

INDIANOLA MUNICIPAL UTILITIES



Electric • Telecommunications • Water

**IMU Board of Trustees of the
Electric, Water and Telecommunications Utilities
July 23, 2018
City Hall Council Chambers
5:30 p.m.**

Agenda

1. Call to Order
2. Roll Call
3. Public Comments
4. Consent Agenda
 - A. Claims list for July 16, 2018
 - B. Minutes from July 9, 2018
5. Electric Utility Action Items
 - A. Consider change order number 2 in an amount of \$0 for the 2018 Line Shop Project - Project #2 - Septagon - Concrete foundations and Pre-Engineered Metal Building - revised contract amount \$499,900.00
6. Electric Utility Informational Items
7. Water Utility Informational Items
8. Communications Utility Action Items
 - A. Consider change order #1 in an amount of \$13,366.95 for the IMU Telecommunications Building
 - B. Discussion and possible motion to purchase office furniture for the IMU Telecommunication Building
9. Communications Utility Informational Items

10. Combined Electric, Water and Communications Utilities Informational Items
11. Other Business
 - A. Possible closed session to discuss marketing and pricing strategies and proprietary information of the telecommunications division whose competitive position will be harmed by public disclosure that is not required of potential or actual competitors and no public purpose is served by such disclosure, pursuant to Section 388.9(1) Code of Iowa
 - B. After the closed session, the IMU Board of Trustees may take action on any matter discussed in closed session
12. Adjourn

IMU Regular Downstairs
Meeting Date: 07/23/2018

4.A.

Information

Subject

Claims list for July 16, 2018

Information

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs
Meeting Date: 07/23/2018

4.B.

Information

Subject

Minutes from July 9, 2018

Information

Fiscal Impact

Attachments

Minutes

BOARD OF TRUSTEE MINUTES
REGULAR SESSION – JULY 9, 2018

The Board of Trustees met in regular session at 5:30 p.m. on July 9, 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, Mike Rozga, Adam Voigts and Deb White. Absent: Lesley Forbush.

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

Claims list for July 2, 2018

Minutes from June 25, 2018

Electric Utility Informational Items – Mike Metcalf, Electric Superintendent, presented an update on the June 28 and 29, 2018 Storm Damage Restoration and Electric Utility Informational items.

Water Utility Informational Items – General Manager Tom Gaffigan presented an update regarding the Water Utility Information Items.

Community Utility Informational Items - Telecommunications Director Kurt Ripperger and General Manager Tom Gaffigan presented an updated report on the Communications Utility Informational items.

Combined Electric, Water and Communications Utilities Action Items

General Manager Tom Gaffigan spoke regarding the workforce plan. It was moved by McClymond and seconded by White to approve the hiring of one full-time and one temporary USR employee. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

Combined Electric, Water and Communications Utilities Informational Items – Tom Gaffigan, General Manager, presented an updated report on the Combined Electric, Water and Communications Utilities Information items.

It was moved by McClymond and seconded by Rozga to enter into closed session to discuss marketing and pricing strategies and proprietary information of the telecommunications division whose competitive position will be harmed by public disclosure that is not required of potential or actual competitors and no public purpose is served by such disclosure, pursuant to Section 388.9(1) Code of Iowa. On roll call the vote was, AYES: Rozga, White, Voigts, McClymond and Rozga. NAYS: None. ABSENT: Forbush. Whereupon the Chair declared the motion carried unanimously.

Rozga moved and McClymond seconded to return to regular session. On roll call the vote was, AYES: White, Voigts, McClymond and Rozga. NAYS: None. ABSENT: Forbush. Whereupon the Chair declared the motion carried unanimously.

Board member Rozga introduced the following resolution entitled “RESOLUTION ADOPTING MUNICIPAL COMMUNICATIONS UTILITY RATES AND CHARGES (Commercial Rates)”, and moved the same be adopted. Board member McClymond seconded the motion to adopt. The roll was called and the vote was, AYES: White, Voigts, McClymond and Rozga. NAYS: None. ABSENT: Forbush. Whereupon the Chairperson declared the resolution duly adopted as follows:

RESOLUTION NO. 2018-287
RESOLUTION ADOPTING MUNICIPAL COMMUNICATIONS
UTILITY RATES AND CHARGES (Commercial Rates)

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

Meeting adjourned at 6:45 p.m. on a motion by McClymond and seconded by White.

