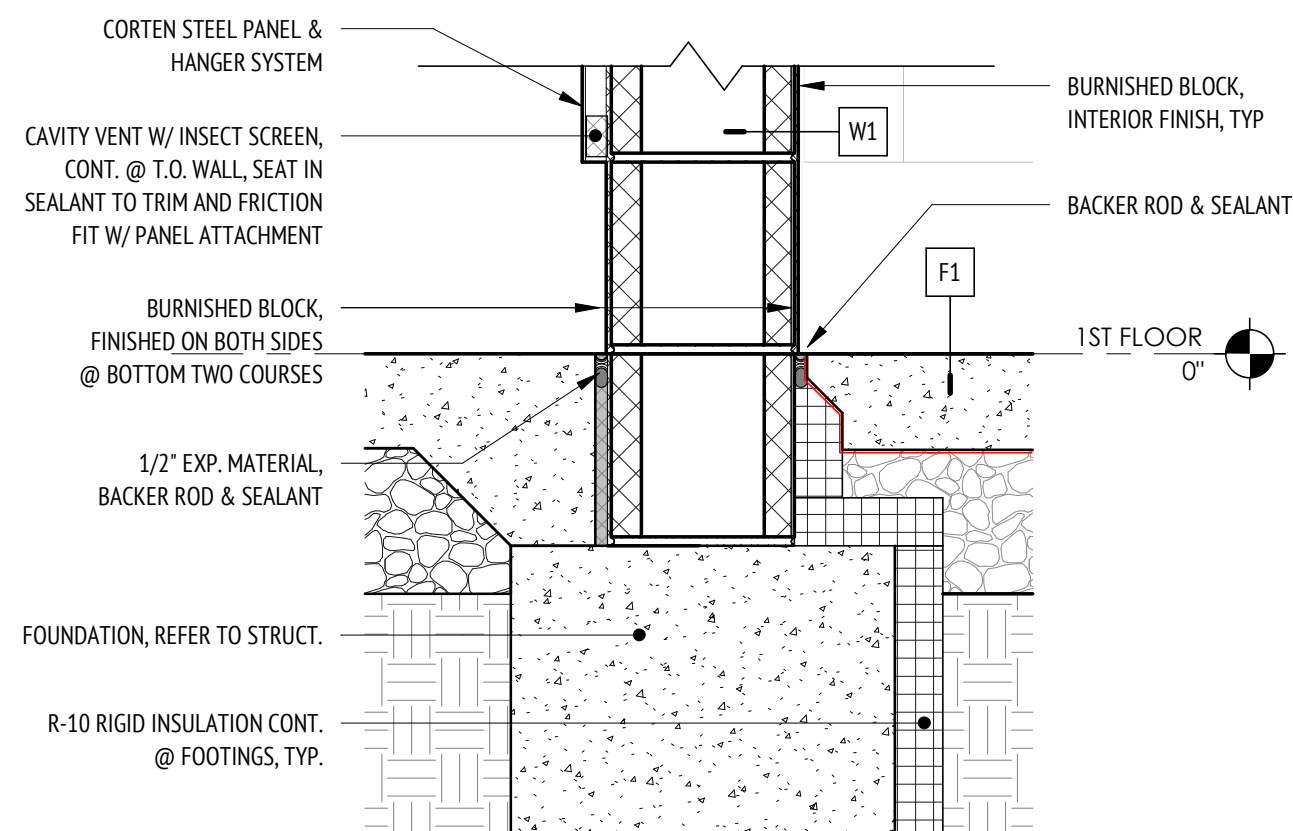
4 CURB DTL @ GLULAM
SCALE: 1" = 1'-0"



3 TP @ ROOF DECK
SCALE: 3" = 1'-0"



2 GLULAM COLUMN - PLAN DTL
SCALE: 1" = 1'-0"



1 FTG DTL @ PERIMETER - TYP
SCALE: 1 1/2" = 1'-0"

LINNAN PARK PHASE 1

8500 ALICE AVE
CLIVE, IA 50325

Owner:
CITY OF CLIVE

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

ASK STUDIO
ARCHITECTURE
3716 INGERSOLL AVE, STE A
DES MOINES, IA 50312
515.277.6707

VEENSTRA & KIMM, INC.
CIVIL ENGINEERING
3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
800.240.8000

ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		1/15/2025
90% Design Revised, For Review		2/7/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE
DETAILS

As indicated
SCALE 14880

PROJECT NUMBER
A501

DRAWING NUMBER

LINNAN PARK
PHASE 1

8500 ALICE AVE
CLIVE, IA 50325

Owner:
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

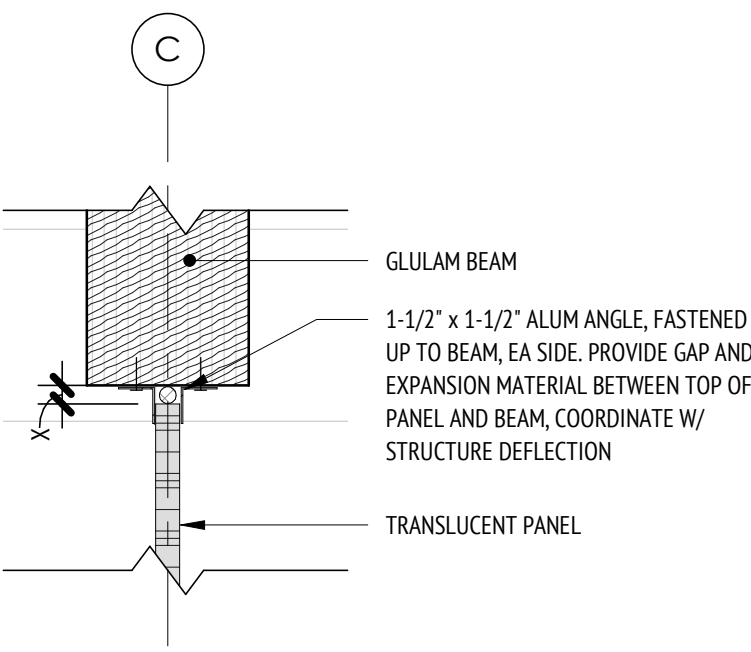
DRAWING TITLE
DETAILS

SCALE
As indicated
14880

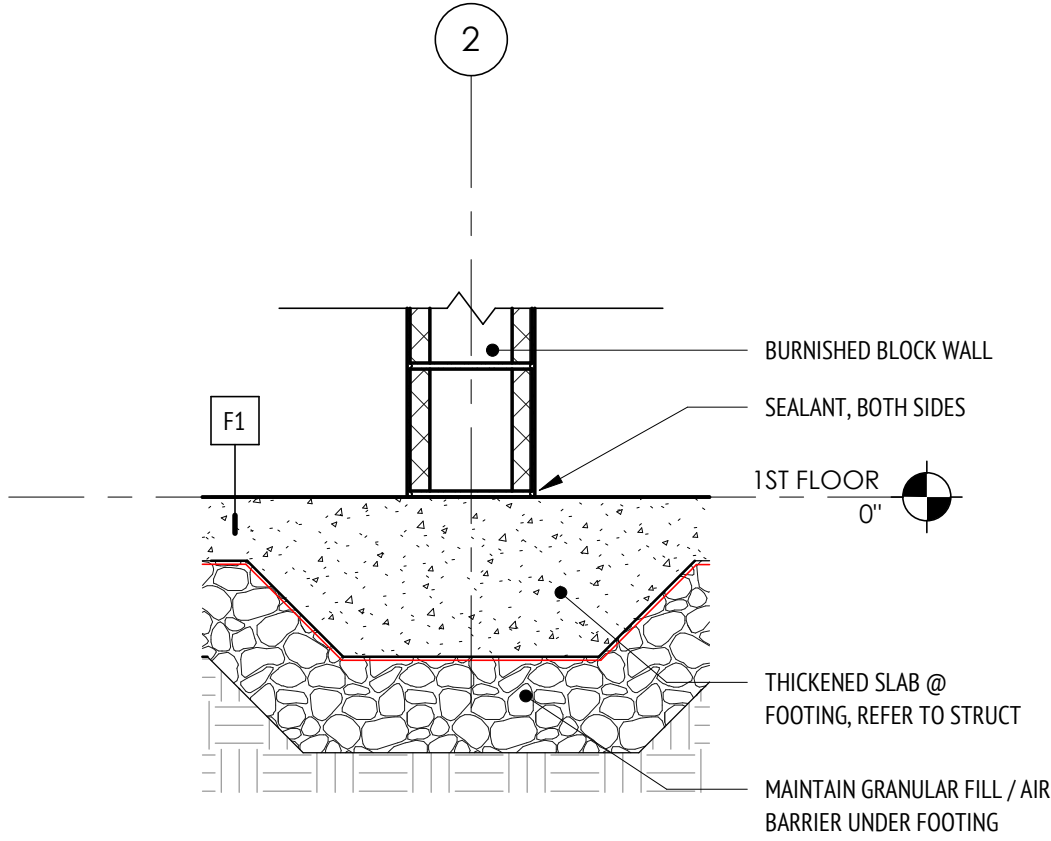
PROJECT NUMBER

A502

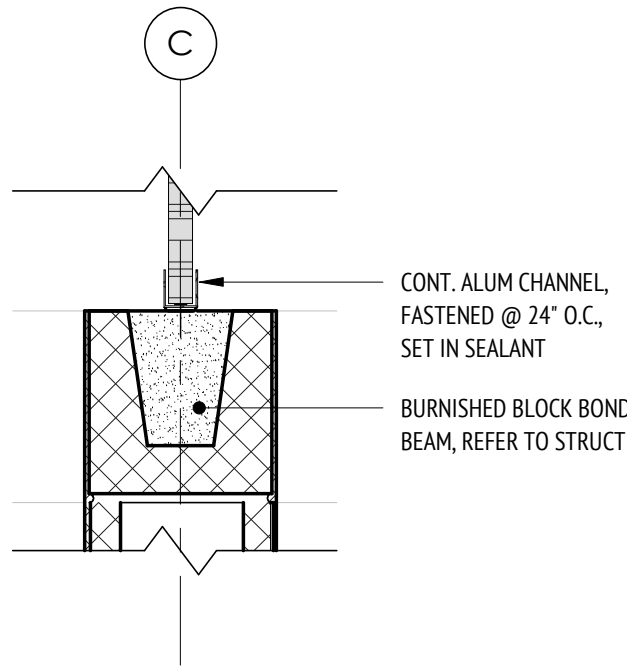
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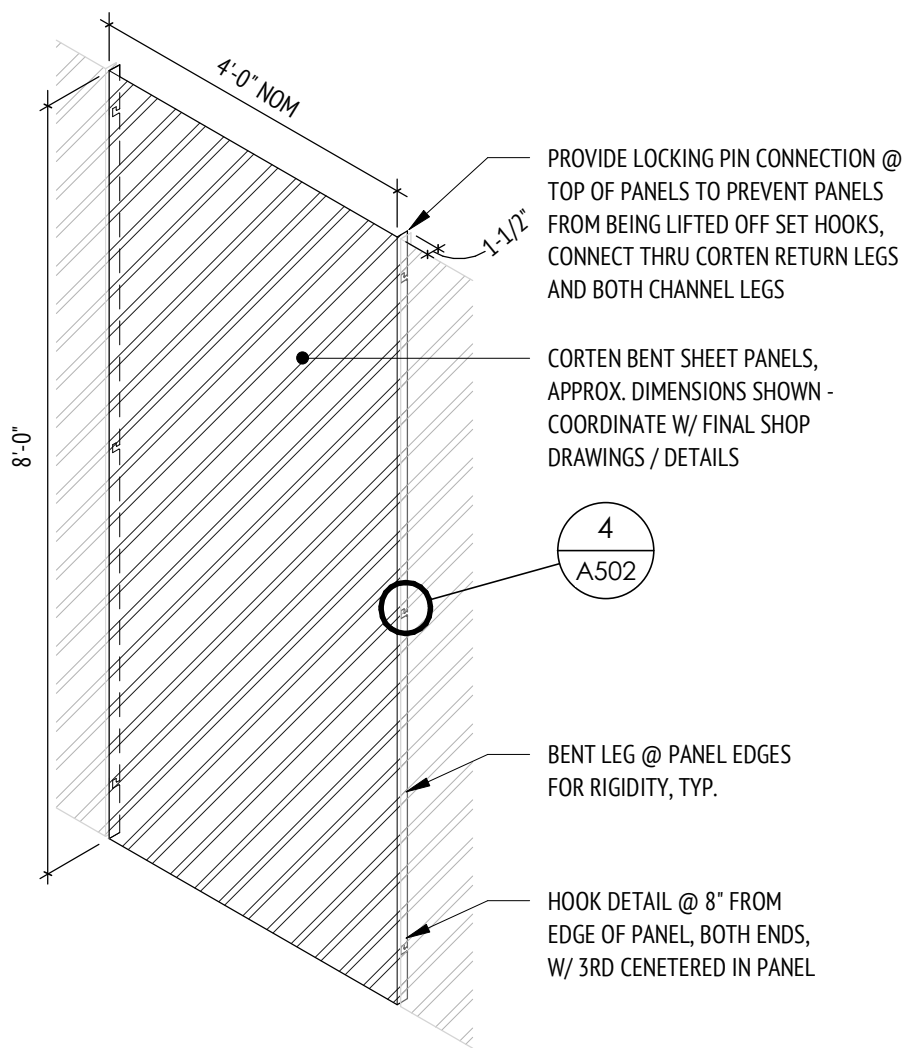
9 INT TP HEAD @ GLULAM BEAM
SCALE: 1 1/2" = 1'-0"



