INDIANOLA MUNICIPAL UTILITIES

Electric • Network Services • Water

IMU Board of Trustees of the
Electric, Water and Communications Utilities
February 12, 2018
City Hall Conference Room
5:30 p.m.

Agenda

1. Call to Order

2. Roll Call

3. Motion to go into closed session in accordance with Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation

4. After the closed session, the IMU Board of Trustees may take action on any matter discussed in closed session

5. Update Cash Flow Analysis for Electric Utility - Mike Maloney, D.A. Davidson & Co.

6. Combined Electric, Water and Communications Utilities Action Items

   A. 2018/2019 IMU Budget Discussion

7. Communications Utility Action Items

   A. Consider authorizing for the purchase of 1,024 IPv4 addresses from MF Global Holdings, USA Inc. using IPv4 Market Group. LLC as the broker - purchase price is $18 per IP addresses for a total of $18,432

8. Public Comments

9. Consent Agenda

   A. Claims list for February 5, 2018

   B. Minutes from January 22 and 29, 2018

C. Salaries

10. Electric Utility Action Items

A. 2018 Line Shop Project

1. Public hearing on the plans, specs, form of contract and estimate of costs for the following 10 projects:
   - #1 - Sitework and Utilities
   - #2 - Concrete Foundations and Pre-Engineered Metal Building
   - #3 - Concrete Flatwork
   - #4 - Overhead Doors
   - #5 - Interior Office and Exterior Accessories
   - #6 - Mechanical
   - #7 - Sprinkler
   - #8 - Electrical
   - #9 - Fencing
   - #10 - Landscaping

2. Resolution approving the plans, specs, form of contract and estimate of costs for the ten projects

3. Consider approval to receive and filing of all bids

4. Resolution awarding the contract to Vanderpool Construction in an amount of $281,200.00 for #1 Sitework and Utilities

5. Resolution awarding the contract to Septagon in an amount of $499,900.00 for #2 Concrete Foundations and Pre-Engineered Metal Building

6. Resolution awarding the contract to Jordison Construction in an amount of $251,350.00 for #3 Concrete Flatwork

7. Resolution awarding the contract to Wayne Dalton Door in an amount of $70,455.00 for #4 Overhead Doors

8. Resolution awarding the contract to Hildreth Construction Services in an amount of $259,325.00 for #5 Interior Office and Exterior Accessories

9. Resolution awarding the contract to Vanderpool Plumbing and Heating in an amount of $172,045.30 for #6 Mechanical

10. Resolution awarding the contract to Midwest Automatic Fire Sprinkler Company in an amount of $37,470.00 for #7 Sprinkler

11. Resolution awarding the contract to Brad Moeller Electric in an amount of $144,500.00 for #8 Electrical

12. Resolution awarding the contract to Des Moines Steel Fence Company in an amount of $37,400.00 for #9 Fencing

13. Resolution awarding the contract to G&G Landscaping & Mowing in an amount of $7,509.26 for #10 Landscaping

B. Consider change order number one in an amount of (-$1,938.00) for the Westside RTU Project

C. Consider change order #3 in an amount of $24,174.00 for the Turbine 7 Control Replacement - revised contract amount $499,076.00

11. Electric Utility Informational Items

12. Water Utility Action Items

A. Discussion and possible motion to forward an ordinance to the Indianola City Council for their approval regarding private water wells

13. Water Utility Informational Items

14. Communications Utility Informational Items

15. Combined Electric, Water and Communications Utilities Informational Items

16. Other Business

A. Consider motion to go into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property

B. After the closed session, the IMU Board of Trustees may take action on any matter discussed in closed session

17. Adjourn

IMU Regular Downstairs **3.**

Meeting Date: 02/12/2018

Information

Subject

Motion to go into closed session in accordance with Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation

Information

Roll call to go into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **4.**
Meeting Date: 02/12/2018

Information

Subject

After the closed session, the IMU Board of Trustees may take action on any matter discussed in closed session

Information

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **5.**
Meeting Date: 02/12/2018

Information

Subject
Update Cash Flow Analysis for Electric Utility - Mike Maloney, D.A. Davidson & Co.

Information
Mike Maloney, D.A. Davidson, will update the Board on the cash flow analysis for the Electric Utility.

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **6.A.**
Meeting Date: 02/12/2018

Information

Subject
2018/2019 IMU Budget Discussion

Information

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **7.A.**
Meeting Date: 02/12/2018

Information

Subject

Consider authorizing for the purchase of 1,024 IPv4 addresses from MF Global Holdings, USA Inc. using IPv4 Market Group. LLC as the broker - purchase price is $18 per IP addresses for a total of $18,432

Information

The IMU Board of Trustees will need to give Kurt Ripperger, Telecommunication Director, to purchase 1,024 IPv4 addresses. The purchase price is $18,432.

Simple motion is in order.

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **9.A.**
Meeting Date: 02/12/2018

Information

Subject
Claims list for February 5, 2018

Information

Fiscal Impact

Attachments

Claims

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
WATER OPERATING FUND				
ACCO UNLIMITED CORP.	600-8110-65010	LIQUID CHLORINE AND MATERIALS	01/22/2018	1,677.56
ADAMS DOOR COMPANY INC.	600-8120-63410	SERVICE DOOR	01/04/2018	373.00
CIRDWC	600-8190-62100	2017-18 GOVERNING MEMBERSHIP DUES	01/16/2018	155.00
CITY OF INDIANOLA - UTILITY	600-8110-63710	UTILITIES	01/31/2018	11,680.07
CONTRACTOR SOLUTIONS	600-8150-65072	DIAMOND BLADE, SUCTION HOSE	01/16/2018	233.84
CORE & MAIN	600-8150-63453	MATERIALS	01/08/2018	150.07
DES MOINES REGISTER MEDIA	600-8190-64020	BT MIN-11	12/06/2017	27.25
DES MOINES REGISTER MEDIA	600-8190-64020	BT MIN-12	12/06/2017	33.31
DES MOINES WATER WORKS	600-8150-63453	E 2ND & S RED LEAK DETECTION	01/10/2018	311.00
DES MOINES WATER WORKS	600-8150-63453	S 1ST & E 2ND	01/10/2018	311.00
DUST PROS JANITORIAL	600-8120-65070	SCRUB AND BUFF - JANUARY	01/20/2018	180.00
DUST PROS JANITORIAL	600-8120-65070	JANITORIAL SUPPLIES	01/22/2018	153.65
IMWCA	600-8180-61599	INSTALLMENT #7	01/01/2018	730.17
INFOMAX OFFICE SYSTEMS IN	600-8120-63410	COPIER CONTRACT	01/22/2018	152.53
IOWA ONE CALL	600-8110-64990	WA-LOCATING NOTIFICATION/380 TICKETS	01/15/2018	342.00
MC GRAW, AMMIE	600-8190-66990	REFUND CONN FEE	01/15/2018	15.00
MC GRAW, AMMIE	600-8180-64180	REFUND CONN FEE	01/15/2018	1.05
MUNICIPAL ENERGY AGENCY	600-8110-63710	PURCHASED POWER - DEC (WELL KWH & TRANS)	01/16/2018	1,252.59
SHOTTENKIRK FORD OF INDIA	600-8160-63320	2013 FORD TAIL LIGHT	01/29/2018	86.96
SHULL, DOUG	600-8190-64990	TREASURER CONTRACT	01/18/2018	15.84
U.S. CELLULAR	600-8110-63730	CELL PHONES - 4	01/12/2018	176.77
VANDERPOOL CONSTRUCTIO	600-8150-63453	302 W LINCOLN WATER REPAIR	01/17/2018	1,600.00
Total WATER OPERATING FUND:				19,658.66
IMU ADMINISTRATION FUND				
CAPITAL EXPRESS	620-8090-65080	DELIVERY OF 1-1-18 UTILITY BILLS	12/28/2017	37.65
CASUAL RAGS	620-8090-65077	UTILITY SERVICES REP UNIFORMS	01/24/2018	117.64
DES MOINES WATER WORKS	620-8090-65080	DECEMBER 2017 BILLING	01/10/2018	3,050.35
IMWCA	620-8080-61599	INSTALLMENT #7	01/01/2018	120.01
IMWCA	620-8090-61599	INSTALLMENT #7	01/01/2018	79.57
INFOMAX OFFICE SYSTEMS IN	620-8090-64990	MP C3004 - IMU ADMIN	01/08/2018	25.59
MOSHER, CASSANDRA	620-8090-61440	WELLNESS - JAN	01/25/2018	15.00
Total IMU ADMINISTRATION FUND:				3,445.81
ELECTRIC OPERATING FUND				
ABM EQUIPMENT & SUPPLY IN	630-8260-65072	PARTS FOR UNITS 6 & 7	01/16/2018	171.44
A-TEC ENERGY	630-8290-67306	4TH QTR 2017 AGREEMENT	01/29/2018	228.96
CHAPMAN METERING	630-8250-64200	3-PHASE METER SETTING INSPECTION/TEST	01/04/2018	214.00
CINTAS CORPORATION	630-8250-65072	AED BATTERIES	01/12/2018	332.06
CINTAS CORPORATION	630-8250-65072	1ST AID SUPPLIES - AED PATCHES	12/29/2017	164.48
CINTAS CORPORATION	630-8250-65072	AED BATTERIES AND PADS	01/19/2018	406.91
CITY OF INDIANOLA - REBATE	630-8290-67306	LIGHTING REBATE	01/23/2018	112.00
CITY OF INDIANOLA - REBATE	630-8290-67306	LIGHTING REBATE	12/19/2017	744.00
CITY OF INDIANOLA - REBATE	630-8290-67306	A/C REBATE	10/05/2017	100.00
CITY OF INDIANOLA - REBATE	630-8290-67306	LIGHTING REBATE	08/31/2017	208.00
CITY OF INDIANOLA - REBATE	630-8290-67306	A/C REBATE	12/29/2017	200.00
CITY OF INDIANOLA - REBATE	630-8290-67306	A/C REBATE	01/23/2018	200.00
CITY OF INDIANOLA - REBATE	630-8290-67306	A/C REBATE	12/02/2017	100.00
CITY OF INDIANOLA - REBATE	630-8290-67306	A/C REBATE	12/21/2017	100.00
CITY OF INDIANOLA - REBATE	630-8290-67306	A/C REBATE	01/23/2018	200.00
CITY OF INDIANOLA - UTILITY	630-8210-63710	UTILITIES	01/31/2018	2,527.73
DES MOINES REGISTER MEDIA	630-8190-64020	BT MIN-11	12/06/2017	103.24
DES MOINES REGISTER MEDIA	630-8255-64900	PH RTU	12/06/2017	83.56
DES MOINES REGISTER MEDIA	630-8255-64900	PH WESTSIDE	12/06/2017	81.60
DES MOINES REGISTER MEDIA	630-8190-64020	BT MIN-12	12/06/2017	126.18