Adam Voigts, Chairperson

Diana Bowlin, City Clerk

Meeting Date: 07/23/2018

Information

Subject

Consider change order number 2 in an amount of \$0 for the 2018 Line Shop Project - Project #2 - Septagon - Concrete foundations and Pre-Engineered Metal Building - revised contract amount \$499,900.00

Information

In your packet is change order number 2 for the 2018 Line Shop Project in an amount of \$0 for project #2 - Septagon, concrete foundations and pre-engineered metal building. The change order is for:

- Pre-engineered building wall insulation: change the wall insulation from R-19 batt insulation to R-30 Simple Saver insulation
- Pre-engineered building exterior doors: change the exterior doors to Expi-Door Series 700 per submittal 133400-8.0

Simple motion is in order.

Fiscal Impact

Attachments

Change Order



AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> Indianola Municipal Utilities 1300 East Iowa Avenue, Indianola, IA	CONTRACT INFORMATION: Contract For: WP02 Date: 2/26/2018	CHANGE ORDER INFORMATION: Change Order Number: 002 Date: 7/18/2018
OWNER: <i>(Name and address)</i> Indianola Municipal Utilities 111 South Buxton, PO Box 356, Indianola, IA 50125	ARCHITECT: <i>(Name and address)</i> Ethos Design Group, LLC 119 Second Street, PO Box 169, Polk City, IA 50226	CONTRACTOR: <i>(Name and address)</i> Septagon Construction Co. Inc 2950 SE Gateway Drive, Grimes, IA 50111

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.)

1) Pre-engineered building wall insulation: Change the wall insulation from R-19 batt insulation to R-30 Simple Saver insulation

2) Pre-engineered building exterior doors: Change the exterior doors to Expi-Door Series 700 per submittal 133400-8.0

This is a no cost change order

The original Contract Sum was	\$	499,900.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	499,900.00
The Contract Sum will be increased by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	499,900.00

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

The new date of Substantial Completion will be

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

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

_____ ARCHITECT <i>(Firm name)</i>	_____ CONTRACTOR <i>(Firm name)</i>	_____ OWNER <i>(Firm name)</i>
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE
_____ PRINTED NAME AND TITLE	_____ PRINTED NAME AND TITLE	_____ PRINTED NAME AND TITLE
_____ DATE	_____ DATE	_____ DATE

IMU Regular Downstairs**8.A.****Meeting Date:** 07/23/2018

Information**Subject**

Consider change order #1 in an amount of \$13,366.95 for the IMU Telecommunications Building

Information

In your packet is change order #1 in an amount of \$13,366.95 for the IMU Telecommunication Building. The change order includes:

Description	Amount
Sanitary sewer was confirmed it is 4" in diameter and in great shape. The existing sanitary sewer is to be re-used and credit for not necessary work.	(\$1,114.80)
Patch existing mechanical roof penetrations no longer needed	\$1,650.00
Removal of debris and unsuitable. Additional concrete to fill hole	\$1,111.00
Relocate valve box. Existing valve box located in new stoop	\$4,914.80
Add soffits in restrooms for exhaust ductwork and plumbing vents	\$544.50
Delete stoop at north door. The north door was added under a separate contract and installed prior to this work	(\$450.00)
Permit fee forgiven by the city. Deduct building permit fee from contract	(\$2,050.00)
Siding changes to keep from piecing siding pieces together	\$8,761.45
Total	\$13,366.95

Simple motion is in order.

Fiscal Impact**Attachments**

Change Order
Information

DDVI PCO#

Increase /
(Decrease)

1	Not accepted		
2	After using a camera to inspect the conditions of the existing sanitary sewer it was confirmed it is 4" in diameter and in great shape. Existing sanitary sewer is to be re-used and credit for not necessary work is as follows.		
		Subtotal:	(\$1,114.80)
3	Patch existing mechanical roof penetrations no longer needed.		
		Subtotal:	\$1,650.00
4	Removal of debris and unsuitable soil. Additional concrete to fill hole		
		Subtotal:	\$1,111.00
5	Relocate valve box. Existing valve box located in new stoop.		
		Subtotal:	\$4,914.80
6	Add soffits in restrooms for exhaust ductwork and plumbing vents.		
		Subtotal:	\$544.50
7	No cost change for ITC#3 - river rock at south side of the building		
8	Delete stoop at north door. The north door was added under a separate contract executed and installed prior to this work.		
		Subtotal:	(\$450.00)
9	Permit fee forgiven by the city. Deduct building permit fee from contract.		
		Subtotal:	(\$2,050.00)
10	Siding changes to keep from piecing siding pieces together		
		Subtotal:	\$8,761.45
		Total C.O. #1:	\$13,366.95

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

PR#	
CO#	

Cost for Proposed Change 2

DATE: 06/10/18

ARCHITECT: Martin & Garnder

DESCRIPTION: After using a camera to inspect the conditions of the existing sanitary sewer it was confirmed it is a 4" in diameter and is in great condition. Please reuse the existing sanitary sewer