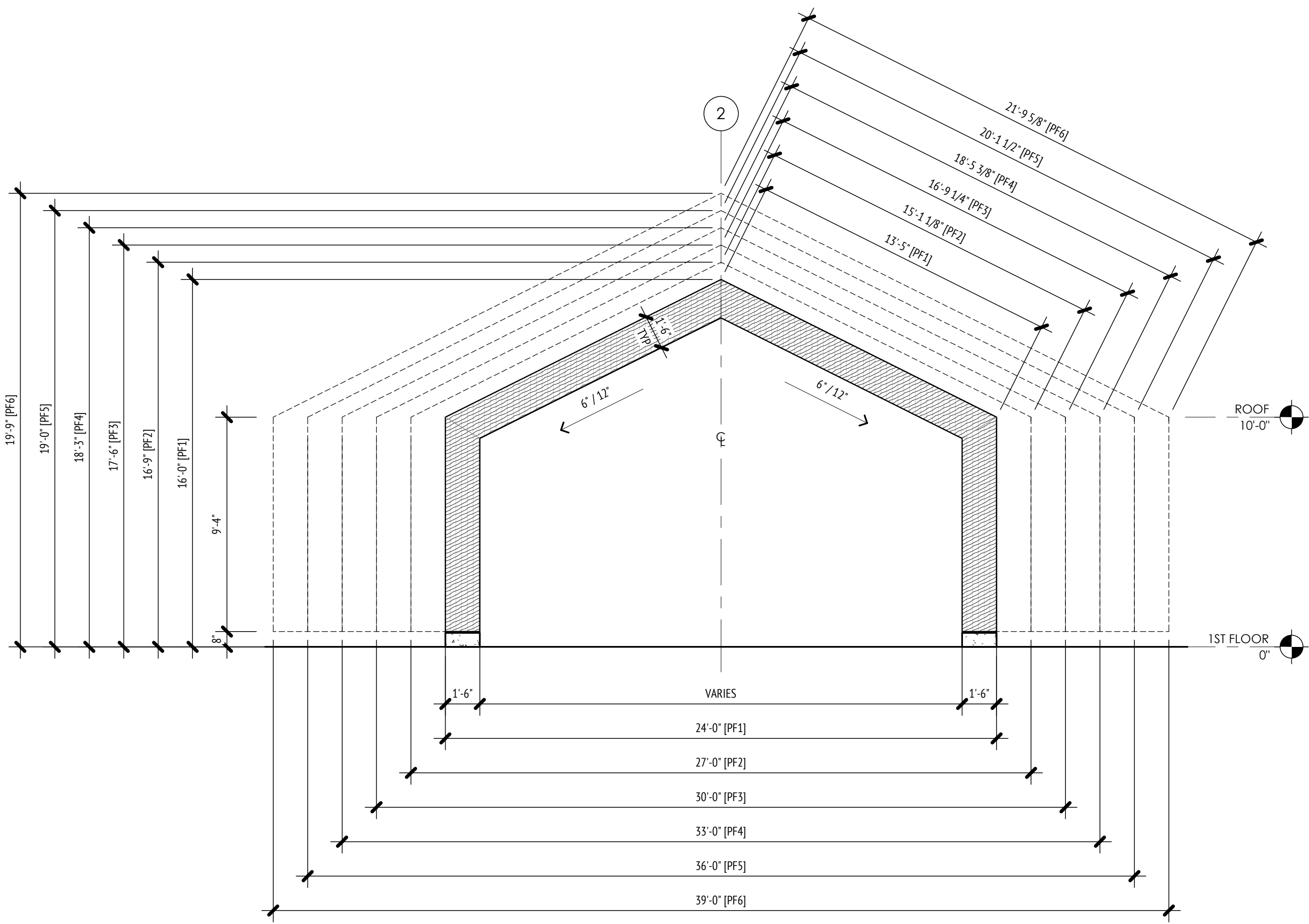
8 INT BLOCK FOOTING DTL
SCALE: 1" = 1'-0"



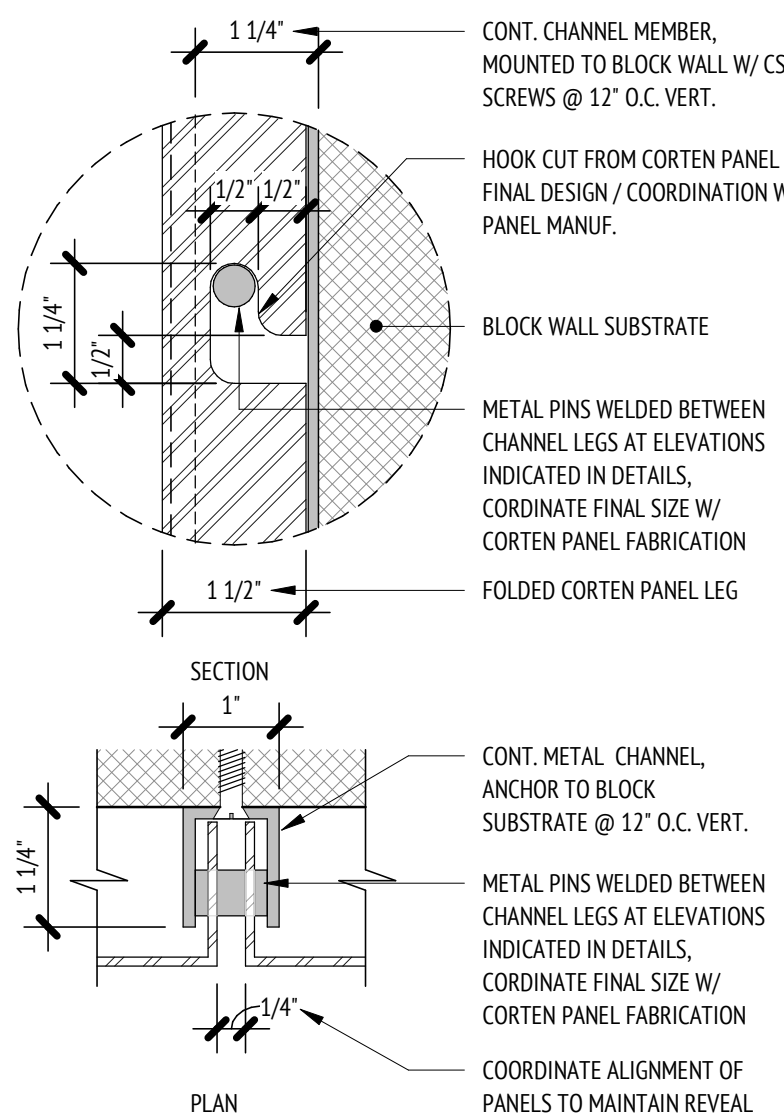
7 INT TP SILL @ BLOCK
SCALE: 1 1/2" = 1'-0"



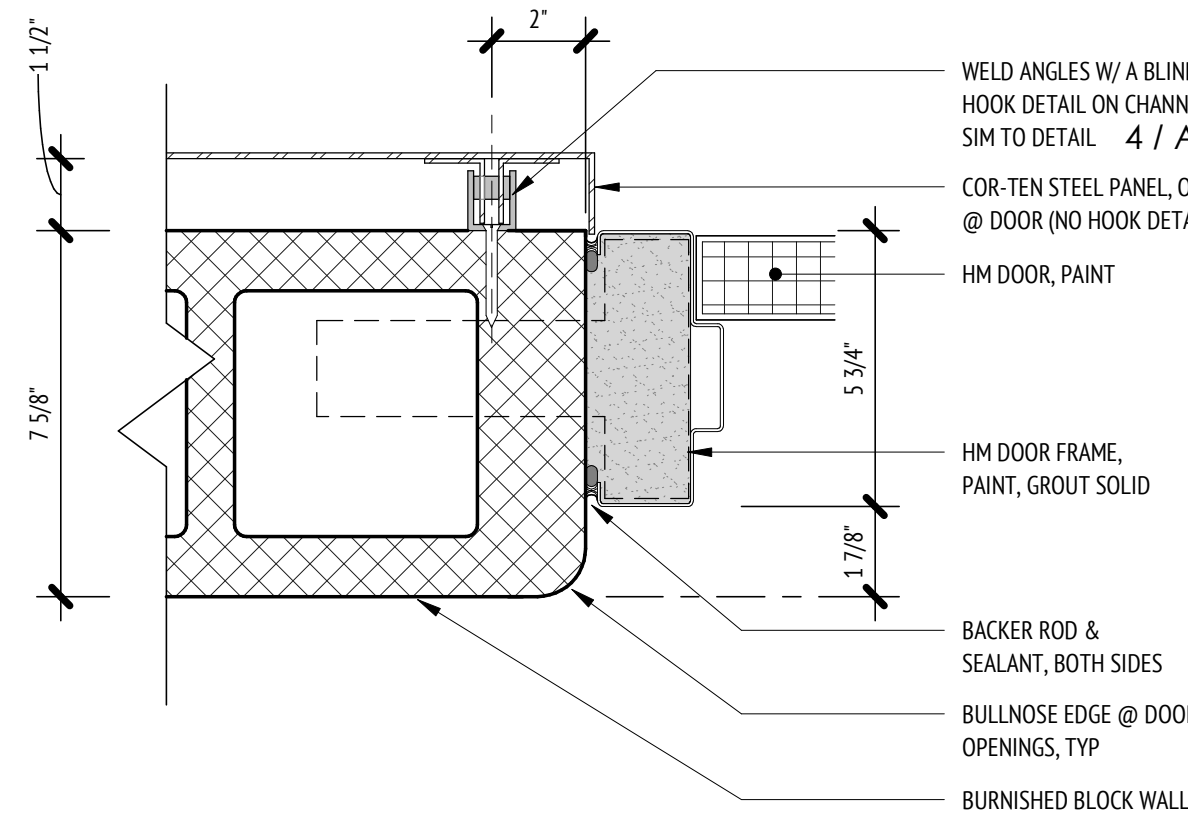
6 METAL PANEL AXON
SCALE: 1/2" = 1'-0"



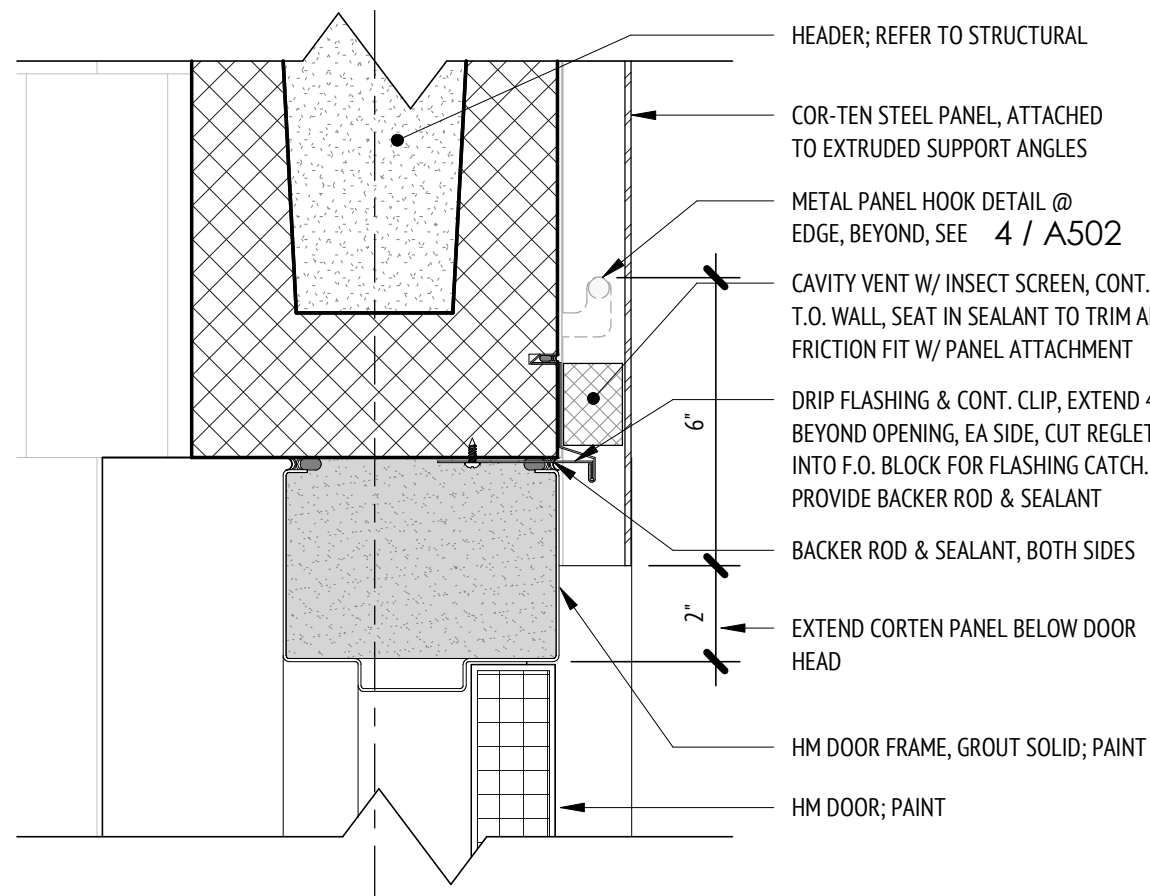
5 GLULAM BEAM-COLUMN DETAIL
SCALE: 1/4" = 1'-0"