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
DUST PROS JANITORIAL	630-8220-64090	MONTHLY CLEANING - JANUARY - ADMIN/ELECTRIC	01/18/2018	1,177.00
DUST PROS JANITORIAL	630-8220-64090	JANITORIAL SUPPLIES	01/18/2018	20.14
ELECTRICAL ENG & EQUIP	630-8220-65072	FUSES AND FUSE HOLDER	01/18/2018	56.75
GRAINGER INC	630-8220-65072	CIRCUIT BREAKERS AND FUSES	01/17/2018	179.29
HANIFEN CO INC	630-8260-63320	TOWING - UNIT #31	01/24/2018	348.75
HENLE, JASON	630-8280-61440	WELLNESS - JAN	01/18/2018	25.00
HY-VEE FOOD STORE	630-8290-61440	BIOMETRIC SCREENING	12/30/2017	90.00
HY-VEE FOOD STORE	630-8290-61440	BIOMETRIC SCREENING	01/03/2018	90.00
IMWCA	630-8280-61599	INSTALLMENT #7	01/01/2018	977.04
INDIANOLA YMCA	630-8290-67306	RURAL YMCA INFRASTRUCTURE FUND MATCH	01/02/2018	5,000.00
INFOMAX OFFICE SYSTEMS IN	630-8290-64990	MP C3004 - IMU EL ADMIN	01/08/2018	25.59
IOWA ONE CALL	630-8290-63730	EL-LOCATING NOTIFICATION - 364 TICKETS	01/15/2018	327.60
MC GRAW, AMMIE	630-8290-66990	REFUND CONN FEE	01/15/2018	15.00
MC GRAW, AMMIE	630-8290-64180	REFUND CONN FEE	01/15/2018	1.05
MID AMERICAN ENERGY CO.	630-8210-63710	80950-24015 PLANT GAS	01/19/2018	11.08
MID AMERICAN ENERGY CO.	630-8240-63710	52180-25018 LINE SHOP	01/22/2018	770.53
MID AMERICAN ENERGY CO.	630-8210-63710	52390-25019 BOILER GAS	01/19/2018	1,511.60
MID AMERICAN ENERGY CO.	630-8210-63710	07991-36014 11634 R63 HWY	01/12/2018	10.00
MIDWEST MUNICIPAL TRANSMI	630-8255-62100	MMTG DUES - JAN-JUNE 2018	01/09/2018	1,805.00
MOFFITT TRENCHING LLC	630-8250-63453	SEWER REPAIR AT 300 N 5TH	01/03/2018	461.50
MUNICIPAL ENERGY AGENCY	630-8230-63991	PURCHASED POWER - DEC (NET ELECTRIC)	01/16/2018	436,569.47
MUNICIPAL ENERGY AGENCY	630-8230-63991	FIXED COST RECOVERY CHARGE	01/16/2018	327,114.00
MUNICIPAL ENERGY AGENCY	630-8230-63992	TRANSMISSION/ADJUSTMENT - DEC	01/16/2018	44,395.65
MUNICIPAL ENERGY AGENCY	630-8230-63990	CONTRACTED WIND - DEC	01/16/2018	23,613.00
MUNICIPAL ENERGY AGENCY	630-8230-63990	LANDFILL GAS ATTRIBUTES - DEC	01/16/2018	13,260.00
MUNICIPAL ENERGY AGENCY	630-8200-45629	20% 69KV 30.9 CREDIT/ADMIN FEE - DEC	01/16/2018	6,863.04-
MUNICIPAL ENERGY AGENCY	630-8230-63991	IND TRANS SYSTEM OPERATOR CHARGE	01/05/2018	5,141.54
PAC-VAN INC	630-8250-65072	TEMP OFFICE SPACE - 1/11/18 TO 2/7/18	01/11/2018	438.00
SHULL, DOUG	630-8290-64990	TREASURER CONTRACT	01/18/2018	60.00
SKARSHAUG TESTING LABORA	630-8250-65072	PRIMARY GLOVE PROTECTORS	01/05/2018	85.92
T & R SERVICE COMPANY	630-8250-63453	TRANSFORMER DISPOSAL	01/17/2018	6,249.00
U.S. CELLULAR	630-8240-63730	CELL PHONES - 9	01/12/2018	397.74
VANDERPOOL PLUMBING	630-8220-63100	HEATING UNIT REPAIR - TURBINE SITE	01/08/2018	929.76
VERMEER SALES & SERVICE	630-8260-65072	TRENCHER PARTS	01/09/2018	135.92
WARREN COUNTY OIL	630-8260-65072	55 GALLONS - 15W40 MOTOR OIL	01/11/2018	595.99
WARREN COUNTY OIL	630-8210-63710	LP GAS - EAST IOWA STORAGE BUILDING	01/17/2018	618.82
WESCO	630-8250-65072	3" CONDUX MATERIALS	01/15/2018	282.46
WIEGERT DISPOSAL CO.	630-8220-64090	GARBAGE PICK-UP FOR JANUARY	12/01/2017	110.00
Total ELECTRIC OPERATING FUND:				872,441.31
FIBER/COMMUNICATIONS FUND				
CANON FINANCIAL SERVICES I	640-8550-64150	LARGE FORMAT PRINTER LEASE	01/13/2018	108.00
CELLULAR ADVANTAGE INC	640-8550-63730	CELL PHNE CASE	12/01/2017	7.00
CITY OF INDIANOLA - UTILITY	640-8550-63464	UTILITIES	01/31/2018	605.95
CONSORTIA CONSULTING	640-8550-64900	CONTRACT HOURS	01/22/2018	1,650.00
DES MOINES REGISTER MEDIA	640-8590-64020	BT MIN-11	12/06/2017	12.90
DES MOINES REGISTER MEDIA	640-8590-64020	BT MIN-12	12/06/2017	15.77
HY-VEE FOOD STORE	640-8590-61440	BIOMETRIC SCREENING	12/23/2017	45.00
IMWCA	640-8590-61599	INSTALLMENT #7	01/01/2018	42.06
INFOMAX OFFICE SYSTEMS IN	640-8550-64990	MP C3004 - IMU NS ADMIN	01/08/2018	25.59
IOWA ONE CALL	640-8590-63730	FIBER-LOCATING NOTIFICATION - 192 TICKETS	01/15/2018	172.80
SHULL, DOUG	640-8590-64990	TREASURER CONTRACT	01/18/2018	7.50
TECHNOLOGY PLANNERS	640-8550-64990	WATER TOWER ANTENNAE EVALUATION	01/10/2018	4,016.00
U.S. CELLULAR	640-8550-63730	CELL PHONES - 2	01/12/2018	82.78
Total FIBER/COMMUNICATIONS FUND:				6,791.35

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
WATER CAPITAL PROJECTS FUND				
CORE & MAIN	700-8100-67906	MATERIALS	01/08/2018	916.40
CORE & MAIN	700-8100-67906	MATERIALS	01/08/2018	431.30
CORE & MAIN	700-8100-67906	MATERIALS	01/16/2018	948.36
CORE & MAIN	700-8100-67906	MATERIALS	01/16/2018	821.40
CORE & MAIN	700-8100-67906	6X20 CLAMP	01/05/2018	295.29
METERING & TECHNOLOGY SO	700-8100-67905	METERS	01/09/2018	12,711.56
Total WATER CAPITAL PROJECTS FUND:				16,124.31
ELECTRIC CAPITAL PROJECTS FUND				
CDW GOVERNMENT INC	730-8200-67601	4 POST RACKS TELECOM HUT	01/19/2018	2,384.55
CR SERVICES	730-8200-67906	WINTER GLOVES	01/15/2018	25.68
ELECTRICAL ENG & EQUIP	730-8200-67601	200A METER SOCKET	01/03/2018	308.76
ETHOS DESIGN GROUP	730-8200-67909	NEW LINE SHOP - DESIGN WORK	01/22/2018	7,615.60
EXCEL UTILITY CONTRACTOR	730-8200-67601	2017 FIBER TO THE HOME NETWORK BUILD	01/15/2018	112,864.65
GRAYBAR	730-8200-67245	FIBER CABLES - UNIT #7	01/23/2018	927.62
IOWA DEPT. OF TRANSPORTA	730-8200-67100	SALES TAX - 2018 CHEVY	01/16/2018	1,192.00
KRIZ-DAVIS COMPANY	730-8200-67906	500:5 SPADE TYPE CT'S	01/12/2018	638.15
MAHASKA COMMUNICATION G	730-8200-67603	SERVICE DROPS	01/01/2018	1,220.00
MARTIN GARDNER ARCHITECT	730-8200-67605	PROFESSIONAL SERVICES	01/08/2018	2,660.00
MUNICIPAL ENERGY AGENCY	730-8200-45629	80% 69KV 30.9 CREDIT/ADMIN FEE - DEC	01/16/2018	27,452.14-
PETROTECH INC	730-8200-67245	PAYMENT APPLICATION #2 - TURBINE CONTROLS ON UNIT #7	01/30/2018	107,609.19
POWER & TEL	730-8200-67601	HANDHOLES/VAULT	01/15/2018	35,661.98
POWER & TEL	730-8200-67601	MST - 12 PORT 500' X 2	01/15/2018	560.40
SNYDER & ASSOCIATES INC	730-8200-67909	NEW LINE SHOP - CIVIL SERVICES	01/24/2018	9,230.80
WESCO	730-8200-67906	2" PVC U-GUARD	01/03/2018	12.20
WESCO	730-8200-67906	2" PVC U-GUARD	01/03/2018	231.76
WESCO	730-8200-67906	FUSES - ELECTRIC TAPE - #2 COPPER WIRE	01/17/2018	792.44
WESCO	730-8200-67906	BAYONET FUSES	01/18/2018	155.15
WESCO	730-8200-67906	5 GALLON WIRE PULLING LUBE	01/19/2018	67.26
WESCO	730-8200-67906	HIGH VOLTAGE GLOVE DUST	01/22/2018	90.95
WESCO	730-8200-67906	PHOTO CONTROLS	01/23/2018	211.33
Total ELECTRIC CAPITAL PROJECTS FUND:				257,008.33
FIBER CAPITAL PROJECTS FUND				
TRUCK EQUIPMENT INC	740-8500-67409	SPACEKAP WILD SERVICE BODY	01/25/2018	14,282.44
Total FIBER CAPITAL PROJECTS FUND:				14,282.44
Grand Totals:				1,189,752.21