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00
	DDVI labor and material to remove and replace interior concrete to access existing water line and Sanitary	\$930.00
	Credit to NOT install sanitary line	(\$980.00)
	DDVI total:	(\$50.00)
Bell Brothers		(\$1,510.00)
Smith		\$445.20
		\$0.00
		\$0.00
		\$0.00
	Sub Total:	(\$1,064.80)
DDVI Markup (10%)		
Sub Markup (5%)		
Bonds/Ins on sub (2.8%)		
Cost for Proposed Change	2	(\$1,114.80)

NOTE: We are requesting a (0) day time extension

COPIES TO: ☐ Owner ☐ Architect ☐ Consultant ☐ Contractor ☐ Field ☐ Attendees ☐ Other:

ARCHITECT'S INFORMATION TO CLARIFY ("AITC") # 1

TO: DDVI, Inc.

Date of Issuance: May 22, 2018

ARCHITECT'S PROJECT NO: N0367.01

Owner: Indianola Municipal Utilities

Construction Contract Date: April 10, 2018

Project Name: Telecommunications Office

Project Location: 110 South B Street, Indianola, Iowa

The work shall be carried out in accordance with the following clarification issued in accordance with the Contract Documents without Change in Contract Time, Proceeding with the Work in Accordance with these instructions indicate your acknowledgement that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION: Mark LaCroix from KCL Engineers states it is acceptable to reuse the existing water service if the flush valve toilets are change to tanks. Per this ITC reuse the existing 1" water service in lieu of changing to a 1-1/2" service. Use power assist tank style toilets in lieu of flush valve toilets. As indicated at the jobsite meeting May 18, 2018 power assist tank toilets and flush valve toilets are similar in costs.

Change flush valve toilet to Kohler K-3979 or equal

After using a camera to inspect the condition of the existing sanitary sewer it was confirmed it is 4" in diameter and in great condition. Please reuse the existing sanitary sewer.

All cost savings with this work should be returned to the owner.

ATTACHMENTS: None.

Sarah Coleman, AIA, Project Architect
Marion Office

ISSUED BY:

MARTIN GARDNER ARCHITECTURE, P.C.

Architect

This statement is made for the purpose of clarifying information or verifying the status of the item or condition referenced.

Greenwood's Sewer Service

P.O. Box 21086

Des Moines, IA 50321-9402

(515) 285-9713 Fax (515) 285-7946

Invoice

DATE	INVOICE #
5/21/2018	107124

BILL TO
DDVI General Contractor Attn: Chris Borst, Project Manager P.O. Box 743 1817 N 7th St Indianola, IA 50125

Work Address
Indianola Municipal Utilities 111 S Buxton St Indianola, IA 50125

P.O. NO.	TERMS	DUE DATE	Service T...	Job #	ADDRESS	TELEPHONE #
	Net 30	6/20/2018	MJG		1817 N 7th St	515-962-2176
QUANTITY	DESCRIPTION				RATE	AMOUNT
	Tried to T.V. the sewer from a 3" riser at floor level to no avail. Could not get the camera by the sweep. Tried a 3" knife but broke half the blade. Ran a half 3" knife to clean the line. Had to have more pipe dug out due to the bad spot in the cast. T.V. the line to approx 31ft to the city sewer. The line has a blemish at approx 13ft, that appears to put it right outside the building. Line then appears to go to clay at approx 20ft. Requested by Chris Borst Sales Tax				420.00	420.00T
					6.00%	25.20
					Total	\$445.20
Thank you for using Greenwood's Sewer Service Please note invoice number on your check.					Balance Due	\$445.20



HEATING AND AIR CONDITIONING, INC
2822 6TH Ave. • DES MOINES, IOWA 50313 • 515-244-8911 • (FAX) 515-244-0344
www.bellbrothers.com

June 1, 2018

CHANGE PROPOSAL #1

JOB: Indianola Telecommunications Office

DATE: 6-1-18

ATTN: Gina Piper

SCOPE: Plumbing changes per AITC #1

PRICE: DEDUCT One Thousand Five Hundred Ten Dollars (-\$1,510.00)

Notes & Exclusions

- Only the items indicated are included in this proposal. Any additional items required will be supplied as an extra to our proposed pricing.

Proposal Acceptance: The above prices, specifications and conditions are satisfactory and are hereby accepted. Bell Brothers is authorized to do the work as specified. Payment will be made upon completion of the job, or as specified above. Prices are subject to appropriate sales tax.