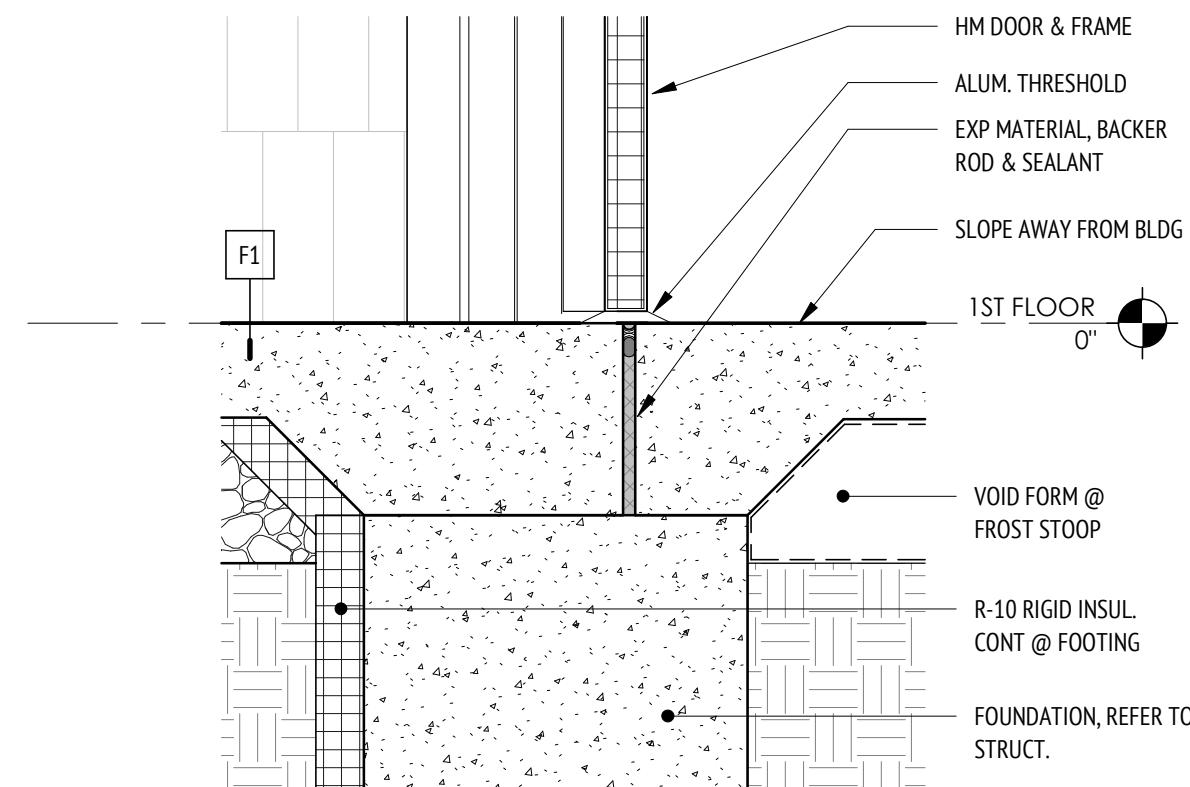
4 TYP. MTL PANEL HOOK DTL
SCALE: 6" = 1'-0"



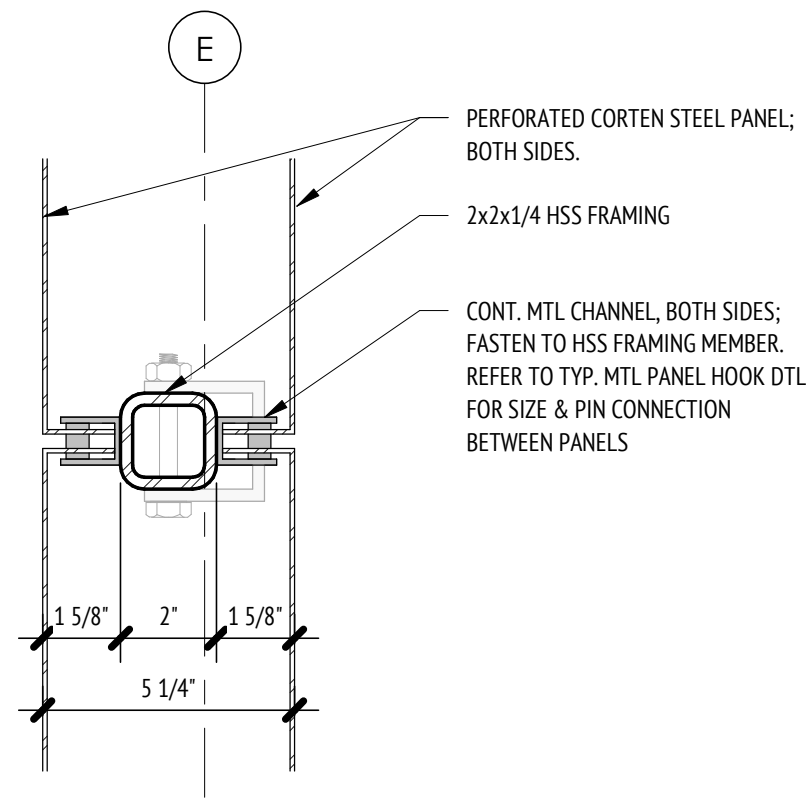
3 HM DOOR - JAMB
SCALE: 3" = 1'-0"



2 HM DOOR - HEAD DTL - TYP
SCALE: 3" = 1'-0"

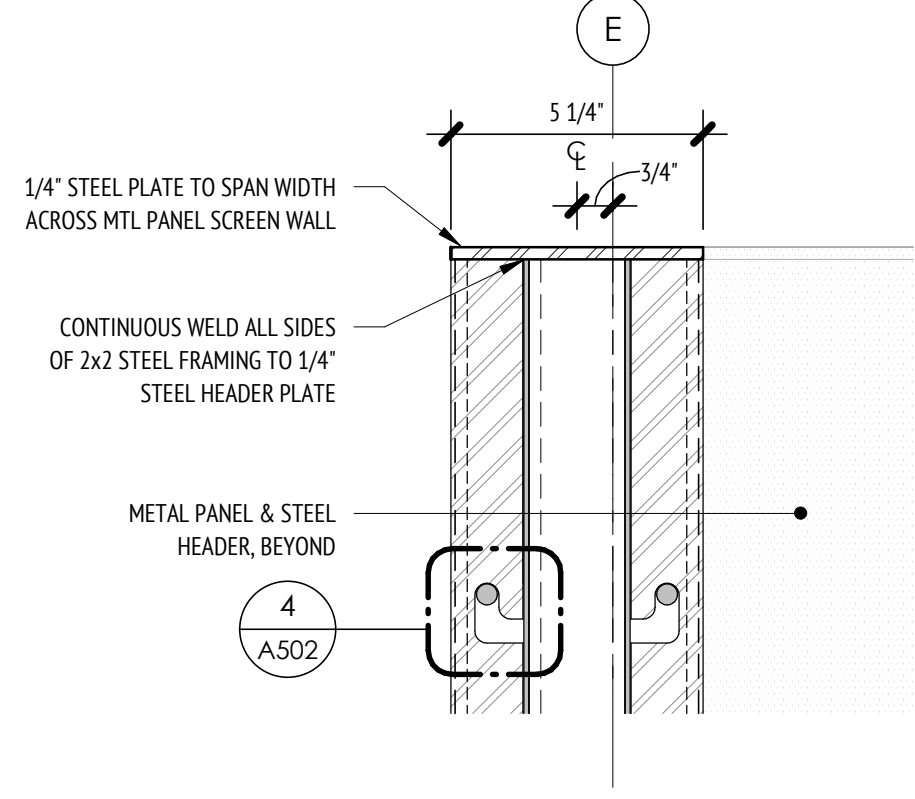


1 DOOR SILL DTL - TYP
SCALE: 1 1/2" = 1'-0"



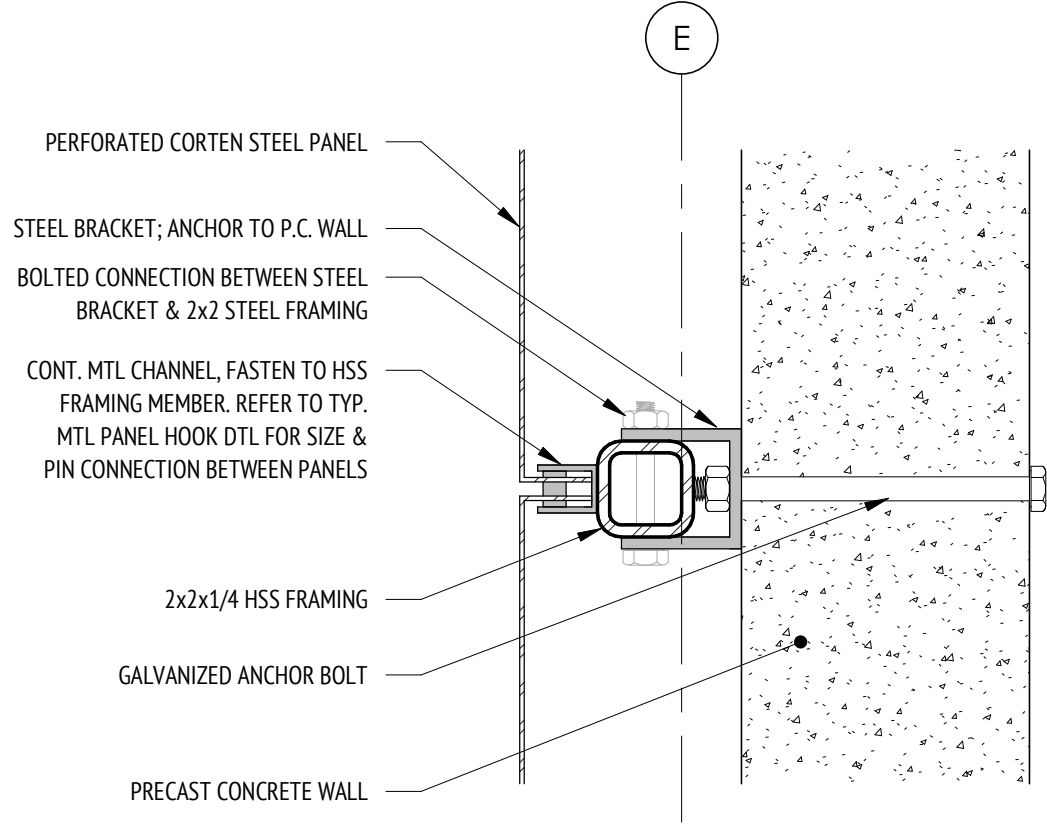
MTL PANEL HOOK PLAN DTL @
SCREEN WALL

SCALE: 3" = 1'-0"



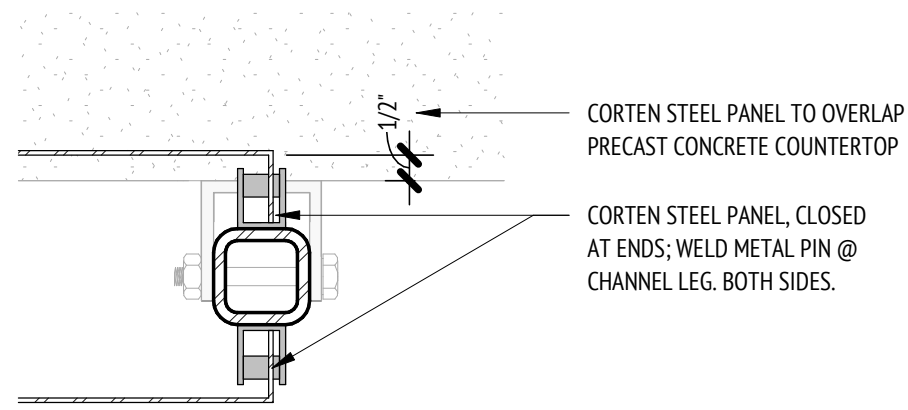
MTL PANEL SECTION DTL @ HEADER

SCALE: 3" = 1'-0"



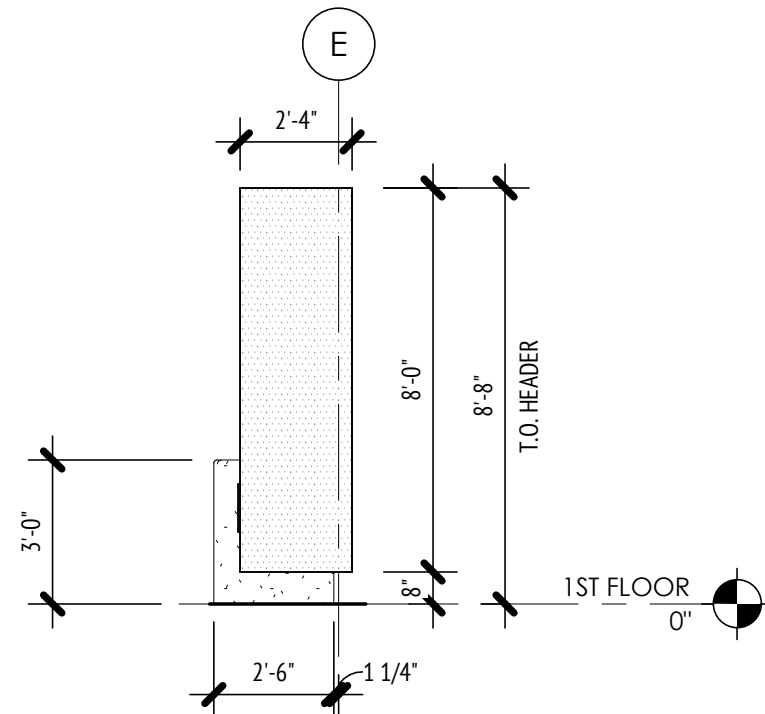
MTL PANEL HOOK PLAN DTL @ P.C.