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount

Board of Trustees: ____

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IMU Regular Downstairs **9.B.**
Meeting Date: 02/12/2018

Information

Subject
Minutes from January 22 and 29, 2018

Information

Fiscal Impact

Attachments

January 22 Minutes
January 29 Minutes

BOARD OF TRUSTEE MINUTES
REGULAR SESSION – JANUARY 22, 2018

The Board of Trustees met in regular session at 5:30 p.m. on January 22, 2018 in the City Hall Council Chambers. Chairperson Adam Voigts called the meeting to order and on roll call the following members were present: Lesley Forbush (via phone), Jim McClymond (via phone), Adam Voigts and Deb White. Absent: Mike Rozga.

The consent agenda consisting of the following was approved on a motion by White and seconded by Forbush. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

Claims list for January 16, 2018

Minutes from January 8, 2018

Write offs to the State Offset Program - $91,952.57 (Electric) and $15,479.15 (Water)

Salaries:
Ben Hildreth, from Range 23-4 Apprentice Line Mechanic $58,488/year (includes longevity) to Range 23-5 Lead Line Mechanic $59,735/year (includes longevity) effective January 21, 2018

Stephen Clingman from Range 23-4 Apprentice Line Mechanic $56,806/year (includes longevity) to Range 23-5 Lead Line Mechanic $59,635/year effective January 21, 2018

Garry Cunningham, Water Operator, from Range 24-1 $53,182/year (includes longevity) to Range 24-4 $55,296/year (includes longevity) effective February 18, 2018

The October, November and December 2017 Treasurer and Financial reports

Electric Utilities Action Items

Board member introduced White the following resolution entitled, "RESOLUTION APPROVING CONSTRUCTION CONTRACTS AND BONDS" for the 2018 RTU Replacement and SCADA Testing Project with Steinmetz Corp. in an amount of $29,500.00. Board member Forbush seconded the motion to adopt. On roll call the vote was, AYES: Voigts, McClymond, Forbush and White. NAYS: None. ABSENT: Rozga. Whereupon the Chair declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2018-240
RESOLUTION APPROVING CONSTRUCTION CONTRACTS AND BONDS
for the 2018 RTU Replacement and SCADA Testing Project
with Steinmetz Corp. in an amount of $29,500.00

(The complete resolution may be viewed at the City Clerk's Office)

Board member McClymond introduced the following resolution entitled, "RESOLUTION APPROVING CONSTRUCTION CONTRACTS AND BONDS" for the 2018 Westside Substation RTU Procurement Project with Keystone EMC in an amount of $23,850.06. Board member White seconded the motion to adopt. On roll call the vote was, AYES: Forbush, White, Voigts and McClymond. NAYS: None. ABSENT: Rozga. Whereupon the Chair declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2018-241
RESOLUTION APPROVING CONSTRUCTION CONTRACTS AND BONDS
for the 2018 Westside Substation RTU Procurement Project
with Keystone EMC in an amount of $23,850.06

(The complete resolution may be viewed at the City Clerk's Office)

Electric Utility Informational Items – General Manager Tom Gaffigan presented the electric utility informational items.

Water Utility Informational Items – Water Superintendent Lou Elbert presented the water utility informational items.

Communications Utility Action Items

It was moved by White and seconded by McClymond to approve the authorization to purchase approximately 340,000 lineal feet of telecom fiber at an estimated cost of $230,000 plus tax to replace ZTT fiber in order to meet the September 2018 launch goal. Also, to authorize General Manager Tom Gaffigan to take all possible steps up to an including purchasing of the fiber from another source and to work with the Trustee Attorney to issue a demand letter to Irby. Question was called for and on voice vote the vote was, AYES: Voigts, McClymond and White. NAYS: Forbush. ABSENT: Rozga. Whereupon the Chair declared the motion carried.

Communication Utility Informational Items - Kurt Ripperger, Telecommunication Director, presented an updated report on the Communications Utility Informational items.

Combined Electric, Water and Communications Action Items

It was moved by McClymond and seconded by White to adopt the following resolution entitled, "RESOLUTION SETTING FEBRUARY 26, 2018 AS THE PUBLIC HEARING FOR THE FY 2018-19 BUDGET". On roll call the vote was, AYES: Forbush, White, Voigts and McClymond. NAYS: None. ABSENT: Rozga. Whereupon the Chair declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2018-242
RESOLUTION SETTING FEBRUARY 26, 2018 AS THE PUBLIC HEARING
FOR THE FY 2018-19 BUDGET

(The complete resolution may be viewed at the City Clerk's Office)

A motion was made by McClymond and seconded by Forbush to set January 29, 2018 as a Special IMU Board of Trustee meeting for a presentation from Sarah Coleman of Martin Gardner Architects and to receive additional information regarding the purchase of telecom fiber.

Combined Electric, Water and Communication Utilities Informational Items – no items were discussed.

Board member White moved to enter into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Board member McClymond seconded the motion. On roll call the vote was, AYES: Voigts, McClymond, Forbush and White. NAYS: None. ABSENT: Rozga. Whereupon the Chair declared the motion carried unanimously.

Board member McClymond was excused from the meeting.

White moved and Forbush seconded to return to regular session. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

Meeting adjourned at 6:20 p.m. on a motion by White and seconded by Forbush.

Adam Voigts, Chair

Diana Bowlin, City Clerk

BOARD OF TRUSTEE MINUTES
SPECIAL SESSION – JANUARY 29, 2018

The Board of Trustees met in special session at 5:30 p.m. on January 29, 2018 in the City Hall Council Chambers. Chairperson Adam Voigts called the meeting to order and on roll call the following members were present: Jim McClymond (via phone), Mike Rozga, Adam Voigts and Deb White. Absent: Lesley Forbush.

Communications Utility Action Items

Kurt Ripperger, Telecommunication Director, presented an updated report on the Communications Utility Informational items.

Other Items

The IMU Board of Trustees received the correspondence from IDOT regarding a slide repair project which would start one mile north of Clarke County to Indianola. This project will not impact any utilities.

A motion was made by Rozga and seconded by White to into closed session in accordance with Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call the vote was, AYES: White, Voigts, McClymond and Rozga. NAYS: None. ABSENT: Forbush. Whereupon the Chair declared the motion carried.

It was moved by White and seconded by McClymond to return to regular session. Board member Lesley Forbush arrived at the meeting. Question was called for and on voice vote the Chair declared the motion carried unanimously.

White moved and Forbush seconded to direct the IMU Attorney to send a notice of default letter to Irby and authorized staff to proceed with the RFP process to purchase approximately 340,000 lineal feet of telecom fiber as was previously spec in May 2017. Question was called for and on voice vote the Chair declared the motion carried unanimously.

Board member Jim McClymond was excused from the meeting.

Sarah Coleman of Martin/Gardner Architecture reviewed the Schematic Design and Design Development of the Telecommunications Utility Renovation of the Existing Line Shop. It was moved by Rozga and seconded by White to move forward with the construction documents. Question was called for and on voice vote the Chair declared the motion carried unanimously.

Meeting adjourned at 6:30 p.m. on a motion by White and seconded by Forbush.

__________________________________ __________________________________

Adam Voigts, Chair Diana Bowlin, City Clerk

BOARD OF TRUSTEE MINUTES
SPECIAL SESSION – JANUARY 29, 2018

The Board of Trustees met in special joint session with the City Council at 6:30 p.m. on January 29, 2018 in the City Hall Council Chambers. Chairperson Adam Voigts called the meeting to order and on roll call the following members were present: Lesley Forbush, Jim McClymond (via phone), Mike Rozga, Adam Voigts and Deb White. Also present were: Mayor Kelly B. Shaw, Council members Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant and John Parker. Absent: Council member Greta Southall. Staff present were: General Manager Tom Gaffigan, City Manager Ryan Waller, City Clerk Diana Bowlin and Street Superintendent Jason Etnyre.