Authorized Signature

Curt Roose

Bell Brothers Representative
Curt Roose
Plumbing Division Manager

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

RFI#	2
CO#	

Cost for Proposed Change 3

DATE: 06/14/18 7/11/2018

ARCHITECT: Martin & Garnder

DESCRIPTION:

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00
	Roof Patch	\$1,500.00

DDVI total: \$1,500.00

\$0.00
\$0.00
\$0.00
Sub Total: \$0.00

DDVI Markup (10%) \$150.00
Sub Markup (5%) \$0.00
Bonds/Ins on sub (2.8%) \$0.00

Cost for Proposed Change 3 \$1,650.00

NOTE: We are requesting a (0) day time extension

rich@ddvi.net

From: Sarah Coleman <sarahc@martingardnerarch.com>
Sent: Friday, June 15, 2018 4:20 PM
To: Gina Piper
Cc: Rich Piper
Subject: RE: IMU PCO#3 RFI#2

Revise

Gina,

The owner would like to cap the penetrations with the roofer which I believe does not involve work by Bell Brother's.

Could this request get revised.

Also, I went over all of the COR's at the meeting and we can move forward on all of them. When we get the building permit fee waiver one processed I will get all of these bundled onto one formal AIA change order.

Thanks,

Sarah Coleman

AIA, Project Architect

MartinGardnerArch.com

Direct Phone: 319-200-8486



700 11th Street, Suite 200
Marion, Iowa 52302
(319) 377-7604

11502 390th Street
Strawberry Point, Iowa 52076
(563) 933-4712



From: Gina Piper <gina@ddvi.net>
Sent: Thursday, June 14, 2018 9:48 AM
To: Sarah Coleman <sarahc@martingardnerarch.com>
Subject: IMU PCO#3 RFI#2

Good morning Sarah – please find attached pricing for PCO#3/RFI#2, any questions please let me know

*Gina Piper
DDVI, Inc.
1817 N 7th Street
PO Box 743*

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

RFI#	2
CO#	

Cost for Proposed Change 3

DATE: 06/14/18

ARCHITECT: Martin & Garnder

DESCRIPTION:

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00
	Roof Patch	\$1,500.00

DDVI total: \$1,500.00

Bell Brothers \$325.00

\$0.00

\$0.00

\$0.00

Sub Total: \$325.00

DDVI Markup (10%) \$150.00

Sub Markup (5%) \$16.25

Bonds/Ins on sub (2.8%) \$9.10

Cost for Proposed Change 3 \$2,000.35

DDVI
General Contractor
P.O. BOX 743
Indianola, IOWA 50125
515-962-2176
515-962-2199 FAX

IMU

REQUEST FOR INFORMATION
#02

TO: Martin Gardner
ATTN: Sarah Coleman

DATE: 5/18/18

FROM: Gina Piper

Description/Question:

Please see attached RFI from Bell Brothers

Please review and respond with a proposal request.

Proposed Solution

Architect/Engineer Reply:

This RFI was discussed at the jobsite meeting June 1, 2018. Bell Brother's will know more if any of the current roof penetrations can be reused after the new equipment arrives. They will reuse were they can.

Bell Brother's is to provide pricing to insulate at cap unused penetrations.

DDVI is to provide a price from a roofing contractor to patch removed penetration.

Owner will make an educated decision based on pricing.

Architect/Engineer:

Date: June 4, 2018

Sarah Coleman, MGA



HEATING AND AIR CONDITIONING, INC
2822 6TH Ave. • DES MOINES, IOWA 50313 • 515-244-8911 • (FAX) 515-244-0344
www.bellbrothers.com

May 18, 2018

DDVI
PO Box 743
Indianola, IA 50125
Attn. Gina

gina@ddvi.net

Job: IMU Line Shop Job#180235 110 N. B St Indianola, Iowa 50125

Dear Gina,

This is our RFI#2 regarding a couple items we came across during our demolition phase, and was something discussed at the jobsite meeting today.

1. With regards to the existing roof penetrations, do they need to be removed and DDVI provide a roofer to patch per our exclusion; or do you want Bell Brothers to leave them as they are and insulate and cap them?

We appreciate your time and effort in helping with this RFI. If you have any questions please let me know.

Thanks,

Terence Schafer
Commercial Contract Engineer
Bell Brothers Heating and Air Conditioning
PH# 515-348-6515



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2822 6TH Ave. • DES MOINES, IOWA 50313 • 515-244-8911 • (FAX) 515-244-0344
www.bellbrothers.com

June 11, 2018

DDVI
PO Box 743
Indianola, IA 50125
Attn. Gina

gina@ddvi.net

Job: IMU Line Shop Job#180235 110 S. B St Indianola, Iowa 50125

Dear Gina,

This is our reply to the request from the response of RFI#2 with regards to pricing of capping, insulating and sealing existing penetrations that cannot be reused.