SCALE: 3" = 1'-0"



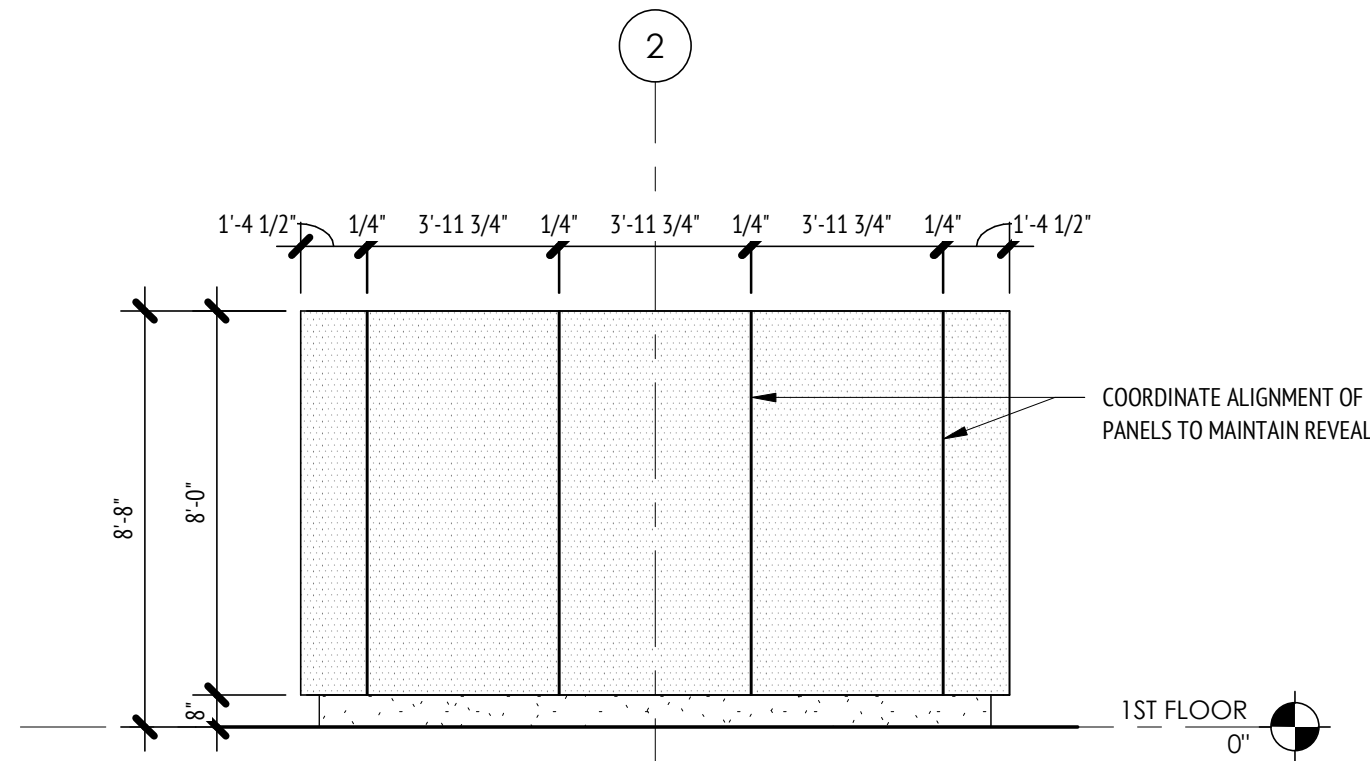
MTL PANEL HOOK PLAN DTL @ END

SCALE: 3" = 1'-0"



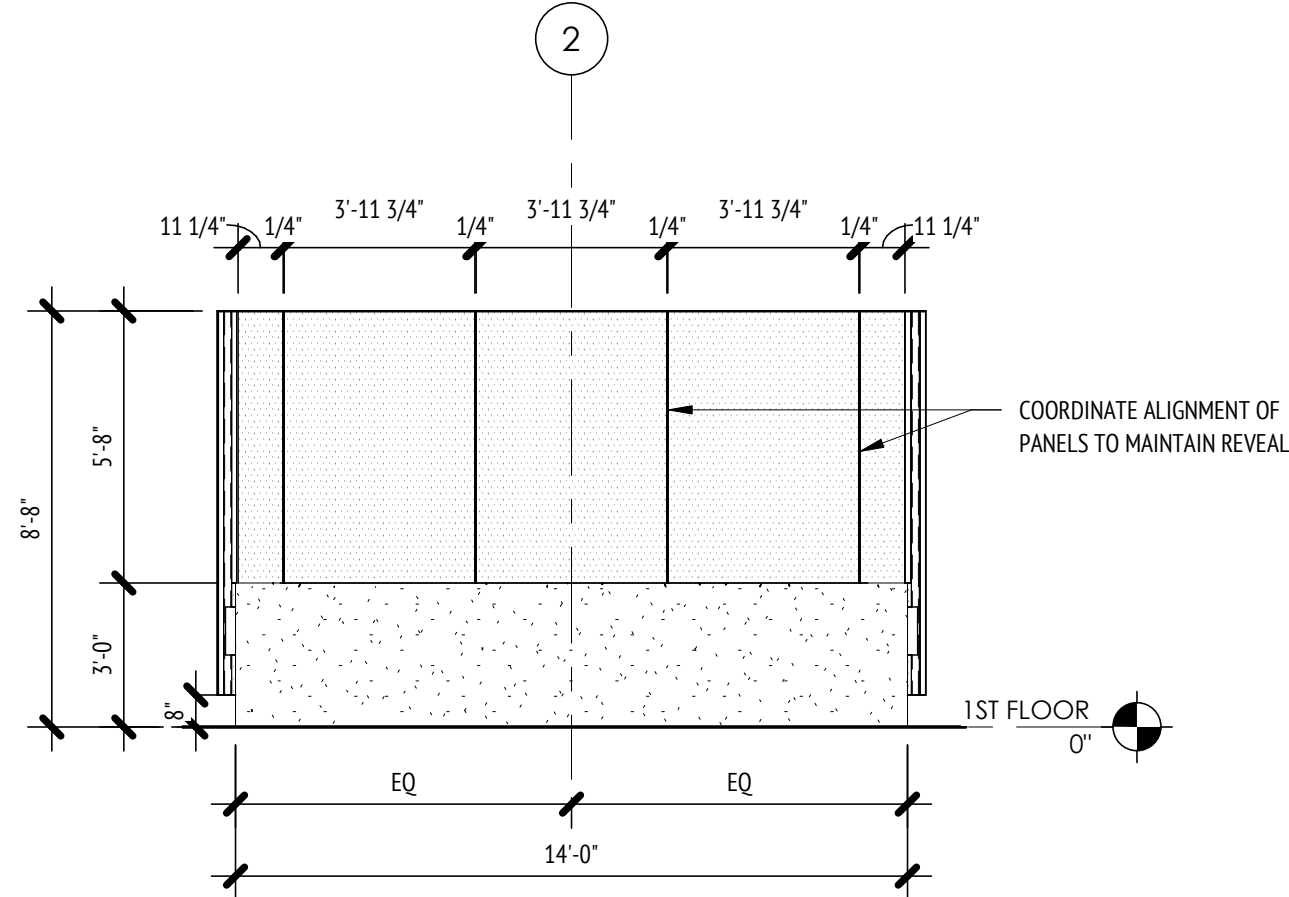
COUNTERTOP SCREEN - NORTH ELEV
(SOUTH SIM)

SCALE: 1/4" = 1'-0"



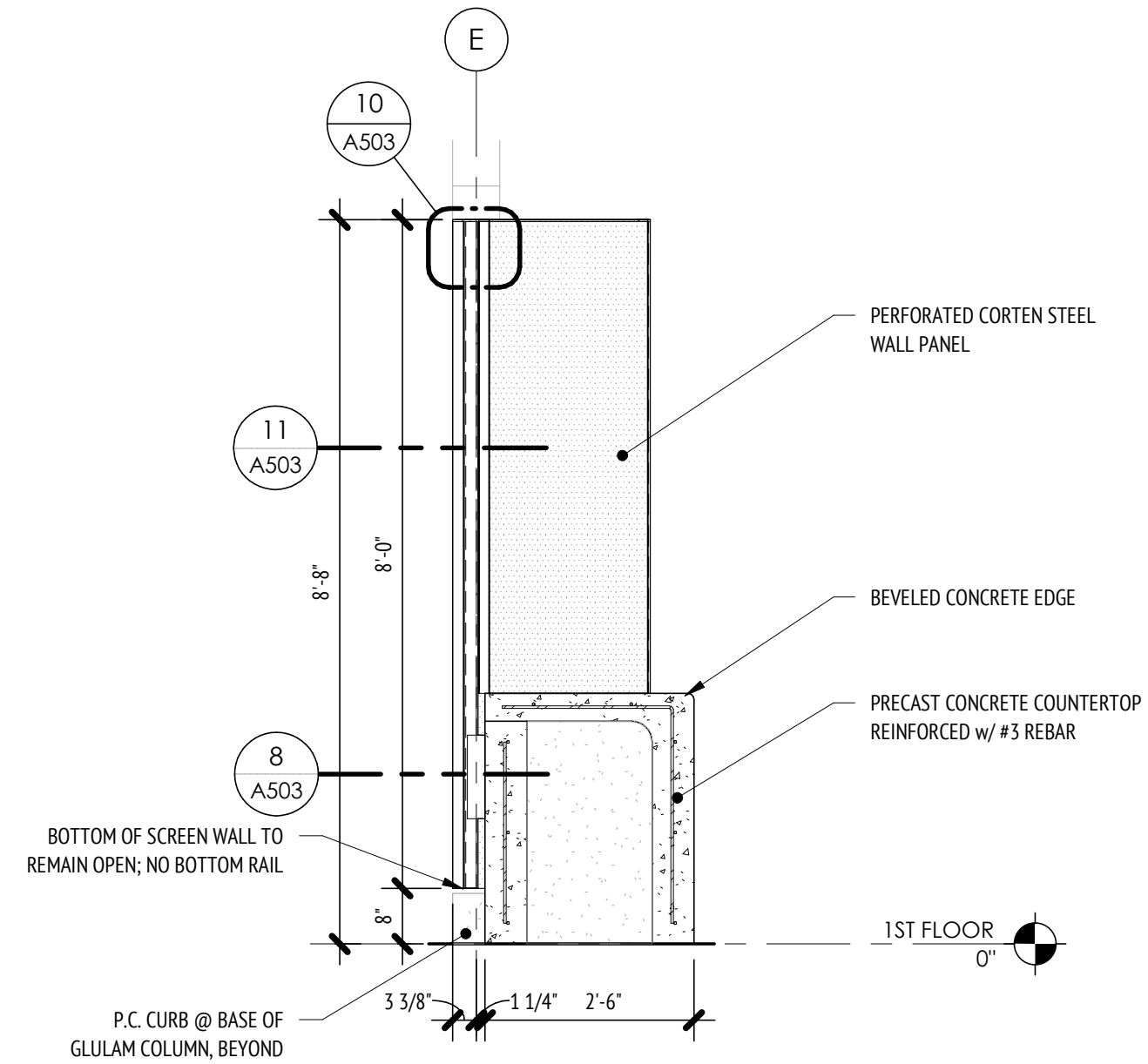
COUNTERTOP SCREEN - WEST ELEV

SCALE: 1/4" = 1'-0"



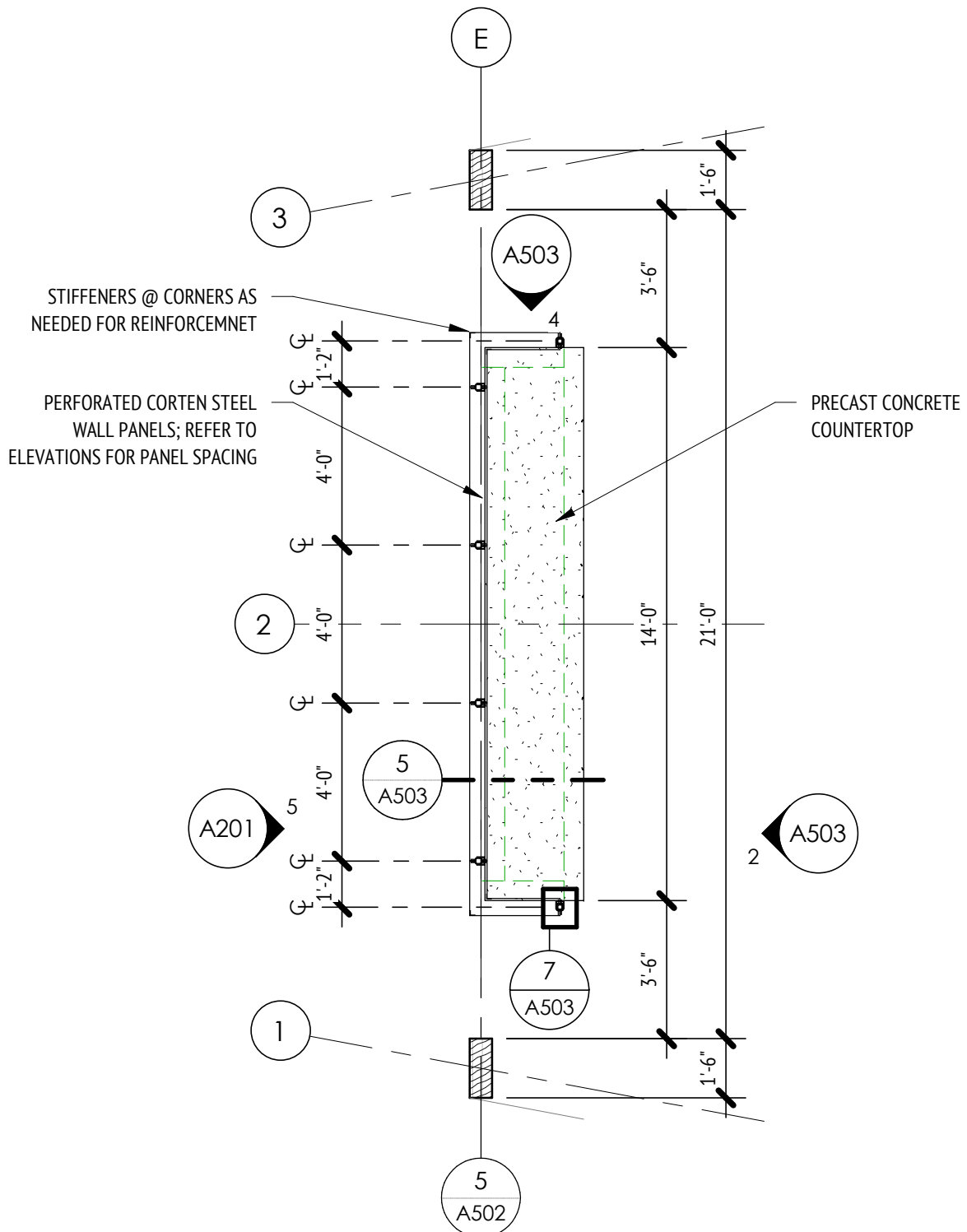
COUNTERTOP SCREEN - EAST ELEV

SCALE: 1/4" = 1'-0"



COUNTERTOP SCREEN - SECTION

SCALE: 1/2" = 1'-0"



COUNTERTOP / SCREEN - PLAN DTL

SCALE: 1/4" = 1'-0"

LINNAN PARK PHASE 1

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50% Design, For Review		10/07/2024
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90% Design Revised, For Review		2/7/2025

SEALS AND SIGNATURES

DRAWING TITLE
DETAILS

SCALE
As indicated
14880

PROJECT NUMBER

DRAWING NUMBER



Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: March 13, 2025

RE: Resolution Setting Public Hearing (05/01/2025, 6:00 p.m.) - Linnan Park Project

SYNOPSIS:

Engineers have recently completed plans and specifications for the Linnan Park Project. The bid letting for the above-referenced project will be held on April 22, 2025. As a result, staff recommend setting the public hearing for the project for 6:00 pm on May 1, 2025, with City Council approval and award anticipated to follow.