General Manager Tom Gaffigan presented a proposal to restructure IMU staff to include a Finance/HR Position. Discussion included:

- This position would focus on IMU utilities (electric, water, telecommunications)
- IMU will have access and timing of expertise on IMU
- Will be looking at hiring this position by approximately the end of the first quarter
- Will continue to share the same software
- Will continue to work together on budget allocations-any different allocations will begin July 1, 2018
- The health insurance and benefits will stay jointly

The IMU Board of Trustees also discussed their space needs and will be considering various space/buildings in town which will provide more space at City Hall.

Meeting adjourned at 7:19 on a motion by White and seconded by Forbush.

___________________________________ ___________________________________

Adam Voigts, Chairperson Diana Bowlin, City Clerk

IMU Regular Downstairs **9.C.**
Meeting Date: 02/12/2018

Information

Subject
Salaries

Information
Cortney McAlexander, Utility Services Rep, CE 4-1 $36,971/year effective February 13, 2018

Fiscal Impact

Attachments

PCN

INDIANOLA MUNICIPAL UTILITIES
IMU
Electric • Network Services • Water

PERSONNEL CHANGE NOTICE (PCN)

Employee Name: Cortney McAlexander

Effective Date (must be at beginning of a pay period, except new hires): 2/13/18

New Hire: X Rehire: ☐ Status Change: ☐ Step Increase: ☐

Other Pay Change: ☐ Job Title Change: ☐ Department Change: ☐ FTE Change: ☐

Promotion: ☐ Transfer: ☐ Other Change: ______

	FROM	TO
JOB TITLE		Utility Services Rep
STATUS		FT
PAY RANGE		CE4-1
PAY RATE W/OUT LONGEVITY		36,971 / 17.774
PAY RATE W/ LONGEVITY (if not eligible, put N/A)		NA
EXEMPT/NONEXEMPT		Non Exempt
DEPARTMENT NAME		Utility Services
ACCOUNT NUMBER		
FTE		1.0
UNION STATUS	City Non Union ☐ City Union ☐ IMU Non Union ☐ IMU Union ☐	City Non Union ☐ City Union ☐ IMU Non Union X IMU Union ☐

Termination: Voluntary: ☐ Involuntary: ☐ Retirement: ☐ Eligible for Rehire: Yes ☐ No ☐

Reason for Termination: ______ Vaca/Pers Payout: Yes ☐ No ☐

Last Day Worked: ______ Termination Effective Date: ______

COMMENTS: ______

APPROVALS:

Dept Head: [signature] Date: 1-30-18

Human Resources: [signature] Date: 2/2/18

Finance (pay changes only): ______ Date: ______

City Manager or GM: [signature] Date: 2-1-2018

City Council or Board of Trustee: ☐ Yes ☐ No Date: ______

FOR OFFICE USE: HR Entered: Initial:______ Date: ______ Payroll Reviewed: Initial:______ Date: ______

IMU Regular Downstairs **10.A.**
Meeting Date: 02/12/2018

Information

Subject
2018 Line Shop Project

Information
Enclosed in your packet are the proceedings for the 2018 Line Shop Project. All bids were received on February 1, 2018 at 2:00 p.m. for the following 10 work packages for this project:

- #1 - Sitework and Utilities
- #2 - Concrete Foundations and Pre-Engineered Metal Building
- #3 - Concrete Flatwork
- #4 - Overhead Doors
- #5 - Interior Office and Exterior Accessories
- #6 - Mechanical
- #7 - Sprinkler
- #8 - Electrical
- #9 - Fencing
- #10 - Landscaping

The first item will be to hold a public hearing on all 10 projects. The Chair will announce that the IMU Board of Trustees are combining all 10 projects into one public hearing.

After the public hearing, the Chair will close the hearing and the IMU Board of Trustees will vote on the Resolutions adopting the plans, specs, form of contract and estimate of cost for all 10 projects.

The next item will be a motion for receiving and filing of all bids.

The final item will be the resolution awarding each of the contracts.

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **10.A.1.**

Meeting Date: 02/12/2018

Information

Subject

Public hearing on the plans, specs, form of contract and estimate of costs for the following 10 projects:

- #1 - Sitework and Utilities
- #2 - Concrete Foundations and Pre-Engineered Metal Building
- #3 - Concrete Flatwork
- #4 - Overhead Doors
- #5 - Interior Office and Exterior Accessories
- #6 - Mechanical
- #7 - Sprinkler
- #8 - Electrical
- #9 - Fencing
- #10 - Landscaping

Information

The Chair will open the public hearing stating the IMU Board of Trustees is combining all ten projects. Once all comments have been received the Chair will close the public hearings.

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **10.A.2.**
Meeting Date: 02/12/2018

Information

Subject
Resolution approving the plans, specs, form of contract and estimate of costs for the ten projects

Information
The next item will be the resolution approving the plans, specs, form of contract and estimate of cost for the following ten projects:

- #1 - Sitework and Utilities
- #2 - Concrete Foundations and Pre-Engineered Metal Building
- #3 - Concrete Flatwork
- #4 - Overhead Doors
- #5 - Interior Office and Exterior Accessories
- #6 - Mechanical
- #7 - Sprinkler
- #8 - Electrical
- #9 - Fencing
- #10 - Landscaping

Roll call is in order.

Fiscal Impact

Attachments

Resolution

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost relative to the following ten projects for the 2018 Line Shop Project for Indianola Municipal Utilities:

- #1 - Sitework and Utilities
- #2 - Concrete Foundations and Pre-Engineered Metal Building
- #3 - Concrete Flatwork
- #4 - Overhead Doors
- #5 - Interior Office and Exterior Accessories
- #6 - Mechanical
- #7 - Sprinkler
- #8 - Electrical
- #9 - Fencing
- #10 – Landscaping

The Chair called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost. No oral objections were offered and the City Clerk reported that no written objections had been filed.

Board Member _________ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST" related to the following ten projects for the 2018 Line Shop Project, and moved that it be adopted. Board Member _______ seconded the motion to adopt.

- #1 - Sitework and Utilities
- #2 - Concrete Foundations and Pre-Engineered Metal Building
- #3 - Concrete Flatwork
- #4 - Overhead Doors
- #5 - Interior Office and Exterior Accessories
- #6 - Mechanical
- #7 - Sprinkler
- #8 - Electrical
- #9 - Fencing
- #10 - Landscaping

The roll was called and the vote was, AYES: NAYS: ABSENT: Whereupon the Chair declared the following resolution duly adopted:

RESOLUTION NO. 2018-_____

RESOLUTION ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATE OF COST

WHEREAS, on the ______ day of ________, 2018, plans, specifications, form of contract and estimate of cost were filed with the City Clerk for the Indianola Municipal Utilities, for certain public improvements described in general as the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, and included the following ten projects:

- #1 - Sitework and Utilities
- #2 - Concrete Foundations and Pre-Engineered Metal Building
- #3 - Concrete Flatwork
- #4 - Overhead Doors
- #5 - Interior Office and Exterior Accessories
- #6 - Mechanical
- #7 - Sprinkler
- #8 - Electrical
- #9 - Fencing
- #10 - Landscaping

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of costs of the public improvements was published as required by law regarding the ten projects.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The plans, specifications, form of contract and estimate of cost are approved as the plans, specifications, form of contract and estimate of cost for the public improvements described in the preamble of this Resolution.

PASSED AND APPROVED this 12th day of February, 2018

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.3.**
Meeting Date: 02/12/2018

Information

Subject

Consider approval to receive and filing of all bids

Information

The next item will be to receive and filing of all bids. The following bids were received on February 1, 2018:

- #1 - Sitework and Utilities

Company	Base Bid	Alt #1	Alt 2
Absolute Infrastructure Grimes, Iowa	$363,374.00	$-0-	$12,850.00
Sandstone Management Carlisle, Iowa	$282,000.00	$7,725.00	(-$13,125.00)
Vanderpool Construction Indianola, Iowa	$284,000.00	(-$2,800.00)	(-$9,500.00)

- #2 - Concrete Foundations and Pre-Engineered Metal Building

Company	Base Bid	Alt #3
Jensen Builders Des Moines, Iowa	$693,000.00	$-0-
King Construction* Iowa Falls, Iowa	$666,999.00	$2,100.00
Lansink Construction** Johnston, Iowa	$581,000.00	$-0-
Septagon Grimes, Iowa	$499,900.00	$-0-

* Only taken if also with WP3
** Only taken if also with WP5

- #3 - Concrete Flatwork

Company	Base Bid	Alt #3
Absolute Concrete Slater, Iowa	$369,357.50	$-0-
Jensen Builders* Des Moines, Iowa	$286,300.00	$-0-
Jordison Construction Urbandale, Iowa	$251,350.00	$-0-
King Construction** Iowa Falls, Iowa	$343,890.00	$2,100.00

* Only taken with WP2 and WP5
** Only taken with WP2

- #4 - Overhead Doors

Company	Base Bid
Overhead Door Company Clive, Iowa	$76,225.00
Skold Door and Floor Company Des Moines, Iowa	$120,000.00
Wayne Dalton Door Ankeny, Iowa	$70,455.00

- #5 - Interior Office and Exterior Accessories

Company	Base Bid	Alt #3	Alt #4	Alt #5
Hildreth Construction Services Cumming, Iowa	$259,995.00	$1,250.00	$1,530.00	(-$3,450.00)
Jensen Builders* Des Moines, Iowa	$229,700.00	$1,700.00	(-$1,000.00)	(-$3,900.00)
Lansink Construction Johnston, Iowa	$290,000.00	$2,200.00	$15,000.00	$6,000.00
TBB&M LLC Indianola, Iowa	$293,000.00	$3,000.00	(-$2,500.00)	$-0-