Our estimate is we will not be able to reuse 3 existing penetrations. We figure a price of \$325 to properly cap, insulate and seal these penetrations. However if feasible we would recommend having them removed and patched to better protect the building for the future.

We appreciate your time and effort in helping with this RFI. If you have any questions please let me know.

Thanks,

Terence Schafer
Commercial Contract Engineer
Bell Brothers Heating and Air Conditioning
PH# 515-348-6515

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

RFI#	
CO#	

Cost for Proposed Change 4

DATE: 06/14/18

ARCHITECT: Martin & Garnder

DESCRIPTION: costs associated with Team Service report

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00
	DDVI labor and equipment to remove debris	
	Labor	\$240.00
	Equipment	\$150.00
	Dumpsters	\$150.00
	Additional Concrete	
	Labor	\$240.00
	2 yds of concrete	\$230.00
	DDVI total:	\$1,010.00
		\$0.00
		\$0.00
		\$0.00
	Sub Total:	\$0.00
	DDVI Markup (10%)	\$101.00
	Sub Markup (5%)	\$0.00
	Bonds/Ins on sub (2.8%)	\$0.00
Cost for Proposed Change	4	\$1,111.00

NOTE: We are requesting a (0) day time extension

rich@ddvi.net

From: rich@ddvi.net
Sent: Thursday, May 31, 2018 3:09 PM
To: chris@ddvi.net; rich piper; Sarah Coleman; 'Kurt Ripperger'
Subject: FW: Bad soils
Attachments: 20180531_140337.jpg; 20180531_093606.jpg

All,

Just a heads up.

We had an inspection today with TEAM SERVICES. They test for soils PSI and rebar inspection. They tested the NORTH pier pad for the column and it failed. Existing debris was uncovered, bricks, lumber etc. We were directed to remove this debris and call Team Services back to re inspect.

We have cleared the area of all of the debris, as of 3:00 this afternoon.

We have reached out to Team Services.

All of the other excavations passed.

We can talk about this at our meeting tomorrow.

Thanks Rich Piper.

From: rich <rich@ddvi.net>
Sent: Thursday, May 31, 2018 2:55 PM
To: rich@ddvi.net
Subject: Bad soils

Sent from my U.S.Cellular© Smartphone



DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

RFI#	8
CO#	

Cost for Proposed Change 5

DATE: 06/14/18

ARCHITECT: Martin & Garnder

DESCRIPTION: Valve Box

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00
	DDVI concrete patch	
	Labor	\$480.00
	Material	\$460.00
	DDVI total:	\$940.00
Vanderpool		\$3,600.00
		\$0.00
		\$0.00
		\$0.00
	Sub Total:	\$3,600.00
DDVI Markup (10%)		\$94.00
Sub Markup (5%)		\$180.00
Bonds/Ins on sub (2.8%)		\$100.80
Cost for Proposed Change	5	\$4,914.80

NOTE: We are requesting a (0) day time extension

DDVI
General Contractor
P.O. BOX 743
Indianola, IOWA 50125
515-962-2176
515-962-2199 FAX

IMU

REQUEST FOR INFORMATION
#08

TO: Martin Gardner
ATTN: Sarah Coleman

DATE: 6/6/18

FROM: Gina Piper

Description/Question:

At the new steps to the South you can see in the picture that the existing water stop box is going to fall in the lower step.

How should we proceed?



Please review and respond with a proposal request.

Proposed Solution

Architect/Engineer Reply:

This issue has been discussed with the engineer. The only solution would be to relocate the water stop box.

Please provide pricing to be presented to the owner the cost impacts.

Architect/Engineer:
Sarah Coleman, MGA

Date:
June 11, 2018

rich@ddvi.net

From: Jamie Crubaugh <Jamie@vanderpoolinc.com>
Sent: Tuesday, June 12, 2018 10:42 AM
To: rich@ddvi.net
Subject: IMU Water Stop Box Relocation
Attachments: VPOOL PROPOSAL 100_DDVI_6-12-2018-10-33-8-789.pdf

Rich:

See attached proposal to relocate the water service. Note that we'll need to dig up the main in the street (in the parking lane) in order to shut off the corporation stop and splice in additional copper on the service. Let me know if this is a go and I can get it scheduled right away.

Thank you,



Jamie Crubaugh
1100 N. 14th St. Indianola, IA 50125
Office: 515-961-4682 Fax: 515-961-8813
Mobile: 515-450-3747 Email: jamie@vanderpoolinc.com
www.vanderpoolinc.com

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Built on reliability and integrity

VANDERPOOL CONSTRUCTION, INC.