Attachments:

1. Resolution - Linnan Park - Set Date of Hearing

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER PLANS,
SPECIFICATIONS AND BIDS FOR THE LINNAN PARK PROJECT

WHEREAS, the City Council of the City of Clive, Iowa (the “City”) has determined that it is necessary and desirable to undertake a project to improve Linnan Park, as described in the proposed plans and specifications and form of contract for such project (the “Project”), which proposed plans, specifications and for of contract are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications, taking of quotes and awarding of a bid for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

1. The detailed plans and specifications, notice of hearing, notice to bidders, form of contract and estimate of cost referred to in the preamble hereof are hereby approved for the purpose of enabling the solicitation of bids.
2. That the amount of the bid security to accompany each bid shall be an amount which shall conform to the provisions of the notice to bidders approved as part of said specifications.
3. The City Council hereby delegates to the City Clerk the duty of receiving, opening and announcing the results of all bids for the construction or performance of such Project, on the 22nd day of April 2025, at 2:00p.m., at the Clive City Hall, Clive, Iowa. The 1st day of May 2025, at 6:00p.m., at the Council Chambers, City Hall, is here by fixed as the time and place of hearing on the proposed plans, specifications, taking of bids and awarding bid for the Project received by the City Clerk in connection therewith.
4. The City Clerk shall publish notice of public hearing, the same being in the form hereinabove approved and substantially as attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than 4 days not more than 20 days before the date set for the public hearing on May 1, 2025 - 6:00 PM
5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED THIS 13th day of March 2025

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 13, 2025

RE: Resolution Approving Collective Bargaining Agreement - International Brotherhood of Teamsters Local Union 238 (Police) - July 1, 2025 to June 30, 2027

SYNOPSIS:

Over the past few months, the Police Union/Teamsters Local 238 and City Management have been negotiating a new collective bargaining agreement to begin July 1, 2025. This follows the current three-year contract that is set to expire on June 30, 2025.

Included in the packet for your consideration is a new two-year agreement with the Police Union/Teamsters. The key items for this new agreement are:

- 4% increase each year to the pay scale
- Allowing for an increased compensation time bank carryover from 40 to 60 hours
- Addition of a Parental Leave program matching the non-union staff with four weeks for non-birthing parents and eight weeks for birthing.
- Addition of an officer referral bonus incentive for current officers to be provided a bonus if they recruit a new officer to the team
- Maintaining the current 10% single and 20% family employee contribution rates to the City's health insurance plan

Staff feels this new agreement provides a very competitive wage for our police officers as compared to surrounding Police agencies, while also continuing the partnership between the City and the Police Union on sharing the costs of the health insurance plans to support our employees.

The Police Union/Teamsters ratified this tentative agreement in February 2025. City legal counsel has reviewed the proposed agreement and the City Manager would recommend the City Council's consideration and approval of this two-year agreement with the Teamsters.

Attachments:

1. Resolution Approving Union Contract for 7-1-25
2. Final Clive-PD Union-Teamsters Agreement 7-1-25 to 6-30-27

RESOLUTION APPROVING COLLECTIVE BARGAINING AGREEMENT WITH
INTERNATIONAL BROTHERHOOD OF TEAMSTERS, LOCAL UNION 238

WHEREAS, in accordance with the “Public Employment Relations Act” of the State of Iowa (the “Act”) and in recognition of the Public Employment Relations Board’s certification Case # 8661 of the International Brotherhood of Teamsters, Local Union 238 (the “Organization”), the City of Clive (“City”) has recognized the Organization as the appropriate bargaining unit for all full time officers of the City of Clive Police Department, excluding the Chief of Police, sergeants, lieutenants or other supervisory employees; and

WHEREAS, in accordance with the Act, the City has entered into collective bargaining negotiations with the Organization; and

WHEREAS, as a result of such negotiations, the City and the Organization have reached a tentative agreement that will apply for the period July 1, 2025 to June 30, 2027; and

WHEREAS, the employees in the identified bargaining unit have voted and ratified the proposed Agreement between the City and the Organization; and

WHEREAS, the City desires to enter into the proposed Agreement with the Organization.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the proposed Agreement is approved by the City of Clive, and the Mayor is authorized to execute said document on behalf of the City and the City Clerk is hereby authorized to attest to the signature of the Mayor thereon.

PASSED AND APPROVED THIS 13th day of March, 2025.

By: _____
John D. Edwards, Mayor

ATTEST:

By: _____
Matthew Graham, City Clerk

AGREEMENT

BETWEEN THE

CITY OF CLIVE, IOWA

AND THE

INTERNATIONAL BROTHERHOOD OF TEAMSTERS

LOCAL UNION 238

July 1, 2025

to

June 30, 2027

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AGREEMENT

This Agreement entered into by the City of Clive, Iowa, hereinafter referred to as the “Employer or City” and International Brotherhood of Teamsters, Local Union 238, hereinafter referred to as the “Organization”.

ARTICLE 1

RECOGNITION

Pursuant to and in accordance with all applicable provisions of the “Public Employment Relations Act” of the State of Iowa, hereinafter referred to as the “Act” and in recognition of the Public Employment Relations Board’s certification Case # 8661 of said “Teamsters Local 238”, the employer does hereby recognize the Organization during the term of this agreement for all employees of the City included in the “Police Bargaining Unit” consisting of the following classifications: “All full time officers of the Clive Police Department, excluding the Chief of Police, sergeants, lieutenants or other supervisory employees.”

ARTICLE 2

MANAGEMENT RIGHTS

Except as specifically modified and limited by this Agreement, the employer shall retain whatever rights, powers and authority necessary for it to operate and direct the affairs of the City and the police department in all of its various aspects, including, but not limited to, the right to direct the work force; to plan, direct and control all the operations and services of the department; to determine the methods, means, organization and numbers of personnel by which such operations and services are to be conducted; to assign and transfer employees; to schedule working hours and to assign overtime; to determine whether goods and/or services should be purchased; to hire, promote, demote, transfer, discipline or discharge, to establish and enforce reasonable work rules and regulations; to change or eliminate existing methods, equipment or facilities; to determine what work or services shall be contracted out or performed by the unit employees; and to initiate, prepare, certify and administer its budget.

ARTICLE 3

UNION REPRESENTATION

The parties acknowledge and agree their relationship shall be guided by Iowa Code Chapter 80F.1, the Peace Officer, Public Safety, and Emergency Personnel Bill of Rights. To the extent there is any discrepancy between what is stated in this Contract and statutory or administrative Iowa law, Iowa law shall govern.

The Organization may appoint a bargaining committee to represent the bargaining unit in all negotiations and/or discussions with appropriate employer representatives. The Committee shall not exceed three (3) in number. The names of such committee members shall be transmitted in writing to the Police Chief. Committee members may not act in that capacity until this notification has been completed. Accordingly, all changes in designated representatives must be reported promptly.

Stewards may receive, investigate and process complaints or grievances of employees. Normally, Organization business will not be conducted on City time, however, when the nature of the grievance requires immediate action, i.e., irreparable harm to an employee, a committee person may be permitted to leave the regular work area upon request to his/her supervisor and with the approval of the supervisor.

Employees shall be notified of the nature of any complaints filed against them prior to submitting to any investigative interview. Employees shall be entitled to Union representation during any investigation, debriefing or interview resulting from a formal complaint which would likely result in any type of formal or informal disciplinary action. The City shall notify the employee(s) of the results of the complaint or investigation.

ARTICLE 4

HOURS OF WORK AND OVERTIME

HOURS

Employees, regardless of division, will be scheduled to work approximately 2,080 hours per year. The Police Chief may schedule work hours and days off in a manner that best meets the needs of the department. The Chief agrees to discuss changes to the current schedule with the union or its stewards, but the authority to implement a certain schedule shall at all times remain with the Chief.

The Chief of Police has the authority to adjust the schedule of hours for any employee, so long as the annual hours scheduled do not exceed ten hours in either direction (up or down from 2,080), unless mutual agreement has been reached by the parties or in the case of an emergency or natural disaster.

Nothing herein shall be construed as a guarantee of the number of hours or work per day or week, or the number of days per week.

A regular tour of duty shall include two (2) fifteen (15) minute breaks and one (1) thirty (30) minute paid lunch break.

The overtime rate is the regular rate plus one-half the regular rate.

For payroll purposes, the work week commences Sunday and ends Saturday.

Employees designated as Officer in Charge ("OIC") shall receive an additional \$ 1.00 per hour for each hour over his/her usual pay rate while serving in that capacity during the fiscal year.

This supplemental pay differential shall be in addition to any employee's regular hourly rate of pay, and shall not be included in the regular hourly rate for purposes of computing overtime pay, or any fringe benefits. To qualify for this supplemental pay for a given shift, the regular shift supervisor appointed by the chief, or in that regular shift supervisor's absence the appointed employee for that shift, must have at least one other employee under his/her supervision. Payment of this supplemental pay will be made with the bi-weekly paychecks.

SHIFT DIFFERENTIAL

Hourly shift differential will be paid according to the shift that the officer is regularly assigned. Afternoon and night shift officers shall be paid a shift differential of \$0.25 per hour for each regular hour worked. The differential shall be applicable to the officer's overtime rate in the amount of \$0.375 for each hour of overtime worked, regardless of when these hours are worked. Day shift officers are not eligible to receive shift differential pay for regular or overtime hours worked, regardless of when these hours are worked, unless the officer meets the criteria below. For the purposes of shift differential pay, "regularly assigned" shall include temporary assignments that last for 30 calendar days or more.

If an officer works four or more shifts in a pay period week during a shift outside his/her normal shift, that officer's hourly rate of pay will be adjusted to either add or remove the shift differential for all those shifts worked outside his/her shift.

OVERTIME

Overtime is all time ordered and worked in excess of the regularly scheduled daily hours of work for an employee. Employees shall be compensated either by compensatory time at time and one-half (1½) or by cash payment at the rate of time and one-half (1½) for work performed outside of their regular work schedule. Employees shall be allowed to request compensatory time off or cash payment for overtime on their time cards.

Whenever possible, work assignments should be made in such a way as to avoid accumulation of overtime.

Nothing herein shall be construed as a limitation on the Employer's right to require overtime work as conditions require.

Overtime will not be used as a disciplinary tool, either to punish or reward employees.

All paid leave shall count as time worked for purposes of computing overtime.

An unscheduled absence is an absence created after the schedule has been posted. When filling an unscheduled absence on a shift the Employer agrees to use a holdover and call in method to fill the absence. This will be done by first asking for volunteers by seniority. If no employee volunteers, Employer will make an involuntary assignment to the least senior employee they are able to make contact with on the shifts immediately preceding and following the shift experiencing the unscheduled absence. If making an involuntary assignment would cause a hardship to that employee, Employer may also seek volunteers who are on their day off, or offer the assignment to a sergeant after the other options above have been exhausted.

COMPENSATORY TIME

Employees may accumulate and use compensatory time. The maximum compensatory hours to be saved at any time will be sixty hours (40 hours worked). Employees may accumulate hours, use hours as time off, and accumulate more compensatory time, as long as the balance of hours accumulated remains at or below sixty hours. Employees are allowed to roll the hours from one fiscal year to the next, but never exceed sixty hours saved at one time. Any overtime hours will be paid as time and one-half if sixty hours are already saved. Any compensatory hours rolled over to the following fiscal year must be used as time off, unless the employee is terminated, retires, or quits.

In that case, the hours of compensatory time will be paid at the current rate of pay. No more than sixty hours of compensatory time may be rolled over into the following fiscal year.

COURT TIME

An employee required to appear in court while on the first day of a regularly scheduled absence shall be compensated at one and one-half times his/her regular hourly wage for the actual time spent in court and double-time if the court time is during the second or subsequent day of a regularly scheduled absence.

For an employee who is required to appear for court during off-duty hours, time worked will be measured from the employee's home (or from the police station to pick up a police vehicle if the employee chooses to drive a police vehicle pursuant to existing policy) to the required appearance location and back.

CALL BACK, CALL IN

Employees who are asked to report to work prior to or after their normal working hours will be paid for a minimum of two hours of work, unless the overtime is contiguous with the employee's normal workday hours. Any employee that is called in to work less than two hours before the start of their normal workday or requested to stay after work will be paid for those overtime hours of work only, with no minimum. Listed below are two examples, using the employee's normal workday beginning at 8:00 a.m.:

- Example One: Employee is asked to report to work at 7:00 a.m. Employee will be paid for one hour of overtime work (7:00 a.m. to 8:00 a.m. = 1 hour overtime.)
- Example Two: Employee is asked to report to work at 5:00 a.m. Employee works until 6:00 a.m. Employee will be paid for two hours of overtime work (5:00 a.m. to 6:00 a.m. = two hours of overtime work per policy because the call-in occurred more than two hours before the normal working hours.)

ON CALL

Employees who are assigned to be on call for purposes of criminal investigations shall be paid one (1) compensatory hour per 24-hour period.

ATTENDANCE AT MEETINGS

Any employee whose presence is required at a meeting of the City Council or any board, commission, or committee of the city which occurs outside of regular working hours, shall be reimbursed a minimum

of two hours of work, for time spent at such meeting/s at a rate equal to one and one-half of their regular hourly rate.

ARTICLE 5

SETTLEMENT OF DISPUTES

A “grievance” is defined as a dispute as to the application or interpretation of any part or clause of this Agreement filed and signed by the employee(s) involved or the Union. For the purposes of this Article, the word(s) Employee(s)/grievant(s) shall also mean and include the Union/Employee Organization. The parties agree to act in good faith to resolve any grievance presented by an employee. Such grievances must be presented by an employee. Grievances must be presented at the first step of the procedure within seven (7) calendar days of the incident giving rise to the complaint.

STEP 1

The employee having a specific grievance shall take it first to his/her immediate supervisor who shall respond within seven (7) calendar days.

STEP 2

If the matter has not been resolved to the employee’s satisfaction, the employee may then, within seven (7) calendar days of receipt of the Step 1 answer, present the written grievance to his/her division commander who shall respond within seven (7) calendar days.

STEP 3

If the matter has not been resolved to the employee’s satisfaction, the employee may then, within seven (7) calendar days of receipt of the Step 2 answer, present the written grievance to the Police Chief, who shall respond within seven (7) calendar days.