* Only taken with WP2 and WP3

- #6 - Mechanical

Company	Base Bid
Proctor Mechanical West Des Moines, Iowa	$324,600.00
AJ Allen Mechanical Contractors Des Moines, Iowa	$276,585.00
Vanderpool Plumbing & Heating Indianola, Iowa 50125	$172,045.30
L.A. Fulton & Sons Des Moines, Iowa	$298,000.00
Walldinger Corporation Des Moines, Iowa	$229,000.00

- #7 - Sprinkler

Company	Base Bid
Midwest Automatic Fire Sprinkler Company Des Moines, Iowa	$37,470.00

Viking Automatic Sprinkler Company Ankeny, Iowa	$51,384.00

- #8 - Electrical

Company	Base Bid
ABC Electric Des Moines, Iowa	$153,000.00
Baker Electric Des Moines, Iowa	$179,000.00
Biermann Electric Company Johnston, Iowa	$209,845.00
Brad Moeller Electric Cumming, Iowa	$144,500.00
DeVries Electric Pella, Iowa	$168,000.00
DM Metro Electric Cumming, Iowa	$218,742.00
Kline Electric Company Des Moines, Iowa	$168,800.00
Nikkel & Associates Ames, Iowa	$198,950.00
Van Maanen Electric Newton, Iowa	$158,400.00

- #9 - Fencing

Company	Base Bid
American Fence Company Johnston, Iowa	$54,140.00
Des Moines Steel Fence Company Des Moines, Iowa	$37,400.00

- #10 - Landscaping

Company	Base Bid
Woosley Landscaping & Mowing Indianola, Iowa	$10,154.60
G&G Landscaping & Mowing Indianola, Iowa	$7,509.26

Simple motion would be in order.

The next items on the agenda are to approve the individual contracts. Attached you will find the recommendation letter from Ross Dix of Downing Construction.

Fiscal Impact

Attachments

Bid Results
Bid Recommendations

WORK PACKAGE #01 - SITEWORK AND UTILITIES

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
Absolute Infrastructure	3100 SE Miehe Dr, Grimes, IA 50111	$363,374.00	$0.00	$12,850.00	$0.00	$0.00	$0.00
Sandstone Management	15 School St, Carlisle, IA 50047	$282,000.00	$7,725.00	-$13,125.00	$0.00	$0.00	$0.00
Vanderpool Construction	1100 N 14th St, Indianola, IA 50125	$284,000.00	-$2,800.00	-$9,500.00	$0.00	$0.00	$0.00

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #02 - CONCRETE FONDATIONS AND PEMB

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
Jensen Builders	2097 NE 60th Ave, Des Moines, IA 50313	$693,000.00	N/A	N/A	$0.00	N/A	N/A
*King Construction	1205 N. Oak Street, Iowa Falls, IA 50126	$666,999.00	N/A	N/A	$2,100.00	N/A	N/A
**Lansink Construction	5967 Merle Hay Rd, Johnston, IA 50131	$581,000.00	N/A	N/A	$0.00	N/A	N/A
Septagon	2950 SE Gateway Dr, Grimes, IA 50111	$499,900.00	N/A	N/A	$0.00	N/A	N/A

* Only taken if also with WP3

**Only taken if also with WP5

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #03 - CONCRETE FLATWORK

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
Absolute Concrete	505 1st Ave N, Slater, IA 50244	$369,357.50	N/A	N/A	$0.00	N/A	N/A
*Jensen Builders	2097 NE 60th Ave, Des Moines, IA 50313	$286,300.00	N/A	N/A	$0.00	N/A	N/A
Jordison Construction	3917 121st St, Urbandale, IA 50323	$251,350.00	N/A	N/A	$0.00	N/A	N/A
**King Construction	1205 N. Oak Street, Iowa Falls, IA 50126	$343,890.00	N/A	N/A	$2,100.00	N/A	N/A

*Only taken with WP2 and WP5

**Only taken with WP2

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #04 - OVERHEAD DOORS

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
Overhead Door Company	15205 Hickman Rd, Clive, IA 50325	$76,225.00	N/A	N/A	N/A	N/A	N/A
Skold Door and Floor Company	5730 NE 17th St # 10, Des Moines, IA 50313	$120,000.00	N/A	N/A	N/A	N/A	N/A
Wayne Dalton Door	375 SE Oralabor Rd, Ankeny, IA 50021	$70,455.00	N/A	N/A	N/A	N/A	N/A

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #05 - INTERIOR OFFICE AND EXTERIOR ACCESSORIES

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
Hildreth Construction Services	2754 Cumming Ave, Cumming, IA 50061	$259,995.00	N/A	N/A	$1,250.00	$1,530.00	-$3,450.00
*Jensen Builders	2097 NE 60th Ave, Des Moines, IA 50313	$229,700.00	N/A	N/A	$1,700.00	-$1,000.00	-$3,900.00
Lansink Construction	5967 Merle Hay Rd, Johnston, IA 50131	$290,000.00	N/A	N/A	$2,200.00	$15,000.00	$6,000.00
TBB&M LLC	106 South 20th StreetIndianola, IA 50125	$293,000.00	N/A	N/A	$3,000.00	-$2,500.00	$0.00

*Only taken with WP2 and WP3

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #06 - MECHANICAL

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
Proctor Mechanical	1100 Hoak Dr, West Des Moines, IA 50265	$324,600.00	N/A	N/A	N/A	N/A	N/A
AJ Allen Mechanical Contractors	320 SE 6th St, Des Moines, IA 50309	$276,585.00	N/A	N/A	N/A	N/A	N/A
Vanderpool Plumbing & Heating	506 E Euclid Ave, Indianola, IA 50125	$172,045.30	N/A	N/A	N/A	N/A	N/A
L.A. Fulton & Sons	3401 104th St, Des Moines, IA 50322	$298,000.00	N/A	N/A	N/A	N/A	N/A
Walldinger Corporation	2601 Bell Ave, Des Moines, IA 5032	$229,000.00	N/A	N/A	N/A	N/A	N/A

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #07 - FIRE SPRINKLER

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
Midwest Automatic Fire Sprinkler Company	2001 De Wolf St, Des Moines, IA 50316	$37,470.00	N/A	N/A	N/A	N/A	N/A
Viking Automatic Sprinkler Company	201 SE Shurfine Dr # 8, Ankeny, IA 50021	$51,384.00	N/A	N/A	N/A	N/A	N/A

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #08 - ELECTRICAL

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
ABC Electric	5299 NE 15th Street Des Moines, IA 50313	$153,000.00	N/A	N/A	N/A	N/A	N/A
Baker Electric	111 Jackson Ave, Des Moines, IA 50315	$179,000.00	N/A	N/A	N/A	N/A	N/A
Biermann Electric Company	5650 Johnston Drive Ste F, Johnston, IA 50131	$209,845.00	N/A	N/A	N/A	N/A	N/A
Brad Moeller Electric	461 NW 57th Place Des Moines, IA 50313	$144,500.00	N/A	N/A	N/A	N/A	N/A
DeVries Electric	2121 Old Highway 163 Hwy, Pella, IA 50219	$168,000.00	N/A	N/A	N/A	N/A	N/A
DM Metro Electric	4225 2nd St, Cumming, IA 50061	$218,742.00	N/A	N/A	N/A	N/A	N/A
Kline Electric Company	6355 NE 14th St, Des Moines, IA 50313	$168,800.00	N/A	N/A	N/A	N/A	N/A
Nikkel & Associates	728 East Lincoln Way, Ames, IA, 50010	$198,950.00	N/A	N/A	N/A	N/A	N/A
Van Maanen Electric	627 N 19th Ave E, Newton, IA 50208	$158,400.00	N/A	N/A	N/A	N/A	N/A

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #09 - FENCING

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
American Fence Company	6300 NW Beaver, Johnston, IA 50131	$54,140.00	N/A	N/A	N/A	N/A	N/A
Des Moines Steel Fence Company	2045 NE 46th Ave Ste A, Des Moines, IA 50317	$37,400.00	N/A	N/A	N/A	N/A	N/A

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

WORK PACKAGE #10 - LANDSCAPING

Prime Contractor	Address	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5
Woosley Landscaping & Mowing	506 E 2nd Ave, Indianola, IA 50125	$10,154.60	N/A	N/A	N/A	N/A	N/A
G&G Landscaping & Mowing	304 N J St, Indianola, IA 50125	$7,509.26	N/A	N/A	N/A	N/A	N/A

IMU reserves the right to reject any or all proposals and to waive bid informalitles as stated in bid documents.

February 8th, 2018

Indianola Municipal Utilities
110 N 1st Street
Indianola, IA 50125

Re: IMU Line Shop Project Prime Contractor Recommendations

IMU Board,

Included in this letter are the bid results and prime contractor recommendations for the IMU Line Shop Project.

SUMMARY:
The project consists of a new 16,450 square foot pre-engineered metal building which shall consist of approximately 13,510 square feet of fleet storage, 625 square feet of tool shop, and 2,315 square feet of office space. There is also a 2nd level mezzanine above the office area for storage.

The shop area will be heated and the finishes consist of sealed concrete floor and metal liner panel on the exterior walls. There is also one stall on the north end of the building that separated by a block wall which is dedicated for a wash bay to wash vehicles and equipment.

The office area finishes consist of stained polished concrete in the work room and breakroom, carpet tile in the conference room and office, epoxy floor in the locker room and restroom, and sealed concrete in all other areas. The walls are wood framed with drywall and paint and the doors are wood with painted hollow metal frames. The SCADA room has been dedicated as a tornado safe area that is enclosed by block walls with concrete slab on deck at the ceiling and an impact resistant door.

The exterior of the building is generally finished with metal paneling. The office area on the south side of the building does have a small overhang canopy with a brick wainscoting to distinguish this area of the building as the office area and to dress up the look of the building from Iowa Street to the south.