1100 N 14th STREET * INDIANOLA, IA 50125-1506

PH: 515-961-4682 * FX: 515-961-8813

www.vanderpoolinc.com

10:33:09 AM
06/12/2018

PROPOSAL

ATTN: Rich Piper
(515) 962-2176
rich@ddvi.net

06/12/2018

QUOTE DDVI Inc.
TO 1817 North 7th Street
Indianola, IA 50125
(515) 962-2176 (515) 962-2199

- ☐ Bond Included
☐ Davis Bacon Wages
☐ Addendum -
☒ Taxable

JOB		LOCATION		BID DATE	
IMU Water Service Stop Box Relocate		Indianola, IA		06/12/2018	
BID ITEM	DESCRIPTION	QUAN	UNIT	UNIT PRICE	EXT PRICE
	Relocate Stop Box	1.000	EA	\$2,400.00	\$2,400.00
	Remove and Replace Street Patch	60.000	SF	\$ 20.00	\$1,200.00
TOTAL:					\$3,600.00

If you have questions or concerns please do not hesitate to contact me.

Sincerely,

Jamie Crubaugh
Vanderpool Construction
Estimator

Date

Vanderpool Construction, Inc. is a member of AGC and NUCA

EXCLUSIONS:

Items not specifically listed above
Survey staking
Traffic control or pedestrian protection
Density or concrete testing
Storm Water Pollution Prevention Plan
Erosion control or maintenance of erosion control devices
Seed and/or sod
Finish grade

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

ITC#	2
CO#	

Cost for Proposed Change 6

DATE: 07/12/18

ARCHITECT: Martin & Garnder

Approved	
Gina	
JC	
Sub	
Field	

DESCRIPTION: Restroom - vents and exhausts - a soffit could be built in the restrooms to give duct space below the trusses. Keep exhaust and vent tight to the CMU wall and run up through the floor to the 2nd floor. The vents and ducts will need to go over the access door at the second floor

Contractor:	Description	Total
DDVI		\$0.00
	DDVI labor to frame and sheet rock bulkhead	
	Labor	\$300.00
	Material	\$55.00
	DDVI to tape and mud sheetrock	
	Labor	\$120.00
	Material	\$20.00
	DDVI total:	\$495.00
		\$0.00
		\$0.00
		\$0.00
	Sub Total:	\$0.00
	DDVI Markup (10%)	\$49.50
	Sub Markup (5%)	\$0.00
	Bonds/Ins on sub (2.8%)	\$0.00
Cost for Proposed Change	6	\$544.50

NOTE: We are requesting a (0) day time extension



COPIES TO: ☐ Owner ☐ Architect ☐ Consultant ☐ Contractor ☐ Field ☐ Attendees ☐ Other:

ARCHITECT'S INFORMATION TO CLARIFY ("AITC") # 2

TO: DDVI, Inc.

Date of Issuance: June 19, 2018

ARCHITECT'S PROJECT NO: N0367.01

Owner: Indianola Municipal Utilities

Construction Contract Date: April 10, 2018

Project Name: Telecommunications Office

Project Location: 110 South B Street, Indianola, Iowa

The work shall be carried out in accordance with the following clarification issued in accordance with the Contract Documents without Change in Contract Time, Proceeding with the Work in Accordance with these instructions indicate your acknowledgement that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION: Restroom - vents and exhausts - a soffit could be built in the restrooms to give duct space below the trusses - keep exhaust and vent tight to the CMU wall and run up through the floor to the second floor. The vents and ducts will need to go over the access door at the second floor.

ATTACHMENTS: None.

Sarah Coleman, AIA, Project Architect
Marion Office

ISSUED BY:

MARTIN GARDNER ARCHITECTURE, P.C.

Architect

This statement is made for the purpose of clarifying information or verifying the status of the item or condition referenced.

rich@ddvi.net

From: Sarah Coleman <sarahc@martingardnerarch.com>
Sent: Wednesday, June 20, 2018 10:34 AM
To: rich@ddvi.net
Subject: RE: IMU - ITC #2 and #3

Rich,

You can use the detail 1/Add#3 as similar for the soffit in the restrooms.

Thanks,

Sarah Coleman

AIA, Project Architect

MartinGardnerArch.com

Direct Phone:319-200-8486



700 11th Street, Suite 200

Marion, Iowa 52302

(319) 377-7604

11502 390th Street

Strawberry Point, Iowa 52076

(563) 933-4712



From: rich@ddvi.net <rich@ddvi.net>

Sent: Tuesday, June 19, 2018 12:23 PM

To: Sarah Coleman <sarahc@martingardnerarch.com>; 'Gina Piper' <gina@ddvi.net>

Cc: 'Chris Borst' <chris@ddvi.net>; 'Kurt Ripperger' <kripperger@indianolaiowa.gov>; 'Tom Gaffigan' <tgaffigan@indianolaiowa.gov>

Subject: RE: IMU - ITC #2 and #3

Sarah,

If possible, can we see a drawing of the intent on ITC # 2 for the soffits.