STEP 4

If the matter has not been resolved to the employee’s satisfaction the employee may then, within seven (7) calendar days of receipt of the Step 3 answer, present the written grievance to the City Manager, who will respond within fourteen (14) calendar days. With respect to employee disciplinary action of a written reprimand or lower, the City Manager’s decision shall be final and binding.

STEP 5 FOR CONTRACT INTERPRETATION

If not resolved to the employee’s or union’s satisfaction, a grievance dealing with an issue of contractual interpretation that may affect more than an individual employee, may be submitted to arbitration, within seven (7) calendar days after the decision in Step 4, or if no decision has been timely made by the City Manager, said grievance may with the approval of the employee organization be submitted to arbitration by submitting written notice to the City Manager.

STEP 5 FOR HIGHER LEVEL DISCIPLINARY ACTIONS OR TERMINATIONS

If not resolved to the employee's satisfaction, a grievance dealing with disciplinary action more serious than a written reprimand, such as a loss of pay for a disciplinary demotion or suspension, or for a termination, may, at the employee's irrevocable election, be submitted to either an arbitrator obtained through the Iowa Public Employment Relations Board, or the Clive Civil Service Commission consistent with Iowa Code Chapter 400, within seven (7) calendar days after the decision in Step 4. If no decision has been timely made by the City Manager, said grievance may, with the approval of the employee organization, be submitted to arbitration by submitting written notice to the City Manager.

When an arbitrator is to be utilized pursuant to this Article, the parties will obtain a list of five (5) arbitrators from the Public Employment Relations Board. Both the City and the Organization shall have the right to strike two names from the panel. The party requesting arbitration shall strike the first name; the other party shall then strike one name, the process will be repeated and the remaining person shall be the arbitrator. At the arbitration hearing or in the subsequent award, the arbitrator must determine whether the City or the Organization is the prevailing party on the majority of issues before the arbitrator. The costs and fees of the arbitrator shall be borne equally by each party. However, each party shall be responsible for compensating their own representative and witnesses as well as paying for necessary transcripts of the proceedings if desired.

Not later than sixty (60) calendar days following the date on which the request for arbitration was submitted to the City Manager, the parties shall establish a date for the arbitration hearing.

The arbitrator shall not have the power to decide a grievance which is a matter suitable for submission to the Clive Civil Service Commission. Also, the arbitrator shall be without power to add to, subtract from or modify the terms of this Agreement, nor to make any decision in conflict with the laws of the State of Iowa, or the ordinances of the City of Clive, Iowa.

The failure of the employee to appropriately present the grievance within the specified time limits shall render the matter resolved and not subject to further appeals. Failure of the City representative to respond within the specified time limits shall render the matter subject to immediate appeal to the next step in the procedure.

All time limits contained in this article may be extended by mutual agreement.

ARTICLE 6

ANNUAL LEAVE/VACATION

Annual leave/vacation is a means whereby an employee may accumulate leave time on an earned, yearly basis. All regular full-time employees will receive vacation time as follows:

After one year of consecutive employment - 80 hours off.

After five years of consecutive employment - 120 hours off.

After ten years of consecutive employment - 160 hours off.

After sixteen years of consecutive employment – 168 hours off.

After seventeen years of consecutive employment – 176 hours off.

After eighteen years of consecutive employment – 184 hours off.

After nineteen years of consecutive employment – 192 hours off.

After twenty years of consecutive employment – 200 hours off.

The following policies and procedures pertain to vacation benefits:

- A. Vacation leave will be scheduled with regard to the department operating requirements and responsibilities, and insofar as possible, with the request of the employees. Vacation should be requested as early as possible prior to the time vacation is desired. In the event a municipal holiday occurs during an employee's scheduled vacation, such holiday shall not be charged as vacation leave.
- B. Time lost due to occupational accident or disease will be considered as time worked.
- C. Vacation money may not be paid to employees who work in-lieu-of their vacation unless recommended by the Chief of Police or City Manager and approved by the City Council.
- D. If an employee becomes ill while on vacation, the employee may, upon advising and receiving permission from his/her supervisor, change the time ill to sick leave instead of vacation.
- E. Any full-time employee resigning or terminating employment with the city shall be compensated for vacation leave earned and unused to the date of his/her termination.
- F. Employees may be allowed to carry-over a maximum of 48 hours of vacation for a maximum of sixty days beyond their anniversary date.

ARTICLE 7

LEAVES OF ABSENCE

SICK LEAVE

1. All regular, full-time employees shall earn sick leave at the rate of eight hours per month for a total of 96 hours per year. Each employee, upon hiring, shall receive 48 hours of sick leave automatically. There shall be no maximum on the number of accrued hours of sick leave.
2. No payment of accrued and unused sick leave shall be made upon separation from city employment, except in the case of retirement of a regular, full-time employee. In such cases, payback of 50% of such accrued sick leave, not exceeding 360 hours of payback, shall be made to the retiring full-time employee.
3. For absences of three or more consecutive days, a doctor's signature may be required before the employee may resume work. Additionally, the employee's supervisor must inform the Human Resources Manager when an employee is out on sick leave for three or more consecutive days in order to be in compliance with the Family and Medical Leave of Absence section of the Clive Personnel Policy Manual.
4. Sick leave shall not be used as vacation.
5. At the discretion of the Chief of Police and based upon a reasonable belief of abuse, any employee absent from work because of a claimed illness or injury on a scheduled work day may be required to supply a doctor's certification of illness or injury for the absent work day/s and must return to work as soon as possible even if it is to perform light duty if available, and within health care provider's restrictions.
6. Disabilities caused or contributed to by pregnancy and recovery there from may be covered by accumulated sick leave.
7. In case of absence due to illness or emergency, the Chief of Police should be notified as soon as possible.
8. For purposes of computing hours worked, planned/approved leave will count as time worked.
9. In the event that an employee's sickness or disability extends beyond the employee's accrued sick, vacation leave, and accrued compensatory time, the Chief of Police may grant an unpaid leave of absence. Such leave must conform to the unpaid leave policy.
10. No employee shall be entitled to sick leave while absent from duty due to the following causes.
 - a. Sickness or disability sustained while on a leave of absence without pay, unless it can be shown that the condition existed prior to the leave of absence.
 - b. Inability to properly perform required duties because of intemperance, intoxication, or unlawful use of drugs, except for city approved formal treatment thereof.

11. Employees wishing to receive leave from other employees need to submit a request to receive transferred leave to the Chief of Police. The request is recommended for approval or denial by the Chief of Police and the City Manager. All personal time, including vacation, comp time, and holidays must be exhausted prior to requesting donated leave. Donated sick leave can only be used for personal illness and not family illness; and can be donated and received by any City employee. Employees covered by this Agreement only, may donate or receive vacation and holiday pay for immediate family member illness. Employees who wish to voluntarily donate leave may do so in four-hour increments. Any individual employee may transfer up to a maximum of 24-hours of sick leave in a calendar year. At the end of the absence, any remaining transferred leave will be transferred back to the employees who donated it on a prorated basis, rounding to the nearest ½ hour. Maximum amount of transferred leave cannot exceed the number of days until the employee is eligible for long term disability benefits.
12. After an employee has accumulated more than 1,200 hours of sick leave, the employee is allowed the option of trading the excess hours over 1,200 for time off at the rate of four hours sick leave for one hour of time off.

Sick leave pay shall not be considered a right that an employee shall use at his/her discretion, but shall be allowed as a privilege in such cases where the employee is sick or disabled or a member of the employee's immediate family is sick or disabled. The number of hours of sick leave allowed for family sickness will be limited to 24 hours per episode. In the event of a dire emergency, the number of sick hours used for family illness may be increased with the permission of the City Manager. Any employee who is proven to have fraudulently used their sick leave compensation from the city will be subject to disciplinary action up to and including dismissal.

As a mutual protection for the employee and the city, the City Manager may require an employee to submit to a physical examination by a designated medical professional when, in the Manager's opinion, the performance of the employee may have become limited or weakened by virtue of impaired health. This physical examination shall be at the expense of the city.

Other uses of sick leave may include any form of preventative medicine or treatment that requires the employee to take time off during normal working hours to see a doctor, for medical tests, dental, chiropractic, or any other similar professional medical attention. Such usage must be approved by the employee's supervisor prior to leaving the workstation.

FUNERAL LEAVE

Regular Full-Time Employee - In case of death in the immediate family, a regular full-time employee may be granted a leave of absence with pay of up to 24 hours. Dependent upon the functions required of an employee regarding the death of an immediate family member, the Chief of Police may allow up to sixteen additional leave hours if he/she is convinced of its need. "Immediate family" shall include husband, wife, children, adopted children, stepchildren, brother, sister, half-brother, half-sister, stepbrother, stepsister, father, mother, father/mother-in-law, son/daughter-in-law, brother/sister-in-law, stepfather, stepmother, grandparents, grandchildren, and guardians. The full-time employee may be granted a leave of absence with pay of eight hours in case of the death of aunts, uncles, nieces, or

nephews. The Chief of Police may allow eight additional hours depending upon the functions required of the employee.

Four hours off with pay, at the Chief of Police's discretion, will be allowed to employees who attend the funeral of a fellow city employee or former city employee.

MILITARY LEAVE

A full time employee shall be granted military leave and re-employment rights as prescribed by the Iowa Code.

JURY DUTY LEAVE

Any regular, full-time employee, who is selected for jury duty, shall receive a paid leave of absence for the active time spent on such duty.

City employees required to appear in court on behalf of the city during regularly scheduled work hours, shall receive their normal earnings and expenses from the city. Any compensation paid to an employee by the courts shall be turned over to the city, with the exception of meal and travel expenses.

UNPAID LEAVE OF ABSENCE:

The Chief of Police may grant an unpaid leave of absence for a period of up to 80 hours per year for any employee who needs time off for personal reasons. Sick leave or vacation benefits do not accrue during an unpaid leave exceeding five consecutive days. A regular full-time employee may, upon written request to the Chief and subsequent approval of the City Manager, be granted a leave of absence not to exceed ninety days in duration without pay or the accrual of any benefits for one of the following reasons:

- A. To enable the employee to engage in a course of study that enhances his/her usefulness to the city service;
- B. To enable an employee to take another position within the city service on a temporary basis;
- C. Other equally good reasons considered valid by the Police Chief with concurrence by the City Manager;
- D. In cases of extended sick leave, when the employee's sick leave, compensatory, and vacation time has been used up.

Any request for extension of leave shall be subject to all requirements of the original request.

The requesting employee shall state the reasons why, in his/her opinion, the request should be granted, the date when he/she desires the leave to begin, and the probable date of return. Additionally, the employee needs to state the benefit to the city in granting such a leave.

The City Manager, upon the recommendation of the Police Chief, may approve or reject such request on the basis of the operating requirements of the department, availability of temporary substitute employees, the performance and attendance record of the individual, and the reason for the request.

Employees wishing to take such leaves of absence must realize that all positions in the city are subject to elimination. Thus, absolute assurance of reinstatement cannot be given. However, if the position is still in existence and is vacant at the conclusion of the period, the employee may resume his/her same status therein. If the position no longer exists or is filled, an attempt will be made to place the employee in a comparable position as soon as possible.

During an unpaid leave exceeding five consecutive days, an employee:

- A. Does not earn vacation or sick leave;
- B. Does not collect sick leave benefits in the event they become ill;
- C. Does not contribute to retirement programs;
- D. Must reimburse the city for all group hospital and medical insurance premiums paid while on leave (with the exception of FMLA granted leave), if coverage is desired to be continuous; and
- E. Must reimburse the city for all coverage under group life and disability insurance, if coverage is desired to be continuous

PARENTAL LEAVE

As an employer, the City of Clive intends to support work-life balance and provide opportunities for an employee's family to thrive. Knowing that during events such as birth and adoption, an employee's focus needs to be with their family members, this policy provides paid leave benefits to support and ease the burden on employees. Parental Leave is intended to provide an opportunity for the City of Clive full-time employees to take up to a maximum of 320 hours for the birthing parent and 160 hours for the non-birthing or adopting parent(s).

Employees must be full-time employees that have completed their probationary period at the time of the request for paid leave. If both parents are employees of the City of Clive, they each will receive the full benefit they are eligible for under Parental Leave. Employees in any of the following circumstances do not qualify for paid Parental Leave under this policy but may be eligible for other paid leaves, such as family sick leave or bereavement: miscarriage, stillbirth, or death of a child; being named as a guardian, entering a foster parent arrangement; adopting a spouse's child; and employees who are on administrative, long-term disability or military leave.

Approved Parental Leave will be available once approved by the department director and human resources. The leave shall be paid at 100% of the employee's regular pay rate. For the duration of the leave, employees are eligible to receive the City of Clive paid benefits and accrue all forms of leave at their regular accrual rates as if they were in active pay status. The City will continue paying the

employer's portion of health, dental, vision, and life insurance premiums during approved Parental Leave.

Parental Leave benefits are limited to 320/160 hours for full-time staff in any rolling 12-month period. Leave for non-birthing or adoptive parents may be taken intermittently; for example, a non-birthing parent may take two weeks at birth and another two weeks when the birthing parent returns to work. Leave for birthing parents generally must be taken as a continuous block of time. However, if a birthing parent desires a gradual return to work, upon request to Human Resources and depending on the employee's position, the City may approve the last two weeks of leave to be on a reduced schedule. This means an employee could return to work on a part-time basis for four weeks while still utilizing FMLA leave for the non-working hours. The benefit must be used within 12 months following the first use of this leave. Leave may not be used in less than 4-hour increments.

Paid Parental Leave taken under this policy will run concurrently with unpaid leave under the Family and Medical Leave Act (FMLA). Once this paid Parental Leave is exhausted, an employee who remains on FMLA leave, must concurrently use paid sick, vacation, floating holiday, and compensatory time. If all paid leave has been utilized, the employee may go into an unpaid leave status, or may be eligible for donated sick leave.

Administration of this policy shall be the responsibility of the Human Resources staff. Any unused Parental Leave will be forfeited at the end of the 12 months following the first use of the leave. Upon termination of the employee's employment with the City, they will not be paid for any unused Parental Leave for which they were eligible.