2500 West 2nd P.O. Box 196 . Indianola, Iowa 50125 . 515.961.5386 . Fax 515.961.0468 . rossd@downingconstruct.com

GENERAL CONDITIONS:

Some funds should be allocated for general conditions during the project in which IMU will be responsible for. An allowance amount of $29,300 is recommended and broken out below.

Printing costs during bidding and construction	$4,500
Soil and concrete testing	$7,000
Building permit	$3,500
Temp electric	$3,500
Temp water	$1,400
Temp toilet facilities	$1,400
General construction dumpster fees	$8,000
Total General Conditions	$29,300

This general condition number does not include other expenses not known to Downing which could include legal fees, in house costs, etc.

WORK PACKAGES:

The project was broken out into 10 different work packages during the bidding process.

Work Package 01 – Sitework and Utilities
Work Package 02 – Concrete Foundations and Pre-Engineered Metal Building
Work Package 03 – Concrete Flatwork
Work Package 04 – Overhead Doors
Work Package 05 – Interior Office and Exterior Accessories
Work Package 06 – Mechanical
Work Package 07 – Fire Sprinkler
Work Package 08 – Electrical
Work Package 09 – Fencing
Work Package 10 – Landscaping

There were also (5) bid alternates. These included the following:

Alternate Bid No. 1: Provide and install 8” of crushed concrete at top of subgrade In lieu of 8” LVC material under building pad.

Alternate Bid No. 2: Remove requirement of 9” LVC material under site paving. Scarify and recompact 9” of existing soils for paving sub-base.

Alternate Bid No. 3 Provide and install 1/4” bollard covers (rounded dome, smooth, color - yellow) by Ideal Shield in lieu of field painting of bollards.

Alternate Bid No. 4 Provide custom cabinetry with plastic laminate to match wood finish in lieu of Smart Cabinetry.

Alternate Bid No. 5 Provide and install Radar 2120 revealed edge acoustical ceiling tile in lieu of specified ceiling tile.

Below are bid results for each work package and a prime contractor recommendation for each work package.

WORK PACKAGE #01 - SITEWORK AND UTILITIES

Prime Contractor	Address	Base Bid	Alt #1	Alt #2
Absolute Infrastructure	3100 SE Miehe Dr, Grimes, IA 50111	$363,374.00	$0.00	$12,850.00
Sandstone Management	15 School St, Carlisle, IA 50047	$282,000.00	$7,725.00	($13,125.00)
Vanderpool Construction	1100 N 14th St, Indianola, IA 50125	$284,000.00	($2,800.00)	($9,500.00)

Recommendation: Due to the combined totals of the base bid and alternates the recommendation is to award Vanderpool Construction the contract for Work Package 01 – Sitework and Utilities.

WORK PACKAGE #02 - CONCRETE FONDATIONS AND PEMB

Prime Contractor	Address	Base Bid	Alt #3
Jensen Builders	2097 NE 60th Ave, Des Moines, IA 50313	$693,000.00	$0.00
*King Construction	1205 N. Oak Street, Iowa Falls, IA 50126	$666,999.00	$2,100.00
**Lansink Construction	5967 Merle Hay Rd, Johnston, IA 50131	$581,000.00	$0.00
Septagon	2950 SE Gateway Dr, Grimes, IA 50111	$499,900.00	$0.00

* Only taken if also with WP3

**Only taken if also with WP5

Recommendation: Due to the lower price the recommendation is to award Septagon the contract for Work Package 02 – Concrete Foundations and Pre-Engineered Metal Building.

WORK PACKAGE #03 - CONCRETE FLATWORK

Prime Contractor	Address	Base Bid	Alt #3
Absolute Concrete	505 1st Ave N, Slater, IA 50244	$369,357.50	$0.00
*Jensen Builders	2097 NE 60th Ave, Des Moines, IA 50313	$286,300.00	$0.00
Jordison Construction	3917 121st St, Urbandale, IA 50323	$251,350.00	$0.00
**King Construction	1205 N. Oak Street, Iowa Falls, IA 50126	$343,890.00	$2,100.00

*Only taken with WP2 and WP5

**Only taken with WP2

Recommendation: Due to the lower price the recommendation is to award Jordison Construction the contract for Work Package 03 – Concrete Flatwork.

WORK PACKAGE #04 - OVERHEAD DOORS

Prime Contractor	Address	Base Bid
Overhead Door Company	15205 Hickman Rd, Clive, IA 50325	$76,225.00
Skold Door and Floor Company	5730 NE 17th St # 10, Des Moines, IA 50313	$120,000.00
Wayne Dalton Door	375 SE Oralabor Rd, Ankeny, IA 50021	$70,455.00

Recommendation: Due to the lower price the recommendation is to award Wayne Dalton Door the contract for Work Package 04 – Overhead Doors.

WORK PACKAGE #05 - INTERIOR OFFICE AND EXTERIOR ACCESSORIES

Prime Contractor	Address	Base Bid	Alt #3	Alt #4	Alt #5
Hildreth Construction Services	2754 Cumming Ave, Cumming, IA 50061	$259,995.00	$1,250.00	$1,530.00	($3,450.00)
*Jensen Builders	2097 NE 60th Ave, Des Moines, IA 50313	$229,700.00	$1,700.00	($1,000.00)	($3,900.00)
Lansink Construction	5967 Merle Hay Rd, Johnston, IA 50131	$290,000.00	$2,200.00	$15,000.00	$6,000.00
TBB&M LLC	106 South 20th Street Indianola, IA 50125	$293,000.00	$3,000.00	($2,500.00)	$0.00

*Only taken with WP2 and WP3

Recommendation: Jensen Builders is low on this work package. However, due to Jensen Builders requirement to be awarded WP2, WP3, and WP5 together which will result in increased costs to the project, the recommendation is to award Hildreth Construction Services the contract for Work Package 05 – Interior Office and Exterior Accessories

WORK PACKAGE #06 - MECHANICAL

Prime Contractor	Address	Base Bid
Proctor Mechanical	1100 Hoak Dr, West Des Moines, IA 50265	$324,600.00
AJ Allen Mechanical Contractors	320 SE 6th St, Des Moines, IA 50309	$276,585.00
Vanderpool Plumbing & Heating	506 E Euclid Ave, Indianola, IA 50125	$172,045.30
L.A. Fulton & Sons	3401 104th St, Des Moines, IA 50322	$298,000.00
Walldinger Corporation	2601 Bell Ave, Des Moines, IA 5032	$229,000.00

Recommendation: Due to the lower price the recommendation is to award Vanderpool Plumbing and Heating the contract for Work Package 06 – Mechanical.

WORK PACKAGE #07 - FIRE SPRINKLER

Prime Contractor	Address	Base Bid
Midwest Automatic Fire Sprinkler Company	2001 De Wolf St, Des Moines, IA 50316	$37,470.00
Viking Automatic Sprinkler Company	201 SE Shurfine Dr # 8, Ankeny, IA 50021	$51,384.00

Recommendation: Due to the lower price the recommendation is to award Midwest Automatic Fire Sprinkler Company the contract for Work Package 07 – Fire Sprinkler.

WORK PACKAGE #08 - ELECTRICAL

Prime Contractor	Address	Base Bid
ABC Electric	5299 NE 15th Street Des Moines, IA 50313	$153,000.00
Baker Electric	111 Jackson Ave, Des Moines, IA 50315	$179,000.00
Biermann Electric Company	5650 Johnston Drive Ste F, Johnston, IA 50131	$209,845.00
Brad Moeller Electric	461 NW 57th Place Des Moines, IA 50313	$144,500.00
DeVries Electric	2121 Old Highway 163 Hwy, Pella, IA 50219	$168,000.00
DM Metro Electric	4225 2nd St, Cumming, IA 50061	$218,742.00
Kline Electric Company	6355 NE 14th St, Des Moines, IA 50313	$168,800.00
Nikkel & Associates	728 East Lincoln Way, Ames, IA, 50010	$198,950.00
Van Maanen Electric	627 N 19th Ave E, Newton, IA 50208	$158,400.00

Recommendation: Due to the lower price the recommendation is to award Brad Moeller Electric the contract for Work Package 08 – Electrical.

WORK PACKAGE #09 - FENCING

Prime Contractor	Address	Base Bid
American Fence Company	6300 NW Beaver, Johnston, IA 50131	$54,140.00
Des Moines Steel Fence Company	2045 NE 46th Ave Ste A, Des Moines, IA 50317	$37,400.00

Recommendation: Due to the lower price the recommendation is to award Des Moines Steel Fence Company the contract for Work Package 09 – Fencing.

WORK PACKAGE #10 - LANDSCAPING

Prime Contractor	Address	Base Bid
Woosley Landscaping & Mowing	506 E 2nd Ave, Indianola, IA 50125	$10,154.60
G&G Landscaping & Mowing	304 N J St, Indianola, IA 50125	$7,509.26

Recommendation: Due to the lower price the recommendation is to award G&G Landscaping & Mowing the contract for Work Package 10 – Landscaping.

OVERALL BUDGET:

The projected cost with general conditions, all work packages (including alternates), design costs, and project management fees is $2,090,359.00. This is over the original budget of $1,875,000.00. A breakdown of original budget vs actual cost has been provided in Exhibit A.

Major factors involved in the budget overrun are as follows:

Sitework and Utilities – Due to the amount of storm detention needed and the limited amount of space on the project site the storm water detention had to be located off site on the Church of Christ's lot to the west. Major re-grading must take place to bring IMU's current water shed as well as the water shed from the lot to the north into compliance. This caused more work than anticipated for sitework and utilities.

Size of the Building – Due to potential issues with trucks hitting side mirrors while pulling into the building, the size of the overhead doors were increased from 12' to 14'. The space in between doors was reduced but this still increased the square footage of the building by 787 square feet. A normal cost increase for this would be around $70,000 however the difference in budget vs actual for the building was only a $46,194 increase. This also would be a cause for an increase in the concrete flatwork number.