Thanks

From: Sarah Coleman <sarahc@martingardnerarch.com>

Sent: Tuesday, June 19, 2018 10:40 AM

To: Gina Piper <gina@ddvi.net>; Rich Piper <rich@ddvi.net>

Cc: 'Chris Borst' <chris@ddvi.net>; Kurt Ripperger <kripperger@indianolaiowa.gov>; Tom Gaffigan <tgaffigan@indianolaiowa.gov>

Subject: IMU - ITC #2 and #3

See attached.

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

ITC#	3
CO#	

Cost for Proposed Change 7

DATE: 07/12/18

ARCHITECT: Martin & Garnder

DESCRIPTION: No cost change for this ITC

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00

DDVI total: \$0.00

\$0.00
\$0.00
\$0.00
Sub Total: \$0.00

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

Cost for Proposed Change 7 \$0.00

NOTE: We are requesting a (0) day time extension

COPIES TO: ☐ Owner ☐ Architect ☐ Consultant ☐ Contractor ☐ Field ☐ Attendees ☐ Other:

ARCHITECT'S INFORMATION TO CLARIFY ("AITC") # 3

TO: DDVI, Inc.

Date of Issuance: June 19, 2018

ARCHITECT'S PROJECT NO: N0367.01

Owner: Indianola Municipal Utilities

Construction Contract Date: April 10, 2018

Project Name: Telecommunications Office

Project Location: 110 South B Street, Indianola, Iowa

The work shall be carried out in accordance with the following clarification issued in accordance with the Contract Documents without Change in Contract Time, Proceeding with the Work in Accordance with these instructions indicate your acknowledgement that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION: Per the jobsite meeting the owner would like to see the south side finished with final grade and 3" road stone over landscape fabric. Mix the new stone with the existing river rock that was saved during removal of landscape features on the south side.

ATTACHMENTS: None.

Sarah Coleman, AIA, Project Architect
Marion Office

ISSUED BY:

MARTIN GARDNER ARCHITECTURE, P.C.

Architect

This statement is made for the purpose of clarifying information or verifying the status of the item or condition referenced.

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

ITC#	4
CO#	

Cost for Proposed Change 8

DATE: 07/12/18

ARCHITECT: Martin & Garnder

DESCRIPTION: provided credit to delete to stoop from the north door

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00
	DDVI Labor	(\$150.00)
	Equipment	(\$50.00)
	Material	(\$250.00)

DDVI total: (\$450.00)

\$0.00
\$0.00
\$0.00
Sub Total: \$0.00

DDVI Markup (10%)

Sub Markup (5%)

Bonds/Ins on sub (2.8%)

Cost for Proposed Change 8 (\$450.00)

NOTE: We are requesting a (0) day time extension



AITC

COPIES TO: ☐ Owner ☐ Architect ☐ Consultant ☐ Contractor ☐ Field ☐ Attendees ☐ Other:

ARCHITECT'S INFORMATION TO CLARIFY ("AITC") # 4

TO: DDVI, Inc.

Date of Issuance: June 22, 2018

ARCHITECT'S PROJECT NO: N0367.01

Owner: Indianola Municipal Utilities

Construction Contract Date: April 10, 2018

Project Name: Telecommunications Office

Project Location: 110 South B Street, Indianola, Iowa

The work shall be carried out in accordance with the following clarification issued in accordance with the Contract Documents without Change in Contract Time, Proceeding with the Work in Accordance with these instructions indicate your acknowledgement that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION: Provide credit to delete to stoop from the north door.

ATTACHMENTS: None.

Sarah Coleman, AIA, Project Architect
Marion Office

ISSUED BY:

MARTIN GARDNER ARCHITECTURE, P.C.

Architect

This statement is made for the purpose of clarifying information or verifying the status of the item or condition referenced.