ARTICLE 8

PHYSICAL FITNESS

Between April 1 and May 15 of each year, employees covered by this agreement will be subject to mandatory testing on their physical fitness using three basic tests: one-minute sit-ups, one minute pushups, and one and one half mile timed run. A three mile timed walk may be substituted for the one and one half mile run. The tests will be administered by the Chief of Police or his/her designee. They will be given in sequence with a rest period between tests.

Performance will be scored using the chart in Appendix B, with points assigned for each event.

Employees must pass all three tests with a minimum of one point for each event. Employees who fail to meet standards are not eligible for any health insurance premium discount. Employees who meet standards by passing all events with three to six total points will be eligible to receive a discount of his/her health insurance premium contributions of 1% on all plans for the next fiscal year. Employees who exceed standards by passing all events with seven or more total points will be eligible to receive a

discount of his/her health insurance premium contributions of 2% on the single health insurance plan and 3% on all family health insurance plans for the next fiscal year.

Employees who are medically restricted from participating in the testing process during the time period noted above shall complete the testing within 30 days of being medically released for full duty.

Employees unable to test because of a medical restriction will continue to receive the same credit for the previous year's test performance, until the Employee is able to retest.

If an employee is unable to meet the standard for such incentive, the employee may qualify for an opportunity to earn the same incentive by a different means. The employee may contact the Chief, who will work with the employee and the union to find an alternative with the same reward that is right for the employee in light of his or her health status.

Employees are eligible for the annual flu shots, which are available to all City employees. Employees covered by this agreement shall be ineligible to receive compensation from other wellness plans offered by the City.

ARTICLE 9

SENIORITY

Section 10.01 Seniority Defined

Seniority is defined as an employee's length of continuous service with the Employer since their last date of hire. Seniority shall be administered on a bargaining unit basis. The Union shall be furnished a list of employee's seniority date and job classification within a reasonable time upon request. All original appointments shall be subject to a probationary period. For new hires, if the employee has successfully completed training at ILEA or another facility certified by the director of ILEA before the initial appointment, the probationary period shall be for a period of nine (9) months and shall commence with the date of initial appointment as a police patrol officer. If the employee has not successfully completed training at ILEA or another training facility certified by the director of ILEA before initial appointment, the probationary period shall commence with the date of initial employment as a police patrol officer and shall continue for a period of nine (9) months following the date of successful completion of training at ILEA or another training facility certified by the director of ILEA. A police patrol officer transferring employment from one jurisdiction to another shall be employed subject to a probationary period of six months. The probationary period shall be utilized for closely observing the employee's work and for securing the most effective adjustment of a new employee to his/her position. Employees whose performance during this period indicated an inability to meet the preferred standards will be terminated. At least two (2) weeks prior to the expiration of the probationary period, the Police Chief shall make the final determination, and shall give written notice of rejection of permanent employment to the probationer. A probationary employee may be terminated at any time for any reason without the right of appeal.

Section 10.02 Reduction in Force

If and when it becomes necessary for employees to be laid off because of lack of work, lack of funds, or reorganization, the employees shall be laid off with due consideration to status, length of service, performance evaluations, and Civil Service mandates on seniority. Provided that any reduction in the number of employees within any given classification shall be by reverse order of seniority within that classification, subject to the provisions of Chapter 400, Code of Iowa, for employees moved from a higher to lower classification.

All employees laid off in accordance with the provisions of this Article as per authority of the City shall be given written notice by the Police Chief or designee of such layoff at least ten (10) days prior to the effective date, with a copy of said notice being given to the City Manager.

Section 10.03 Re-Call

Section 10.03(1) Re-Call List

The names of employees laid off shall be placed on a re-call list. It shall be the responsibility of the laid off employee to maintain a current address with the employer.

Section 10.03(2) Eligibility

Such persons shall be eligible and notified for re-call in reverse order of layoff for a period of three (3) years, provided that they are still qualified and able to perform the job. Notification will be made to only the current address maintained by the employee with the City. Such notification shall be done by certified mail and the employee must make contact with the employer within seven (7) calendar days of notification.

Section 10.03(3) Removal

If an employee fails to make contact with the employer within seven (7) calendar days of notification, he/she will be automatically dropped from the re- call list.

ARTICLE 10

HOLIDAYS

All regular full-time employees shall be entitled to the following holidays with pay:

New Year's Day

Thanksgiving Day

Presidents' Day

Day after Thanksgiving

Memorial Day

Christmas Eve Day

Independence Day

Christmas Day

Labor Day

32 Hours of Floating Holidays *

*(The four floating holidays will be applied to the employee's accrued time on July 1 of each year. New hires will receive 2.67 hours of floating holiday time for each month worked during the fiscal year. This time will be calculated and banked from the date of hire. Floating holidays may be taken at a mutually agreed upon time with sufficient notice to the Police Chief.) Floating holidays must be used by June 30 of each year.

All staff required to work on a city holiday shall receive double-time pay AND an amount of 9.5 hours holiday time off. Employees must work 50% or more of his/her shift on the actual holiday to be eligible for holiday pay. If an employee works more than their regularly scheduled hours on a city holiday, the employee will receive triple-time pay for time worked in excess of their regular shift but will not receive any additional time off.

As a condition for receiving double-time for the holidays, the employee must not have used any sick leave on either the scheduled day of work preceding or following the holiday. Double-time pay must be granted if a doctor's excuse is presented should one of those days be missed due to illness. If a doctor's excuse is not provided, the overtime will be paid at a rate of time and one-half. Pre-approved vacation used the preceding or following day of the holiday worked will not negate the additional pay for working the holiday.

Any employee shall forfeit the right to payment for any holiday if they have an unexcused absence on the working day immediately preceding or following such holiday.

Employees assigned the duties of a detective may elect to work a recognized holiday during his/her normal work days with prior approval of the division commander. If an employee assigned to detectives elects to take the holiday on the day recognized by other city employees rather than actual day of the holiday, he/she will be allowed to do so using holiday time for his/her form of compensation for the absence.

If a holiday falls on an employee's regularly scheduled time off, he/she shall be entitled to eight hours in compensation. If an employee is called out to work on a holiday enumerated herein, he/she will be paid double-time just as an employee who was scheduled to work the holiday.

Employees must use their entitled holidays within the fiscal year in which they are earned. A maximum of 40 hours may be carried into the next fiscal. The carried over holiday time must be used within 60 days.

ARTICLE 11

INSURANCE

MEDICAL

For each employee, the city agrees to provide the option of participating in a medical insurance policy. Family coverage under this plan shall be available to the employee's spouse and/or dependent children at their cost, based on the following. The city offers two health insurance options for employees. Option 1 is a moderate deductible and moderate premium plan set with a \$750 single and \$1,500 family deductible and Option 2 is a combination high deductible plan with a Health Savings Account with a minimum single deductible allowed by federal law and \$6,000 family deductible. During annual enrollment employees have the option of which plan works best for them and their families. The employee's choice will determine the amount of premium co-payment to be deducted from their pay monthly. Eligibility is effective the first day of the month following the month of hire. Employees will be responsible for a portion of the total single health insurance premium and a portion of the total family health insurance premium based on the below schedule. Discounts off the below employee health insurance premium contributions are available as defined in Article 8 of this agreement.

Employee Contribution	Single Plan	All Family Plans	Not to Exceed
Starting July 1, 2025	10%	20%	\$400/month
Starting July 1, 2026	10%	20%	\$420/month

Upon termination, the employee's insurance coverage extends to the last day of the last month in which they were employed. Former employees may be eligible for additional insurance coverage pursuant to Cobra. In accordance with Iowa Code any employee who retires before age 65 may continue to participate in the City's group plan, at the retired employee's expense, until attaining 65 years of age.

If an employee experiences a change in status (either dependents or spousal – additions or deletions), the employee is required to inform the City within 30 days of the occurrence. If the City is not timely notified of the occurrence, the employee will be held liable for any additional cost for health insurance the City incurred due to the employee's negligence.

The parties agree that federal or state laws regarding health care insurance coverage that may change during the life of this contract will supersede this contract as to only contradictory parts.

LIFE

The City will provide regular term life insurance coverage for the employee in the face amount equal to one times the employee's salary plus \$10,000.

DENTAL & VISION

The City will provide dental insurance and vision coverage for each employee. In addition, the City will make payroll deduction available for employees who wish to pay the additional premium(s) for family

coverage (with orthodontia) for either or both dental insurance and vision coverage. Eligibility is effective the first day of the month following the month of hire.

ARTICLE 12

WORK RULES

The Employer may from time to time adopt new, and/or publish changes in existing, department work rules and regulations. All employees shall comply with all such work rules and regulations. The Organization will be provided a complete and current copy of all written rules affecting employees covered by this Agreement. Except in emergency situations, as may be determined by the Chief of Police or his designee, such new rules will be published and posted at least seven (7) calendar days prior to becoming effective. Any unresolved complaint as to the reasonableness of new work rules shall be resolved through the grievance procedure.

ARTICLE 13

TRAINING

Persons selected as police officers must attain an Iowa peace officer certification within twelve months of the initial date of employment. The Iowa Law Enforcement Academy Council shall extend the one-year time period in which an officer candidate must become certified for up to one hundred eighty days if the officer candidate is enrolled in training within twelve months of the initial appointment.

The Employer shall make available to officers appropriate training opportunities on an annual basis which shall satisfy the minimum training requirements set forth by the Iowa Law Enforcement Academy. Such training will be conducted at the Employer's expense and during hours which officers are appropriately compensated for.

ARTICLE 14

HEALTH AND SAFETY MATTERS

Employees shall observe and follow all regulations established by the Employer for the protection of life, health and for the protection of City property. Employees shall follow established procedures for reporting occupational injuries and/or illness. Failure of the employee to comply with those provisions will result in nonpayment of related medical services by the Employer.

ARTICLE 15

NO STRIKE – NO LOCKOUT

Neither the Organization, its officers or agents, nor any of the employees covered by this Agreement will engage in, encourage, sanction, support or suggest any strike, slow down, mass resignation, mass absenteeism or the abstinence in whole or in part of the full, faithful and proper performance of the duties of employment for the purposes of inducing, influencing or coercing a change in the conditions or compensation or the rights, privileges or obligations of employment. Any employee who violates any provision(s) of this article may be immediately discharged or otherwise disciplined.

The Employer will not engage in any “lock-out” activity of the employees in this unit.

ARTICLE 16

WAGES

WAGES

Each employee shall be compensated in accordance with the wage schedule as set forth in Appendix “A”.

STARTING SALARY

The City may, in its discretion, give new hires credit for comparable law enforcement experience. The City will notify the Union when such credit is given. The City will not give credit beyond Step 4 of the wage scale.

LONGEVITY

Employees shall receive longevity pay in the gross amount of \$500 on their tenth anniversary of employment with the City and each year thereafter. For each year of additional service beyond the tenth year, the Employee shall receive an additional \$25 per year. Employees shall also receive an additional \$475 in his/her twentieth year of service to the City and each year thereafter in addition to his/her regular \$25 for each additional year beyond ten years of service.

Longevity pay shall be paid in a lump sum on the payroll following the employee’s anniversary. Employees who separate from active employment with the City for any reason other than termination for cause shall receive a prorated longevity payment included with their last paycheck.

FLEXIBLE SPENDING PROGRAM

Employees may elect to participate in the city's flexible spending (flex) program. Contributions are deducted from the employees' gross income before FICA, federal, and state taxes are deducted, resulting in money saved because the employee is taxed at a reduced income level. Employees may designate up to the federally allowed maximums for medical care reimbursement and dependent care reimbursement per fiscal year to be deducted pre-tax from their pay for these expenses. Should the employee not spend the amount deducted, the employee will forfeit the money remaining at the end of the fiscal year.

ARTICLE 17

SUPPLEMENTAL PAY

CLOTHING ALLOWANCE

Sworn police officers will be allowed a clothing and dry cleaning allowance of \$850 per fiscal year. Regular uniform items are required to be purchased from an approved vendor list. Any dry cleaning expense to be reimbursed from the employee's fund is also required to be from an approved vendor list. Plain clothes officers will be reimbursed actual expenses incurred for their items purchased. Unused funds up to \$300 per fiscal year may be carried into the next fiscal year.

Employees may elect to use annual uniform allowance funds to purchase or replace approved duty and off duty handguns. Employees are eligible to use these funds for one (1) duty handgun and one (1) off duty handgun every five (5) years.

PROTECTIVE VESTS

Uniform officers shall wear their protective ballistic vest while on-duty except it may be omitted under the following circumstances:

- A. While in court for the purpose of testifying.
- B. While receiving assigned training and/or attending a conference.
- C. While performing duties within the confines of the Police station.

Detectives and other non-uniformed personnel may wear a protective vest at their discretion, except the vest will be worn whenever serving a high-risk arrest or search warrant.

The City will, at no cost to the employee, provide a protective vest to each employee. Employees may have the vest replaced at City expense provided the manufacturer recommends such replacement based upon either damage or normal wear and tear or upon expiration of the manufacturer's warranty.

EDUCATIONAL INCENTIVE PAY

Each full-time employee (upon completing their probationary period), exclusive of management personnel or personnel in positions requiring an Associate of Arts or Bachelor's Degree as an entry-level-qualification, are eligible to receive educational incentive pay in recognition of their enhanced value to the city. If an employee chooses to receive educational incentive pay under this Section, the employee is not eligible for financial assistance for academic training as outlined in the City of Clive Personnel Policy Manual.

Such pay shall be conditioned upon the following:

- A. The degree relates directly to the employee's current job duties or to a job within the city to which the employee could reasonably be promoted. An employee planning to obtain a degree they consider eligible under this program should obtain prior confirmation from their Police Chief.
- B. The degree obtained is either an associate degree or bachelor's degree from an accredited four-year or two-year college.
- C. The course work was completed on the employee's own time unless otherwise approved.
- D. The employee obtained at least a 2.0 final grade point average on a 4.0 scale for the degree. Proof of completion of the degree shall be in the form of a certified transcript from the college attended.
- E. The Chief of Police and the City Manager shall determine eligibility under this incentive pay program and make recommendations concerning awards to the City Council which shall take final action on said recommendation.

Educational incentive pay, which shall be effective upon approval by the City Manager, shall be in addition to base pay received by the employee, and shall not be included in the regular hourly rate for purposes of computing over-time pay, or any fringe benefits. Such pay shall be paid out the first payroll of December of each year as a lump sum. Per the Internal Revenue Service, the employee receiving this benefit may be taxed on the dollar value of the incentive received.