Overhead Doors - As mentioned above, the size of the doors increased from 12' to 14'.

Tornado Room and Mezzanine – Due to safety concerns the SCADA room was designed to be an area for safety in case of tornado activity. Added features like block walls, concrete on metal deck, and impact resistant door were added. Extra framing support for heavier loads at the mezzanine was also added per requirement from the City of Indianola.

Electrical – Electrical pricing came back higher than anticipated. There are extra security measures not expected but this only involves running conduit and some extra CAT 6 wire and does not explain the large difference.

Design – Design costs came back higher than anticipated. Some of the extra cost is due to the extra surveying and water shed analysis that had to be performed for the storm water detention.

Once awarded, bid packages will be reviewed with contractors for any potential savings.

Please let me know if you have any questions. You can reach me at (515) 961-5386 or by email at rossd@downingconstruct.com.

Sincerely

Ross Dix
Downing Construction

IMU Regular Downstairs **10.A.4.**

Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to Vanderpool Construction in an amount of $281,200.00 for #1 Sitework and Utilities

Information

The final item is the resolution (packet) awarding the contract to Vanderpool Construction in an amount of $281,200.00 for #1 - Sitework and Utilities.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Vanderpool Construction of Indianola, Iowa in the amount of $281,200.00 for the Project #1 Sitework and Utilities for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.5.**

Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to Septagon in an amount of $499,900.00 for #2 Concrete Foundations and Pre-Engineered Metal Building

Information

The final item is the resolution (packet) awarding the contract to Septagon in an amount of $499,900.00 for #2 - Concrete Foundations and Pre-Engineered Metal Building.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: _______________________________

NAYS: _______________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Septagon of Grimes, Iowa in the amount of $499,900.00 for the Project #2 Concrete Foundations and Pre-Engineered Metal Building for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.6.**
Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to Jordison Construction in an amount of $251,350.00 for #3 Concrete Flatwork

Information

The final item is the resolution (packet) awarding the contract to Jordison Construction in an amount of $251,350.00 for #3 - Concrete Flatwork.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Jordison Construction of Urbandale, Iowa in the amount of $251,350.00 for the Project #3 Concrete Flatwork for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.7.**

Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to Wayne Dalton Door in an amount of $70,455.00 for #4 Overhead Doors

Information

The final item is the resolution (packet) awarding the contract to Wayne Dalton Door in an amount of $70,455.00 for #4 - Overhead Doors.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Wayne Dalton Door of Ankeny, Iowa in the amount of $70,455.00 for the Project #4 Overhead Doors for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.8.**

Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to Hildreth Construction Services in an amount of $259,325.00 for #5 Interior Office and Exterior Accessories

Information

The final item is the resolution (packet) awarding the contract to Hildreth Construction Services in an amount of $259,325.00 for #5 - Interior Office and Exterior Accessories.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Hildreth Construction Services of Cumming, Iowa in the amount of $259,325.00 for the Project #5 Interior Office and Exterior Accessories for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.9.**

Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to Vanderpool Plumbing and Heating in an amount of $172,045.30 for #6 Mechanical

Information

The final item is the resolution (packet) awarding the contract to Vanderpool Plumbing and Heating in an amount of $172,045.30 for #6 - Mechanical.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Vanderpool Plumbing and Heating of Indianola, Iowa in the amount of $172,045.30 for the Project #6 Mechanical for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.10.**

Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to Midwest Automatic Fire Sprinkler Company in an amount of $37,470.00 for #7 Sprinkler

Information

The final item is the resolution (packet) awarding the contract to Midwest Automatic Fire Sprinkler Company in an amount of $37,470.00 for #7 - Sprinkler.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Midwest Automatic Fire Sprinkler Company of Des Moines, Iowa in the amount of $37,470.00 for the Project #7 Sprinkler for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.11.**
Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to Brad Moeller Electric in an amount of $144,500.00 for #8 Electrical

Information

The final item is the resolution (packet) awarding the contract to Brad Moeller Electric in an amount of $144,500.00 for #8 - Electrical.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Brad Moeller Electric of Des Moines, Iowa in the amount of $144,500.00 for the Project #8 Electrical for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

Information

Subject

Resolution awarding the contract to Des Moines Steel Fence Company in an amount of $37,400.00 for #9 Fencing

Information

The final item is the resolution (packet) awarding the contract to Des Moines Steel Fence Company in an amount of $37,400.00 for #9 - Fencing.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of Des Moines Steel Fence Company of Des Moines, Iowa in the amount of $37,400.00 for the Project #9 Fencing for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12th day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____
ADAM VOIGTS, Chair

ATTEST:

____
DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.A.13.**
Meeting Date: 02/12/2018

Information

Subject

Resolution awarding the contract to G&G Landscaping & Mowing in an amount of $7,509.26 for #10 Landscaping

Information

The final item is the resolution (packet) awarding the contract to G&G Landscaping & Mowing in an amount of $7,509.26 for #10 - Landscaping.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Board Member _______ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Board Member ______ seconded the motion to adopt. The roll was called and the vote was:

AYES: ________________________________

NAYS: ________________________________

Whereupon, the Chair declared the following Resolution duly adopted:

RESOLUTION NO. 2018_______

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid of G&G Landscaping & Mowing of Indianola, Iowa in the amount of $7,509.26 for the Project #10 Landscaping for the 2018 Line Shop Project for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 12^{th} day of February, 2018, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The General Manager of Utilities and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 12th day of February, 2018.

____

ADAM VOIGTS, Chair

ATTEST:

____

DIANA BOWLIN, City Clerk

IMU Regular Downstairs **10.B.**

Meeting Date: 02/12/2018

Information

Subject

Consider change order number one in an amount of (-$1,938.00) for the Westside RTU Project

Information

In your packet is change order number one for the Westside RTU project from Keystone Electrical Manufacturing Company in an amount of (-$1,938.00).

Simple motion is in order.

Fiscal Impact

Attachments

Change Order

KEYSTONE ELECTRICAL MANUFACTURING CO.

Phone: 515-283-2567
Fax: 515-283-0418

CHANGE ORDER

Date: 01/24/18

Change Order Initiated by: EAP

Customer P.O./Project #: CONTRACT WESTSIDE RTU CA

Keystone #: 6855

Change Order#: 1

Item #	Item Catalog No.	Location	Description	Added	Deleted	Price/Unit	Total
A001	A726010ULP				**1**	**($1,969.0000)**	**($1,969.0000)**
A017	10250T101				**1**	**($40.0000)**	**($40.0000)**
A017	10250T101-1			1		$66.0000	$66.0000
A018	110-SM-N0-73				**1**	**($13.0000)**	**($13.0000)**
A018	8372K107			1		$18.0000	$18.0000

Total Due: **($1,938.00)**

Authorized by:

Title

Date

Customer Copy

IMU Regular Downstairs **10.C.**
Meeting Date: 02/12/2018

Information

Subject

Consider change order #3 in an amount of $24,174.00 for the Turbine 7 Control Replacement - revised contract amount $499,076.00

Information

In your packet is change order #3 in an amount of $24,174.00 for the Turbine 7 Control Replacement. This is for labor and materials to repair additional damage that was discovered when the jaw clutch was disassembled.

Simple motion is in order.

Fiscal Impact

Attachments

Change Order

P&E ENGINEERING CO.
POWER SYSTEMS ANALYSIS AND DESIGN
Allan R. Powers, P.E. Richard D. Kline, P.E.
Timothy G. Ernst, P.E.
245 S. 5th St., PO Box 620, Carlisle, IA 50047
p.515-989-3083 f.515-989-3138 pe@peengr.com

CHANGE ORDER NO. 3

Owner: Indianola Municipal Utilities
Contractor: Petrotech, Inc.
Project: Turbine 7 Control Replacement
Date Feb. 2, 2018

Original Contract Amount	$	454,147.00
Previous Change Order Adjustments	$	20,755.00
Amount of this Change Order	$	24,174.00
Current Value of Contract	$	499,076.00

Items included in this Change Order

Item	Description	Materials	Labor	Total
1	Labor and materials to repair additonal damage that was discovered when the jaw clutch was disassembled. See attached report and proposal.			$ 24,174.00
2				
3				
4				
	Total Value of Change Order	$ -	$ -	$ 24,174.00

Recommended for Approval

Allan Powers

Date 2/2/2018

Allan Powers, PE
P & E Engineering Co.

Approved

Date

For Indianola Municipal Utilities

Accepted by Contractor

Date

For Petrotech, Inc.

Petrotech Proposal

Purchaser	**Indianola Municipal Utilities**
Project contact	**Mr. Mike Metcalf** **Email: mmetcalf@indianolaiowa.gov**
Project name	**Turbine 7 Control Replacement Project**
Petrotech quote number	**CO17-096008-003**
Revision level	**0**
Date issued	**February 5, 2018**
Scope summary	Additional Components and Labor for Clutch System Repairs
Petrotech Account Manager	Kaye Slade, Tel.: 281-220-3071 Email: KSlade@petrotechinc.com
Prepared by	Hadi Abdallah, Tel.: 504-620-5334 Email: HAbdallah@petrotechinc.com

Please submit all purchase orders to: OrderEntry@petrotechinc.com

or mail to:	**Applications Engineering Manager** **151 Brookhollow Esplanade** **New Orleans, LA 70123 USA**

Proposal Contents

Section 1. Detailed Scope of Supply

DETAILED SCOPE OF SUPPLY
ITEM 1.0 – ADDITIONAL CLUTCH SYTEM COMPONENTS AND LABOR

ITEM	QTY.	DESCRIPTION
1.1		**GOODS INCLUDED IN ITEM 1.0**
1.1.1	1 Lot	Additional Components for Clutch System Repairs.
1.2		**SERVICES INCLUDED IN ITEM 1.0**
1.2.1	1 Lot	Mechanical crew to be on site for a period of Two (2) days, working a 10-hour day, seven (7) days per week to install the new clutch components.
1.2.2	- 1 Lot	Labor Concession.

Section 2. Commercial

Pricing
Base price includes the following items:

Item 1.0 Additional Clutch System Components and Labor as defined by Detailed Scope of Supply, Item 1.0.

Price Item 1.0: $ 24,174.00

Shipment	No Change to Contract Delivery
Currency	All currency listed in this proposal is U.S. Dollars
Proposal Validity	30 days
Shipping Terms	Per Current Contract
Crating Instructions	☒ DOMESTIC ☐ SEA ☐ AIR ☐ UNCRATED
Payment Terms	Per Current Contract
Terms and Conditions	Per Current Contract.
Warranty	Per Current Contract.
Taxes	Per Current Contract.
Additional Work	Any additional work, including delays caused by factors out of Petrotech's control, shall be billed on a Time & Material basis in accordance with Petrotech published service rates.
Confidentiality	This proposal is an offer to sell. It is a commercial response to provide specific application information and documentation. This offer is considered confidential and may contain forward-looking statements or proprietary information. By acceptance of the proposal, purchaser agrees

to maintain vendor confidentiality, not distribute beyond purchaser's company or its assigns, or reuse in whole or part beyond the scope the original purchase realization.

Customer:	Petrotech/IMU	Blade Runner Turbomachinery Services, LLC	Equipment Mfg:	GE Frame 5P
Date:	1-31-2018		Serial/Unit:	N/A
Job Number:	BR-18-002	Daily Status Report	Prepared By:	Kenneth Shaw

To: Ryan Curry/Mark Welch

Wednesday, January 31, 2018 (Day 1)

I. Accomplishments for the day:

1. Removed both pistons.
2. Removed damaged piston support bracket. (sent out for repairs)
3. Disconnected all hydraulic lines from under ratchet & converter.
4. Checked alignment between jaw clutch shafts.
5. Removed starting motor base bolts.
6. Moved starting motor & torque converter back 8 in. to remove hubs.
7. Removed jaw clutch hub & bearing housing ring on converter side.
8. Cut damaged jaw clutch hub off of gear box side shaft.
9. Started cleaning damaged shaft on gear box side.
10. Repaired piston support bracket arrived back on site.
11. Waiting on pricing on new parts needed.

II. Additional Comments:

Issues Found:

1) Piston support bracket on gear box side bent on both sides from engagement issue.
2) Left side piston support yoke on gear box side broke off.
3) Both sides of piston support yokes on torque converter side are bent inward.
4) Roller bearing housing & piston support yoke holes are damaged.
5) Jaw clutch hub on gear box side key is sheared & spun on shaft.
6) Hub shaft on gear box side is scored from sheared key.
7) Roller bearing damaged from engagement issue.
8) Hub shafts are misaligned will need to make shims & raise starting motor.

Repairs in Place:

1) Piston support bracket on gear box side was sent to local welding shop today. Support bracket was straighten out & piston support yoke welded back in place. Bracket is repaired & back on site.
2) New hub key will be manufactured first thing in the morning & will be back on site by noon.

3) BRTS has started cleaning the damaged hub shaft with emery cloth. As soon as BRTS has completed the cleanup will perform NDE with dye penetrant to check for stress cracking.

Parts Need to Order:

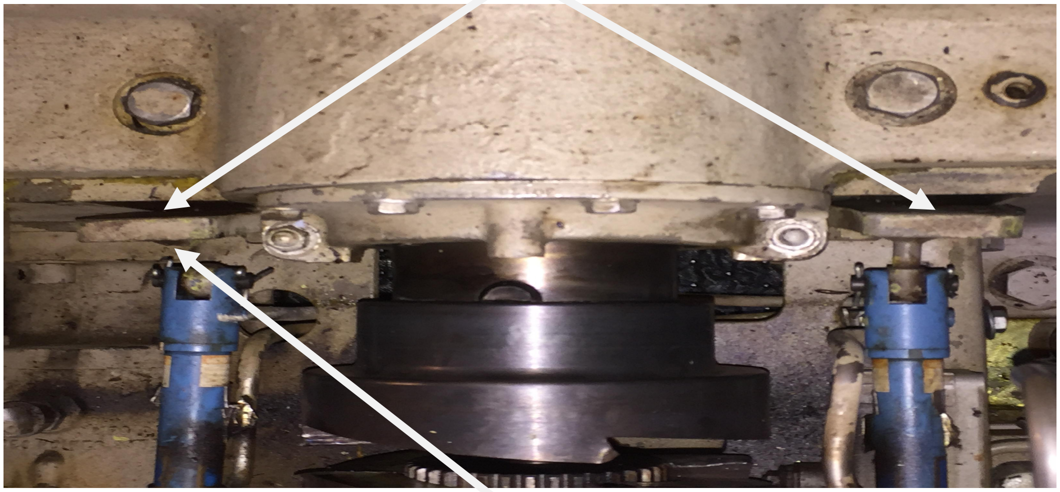
1) Piston lock nuts. Qty.(4)
2) Roller Bearing. Qty. (1)
3) Piston support yokes torque side. Qty. (2)
4) Roller bearing housing ring. Qty. (1)

Waiting on pricing for new parts will have by morning
If ordered tomorrow will have on site Friday morning.

III. Personnel on Site: 3 total 10 hour work shift.

Customer:	Petrotech/IMU	Blade Runner Turbomachinery Services, LLC	Equipment Mfg:	GE Frame 5P
Date:	1-31-2018		Serial/Unit:	N/A
Job Number:	BR-18-002	Daily Status Report	Prepared By:	Kenneth Shaw

Piston Support Bracket Bent on Both Sides



Left Side Piston Support Yoke on Gear Side Broken Off

Both sides of piston support yokes on torque side are bent inward

Jaw clutch hub on gear box side key sheared off & spun on shaft

Hub shaft on gear box side is scored & possible stress cracking from sheared key

IMU Regular Downstairs **11.**
Meeting Date: 02/12/2018

Information

Subject
Electric Utility Informational Items

Information

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **12.A.**

Meeting Date: 02/12/2018

Information

Subject

Discussion and possible motion to forward an ordinance to the Indianola City Council for their approval regarding private water wells

Information

Water Superintendent Lou Elbert will present the ordinance (packet) regarding private water wells.

Simple motion to send the ordinance to City Council would be in order.

Fiscal Impact

Attachments

Ordinance

CITY OF INDIANOLA, IOWA

Ordinance No. ________

AN ORDINANCE AMENDING THE CITY CODE OF ORDINANCES OF THE CITY INDIANOLA, IOWA, BY ADDING NEW SECTION 90.2 "PRIVATE WATER WELLS"

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

<u>Section 1.</u> The Indianola City Code is hereby amended by adding the following:

90.2 PRIVATE WELLS PROHIBITED.

Except in an area zoned A-1 Agricultural, it is unlawful for any person, firm or corporation to drill, construct, operate or maintain a well or wells within the city limits for the purposes of bringing to the surface of the ground any subterranean and/ or underground water.

Exceptions.

A. This chapter shall not apply to any well/wells existing and in operation within the city limits on the date of the passage of the ordinance codified in this chapter or to the replacement of existing wells. The owner of any existing well to be replaced shall be required to secure a permit from the Warren County Environmental Health Department for the drilling and operating of the replacement well. If a replacement well is installed, the abandoned well is required to be plugged according to Chapter 39 of the Iowa Administrative Code. If in the county's health department judgement an existing well is in such a state of disrepair or of such construction that the health and safety of the city public water supply could be compromised, the county's health department shall have the authority to require the plugging of the existing well according to Chapter 39 of the Iowa Administrative Code.

B. This chapter shall not apply to any wells, which, in the opinion of the Community Development Department Director, are required to be drilled by it for the purposes of obtaining and furnishing additional water for the general public use and the preservation and protection of the public health, safety and general welfare of the residents of the city.

C. This chapter shall not apply to closed loop, vertical, geothermal heating and cooling loop fields. However, prior to the installation of the vertical loop field a Iowa Department of Natural Resources permit must be obtained. In order to receive a permit from the IDNR, a map of the proposed loop must be provided along with a completed well installation permit signed by the county sanitarian or a member of the water supply section of the Iowa Department of Natural Resources authorized to provide water well installation permits.

D. This chapter shall not apply to a private well upon written application to the city and a determination by the Director of Community Development that any one of the following conditions exists:

1. The point of water use is greater than three hundred feet from an accessible distribution water main owned and controlled by the city.

2. The proposed private well is needed due to extraordinary circumstances caused by the location of the property within the city which, if private ground water sources were not used, would work an extraordinary hardship upon the property owner.

E. Upon determination by the Director of Community Development that an exception to the prohibition against the use of a private well exists as specified in subsection D., the utility superintendent shall verify with the department of natural resources that the placement, depth and other features associated with the proposed well do not conflict with any actively monitored LUST site or cause other water quality problems. Upon final determination by the utility superintendent a permit will then be issued by the Iowa Department of Natural Resources.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after passage, approval and publication as provided by law.

PASSED AND ADOPTED at Indianola, Iowa, this ____ day of _____________, 2018.

____
Kelly B. Shaw, Mayor

ATTEST:

____
Diana Bowlin, City Clerk

First reading:_______________
Second reading: _______________
Third reading:_______________
Publication Date:_______________

IMU Regular Downstairs **16.A.**

Meeting Date: 02/12/2018

Information

Subject

Consider motion to go into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property

Information

Roll call to go into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs **16.B.**

Meeting Date: 02/12/2018

Information

Subject

After the closed session, the IMU Board of Trustees may take action on any matter discussed in closed session

Information

Fiscal Impact

Attachments

No file(s) attached.