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125

Physical Address: 1817 North 7th Street - Indianola, Iowa 50125

515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

ITC#	
CO#	

Cost for Proposed Change 9

DATE: 07/12/18

ARCHITECT: Martin & Garnder

DESCRIPTION: provided credit to delete to building permit

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00
DDVI	Building Permit	(\$2,050.00)

DDVI total: (\$2,050.00)

\$0.00

\$0.00

\$0.00

Sub Total: \$0.00

DDVI Markup (10%)

Sub Markup (5%)

Bonds/Ins on sub (2.8%)

\$0.00

\$0.00

Cost for Proposed Change 9 (\$2,050.00)

NOTE: We are requesting a (0) day time extension

DDVI

General Contractor

Remittance Address: P.O. Box 743 - Indianola, Iowa 50125
Physical Address: 1817 North 7th Street - Indianola, Iowa 50125
515-962-2176 ph/515-962-2199 fax

PROJECT

IMU

Project #18-602

ITC#	
CO#	

Cost for Proposed Change	10
--------------------------	----

DATE: 07/19/18

ARCHITECT: Martin & Garnder

DESCRIPTION: Update exterior metal panels with ALL new panels

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		\$0.00
	DDVI patch work	(\$2,700.00)
	DDVI add for additional removals @ west side	
	8 hours@\$60/hr	\$480.00
	equipment	\$100.00
	dumpster	\$250.00
	DDVI total:	(\$1,870.00)
Dallas Construction		\$9,862.20
		\$0.00
		\$0.00
		\$0.00
	Sub Total:	\$9,862.20
DDVI Markup (10%)		
Sub Markup (5%)		\$493.11
Bonds/Ins on sub (2.8%)		\$276.14
Cost for Proposed Change	10	\$8,761.45

NOTE: We are requesting a (0) day time extension

Dallas Construction Corporation

Architectural Sheet Metal
800 Adair Street / P.O. Box 9
Desoto, Iowa 50069-0009

Phone (515) 834-2900
Fax (515) 834-2901
jeremypetersen@windstream.net

Job Name: Indianola Building - B Street
Location: Indianola
Bid Date: 07/09/18
Time:

Bidding To : DDVI - Chris
Sections: MBCI Metal Panels

Plans By

Addendum

INCLUDES:

X ☐ MATERIAL
 ☐ TAX
X ☐ INSTALLATION
 ☐ SHOP DRAWINGS
 ☐ ROOF PANELS
X ☐ WALL PANELS - MBCI PBR PANELS, 26GA WHITE
 ☐ SOFFIT PANELS
X ☐ PANEL TRIM (sill, jambs, window/door)
 ☐ COUNTER FLASHING
 ☐ WALL CAP
 ☐ GRAVEL STOP
 ☐ GUTTER
 ☐ DOWNSPOUT
 ☐ SPLASH BLOCK
 ☐ SCUPPER
 ☐ LEADER HEAD
 ☐ EXPANSION JOINT
 ☐ INSULATION
 ☐ UNDERLAYMENT
 ☐ SNOW GUARDS
 ☐ VAPOR BARRIER

EXCLUDES: *demo, panel support*

BASE BID: Material - ~~\$3,640.00~~ Installation - ~~\$4,360.00~~

Revised to run panels under existing gutter (west side) Material **\$4,370.00** Labor **\$5,230.00**

Terms: N30 per specs This price is good for 30 days.
Acceptance by: _____ Date: _____
Prepared By Jeremy Petersen, V.P.

**+ 6% sales tax on materials
\$262.20**

Continuation Sheet

IMU

AIA DOCUMENT G703

PAGE OF PAGES

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

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

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

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
6.402	Blocking/Misc Framing - Labor Blocking/Misc Framing - Labor Casework - Labor Casework - Material Insulation - Labor Insulation - Material	\$15,617.00 \$18,176.00 \$1,200.00 \$4,253.00 1,350 1,350					\$15,617.00 \$18,176.00 \$1,200.00 \$4,253.00 \$1,350.00 \$1,350.00	0.00% 0.00% #DIV/0! 0.00% 0.00% #DIV/0!
7.920	Caulk & Sealants - Labor Caulk & Sealants - Material	\$855.00 \$855.00					\$855.00 \$855.00	0.00% 0.00%
8.112	Doors/Hardware - Labor Doors/Hardware - Material OH Door - Labor OH Door - Material	\$1,960.00 \$12,708.00 \$1,600.00 \$9,325.00					\$1,960.00 \$12,708.00 \$1,600.00 \$9,325.00	0.00% 0.00% 0.00% 0.00%
	Sub Total	\$69,249.00					\$69,249.00	

IMU Regular Downstairs

8.B.

Meeting Date: 07/23/2018

Information

Subject

Discussion and possible motion to purchase office furniture for the IMU Telecommunication Building

Information

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs

11.A.

Meeting Date: 07/23/2018

Information

Subject

Possible closed session to discuss marketing and pricing strategies and proprietary information of the telecommunications division whose competitive position will be harmed by public disclosure that is not required of potential or actual competitors and no public purpose is served by such disclosure, pursuant to Section 388.9(1) Code of Iowa

Information

Roll call to go into closed session would be in order.

Fiscal Impact

Attachments

No file(s) attached.

IMU Regular Downstairs

11.B.

Meeting Date: 07/23/2018

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.