The award of educational incentive pay shall be as follows:

COLLEGE DEGREE	SEMESTER HOURS COMPLETED	QUARTER HOURS COMPLETED	ANNUAL PAY
Associate of Arts or Science (AA/AS)	64	96	\$ 550
Bachelor of Arts or Science (BA/BS)	124	186	\$ 900

For example, if an employee is receiving the associate degree incentive benefit level and decides to obtain a bachelor's degree instead, the employee must choose between either receiving credit hour assistance or the bachelor's degree incentive pay. For example, if the employee elects to receive credit hour assistance, the employee will be frozen at the associates' degree incentive pay level. If, on the other hand, the employee chooses not to receive credit hour assistance, the employee is eligible for the bachelor's degree incentive pay upon earning the degree, as outlined in the City of Clive Personnel Policy Manual.

FIELD TRAINING OFFICERS

Employees serving as field training officers shall receive one-half hour of compensatory time each shift they are responsible for training a new officer.

FOREIGN LANGUAGE CASH INCENTIVE

Employees meeting the basic standards for fluency in languages other than English, who have been approved by the Police Chief and/or City Manager by November 1 of each year, and who are willing to use the ability to interpret on as-needed basis at their customary hourly rate, will receive an annual \$ 250 cash incentive. Such pay, reflecting the current calendar year, shall be paid out the first payroll in December of each year as a lump sum.

OFFICER REFERRAL BONUS INCENTIVE

If a sworn Clive police officer refers a candidate for employment who is a certified law enforcement officer in Iowa or another state or federal agency and that officer is hired, that officer will be eligible to receive a \$1,000 referral bonus. One-half of that bonus (\$500) will be paid at the same time as the new officer's first paycheck. The second half of that bonus (\$500) will be paid at the same time as the new officer's first paycheck after the first anniversary of their employment.

ARTICLE 18

SHIFT AND UNIT TRANSFER PROCEDURES

Requests for patrol shift transfer must be in writing, signed by the employee, specifying the desired watch or shift and must be filed with the Chief of Police, or designee. In the event of an opening, or a regular shift change, the Chief will review requests giving consideration to: 1) ability to perform as determined by the Chief, 2) seniority; and 3) the needs of the Department. Patrol shift transfer requests will be given fair and equal consideration by the Chief and will not be unreasonably denied, however, that decision shall be final.

Requests for inter-unit transfer (i.e. patrol, detective, task force) must be in writing, signed by the employee, specifying the desired unit, and must be filed with the Chief of Police. The Chief will review requests giving consideration to: 1) ability to perform as determined by the Chief and 2) needs of the Department. That decision shall be final.

ARTICLE 19

DURATION OF AGREEMENT

This Agreement shall be in full force and effect from July 1, 2025 through June 30, 2027.

ARTICLE 20

SAVINGS

If any provision of this Agreement is determined by proper legislative, administrative or judicial authority to be unlawful, unenforceable or not in accordance with then applicable law, such determination shall not affect the validity of this agreement as a whole, or any section, provision or part thereof, **unless** such section, provision or part is in and of itself deemed unlawful or unenforceable, in which case, the law shall supersede the contradictory contractual provision only.

City of Clive, Iowa

Teamsters Local 238

Mayor

Business Agent

City Manager

Bargaining Committee

Chief of Police

Bargaining Committee

Bargaining Committee

APPENDIX A - WAGES

Step	7/1/25 - 6/30/26	7/1/26 - 6/30/27
Start -1	\$35.32	\$36.73
2	\$36.55	\$38.02
3	\$37.83	\$39.35
4	\$39.16	\$40.72
5	\$40.53	\$42.15
6	\$41.95	\$43.63
7	\$43.42	\$45.15
8	\$44.93	\$46.73
9	\$46.51	\$48.37

APPENDIX B - PHYSICAL FITNESS

1.5 MILE RUN		MALES	FEMALES	MALES	FEMALES	MALES	FEMALES	MALES	FEMALE S	MALES	FEMALE S
SCORE	AGE	20-29	20-29	30-39	30-39	40-49	40-49	50-59	50-59	60+	60+
4 points		9:09	11:43	9:30	12:51	10:16	13:22	11:18	14:55	12:20	14:55
3 points		10:16	12:51	10:47	13:43	11:44	14:31	12:51	15:57	13:53	16:20
2 points		11:41	14:24	12:20	15:08	13:14	15:57	14:24	16:58	15:29	17:46
1 point		12:51	15:26	13:36	15:57	14:29	16:58	15:26	17:54	16:43	18:44
0 points		<12:51	<15:26	<13:36	<15:57	<14:29	<16:58	<15:26	<17:54	<16:43	<18:44
Walk Option 1 point		<38:30	<40:30	<40:00	<42:00	<42:00	<44:00	<45:00	<47:00	<48:00	<51:00

PUSH-UPS - 1 Minute		MALES	FEMALES	MALES	FEMALES	MALES	FEMALES	MALES	FEMALE S	MALES	FEMALE S
SCORE	AGE	20-29	20-29	30-39	30-39	40-49	40-49	50-59	50-59	60+	60+
4 points		62	42	52	40	40	20	39	*	28	*
3 points		47	28	39	23	30	15	25	*	23	*
2 points		37	21	30	15	24	13	19	*	18	*
1 point		29	15	24	11	18	9	13	12**	10	5**
0 points		<29	<15	<24	<11	<18	<9	<13	*	<10	*

SIT-UPS - 1 Minute		MALES	FEMALES	MALES	FEMALES	MALES	FEMALES	MALES	FEMALE S	MALES	FEMALE S
SCORE	AGE	20-29	20-29	30-39	30-39	40-49	40-49	50-59	50-59	60+	60+
4 points		55	51	51	42	47	37	43	30	39	28
3 points		47	44	43	35	39	29	35	24	30	17
2 points		42	38	39	29	34	24	28	20	22	11
1 point		38	32	35	25	29	20	24	14	19	5
0 points		<38	<32	<35	<25	<29	<20	<24	<14	<19	<5

source: http://www.dps.state.ia.us/jobs/PhysicalFitness_T.shtml



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: March 13, 2025

RE: 1st Consideration of Proposed Ordinance 1158 Amending the 2024 Code of Ordinances of the City of Clive, Iowa, by Amending Title 1, Chapter 9D, Section 2 ("Appointment and Term") to extend the City Manager's maximum appointment term from two years to three years.

SYNOPSIS:

At the direction of the Clive Personnel Committee (Mayor Edwards and Councilmembers Weaver and Judkins), staff have prepared an ordinance modifying the City Manager's appointment term, extending the allowable maximum from two years to three years. This change aligns with Council's expressed desire for added flexibility in renewing or extending the City Manager's service.

Staff recommends that the Council waive the rule requiring three separate readings of the ordinance and move forward with immediate adoption to expedite final implementation of this policy change ahead of the City Manager's employment agreement renewal consideration this summer. If you have any questions or would like additional information, please let me know.

Attachments:

1. Ordinance 1158 AMENDING TITLE 1, CHAPTER 9D, SECTION 2 ("APPOINTMENT AND TERM") TO EXTEND THE CITY MANAGER'S MAXIMUM APPOINTMENT TERM FROM TWO YEARS T

ORDINANCE NO. 1158

AN ORDINANCE AMENDING THE 2024 CODE OF ORDINANCES OF THE CITY OF CLIVE, IOWA, BY AMENDING TITLE 1, CHAPTER 9D, SECTION 2 (“APPOINTMENT AND TERM”) TO EXTEND THE CITY MANAGER’S MAXIMUM APPOINTMENT TERM FROM TWO YEARS TO THREE YEARS

WHEREAS, Section 1-9D-2 of the 2024 Code of Ordinances of the City of Clive, Iowa (“Clive City Code”), currently provides that the City Manager shall be appointed for a term not to exceed two years; and

WHEREAS, the City Council of the City of Clive, Iowa, desires to extend the allowable term of appointment to a period not to exceed three years, with all other provisions remaining unchanged;

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

SECTION 1. SECTION MODIFIED. Title 1, Chapter 9D, Section 2 of the 2024 Code of Ordinances of the City of Clive, Iowa, is hereby repealed in its entirety and replaced with the following:

1-9D-2: APPOINTMENT AND TERM.

The City Manager shall be appointed by a majority vote of the City Council for a term not to exceed three (3) years. Such appointment may be renewed, extended, or otherwise modified by the City Council upon expiration of that term, pursuant to applicable law and the City Code.

SECTION 2. REPEALER. All parts of the “2024 CODE OF ORDINANCES OF THE CITY OF CLIVE, IOWA,” in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this Ordinance as a whole or any section, provision, sentence, clause, phrase, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED by the City Council on the 13 day of March, 2025.

Matthew D. Graham, City Clerk

John Edwards, Mayor

Ordinance No. 1158 authenticated this 13 day of March 2025.

Matthew D. Graham, City Clerk

John Edwards, Mayor

Officially published on the ____ day of _____ 2025 in the Des Moines Register.

CERTIFIED BY:

Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: March 13, 2025
RE: Council Vacancy

SYNOPSIS:

This memo is intended to clarify the options available for filling the vacancy on the City Council following Srikant Mikkilineni's resignation and to outline the process that will ensue upon adoption of the resolution directing publication of notice of intent to appoint.

Under Iowa Code §372.13, the City Council has two primary options for filling a vacancy. One option is to fill the vacancy by appointing a qualified candidate to serve for the remainder of the term. The other option allows the electors of the City to petition for a special election to fill the vacancy. Based on your prior discussions, the consensus among the Council has been to proceed with filling the vacancy by appointment rather than calling for a special election.

Your first action will be a motion to accept Council Member Mikkilineni's resignation, followed by a motion to approve the resolution directing publication of the notice.

Following the adoption of this resolution, staff will publish a public notice that will inform the public of the effective resignation of Council Member Mikkilineni, the Council's intent to fill the vacancy by appointment, and the opportunity for electors to petition for a special election if they wish. The notice will also specify that any petition must be filed with the City Clerk within 14 days after the notice is published or after the appointment is made—whichever occurs later.

After conducting candidate interviews, an official appointment can be made at your regular council meeting scheduled for May 1, 2025.

If you have any questions or need further clarification regarding this process, please feel free to contact my office.

Attachments:

None



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: March 13, 2025

RE: Acceptance of Resignation - Srikant Mikkilineni

SYNOPSIS:

Attachments:

1. Mikkilineni Resign Letter 2-20-25

February 20, 2025

Srikant Mikkilineni
2135 NW 108th St.
STE 71708
Clive, IA 50325

Mayor John Edwards
City of Clive
1900 NW 114th St
Clive, IA 50325

RE: Resignation from Clive City Council – Effective April 11, 2025

Dear Mayor Edwards,

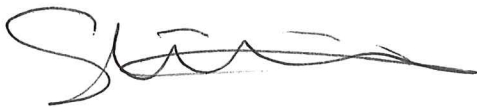
I am writing to formally resign from my position as a member of the Clive City Council, effective April 11, 2025. This decision comes as a result of a professional obligation that will require my family and me to relocate outside of Clive.

Serving the residents of Clive has been a true privilege, and I am grateful to have had the opportunity to contribute to our city's progress. Working alongside you, my fellow council members, city staff, and community members has been an enriching experience, and I deeply appreciate the collaboration and dedication of all involved.

As my term comes to an early conclusion, I remain committed to ensuring a smooth transition and will assist in any way necessary to support the city's continued success. I look forward to seeing Clive thrive in the years ahead.

I am honored to have had the opportunity to serve this wonderful community. Please let me know how I can help facilitate the transition before my departure.

Sincerely,

A handwritten signature in black ink, appearing to read "Srikant", with a long horizontal flourish extending to the right.

Srikant Mikkilineni
City Council Member
Clive, Iowa



Memo

TO: Mayor and Council members

FROM:

DATE: March 13, 2025

RE: Resolution Directing Publication of Notice of Intent to Appoint to Fill
City Council Vacancy

SYNOPSIS:

Attachments:

1. 2025 Resolution Directing Publication of Intent to Appoint
2. 2025 Notice of Intent to Fill Vacancy

RESOLUTION DIRECTING PUBLICATION OF NOTICE OF INTENT
TO APPOINT TO FILL CITY COUNCIL VACANCY

WHEREAS, Srikant Mikkilineni tendered his written resignation as a member of the Clive City Council effective April 11, 2025; and

WHEREAS, Section 372.13, Code of Iowa, requires the City Council either to call for a special election or to make an appointment to fill the vacancy created; and

WHEREAS, while it is the intent of the City Council to fill the vacancy by appointment, the electors of the City may petition, pursuant to Section 372.13, Code of Iowa, for a special election to fill said vacancy;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

1. That it is the intent of the City Council to fill the vacancy on the City Council by appointment.
2. That the City Clerk is hereby directed to publish notice of intent to fill the vacancy in the City Council by appointment pursuant to Section 372.13, Code of Iowa, with such notice being given in accordance with Iowa law.
3. That at the regular meeting of the Clive City Council to be held on Thursday, May 1, 2025 the remaining members of the City Council shall consider the appointment to fill the vacancy that has been created in the City Council.

PASSED AND APPROVED this ____ of _____, 2025.

John D. Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk

NOTICE OF INTENT OF THE CITY COUNCIL OF
THE CITY OF CLIVE, IOWA, TO FILL
A VACANCY IN THE CITY COUNCIL BY APPOINTMENT

NOTICE IS HEREBY GIVEN that Srikant Mikkilineni has tendered his resignation from the Clive City Council, effective April 11, 2025. The Clive City Council currently intends to fill the resulting vacancy by appointment at a City Council meeting scheduled for May 1, 2025, at 6:00 p.m. at the Clive Public Safety Center, 8800 Hickman Road, Clive, Iowa.

Electors of the City of Clive have the right to file a petition requesting that the vacancy be filled by a special election. Any such petition must be filed with the City Clerk within 14 days after publication of this notice or within 14 days after the appointment is made by the City Council, whichever occurs later, and must contain the number of signatures required by Iowa Code Section 372.13.

Published by order of the City Council of Clive, Iowa.

CITY OF CLIVE, IOWA

By: _____
John D. Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk